



## MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: July 14, 2021  
Time: 9:00 AM  
Location: <https://www.rockyview.ca/>

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<b>B. UPDATES/APPROVAL OF AGENDA</b>	
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**F. OTHER BUSINESS**

**G. ADJOURN THE MEETING**

**H. NEXT MEETING**

July 28, 2021





## MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, June 23, 2021  
9:00 AM

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

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

Absent: Member S. Wright

Also Present: B. Riemann, Executive Director, Operations  
B. Beach, A/Executive Director, Community Development Services Division  
G. Nijjar, Manager, Planning and Development Services  
H. McInnes, Supervisor, Planning and Development Services  
J. Lee, Supervisor, Planning and Development Services  
S. MacLean, Supervisor, Planning and Development Services  
O. Newman, Planner, Planning and Development Services  
X. Deng, Planner, Planning and Development Services  
J. Targett, Senior Development Officer, Planning and Development Services  
B. Culham, Development Officer, Planning and Development Services  
S. Khouri, Development Officer, Planning and Development Services  
W. Van Dijk, Development Officer, Planning and Development Services  
C. Anderson, Legislative Officer, Legislative Services  
E. McGuire, Legislative Officer, Legislative Services  
M. Mitton, Legislative Officer, Legislative Services  
T. Andreasen, Legislative Officer, Legislative Services

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### **A     Call Meeting to Order**

The Chair called the meeting to order at 9:00 a.m. with all members present.

### **B     Updates/Approval of Agenda**

MOVED by Member Henn that the June 23, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



**C-1 June 9, 2021 Municipal Planning Commission Minutes**

MOVED by Member Hanson that the June 9, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

**D-1 Division 8 - Creation of One Residential Lot**  
**File: PL20210013 (05629083)**

MOVED by Member Hanson that Subdivision Application PL20210013 be approved with the conditions noted in Appendix 'A'.

- A. The application to create a  $\pm$  1.62 hectare ( $\pm$  4.00 acre) parcel (Lot 1) with a  $\pm$  3.49 hectare ( $\pm$  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.
- 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.

Carried

**D-2 Division 8 - Residential Subdivision**  
**File: PL20200131 (06713071/2)**

Presenter: Rod Potrie, the Applicant

MOVED by Member Hanson the application be referred back to the applicant to create lot sizes that meet the minimum parcel sizes per the Land Use Bylaw.

Defeated

MOVED by Member Boehlke 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).
- A. The application to create a  $\pm 0.84$  hectare ( $\pm 2.08$  acre) parcel (Lot 1); a  $\pm 0.85$  hectare ( $\pm 2.11$  acre) parcel (Lot 2); a  $\pm 0.75$  hectare ( $\pm 1.85$  acre) parcel (Lot 3); and a  $\pm 0.70$  hectare ( $\pm 1.72$  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  $\pm$  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  $\pm$  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.

Carried

The Chair called for a recess at 9:42 a.m. and called the meeting back to order at 9:48 a.m. with all previously mentioned members present.



**D-3 Division 5 - Residential Subdivision**  
**File: PL20200042 (03231064)**

MOVED by Member Boehlke that Subdivision Application PL20200042 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a  $\pm 0.809$  hectare ( $\pm 2.00$  acre) parcel (Lot 1); a second  $\pm 0.809$  hectare  $\pm 2.00$  acre parcel (Lot 2); and a  $\pm 0.818$  hectare ( $\pm 2.02$  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.

Carried

**E-1    Division 6 - Signs, Billboard**  
**File: PRDP20211081 (08102003)**

MOVED by Member Boehlke 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.

Carried

**E-2    Division 7 - Agricultural (Processing) and Outdoor Storage**  
**File: PRDP20211460 (07320001)**

Presenter:        Lyle Hallett, the Applicant  
                         Bill Buchanan, the Applicant

MOVED by Member Boehlke that Development Permit No. PRDP20211460 be approved with the conditions noted in Attachment 'A'.

**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 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 30<sup>th</sup> 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.***

Carried

**E-3    Division 7 - Multi-lot Regrading  
File: PRDP20212116 (06404013/603)**

MOVED by Member Henn that Development Permit No. PRDP20212116 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That multi-lot regrading and the placement of clean fill, over an area of  $\pm 60.32$  hectares ( $\pm 149.07$  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 3<sup>rd</sup> 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](mailto: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.***

Carried





**E-4 Division 2 - Private, Quasi Public, and Public Educational buildings and related facilities**

**File: PRDP20212488 (04722001)**

Presenter: Lorne Webber, the Applicant

MOVED by Member Hanson that Development Permit No. PRDP20212488 be approved with the conditions noted in Attachment 'A', 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 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.
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 30<sup>th</sup> 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 30<sup>th</sup> 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.
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 uplift. 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.***

Carried

The Chair called for a recess at 10:31 a.m. and called the meeting back to order at 10:36 a.m. with all previously mentioned members present.



**E-5 Division 7 - Single-lot Regrading**  
**File: PRDP20211946 (06307007)**

Presenter: Navdeep and Bobby Kailey, the Applicant  
Brad O'Keefe, the Applicant

MOVED by Member Boehlke that Development Permit Application PRDP20211946 be approved with the conditions noted in Attachment 'A'.

Defeated

MOVED by Member Henn 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.

Carried

**E-6 Division 9 - Communications Facility (Type C)**  
**File: PRDP20212055 (36816003)**

MOVED by Member Boehlke that Development Permit Application PRDP20212055 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

Carried

**E-7 Division 5 - Industrial (Light)**  
**File: PRDP20211477 (03330006)**

The Chair called for a recess at 11:00 a.m. and called the meeting back to order at 11:07 a.m. with all previously mentioned members present.

MOVED by Member Boehlke that proposed condition 2(i) for development application PRDP20211477 as noted in Attachment 'A' of Administration's report be amended to read:

The minimum number of trees and shrubs shall be provided (50 trees and 33 shrubs of a drought resistant variety), in accordance with Section 259 of the Land Use Bylaw C-8000-2020 (LUB);

Carried

MOVED by Member Boehlke that a new permanent condition for development application PRDP20211477 as noted in Attachment 'A' of Administration's report be added to read:

That the minimum number of trees and shrubs shall be maintained during the life of the development.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20211477 be approved with the conditions noted in Attachment 'A', as amended.

**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 of a drought resistant variety), 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;
    - 1. 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/updated 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 30<sup>th</sup> 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 30<sup>th</sup> 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 the minimum number of trees and shrubs shall be maintained during the life of the development.



21. That all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal.
22. That potable water shall either be trucked onto the property and stored in cisterns or obtained from individual wells.
23. That no topsoil shall be removed from the site.
24. 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.
25. 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.
26. **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.**
27. 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.
28. **That there shall be no parking or signage in the County road right-of-way.**
29. **That any future signage will require separate Development Permit approval.**
30. **That all signage shall be kept in a safe, clean, and tidy condition at all times.**
31. 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.
32. **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.**
33. 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.
34. 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.



35. **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:**

36. **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.**
37. **That the County Bylaw C-8067-2020, the "Noise Bylaw", shall be adhered to at all times.**
38. **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.*
39. **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.**
40. 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].
41. That **any** other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

**E-8 Division 8 - Stripping & Grading**  
**File: PRDP20211667 (05607195)**

MOVED by Member Hanson that Development Permit Application PRDP20211667 be approved with the conditions noted in Attachment 'A'.

**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.
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].

Carried



**G     Adjourn the Meeting**

MOVED by Member Henn that the June 23, 2021 Municipal Planning Commission meeting be adjourned at 11:12 a.m.

Carried

**H     Next Meeting**

July 14, 2021

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

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



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DIVISION:** 9

**DATE:** July 14, 2021

**APPLICATION:** PL20210064

**FILE:** 06732004

**SUBJECT:** Subdivision Item – Creation of One Residential Lot

**APPLICATION:** To create a  $\pm 2.02$  hectare ( $\pm 5.00$  acre) parcel (Lot 1) with a  $\pm 20.23$  hectare ( $\pm 50.00$  acre) remainder (Lot 2).

**GENERAL LOCATION:** Located approximately 0.8 kilometres (0.5 mile) south of Highway 567, on the west side of Big Hill Springs Trail.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML)

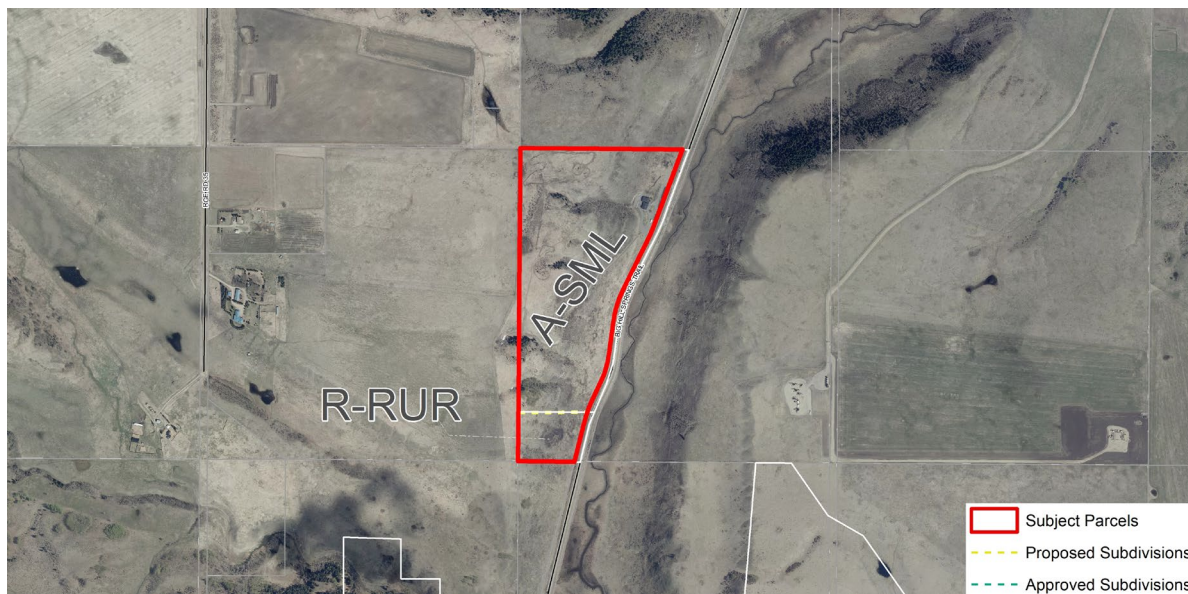
**ADMINISTRATION RECOMMENDATION:** Administration recommends approval as per Option #1.

**OPTIONS:**

Option #1: THAT Subdivision Application PL20210064 be approved with the conditions noted in Appendix 'A'.

Option #2: THAT Subdivision Application PL20210064 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><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Trip Generation Assessment (JCB Engineering, November 14, 2019)</li> <li>• Conceptual Water Well and Septic Field Design report (Solstice Environmental Management, November 12, 2019)</li> <li>• Level 4 PSTS Assessment (Solstice Environmental Management, October 23, 2020)</li> <li>• Site-Specific Stormwater Implementation Plan (Stormwater Solutions, November 2020)</li> <li>• Slope Stability Assessment (E2K Engineering Ltd., December 14, 2020)</li> <li>• Appraisal Report (Black Valuation Group Ltd., June 21, 2021)</li> </ul>
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*Transportation:*

The remainder lot (Lot 2) contains a dwelling and has direct access to Big Hill Springs Trail. The proposed new lot (Lot 1) would be accessed through a new approach off Big Hill Springs Trail. The Applicant provided a Trip Generation Assessment at the redesignation stage, indicating that no improvements to local road networks are warranted. As a condition of subdivision, the Owner is required to build a new paved approach for the new lot, and pay Transportation Off-Site Levy on the new lot only, as the remainder lot contains the existing dwelling.

*Water and Wastewater:*

The existing dwelling on the remainder lot is serviced by a water well and private sewage treatment system. The proposed new lot will be serviced in the same manner. Due to the steep slope on the new lot, the Applicant provided a Conceptual Water Well location and Septic Field Design report at the redesignation stage. It concluded that the current slope is too steep for rig access for well drilling and site grading will be required. The Applicant provided a Level 4 PSTS Assessment which indicates that the site would support a conventional sewage treatment system. As a condition of subdivision, the Owner is required to provide a Water Well Driller's Report for the new lot.

*Site Grading & Slope:*

A Slope Stability Assessment was received at the redesignation stage, indicating that no signs of instability were observed. Based on the results of the analysis and site reconnaissance, no geotechnical setbacks will be required for the proposed development, and it is possible to develop at least one (1) acre of contiguous land in this area. A condition of subdivision, a Site Improvements Services Agreement has been included for the building envelope within the proposed new lot to be graded to a lesser slope and for the construction of engineered retaining walls. The requirement to perform these works will be undertaken at time of Building Permit.



### *Stormwater:*

A Site-Specific Stormwater Management Plan was provided at the redesignation stage, indicating that the proposed development would be located at the bottom of the hill and any upstream flow would be diverted around the development using grass swales. Stormwater from the newly developed areas would be managed by a rain garden to control runoff rates and volumes. The report confirms that the post-development runoff would be equal to or less than the existing runoff. As a condition of subdivision, the Owner is required to enter into a Site Improvement Servicing Agreement to implement the recommendation of the stormwater management plan and Level 4 PSTS Assessment.

### *Municipal Reserves:*

Municipal Reserve owing on the new lot would be paid by cash-in-lieu of payment. The remainder lot is greater than 40 acres, Municipal Reserve is not required in accordance with Section 663 of the *Municipal Government Act* (MGA).

### *Payments and Levies:*

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFF-SITE LEVY	<p>\$22,975</p> <p>Development Area = 5.00 acres (new lot only)</p> <p>Base Levy \$4,595 per acre x 5.00 acres = \$22,975</p>
MUNICIPAL RESERVE (cash in lieu payment)	<p>\$5,454</p> <p>\$10,909 / acre (market value) x 5 acres (new lot) x 10% = \$5,454</p>

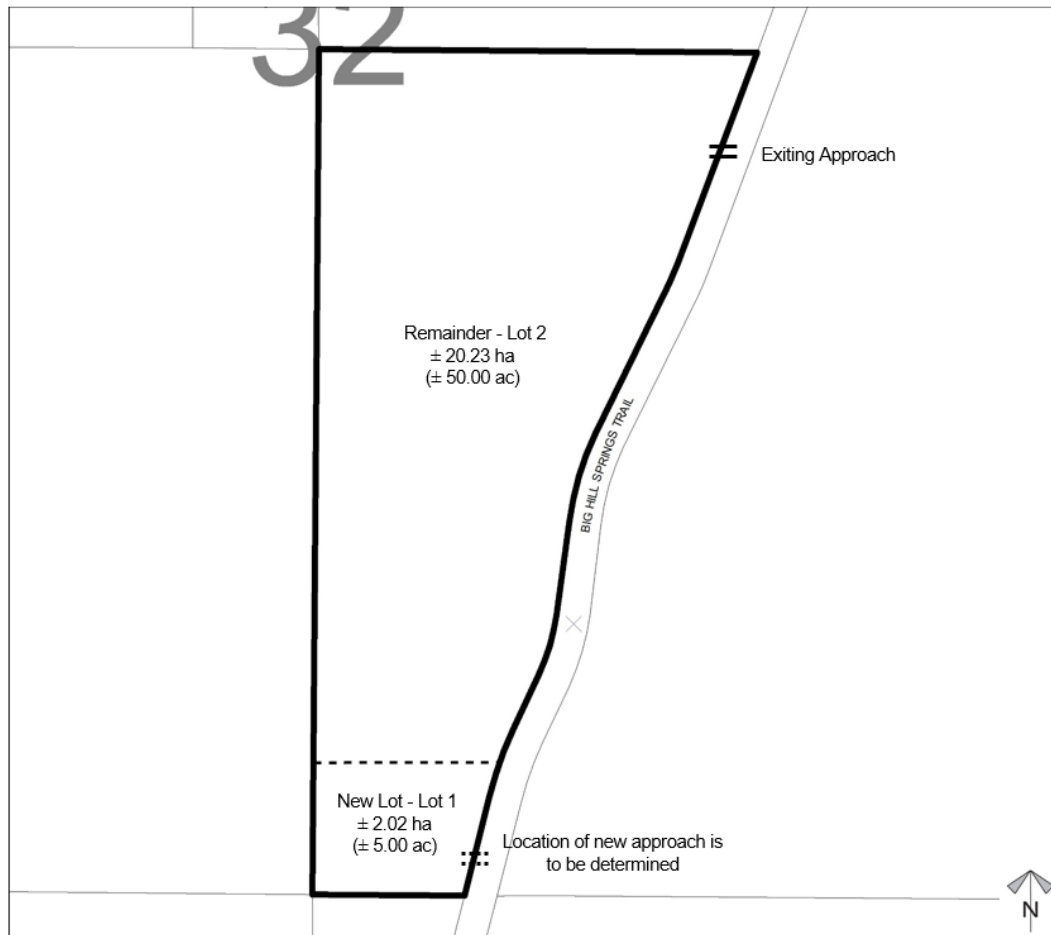
### *Land Use Bylaw:*

The proposed Lot 1 and Lot 2 meet the parcel size requirements of Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML) within the Land Use Bylaw.

Due to the significant topography of the proposed Lot 1 and the associated required grading, a Development Permit will be required for regrading prior to the commencement of the construction of a new dwelling.



## Tentative Plan



## Tentative Plan

Subdivision Proposal

To create ± 2.02 hectares (± 5.00 acres) parcel (Lot 1) with a ± 20.23 hectares (± 50.00 acres) 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: 09  
 Roll: 06732004  
 File: PL20210064  
 Legal: A portion of SE-32-26-03-W05M  
 Printed: April 8, 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"

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Acting Executive Director  
Community Development Services

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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  $\pm 2.02$  hectare ( $\pm 5.00$  acre) parcel (Lot 1) with a  $\pm 20.23$  hectare ( $\pm 50.00$  acre) remainder (Lot 2) within SE-32-26-3-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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

*Transportation*

- 2) The Owner shall construct a new paved approach off Big Hill Springs Trail in order to provide access to the new lot (Lot 1).

*Site Servicing*

- 3) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
  - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1.
  - b) Verification is provided that the well is located within the proposed lot's boundaries.
  - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

*Stormwater*

- 4) The Owner shall enter into a Development Agreement (Site Improvement/Servicing Agreement) with the County for the new lot (Lot 1), which shall include the following:
  - a) Implementation of the recommendations with Site-Specific Stormwater Implementation Plan, prepared by stormwater solutions, dated November 2020.



## ROCKY VIEW COUNTY

- b) Implementation of the recommendation of a Slope Stability Assessment, prepared by E2K Engineering Ltd., dated December 14, 2020.
- c) Implementation of the recommendations of Level 4 PSTS Assessment, prepared by Solstice Environmental Management, dated, October 23, 2020.

*Municipal Reserve*

- 5) The provision of Municipal Reserve in the amount of 10% of Lot 1, 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 Black Valuation Group Ltd., dated June 21, 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 final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

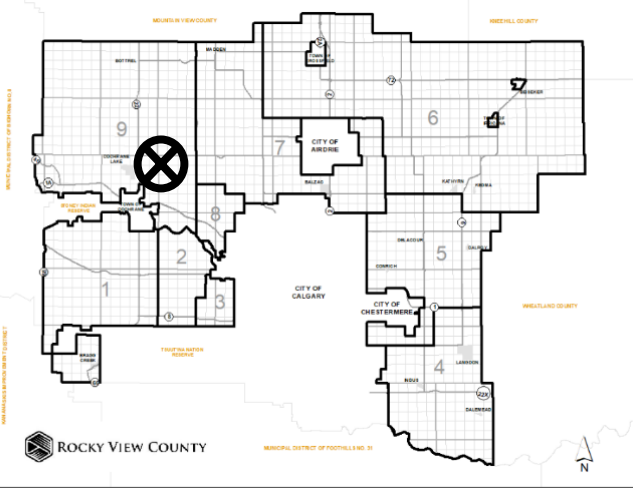
<b>APPLICANT:</b> Stormwater Solutions (Paul Jacobs)	<b>OWNERS:</b> Fernando Peris
<b>DATE APPLICATION RECEIVED:</b> April 7, 2021	<b>DATE DEEMED COMPLETE:</b> June 21, 2021
<b>GROSS AREA:</b> ± 22.26 hectares (± 55.00 acres)	<b>LEGAL DESCRIPTION:</b> A portion of SE-32-26-3-W5M
<b>SOILS (C.L.I. from A.R.C.):</b> <b>Class 4, H, P</b> - Severe limitations due to temperature limiting factor and excessive surface stoniness. <b>Class 7, T, E, R</b> - No capability of agriculture due to adverse topography (steep and/or long uniform slopes), past erosion damage, and shallowness to solid bedrock	
<b>HISTORY:</b> <b>March 23, 2021:</b> Council approved redesignation application (PL20190186), to redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 5.00 acre parcel (Lot 1) with a ± 50.00 acre remainder (Lot 2). <b>February 9, 2021:</b> Council rescinded previously approved second reading, in order to allow a new public hearing to proceed. <b>July 21, 2020:</b> Council gave second reading to Bylaw C-7989-2019 (PL20190186) <b>January 14, 2020:</b> Council gave first reading to Bylaw C-7989-2019 (PL20190186) <b>1987</b> Big Hill Springs Road is constructed, separating the quarter section and creating the current parcel configuration.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to 10 adjacent landowners. No responses were received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



## Location & Context

### Subdivision Proposal

To create a  $\pm 2.02$  hectares ( $\pm 5.00$  acres) parcel (Lot 1) with a  $\pm 20.23$  hectares ( $\pm 50.00$  acres) remainder (Lot 2)

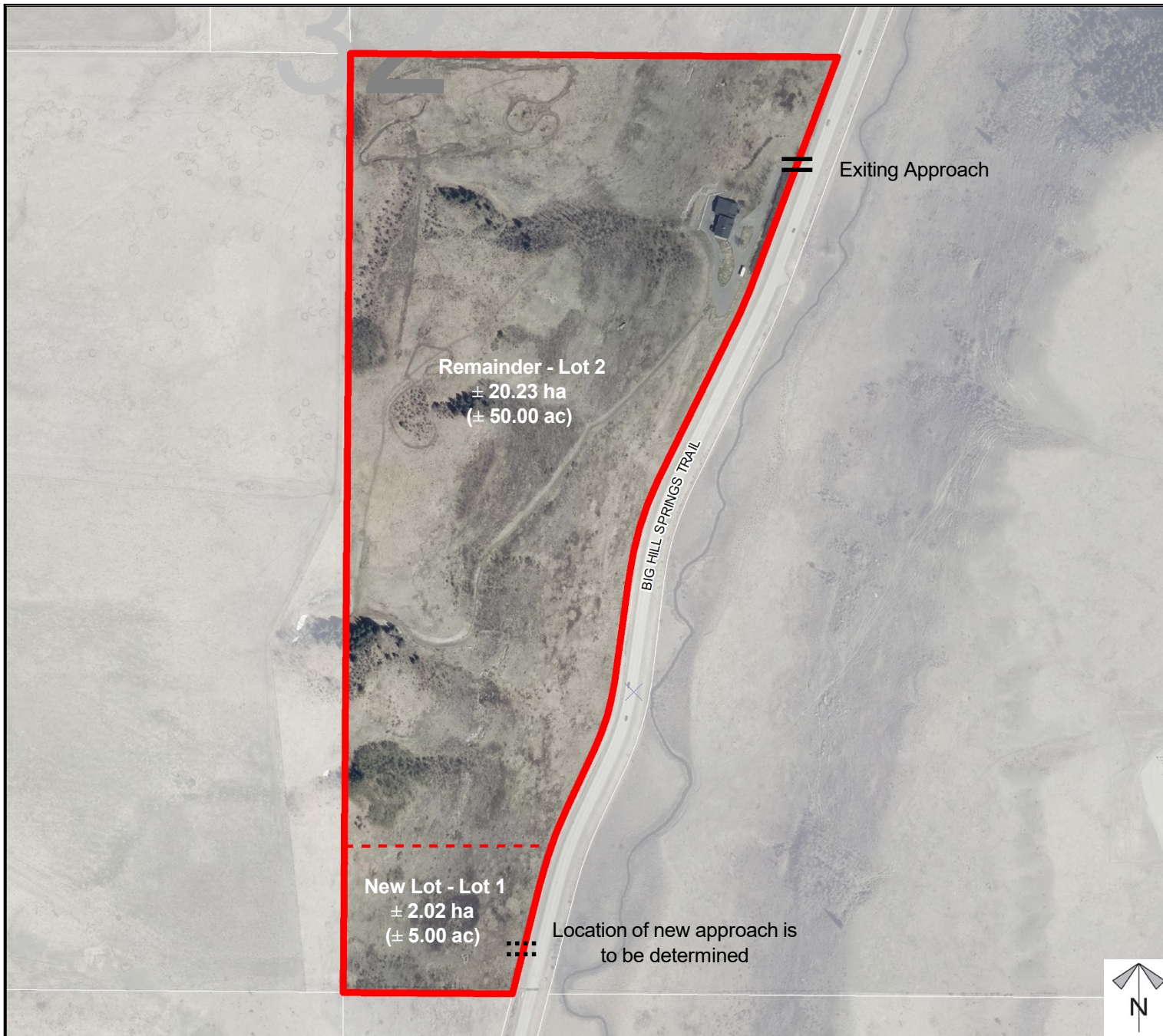




## Development Proposal

### Subdivision Proposal

To create a  $\pm 2.02$  hectares ( $\pm 5.00$  acres) parcel (Lot 1) with a  $\pm 20.23$  hectares ( $\pm 50.00$  acres) remainder (Lot 2)







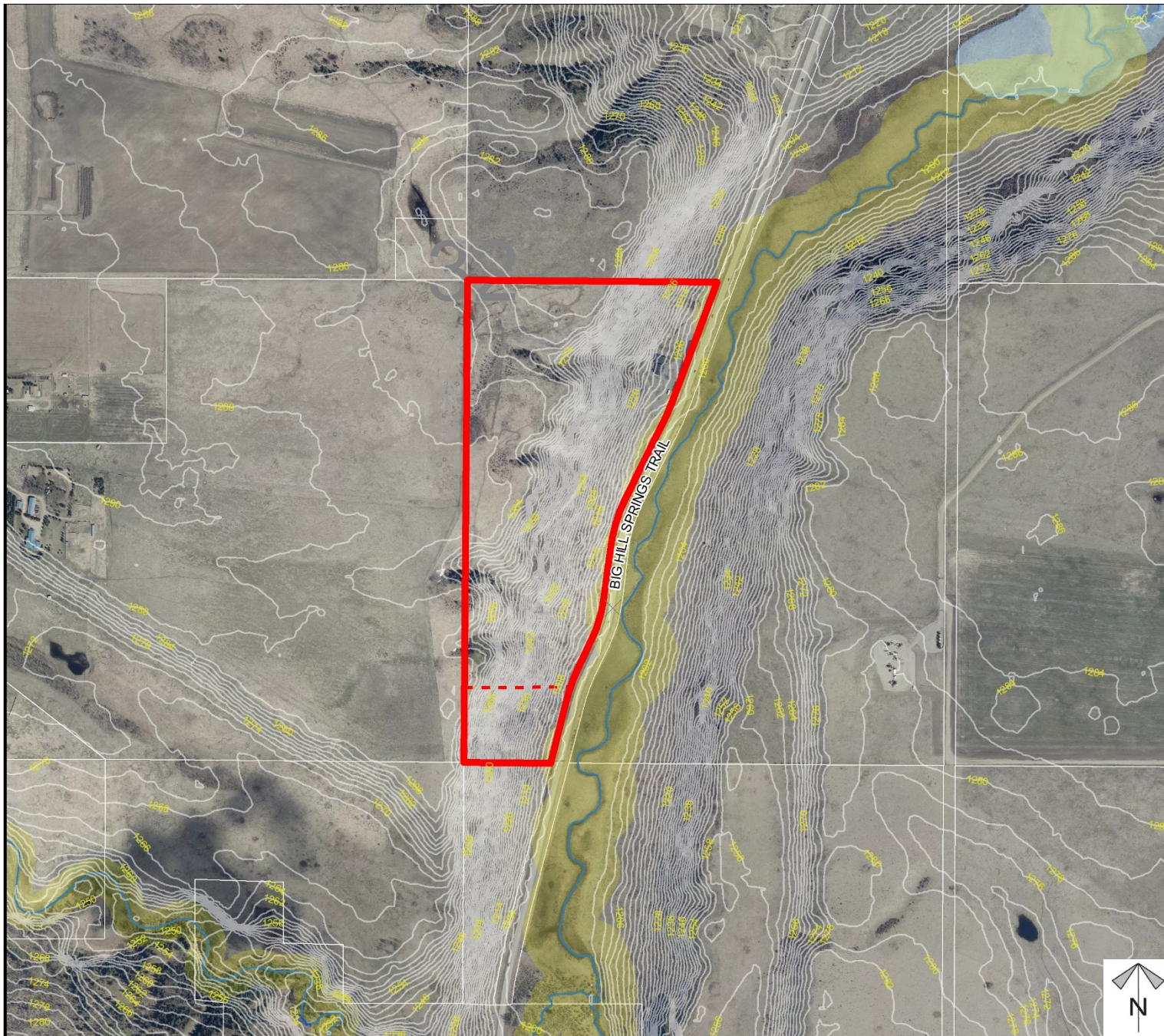
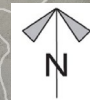
## Environmental

### Subdivision Proposal

To create a  $\pm 2.02$  hectares ( $\pm 5.00$  acres) parcel (Lot 1) with a  $\pm 20.23$  hectares ( $\pm 50.00$  acres) remainder (Lot 2)

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

Division: 09  
 Roll: 06732004  
 File: PL20210064  
 Legal: A portion of SE-32-26-03-W05M  
 Project: 448 of 238

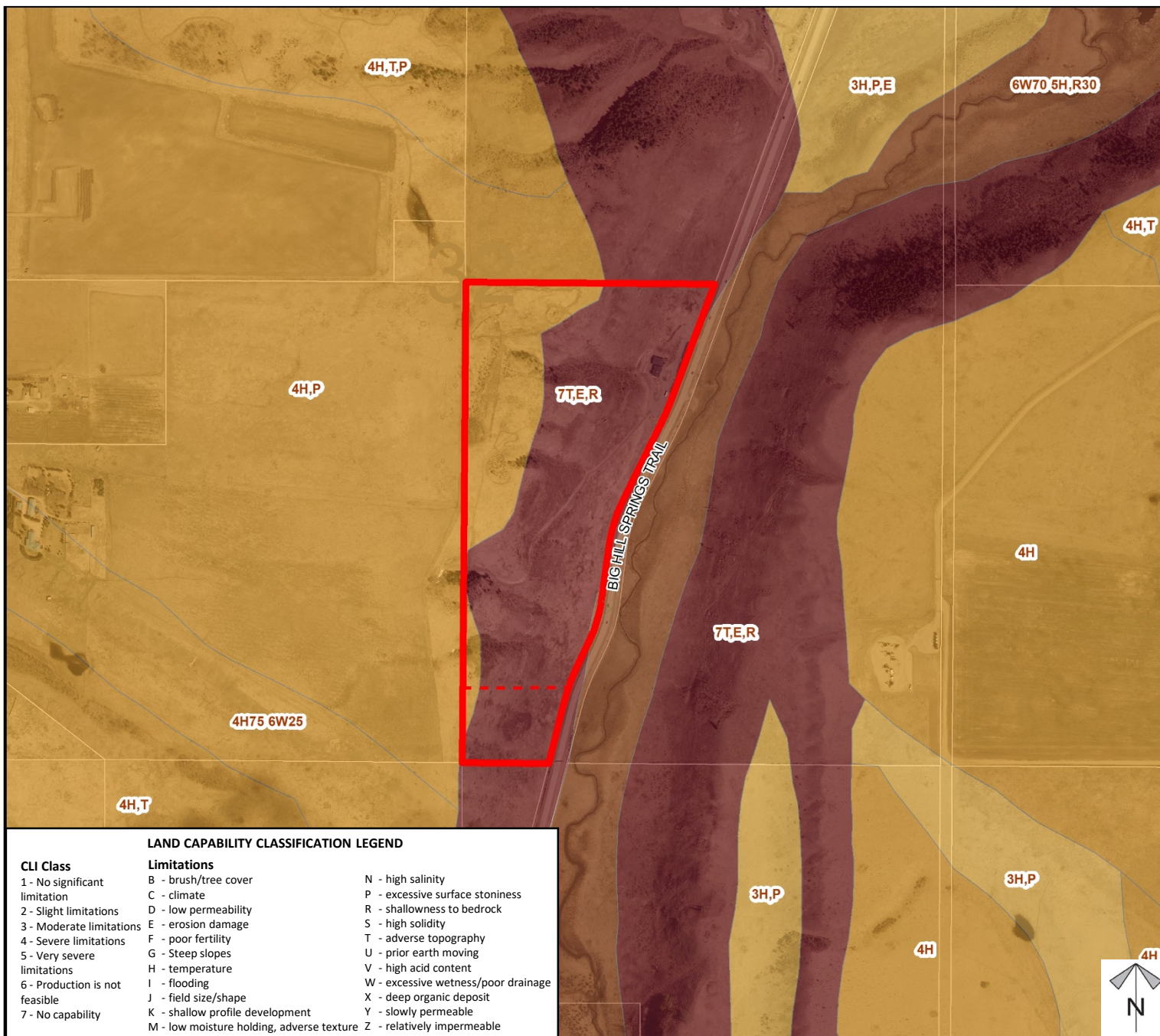




## Soil Classifications

### Subdivision Proposal

To create a  $\pm 2.02$  hectares ( $\pm 5.00$  acres) parcel (Lot 1) with a  $\pm 20.23$  hectares ( $\pm 50.00$  acres) remainder (Lot 2)



Division: 09  
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## Landowner Circulation Area

### Subdivision Proposal

To create a  $\pm 2.02$  hectares ( $\pm 5.00$  acres) parcel (Lot 1) with a  $\pm 20.23$  hectares ( $\pm 50.00$  acres) remainder (Lot 2)

### Legend

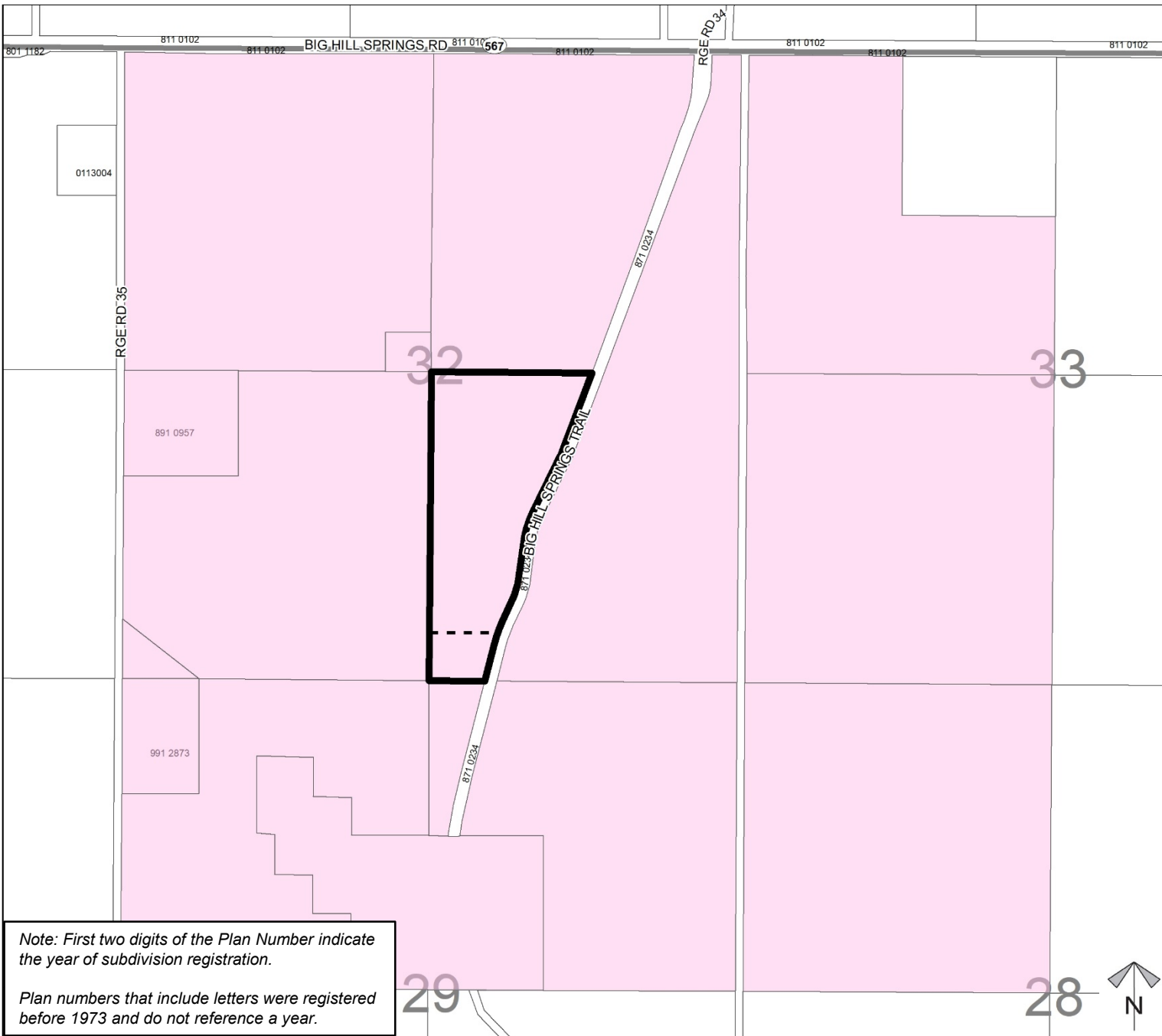
Support



Not Support



Division: 09  
 Roll: 06732004  
 File: PL20210064  
 Legal: A portion of SE-32-26-03-W05M  
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## Tentative Plan

### Subdivision Proposal

To create  $\pm 2.02$  hectares ( $\pm 5.00$  acres) parcel (Lot 1) with a  $\pm 20.23$  hectares ( $\pm 50.00$  acres) remainder (Lot 2)

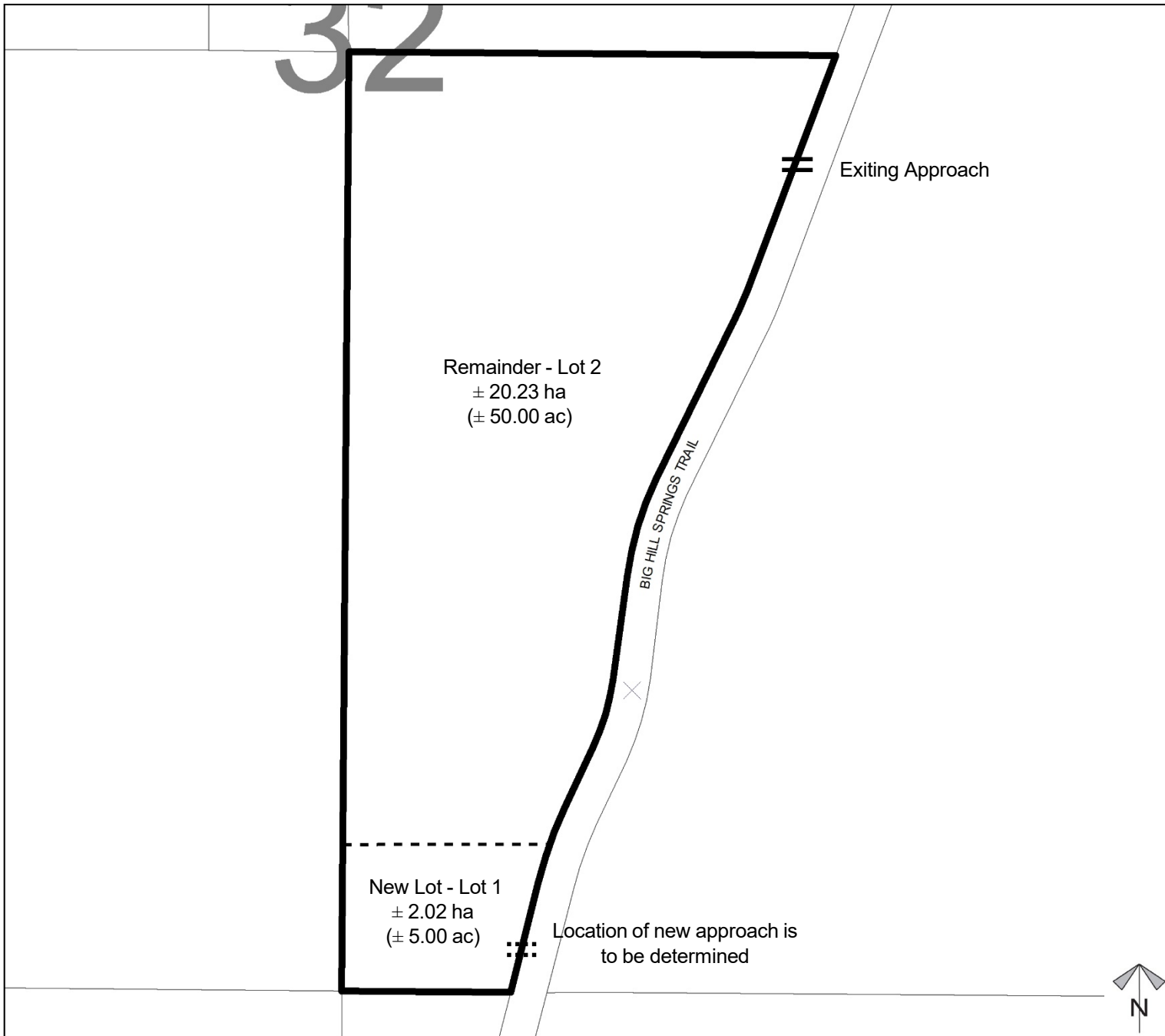
### Legend

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: 09  
 Roll: 06732004  
 File: PL20210064  
 Legal: A portion of SE-32-26-03-W05M  
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## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DIVISION:** 7

**DATE:** July 14, 2021

**APPLICATION:** PL20210111

**FILE:** 06412024 / 06412027

**SUBJECT:** Subdivision Item – Boundary Adjustment and Road Construction

**APPLICATION:** To adjust the boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acre) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acre) parcel, in order to create a  $\pm 7.87$  hectare ( $\pm 19.45$  acre) parcel (Lot 1), a  $\pm 23.79$  hectare ( $\pm 58.79$  acre) parcel (Lot 2), and dedicate a  $\pm 2.61$  hectare ( $\pm 6.44$  acre) strip of land for road right-of-way to construct an extension of High Plains Drive.

**GENERAL LOCATION:** Located within the High Plain Industrial Park Stage 3, approximately 0.8 kilometres (0.5 mile) south of Highway 566, and on the west side of Range Road 290.

**LAND USE DESIGNATION:** Industrial, Heavy District (I-HVY) and Special, Public Service District (S-PUB)

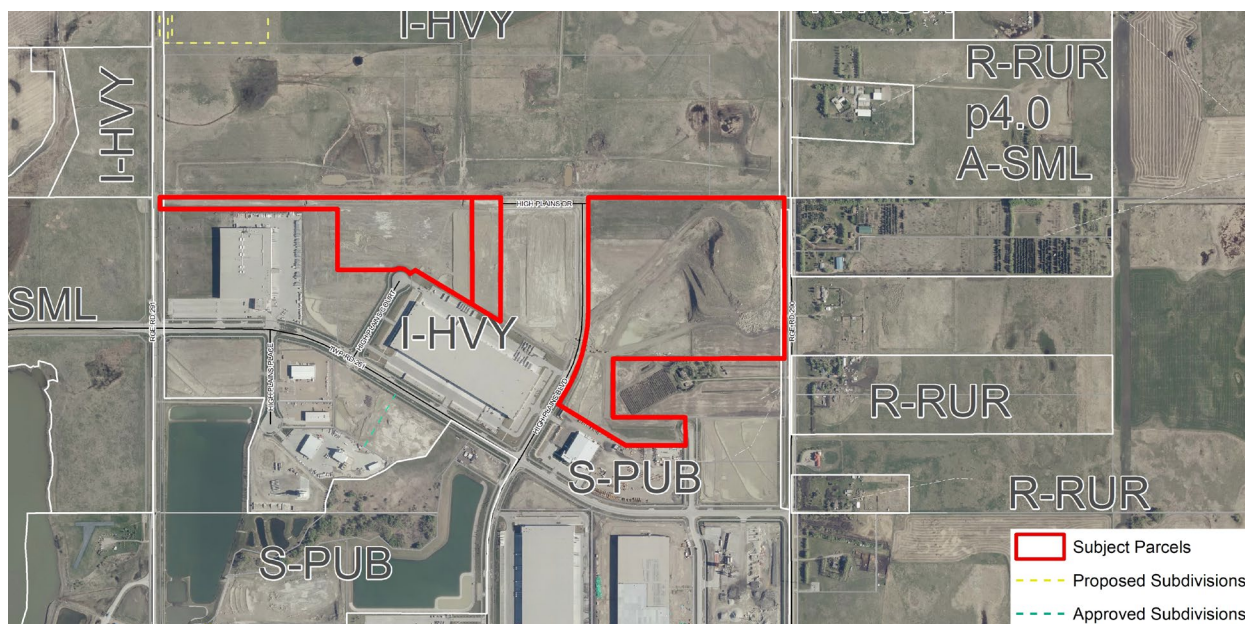
**ADMINISTRATION RECOMMENDATION:** Administration recommends approval as per Option #1.

### OPTIONS:

Option #1: THAT Subdivision Application PL20210111 be approved with the conditions noted in Appendix 'A'.

Option #2: THAT Subdivision Application PL20210111 be refused as per the reasons noted

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Xin Deng, Planning and Development Services

**APPLICATION EVALUATION:**

The same proposal (PL20210033) was approved by MPC on April 28, 2021. While Municipal Reserve are not required for a boundary adjustment, after approval, the Applicant determined that they would prefer to pay for Municipal Reserves at this time. Therefore, a new condition set was required, and the Applicant re-submitted a new subdivision application to accommodate this request.

This new subdivision application was evaluated based on the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• County Plan;</li> <li>• Balzac East Area Structure Plan;</li> <li>• High Plains Industrial Park Conceptual Scheme;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Appraisal Report (Altus Group, June 25, 2021)</li> </ul>
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*Transportation:*

The Applicant proposes to dedicate lands for road right of way, in order to extend High Plains Drive to connect to Range Road 291. As a condition of subdivision, the Owner is required to enter into a Development Agreement for road construction, pay Transportation Off-Site Levy for Lot 1 and the road right of way portion. An updated Traffic Impact Assessment (TIA) will also be required to assess the capacity of the road network; the latest traffic count indicated that there are approximately 800 vehicles per day on Range Road 291 well within its capacity. Administration continues to monitor the capacity of the transportation network as development proceeds.

*Water and Wastewater:*

The proposal would obtain water servicing from the East Balzac Water Distribution System and obtain wastewater servicing from the East Balzac Sanitary Collection System. The servicing system is being constructed under an active Development Agreement for Stage 4a (PL20200007). As a condition of subdivision, the Owner is required to provide a detailed potable water servicing and hydraulic design study for Lot 1, a detailed sanitary servicing study for Lot 1, enter into a Capacity Allocation Agreement for servicing allocation to the proposed Lot 1, and pay the Water and Wastewater Off-site Levy for Lot 1.

*Stormwater:*

Drainage generated from the development will be conveyed to a Public Utility Lot (PUL) that is located in the south of the subject lands, as per the Stage 3 Outline Plan. As a condition of subdivision, the Applicant is required to provide an updated Stormwater Management Report and detailed stormwater servicing design to support Lot 1.

*Municipal Reserves:*

The Applicant has requested to remove the Municipal Reserves requirement on the proposed Lot 1 through cash-in-lieu payment for the ± 11.85 acres of Municipal Reserve owed via Deferred Reserve Caveat (161 145 179) for the land (Roll: 06412024).

The Municipal Reserve owing on the ± 5.27 acres of land to be consolidated to Lot 1, which was registered as a Deferred Reserve Caveat (201 118 037), would be deferred to the remainder land.



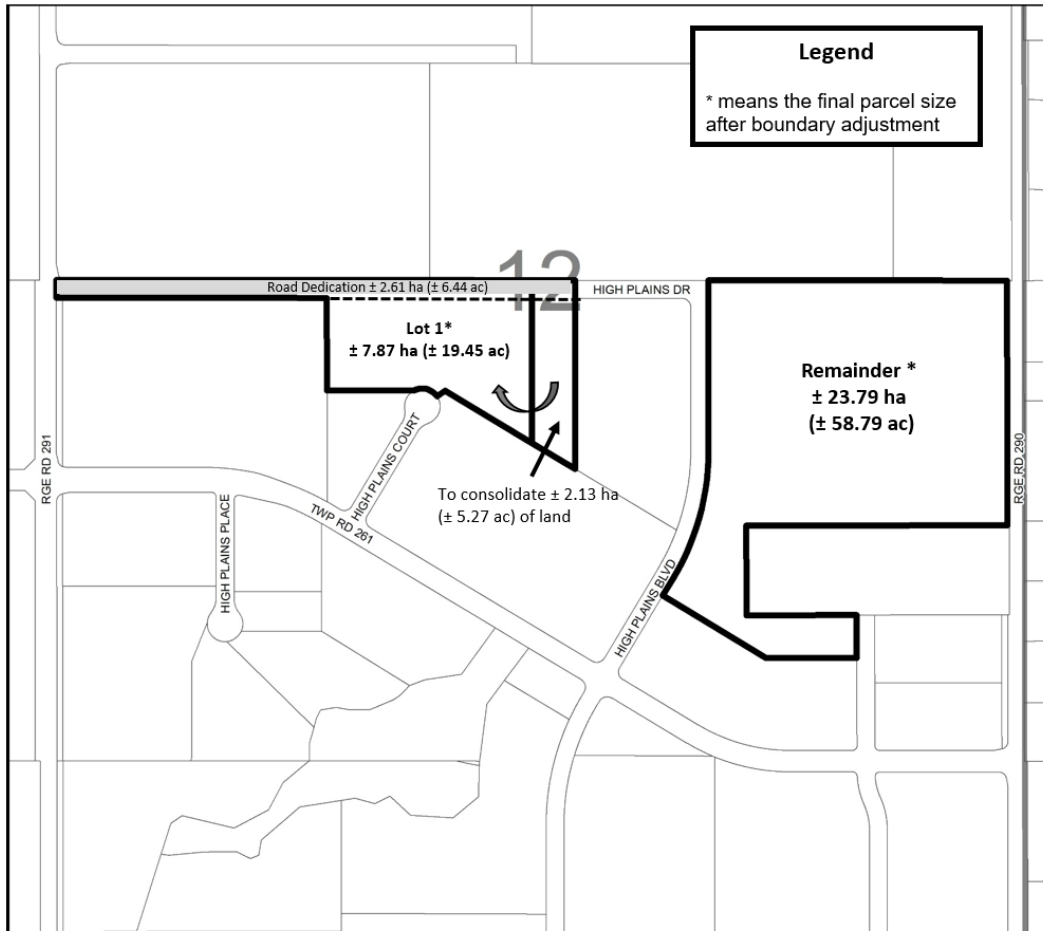
*Payments and Levies:*

<b>APPLICABLE FEE/LEVY</b>	<b>AMOUNT OWING (ESTIMATE)</b>
<b>TRANSPORTATION OFFSITE LEVY</b>	<p>\$ 564,272.55 (plus borrowing costs to payment date)</p> <p>Developable area 25.89 acres (= 19.45 ac Lot 1 + 6.44 ac road dedication)</p> <p>Base Levy = \$4595/ac x 25.89 ac = \$118,964.55</p> <p>Special Area 1 Levy = \$17,200/ac x 25.89 ac = \$445,308 (plus borrowing costs to payment date)</p> <p>Total = \$564,272.55 (plus borrowing costs to payment date)</p>
<b>WATER AND WASTEWATER OFFSITE LEVY</b>	<p>Water/Wastewater Off-Site Levy on Lot 1 to be determined when servicing allocation is confirmed at the endorsement stage;</p> <p>Water/Wastewater Off-Site Levy on the remainder has been addressed through the subdivision application PL20210054</p>
<b>MUNICIPAL RESERVE</b> <i>(cash in lieu payment for Deferred Reserve Caveat 161145179)</i>	<p>\$584,205</p> <p>\$49,300/ac (market value) x 11.85 ac (registered in the Deferred Reserve Caveat) = \$584,205</p>

*High Plains Industrial Park Conceptual Scheme - Stage 3 Outline Plan:*

The proposal meets the applicable policies of the Stage 3 Outline Plan, and the technical aspects will be addressed through the conditions of subdivision.

*Tentative Plan*



**Tentative Plan**

**Subdivision Proposal**

To adjust boundary between a ± 8.36 hectare (± 20.67 acres) parcel and a ± 25.92 hectare (± 64.06 acres) parcel, in order to create a ± 7.87 ha (± 19.45 acres) parcel (Lot 1), a ± 23.79 ha (± 58.79 acres) parcel (Lot 2), and dedicate ± 2.61 ha (± 6.44 acres) of land for construction of High Plains Drive.

**Legend**

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: 07  
Roll: 06412024 / 06412027  
File: PL20210111  
Legal: Portions of SW-12-26-29-W04M & SE-12-26-29-W04M

Printed: June 8, 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”

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Acting Executive Director  
Community Development Services

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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 adjust the boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acre) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acre) parcel, in order to create a  $\pm 7.87$  hectare ( $\pm 19.45$  acre) parcel (Lot 1), a  $\pm 23.79$  hectare ( $\pm 58.79$  acre) parcel (Lot 2), and dedicate a  $\pm 2.61$  hectare ( $\pm 6.44$  acre) of land for road right of way to construct an extension of High Plains Drive, within SW-12-26-29-W04M & SE-12-26-29-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

***Plan of Subdivision***

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

***Development Agreement***

- 2) The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
  - a) Design and construction of a public road system with associated infrastructure which includes the following:
    - Intersection treatment in accordance with the approved TIA;
    - Temporary cul-de-sac including access easement;
    - Sidewalks/Pathways;
    - Offsite network improvements, if required, in accordance with the approved TIA;
  - b) Design and construction of Landscaping features for all public pathways, and public roadways and the Environmental Reserve, in accordance with the approved Landscaping Plan;
  - c) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;

- d) A detailed sanitary servicing study is required in order to determine if upgrades or an additional lift station capacity are required. All improvements shall be constructed as part of the Development Agreement;
- e) Design and construction of a piped water distribution system and fire suppression system;
- f) A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
- g) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- h) Design, construction, and implementation of the recommendations of the approved Stormwater Management Plan;
- i) Dedication of necessary easements and right of ways for utility line assignments;
- j) Mailboxes are to be located in consultation with Canada Post;
- k) Installation of power, natural gas, and telephone lines;
- l) Implementation of the recommendations of the Construction Management Plan;
- m) Implementation of the recommendations of the Geotechnical Report;
- n) The construction of any oversized or excess capacity infrastructure, roads, and/or services benefitting the Owner's lands and development and other lands.

#### *Transportation*

- 3) The Owner shall provide an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards, High Plains Traffic Impact Assessment, and the Balzac Global TIA, to the County's satisfaction. Any improvements identified or road right of way that is required will be at the owner's expense:
  - a) If the recommendation of the updated TIA requires additional improvements to the existing roadway and intersection network, then the Owner shall enter into a Development Agreement to construct the required improvements.

#### *Stormwater*

- 4) The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related to water re-use, LID measures, purple pipe system, and an irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
  - a) All improvements shall be constructed under a Development Agreement.
  - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
- 5) The Owner shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

#### *Site Servicing*

- 6) The Owner shall provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases for Lot 1. The study shall confirm servicing requirements for this phase are in place and include provisions for fire protection in accordance with County Servicing Standards.
  - a) If offsite upgrades or improvements are required, then the Owner shall enter into a Development Agreement to construct the required improvement.

- 7) The Owner shall provide a detailed Sanitary Servicing Study to support this phase of the development for Lot 1. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
  - a) If offsite upgrades are required, then the Owner shall enter into a Development Agreement to construct the required improvement.
  - b) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
- 8) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation for Lot 1, based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

#### *Developability*

- 9) The Owner shall provide a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
  - a) For areas with greater than 1.2 m of fill, a Deep Fill report is required.
- 10) The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
  - a) Weed management during the construction phases of the project;
  - b) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.

#### *Lot Owner's Association*

- 11) That an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the High Plains Development Association.
- 12) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.

#### *Utility Easements*

- 13) Utility Easements, Agreements, and Plans are to be provided and registered concurrently with a plan of survey to the satisfaction of ATCO Gas, and CNOOC Petroleum North America ULC.

#### *Municipal Reserve*

- 14) That  $\pm 4.80$  hectares ( $\pm 11.85$  acres) of Municipal Reserve owing registered in the Deferred Reserve Caveat (161 145 179) shall be provided via cash-in-lieu in accordance with the value per acre listed in the appraisal report provided by Altus Group, dated June 25, 2021, pursuant to Section 666(3) of the Municipal Government Act;
  - a) That the existing Deferred Reserve Caveat (161 145 179) be discharged from Lot 1; and
  - b) That Municipal Reserve owing registered in the Deferred Reserve Caveat (201 118 037) be transferred from the  $\pm 2.13$  hectares ( $\pm 5.27$  acres) of land (the portion to be consolidated) to the remainder, and the existing caveat be discharged from the  $\pm 2.13$  hectares ( $\pm 5.27$  acres) of land.

#### Cost Recovery

- 15) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands.

#### *Payments and Levies*

- 16) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for:
  - a) the total gross area of Lot 1 and road dedication, as shown in the staff report and the Plan of Survey.
- 17) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 for Lot 1.
  - a) If required, the Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
- 18) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the boundary adjustment.
- 19) The Owner shall be responsible for all required payments of third-party reviews and/or inspection as per the Master Rates Bylaw, as amended.

#### *Taxes*

- 20) 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*.



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

<b>APPLICANT:</b> IBI Group Geomatics Canada Inc.	<b>OWNER:</b> Highfield Investment Group Inc., Norman Damkar, 1686825 Alberta Ltd., and Maxima Developments Inc.
<b>DATE APPLICATION RECEIVED:</b> February 25, 2021	<b>DATE DEEMED COMPLETE:</b> February 25, 2021
<b>GROSS AREA:</b> ± 34.29 hectares (± 84.73 acres)	<b>LEGAL DESCRIPTION:</b> A Portion of SW & SE-12-26-29-W04M
<b>APPEAL BOARD:</b> Development and Subdivision Appeal Board	
<b>HISTORY:</b>  <p><b>April 28, 2021:</b> Municipal Planning Commission approved the same proposal PL202100033, to adjust the boundary between two lots, in order to create a ± 7.87 hectare (± 19.45 acre) parcel (Lot 1), a ± 23.79 hectare (± 58.79 acre) parcel (Lot 2), and dedicate a ± 2.61 hectare (± 6.44 acre) of land for road right-of-way to construct an extension of High Plains Drive.</p> <p><b>December 10, 2019:</b> Council approved subdivision application PL20190134, to adjust boundaries between three lots, which results in the lot configuration for one of the subject lands.</p> <p><b>June 23, 2015:</b> Council approved subdivision application PL20150014 to create one industrial lot and dedicate land for road right of way for the extension of High Plains Boulevard. The remainder of land becomes one of the subject lands.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b>  <p>The application was circulated to 55 adjacent landowners. No letters were received.</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>	

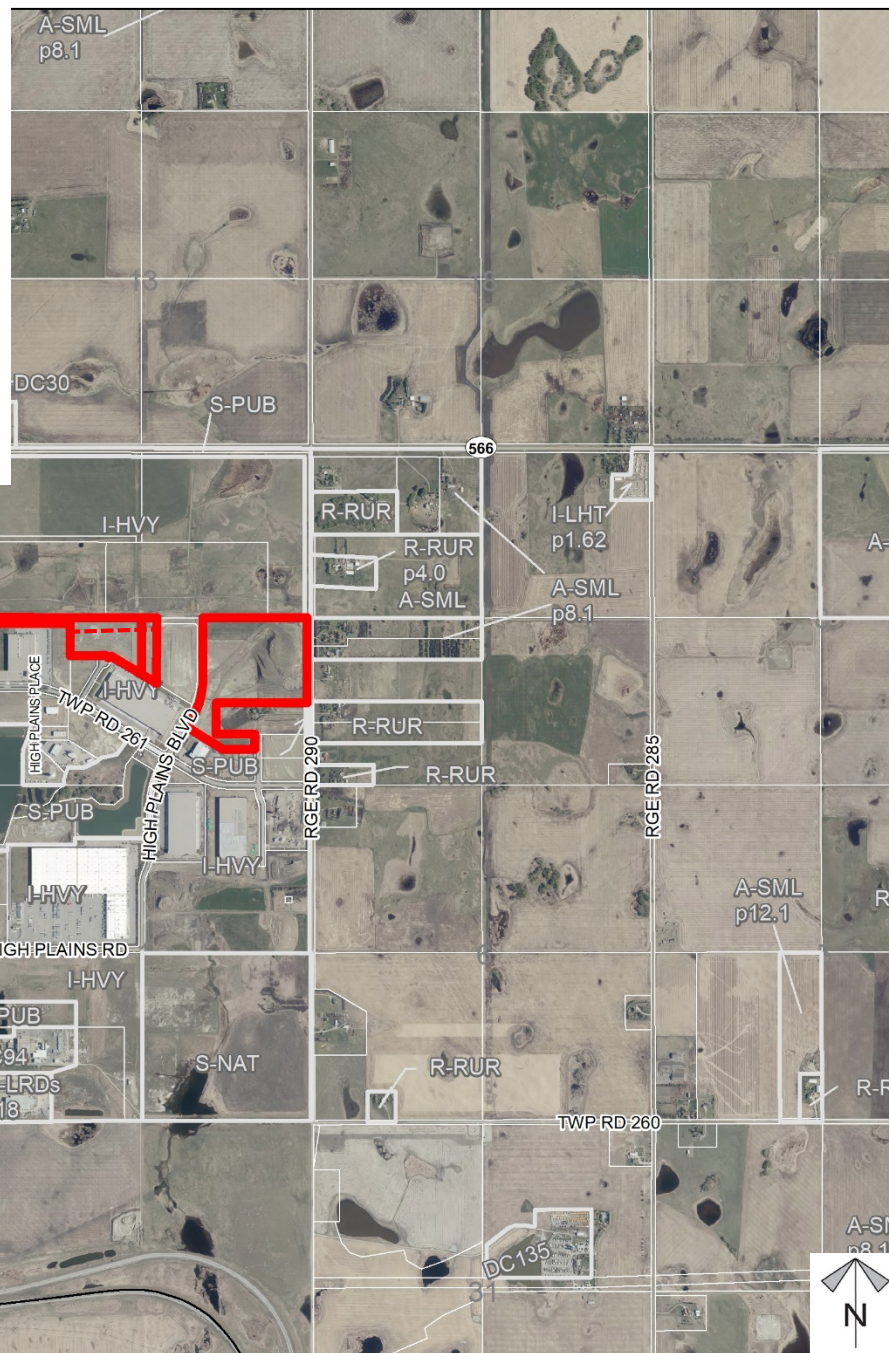
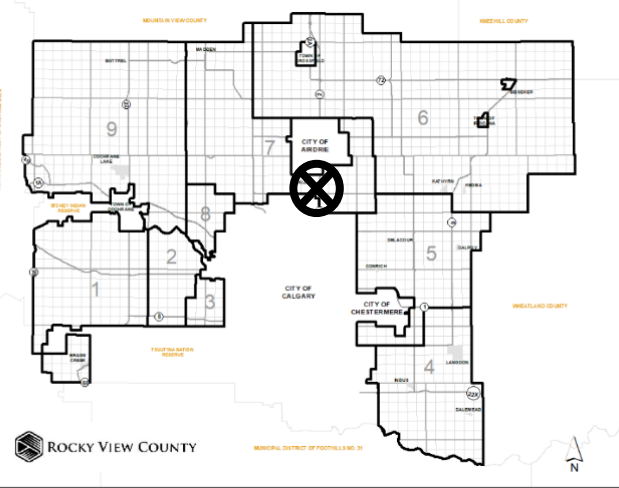
## Location & Context

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel remainder, and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.

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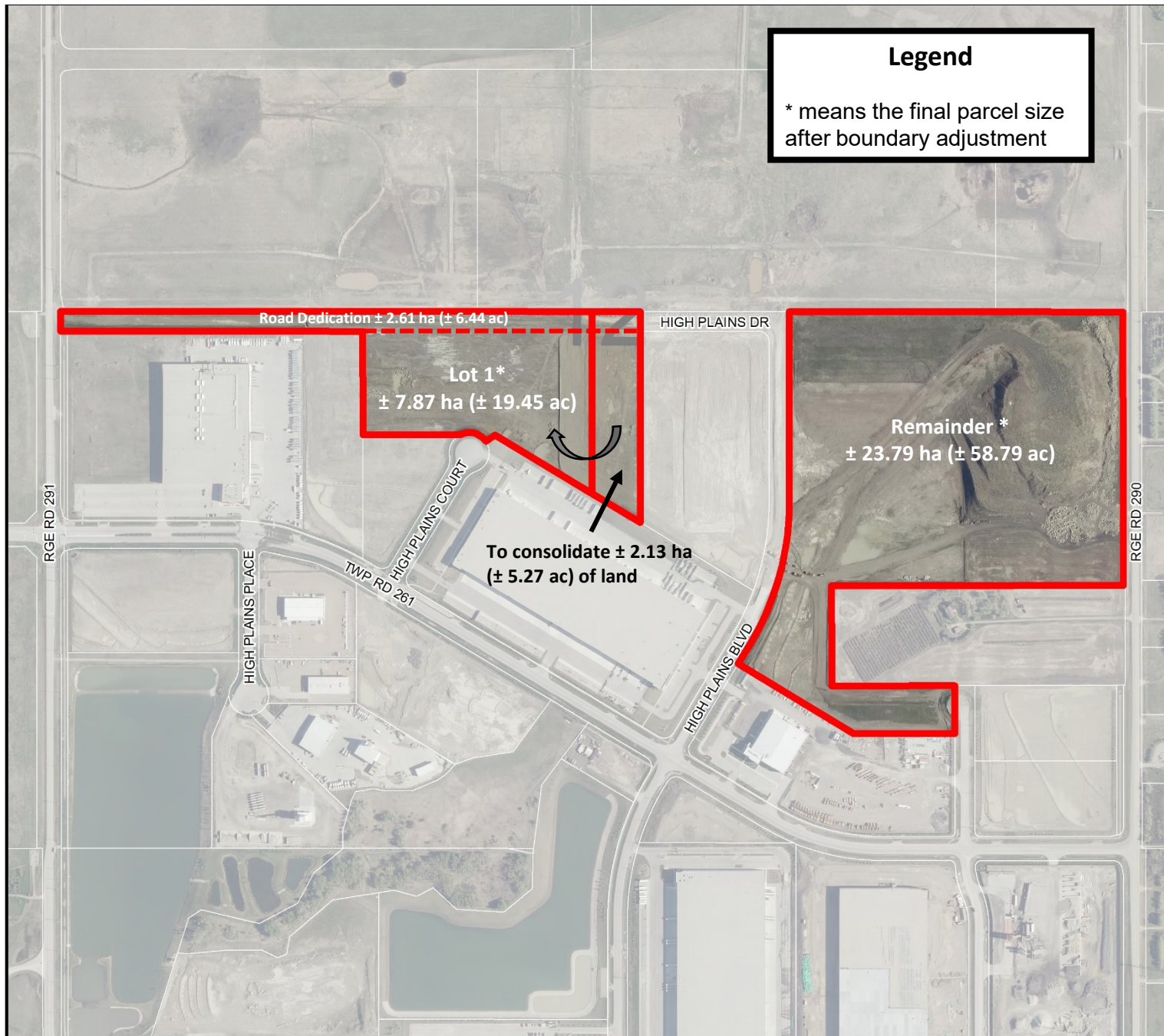
## Development Proposal

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel remainder, and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.

### Legend

\* means the final parcel size after boundary adjustment







## Environmental

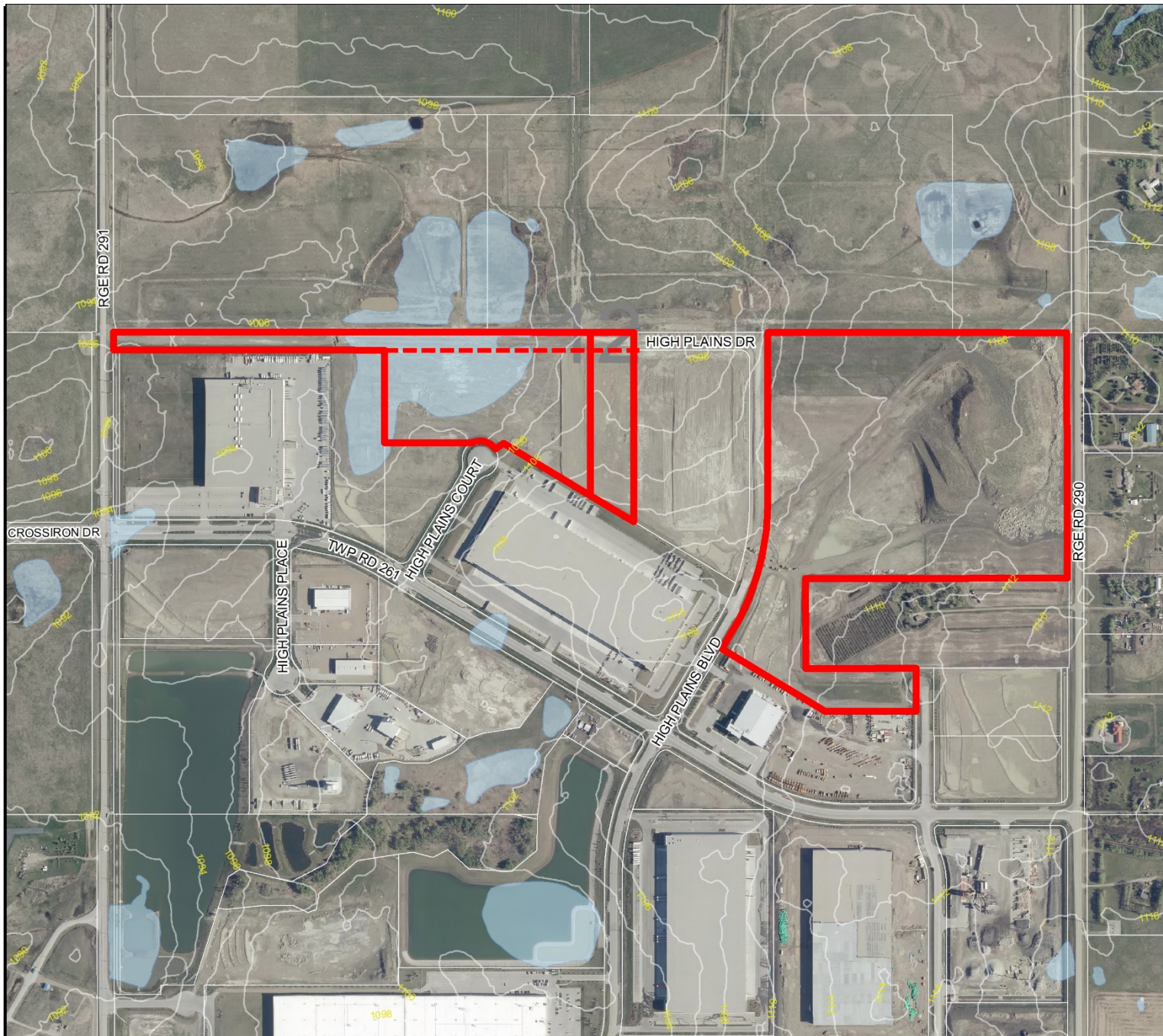
### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel remainder, and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.

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

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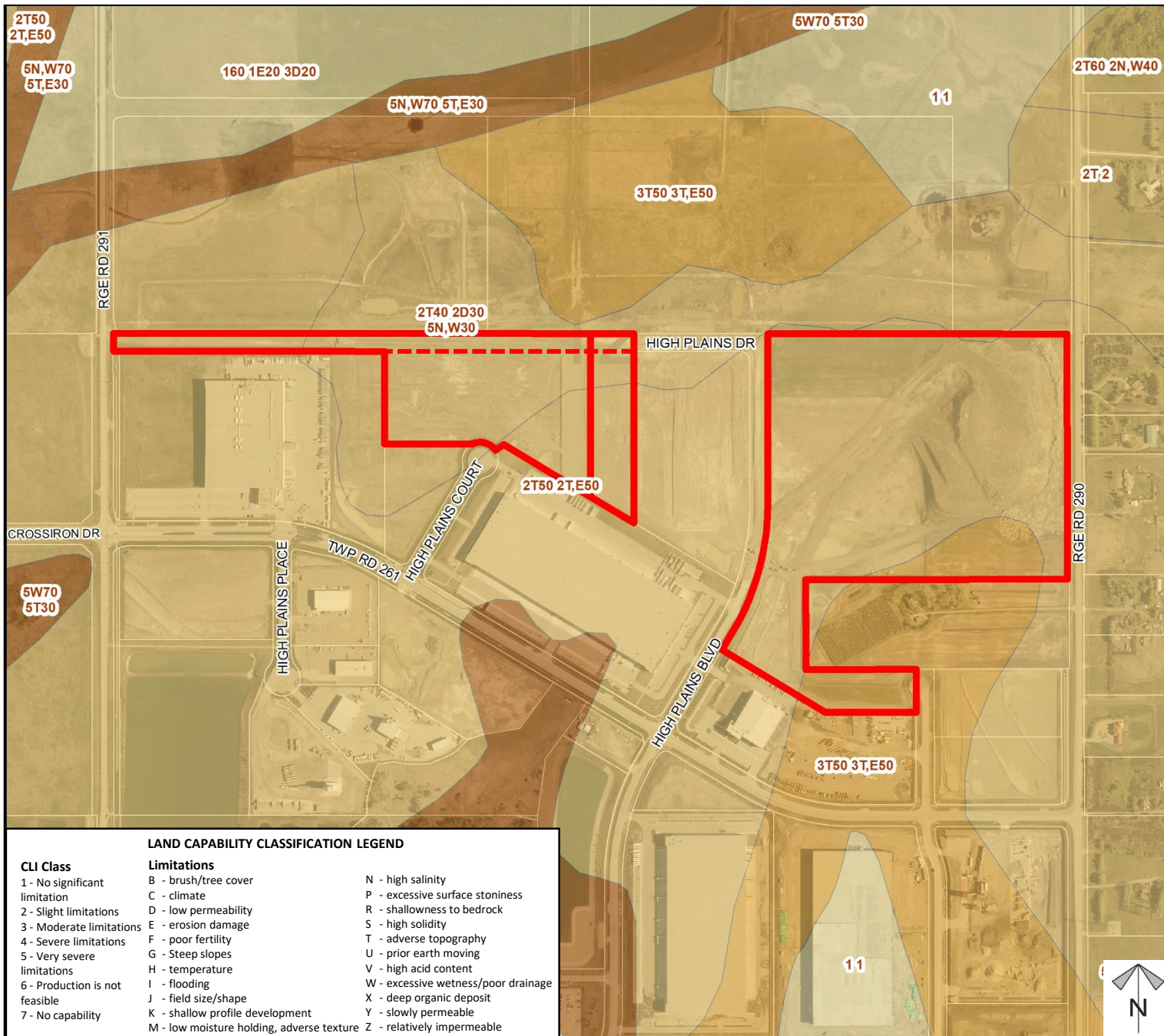




## Soil Classifications

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel remainder, and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.



#### LAND CAPABILITY CLASSIFICATION LEGEND

##### CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

##### Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture

- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high solidity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

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File: PL20210111

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## Landowner Circulation Area

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel remainder, and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.

### Legend

Support

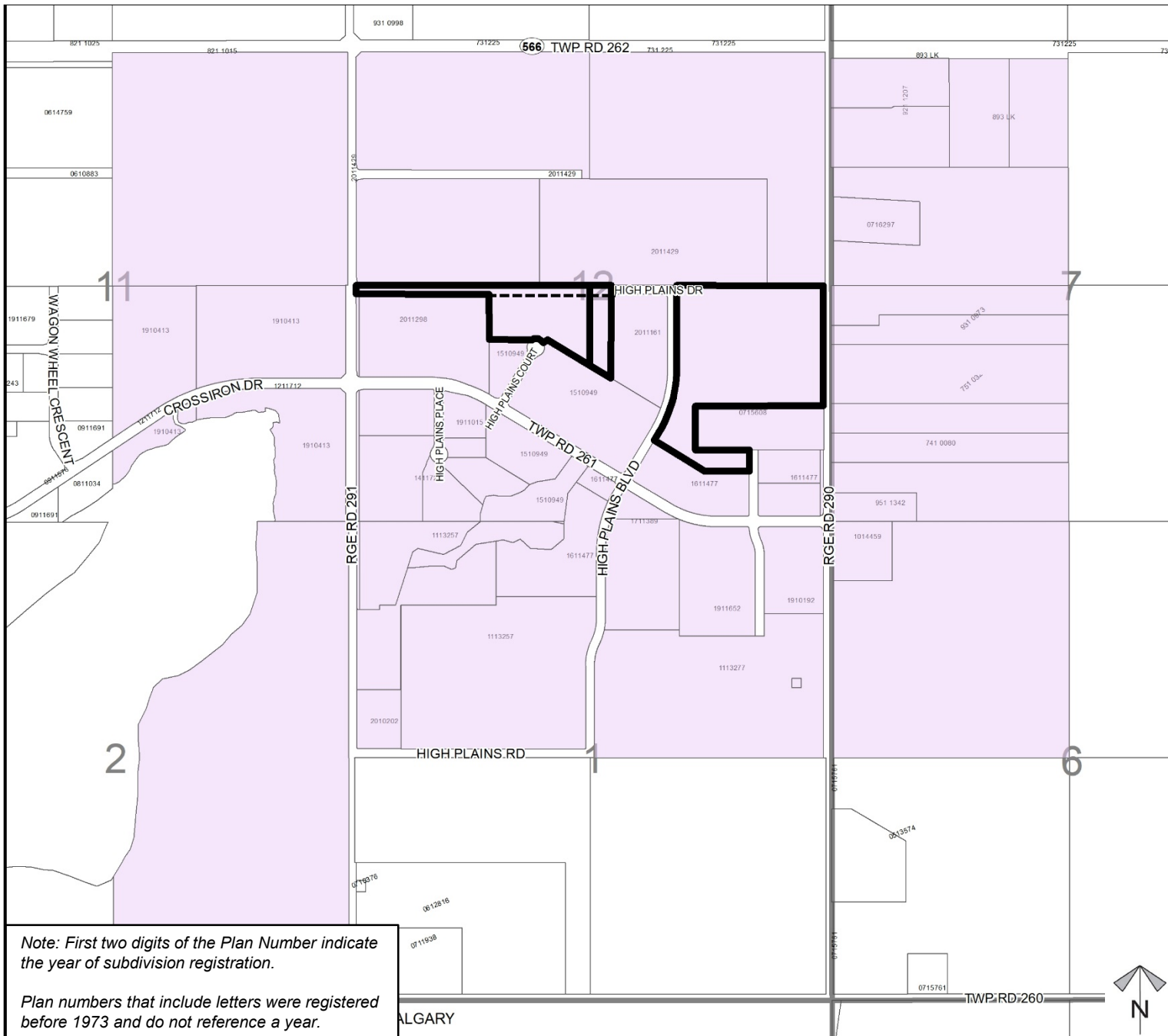


Not Support



Division: 07  
 Roll: 06412024 / 06412027  
 File: PL20210111  
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## Tentative Plan

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.

### Legend

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: 07

Roll: 06412024 / 06412027

File: PL20210111

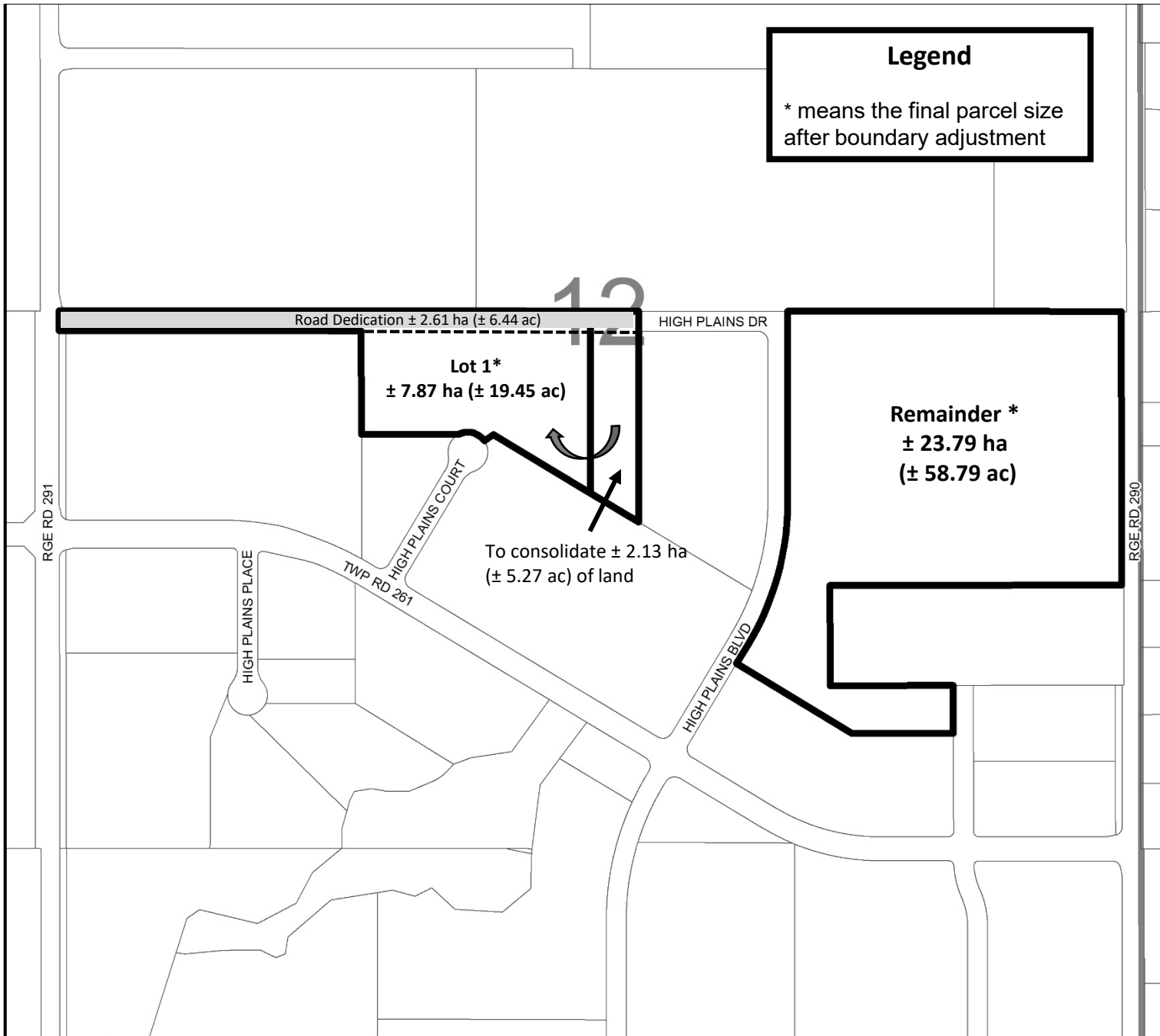
Legal: Portions of SW-12-26-29-W04M & SE-12-26-29-W04M

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### Legend

\* means the final parcel size after boundary adjustment





## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Subdivision Authority	<b>DIVISION:</b> 4
<b>DATE:</b>	July 14, 2021	<b>APPLICATION:</b> PL20210065
<b>FILE:</b>	03323014	
<b>SUBJECT:</b>	Subdivision Item: Business Use	

**APPLICATION:** To create a  $\pm$  9.67 acre parcel (Lot 1) with a  $\pm$  9.67 acre remainder (Lot 2).

**GENERAL LOCATION:** Located approximately 1.8 kilometres south of the city of Chestermere; located on the east side of Range Road 282, approximately 0.21 kilometres (1/8 mile) south of Highway 560.

**LAND USE DESIGNATION:** Business, Live-Work District (B-LWK)

**EXECUTIVE SUMMARY:** The application is consistent with the relevant policies of the County Plan and Land Use Bylaw.

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

### OPTIONS:

Option #1: THAT Subdivision Application PL20210065 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20210065 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.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Phase 1 Groundwater Supply Assessment prepared by Groundwater Resources Information Technologies Ltd. (April 29, 2021)</li> <li>• Level II PSTS Assessment prepared by Almor Testing Services Ltd. (May 2021)</li> </ul>
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*Payments and Levies*

<b>APPLICABLE FEE/LEVY</b>	<b>AMOUNT OWING (ESTIMATE)</b>
<i>TRANSPORTATION OFFSITE LEVY</i>	N/A (to be deferred to future DP stage)
<i>MUNICIPAL RESERVE (\$/ACRE)</i>	N/A (to be deferred by caveat)

Additional Review Considerations

Conditions were set based on the following items:

*Accessibility to a Road*

There is an existing approach to Lot 1, and Lot 2 will be required to construct a graveled approach from Range Road 282.

*Municipal Development Plan*

Business, Live-Work District is a business land use, therefore the application was evaluated against Section 14 of the County Plan. The land is not within an identified business area nor a hamlet and was therefore considered under Policy 14.18, home-based business, and policy 14.22 for business development outside of a business area.

The live-work designation aligns in intent with the Home Based Business, which is encouraged as a self-employment opportunity for residents as long as the business has minimal impact on adjacent homeowners and County infrastructure. Policy 14.18 states that the home-based business use is encouraged and supported when it is in accordance with any applicable area structure plan, subordinate plan, and the Land Use Bylaw. In the absence of any higher-order document, the Land Use Bylaw was therefore considered.

Policy 14.22 notes that proposal for business development outside of a business area should be: limited in size, scale, intensity, and scope; have direct and safe access to a paved County Road; provide a traffic impact and intersection assessment; and, minimize adverse impacts on existing residential, business, or agricultural uses.

In regards to Policy 14.22, the existing development is a limited size, scale, and intensity as a home-based business and has access to Range Road 282, a gravel road. A traffic impact assessment and intersection assessment have not been deemed necessary given the current scale of the existing business, and such requirement would be evaluated further at any future development permit application for Lot 2.



Finally, adverse impacts on existing uses in the area are assumed to be minimal given the current scale of the operation on Lot 1, and any subsequent applications on Lot 2 would be subject to Land Use Bylaw requirements, such as screening, lighting, noise, and traffic. As the existing business onsite has a current Development Permit for a Home Based Business and has had for many years, the use is consistent with the Land Use Bylaw in place at the time of issue. Upon future renewals, the operation will be required to be compliant with the current Land Use Bylaw. Any future business development on Lot 2 will also be required to comply with the Land Use Bylaw.

#### *Servicing*

Lot 1 includes an existing well and septic system. A Level 1 Variation Assessment was submitted for Lot 1 indicating sufficient water supply and the presence of an existing septic system. For Lot 2, the applicant/owner submitted a Level 2 PSTS Assessment that indicated that a conventional private sewage treatment system would be acceptable.

For water servicing, a Level 1 groundwater supply assessment was prepared that determined that there should be sufficient groundwater supply to support the proposed development. As such, the applicant will be required to drill a new well on Lot 2 and provide a well driller's report.

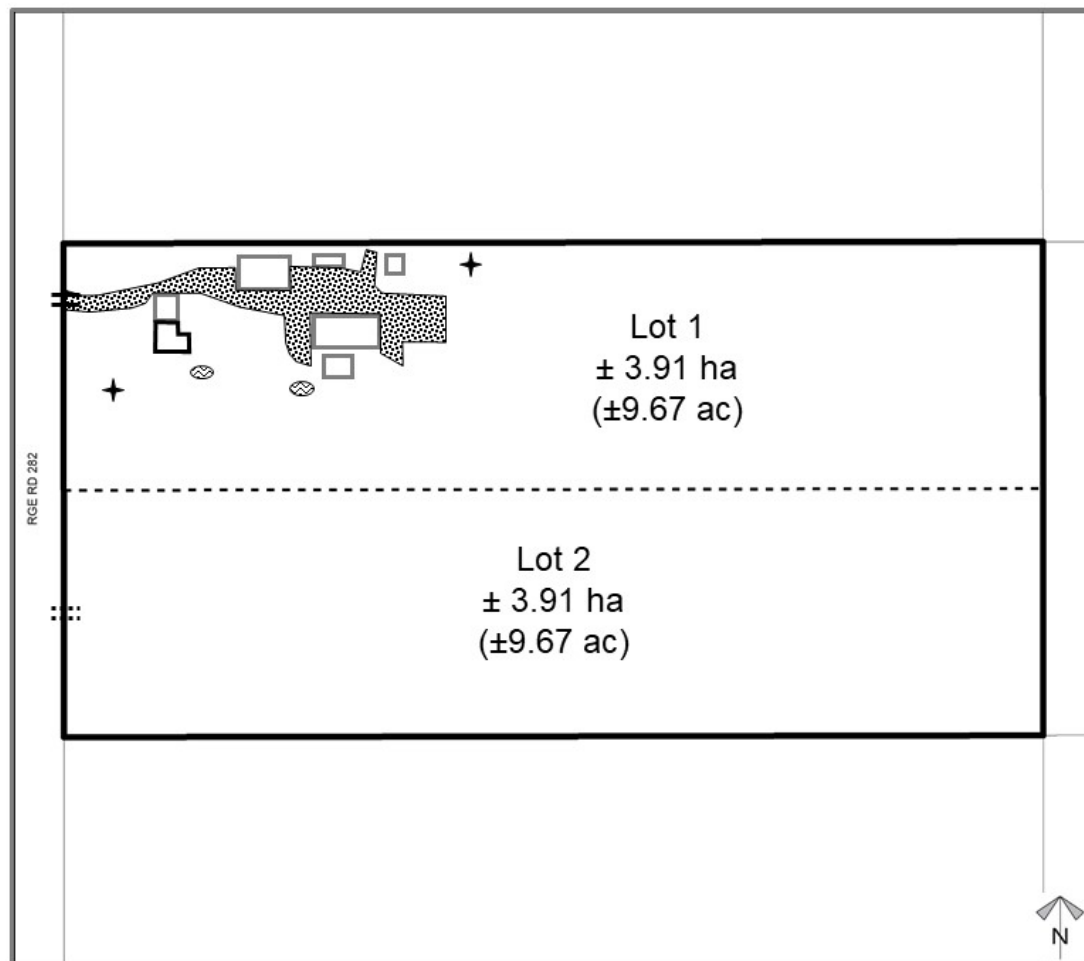
#### *Stormwater*

As the proposed development is not expected to significantly impact existing drainage conditions due to the parcel sizes, no studies were required at this time. However, a Site-Specific Stormwater Implementation Plan may be required at a future Development Permit stage should the development warrant it.

#### *Municipal Reserves*

The parcels are subject to municipal reserves, however as the parcels have the potential for further division, reserves will be deferred by caveat on both parcels.

*Tentative Plan*



**Tentative Plan**

Subdivision Proposal

To create a ± 3.91 hectare (±9.67 acre) parcel (Lot 1) with a ± 3.91 hectare (±9.67 acre) remainder (Lot 2).

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	

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: 04  
Roll: 03323014  
File: PL20210065  
Printed: April 8, 2021  
Legal: Block 2 Plan 731129  
within NW-23-23-28-W04M

**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/lt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information

### ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) parcel (Lot 1) with a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) remainder (Lot 2) at Block 2, Plan 731129 within NW-23-23-28-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

- 2) The Owner shall construct a new gravel approach on Range Road 282 in order to provide access to Lot 2.

#### Site Servicing

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

#### Municipal Reserves

- 4) The provision of Reserve, in the amount of 10% of Lots 1 and 2, is to be deferred by caveat proportionately to Lots 1 and 2, pursuant to Section 669(2) of the *Municipal Government Act*;

#### Payments and Levies

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

*Taxes*

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

## D. SUBDIVISION AUTHORITY DIRECTION:

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



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

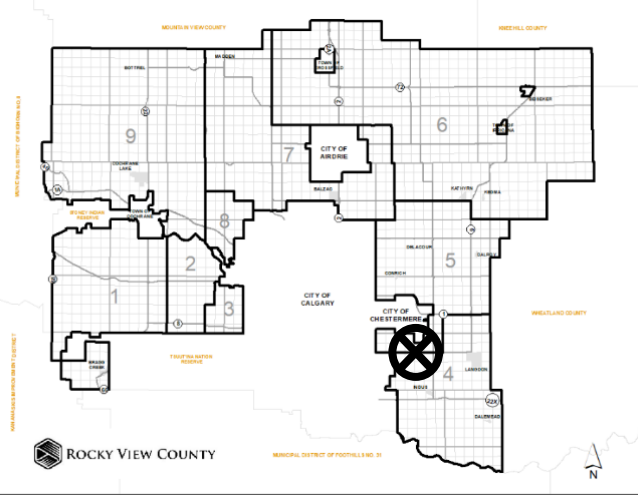
<b>APPLICANT:</b> Terradigm Development Consultants Inc. (Steve Grande)	<b>OWNER:</b> Gerald and Dawn Gautreau
<b>DATE APPLICATION RECEIVED:</b> April 7, 2021	<b>DATE DEEMED COMPLETE:</b> April 7, 2021
<b>GROSS AREA:</b> ± 7.82 hectares (± 19.33 acres)	<b>LEGAL DESCRIPTION:</b> Block 2, Plan 731129; NW-23-23-28-W4M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>September 22, 2020:</b> Council approved redesignation of the subject lands to Business, Live-Work District (PL20190161)</p> <p><b>September 8, 2009:</b> Application 2009-RV-201 to redesignate the subject land from Agricultural Holdings District to Direct Control District in order to accommodate a portable toilet supply and service business withdrawn, file closed.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to 41 adjacent landowners. No responses were received.</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  $\pm 3.91$  hectare ( $\pm 9.67$  acre) parcel (Lot 1) with a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) remainder (Lot 2).



Division: 04  
 Roll: 03323014  
 File: PL20210065  
 Printed: April 8, 2021  
 Legal: Block: 2 Plan: 731129  
 with Page 72 of 2304M



## Development Proposal

### Subdivision Proposal

To create a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) parcel (Lot 1) with a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) remainder (Lot 2).

RGE RD 282

Lot 1  
 $\pm 3.91$  ha  
( $\pm 9.67$  ac)

Lot 2  
 $\pm 3.91$  ha  
( $\pm 9.67$  ac)

Division: 04  
Roll: 03323014  
File: PL20210065  
Printed: April 8, 2021  
Legal: Block: 2 Plan: 731129  
with Page 73-23 of 2304M





## Environmental

### Subdivision Proposal

To create a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) parcel (Lot 1) with a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) remainder (Lot 2).

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

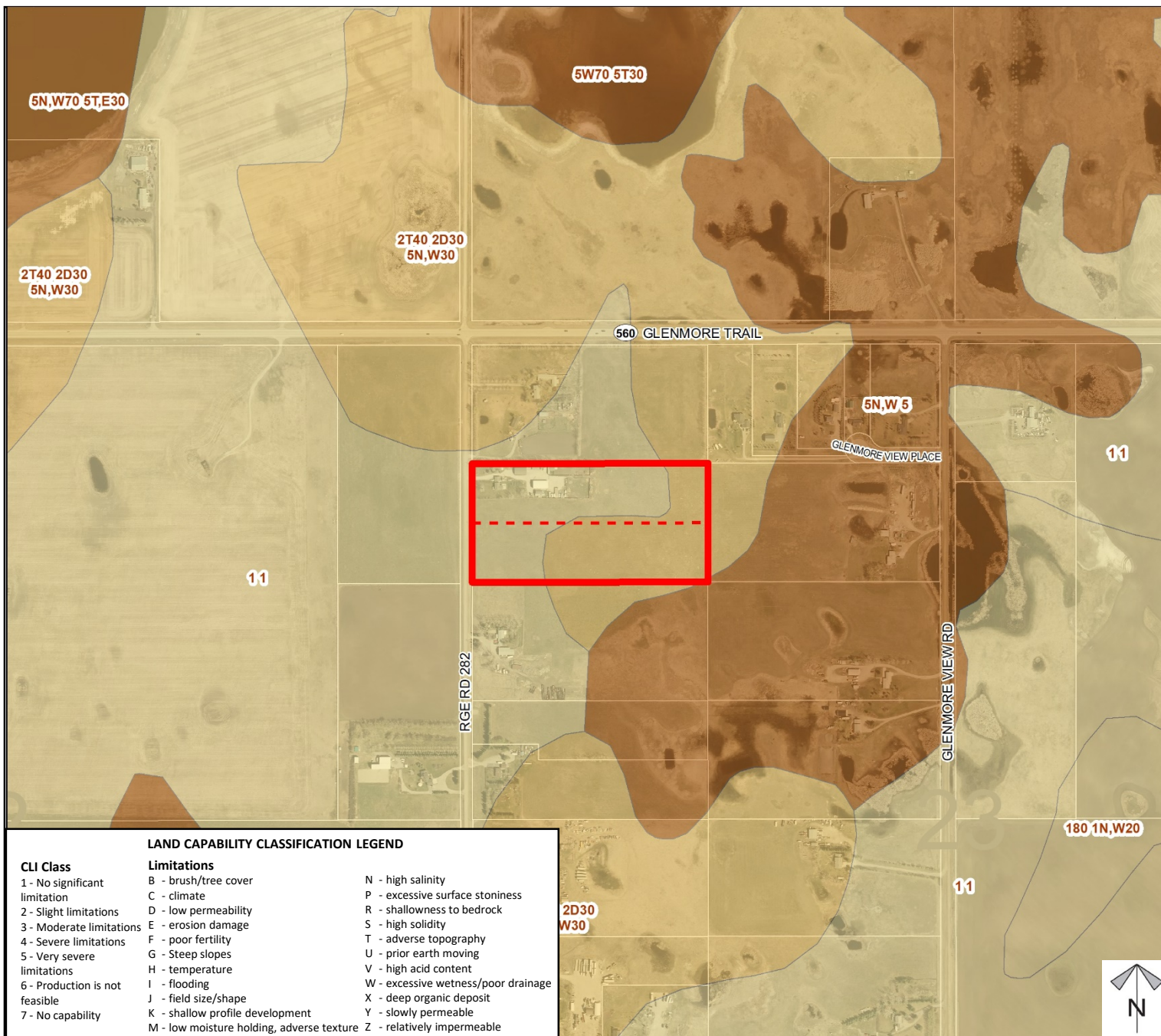
Division: 04  
 Roll: 03323014  
 File: PL20210065  
 Printed: April 8, 2021  
 Legal: Block: 2 Plan: 731129  
 with Page 24 of 2304M



## Soil Classifications

### Subdivision Proposal

To create a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) parcel (Lot 1) with a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) remainder (Lot 2).



Division: 04  
 Roll: 03323014  
 File: PL20210065  
 Printed: April 8, 2021  
 Legal: Block: 2 Plan: 731129  
 with Page 75 of 2304M

# Landowner Circulation Area

## Subdivision Proposal

To create a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) parcel (Lot 1) with a  $\pm 3.91$  hectare ( $\pm 9.67$  acre) remainder (Lot 2).

## Legend

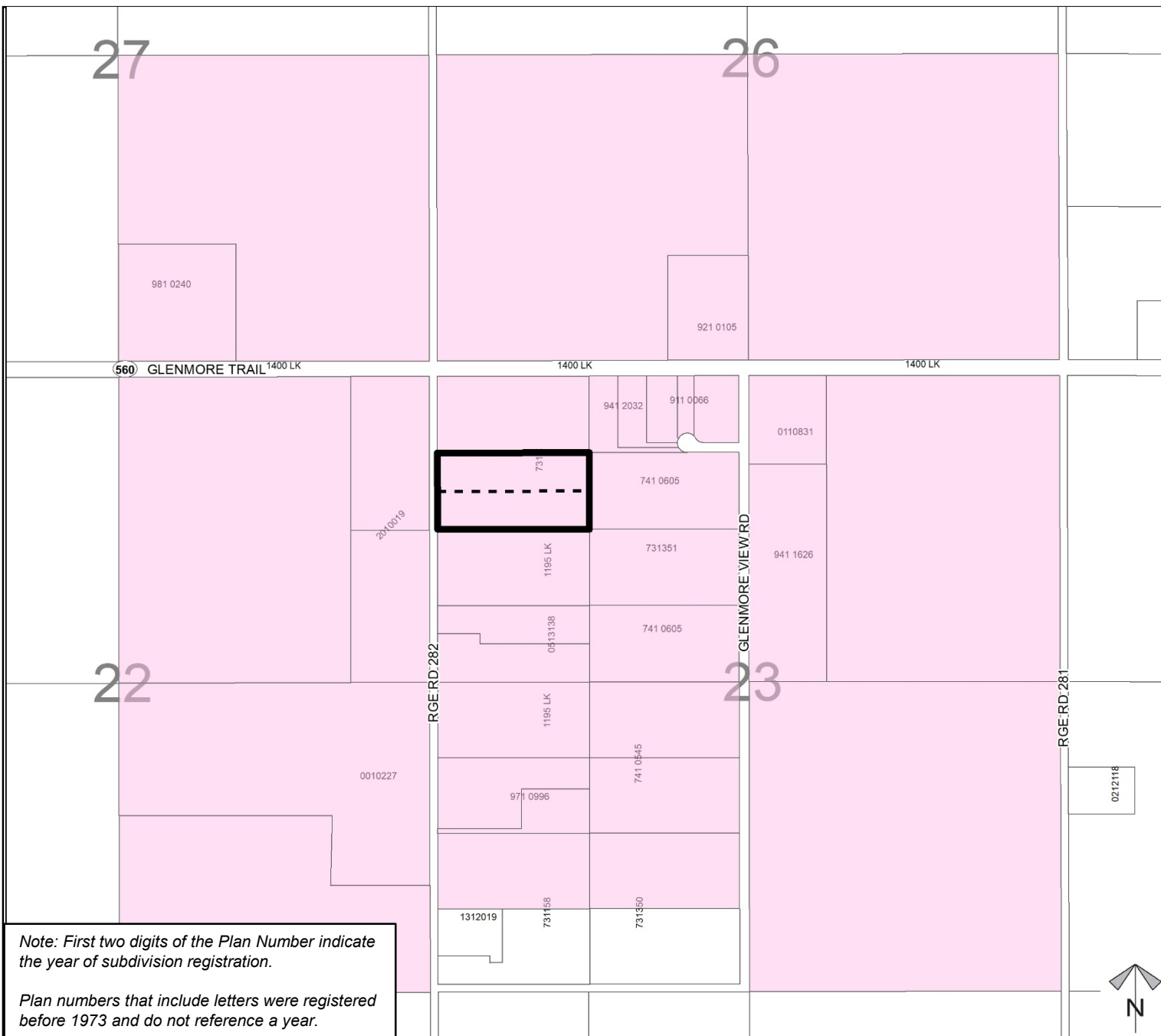
Support



Opposition



Division: 04  
 Roll: 03323014  
 File: PL20210065  
 Printed: April 8, 2021  
 Legal: Block:2 Plan:731129  
 with Page 26 of 2304M



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.

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DATE:** July 14, 2021

**FILE:** 06706011

**SUBJECT:** Subdivision Item: Residential Use

**DIVISION:** 9

**APPLICATION:** PL20200143

**APPLICATION:** To create a  $\pm$  8.15 acre parcel with a  $\pm$  11.48 acre remainder.

**GENERAL LOCATION:** Located east of Cochrane, approximately 0.81 km (1/2 mile) south of Hwy 1A and on the west side of Mountain Ridge Place.

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

**EXECUTIVE SUMMARY:** The application is consistent with the relevant policies of the Glenbow Ranch Area Structure Plan (ASP) and the Land Use Bylaw.

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

### OPTIONS:

- Option #1: THAT Subdivision Application PL20200143 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200143 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Christina Lombardo, Planning and Development Services



**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Cochrane Intermunicipal Development Plan;</li> <li>• Glenbow Ranch ASP;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Water Well Inspection / Titan Water Systems / June 2020</li> <li>• Septic System Inspection / Titan Water Systems / June 2020</li> </ul>
--	---

Additional Review Considerations*Transportation and Access*

Lot 2 contains an existing dwelling and accessory building that will remain on site. There is an existing approach from Mountain Ridge Place that provides access to the existing dwelling as well as the adjacent land on the south through an access easement agreement (Instrument # 201117209). The applicant has proposed to construct a new approach to the north of the existing access in order to access Lot 1 which has been included as a condition of subdivision. There is sufficient separation distance from the existing approach to accommodate the new approach as proposed.

*Servicing*

The existing dwelling is serviced by the Rocky View Water Co-op and a PSTS system; the applicant has proposed the new lot be serviced via the same means. As per the Glenbow Ranch ASP, Country Residential areas shall connect to the existing piped water system, however; a letter provided by the Rocky View Water Co-op stated that at this time, the existing pipe cannot service the additional parcel. Due to this, the existing well located within Lot 1 will be utilized to service Lot 1. A Water Well report was submitted that demonstrated the well can support the proposed dwelling.

As a condition of the subdivision, a Deferred Services agreement is required for both lots, requiring the owner to tie into the water, the wastewater, and the stormwater services when they become available.

A PSTS Level 3 assessment was submitted that stated the soil was suitable for the conventional septic treatment system on Lot 2 which will be installed at the Building Permit stage.

*Municipal Reserve*

As per the Glenbow Ranch Area Structure Plan (ASP), the west side of the parcel has been identified as a Conservation area to support open space or parklands, and the east is identified as Country Residential. A Deferred Reserve Caveat is registered on title that states 1% of the municipal reserve was previously provided for this parcel; therefore 9% of the value of lands is outstanding.

Based on the topography and the overall width of both proposed parcels, further subdivision without a local plan is unlikely. If further fragmentation is to occur the conservation lands will most likely be taken at that time to ensure the most efficient use of land. Therefore, the Municipal Reserve will continue to be deferred for both parcels.

*Glenbow Ranch Area Structure Plan*

The parcel is surrounded by predominately residential uses, with undeveloped agricultural land to the east and the Glenbow Provincial Park lands to the south. The proposal meets the minimum parcel size of both the Land Use Bylaw and the Glenbow Ranch Area Structure Plan.

The Glenbow Ranch ASP identifies these lands as Country Residential within Map 7 of the Land Use Strategy, the parcel is identified for further subdivision potential. Further density with the area could be supported through a local plan.

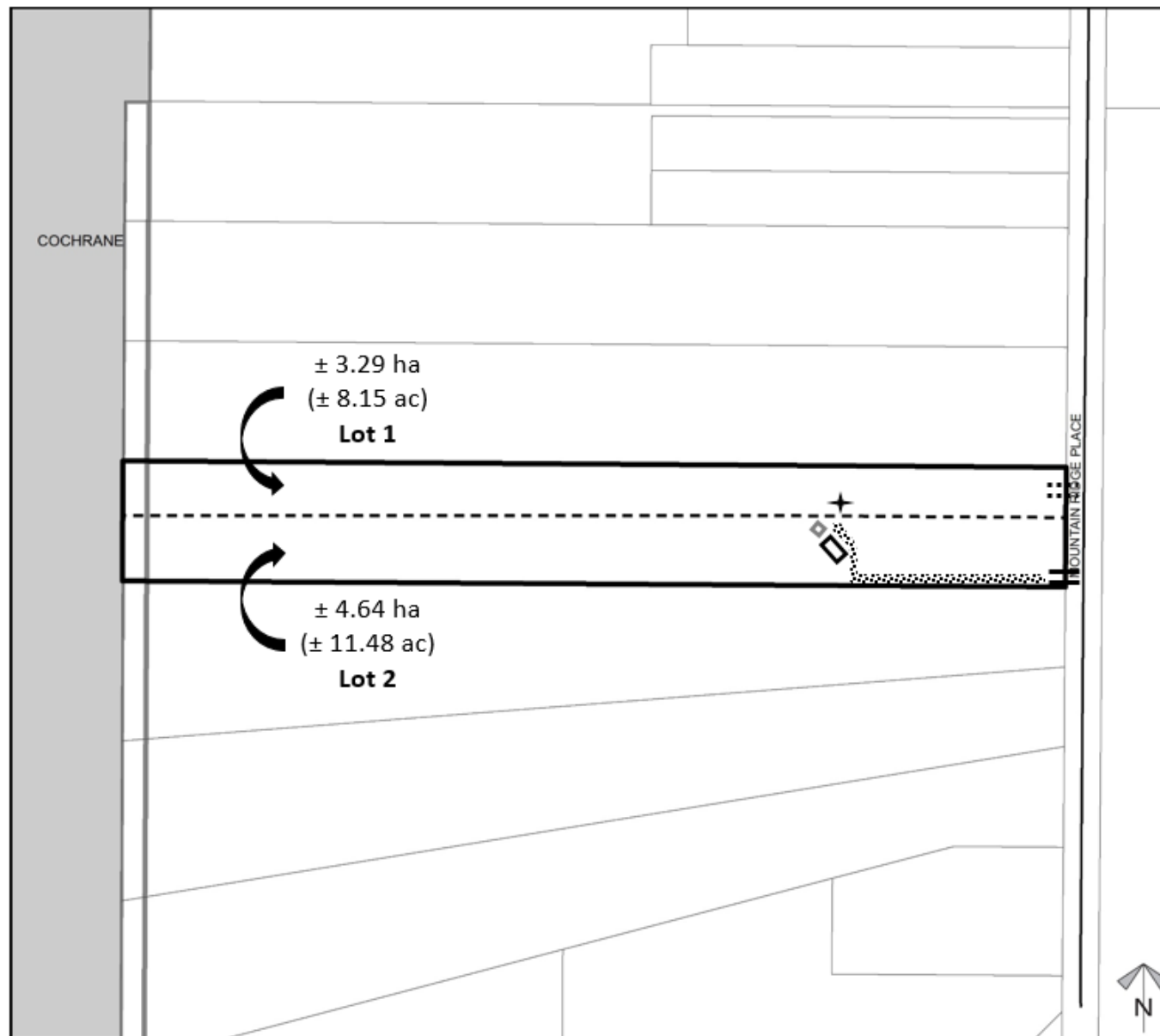
The Glenbow Ranch ASP identifies these lands within Area A on Map 6: TDC Program Areas, where further subdivision of parcels to a minimum of 3.95 acres is generally supported. The proposed development does not encroach on TO the conservation area indicated on Map 5.

Located within the Cochrane IDP area, this application does not appear to negatively impact any adjacent lands as it aligns with existing land uses and does not impede any future development areas within the conservation area. Edge consideration has been taken into account as the residential or development area is away from the Cochrane municipal boundary and open space reserve.



ROCKY VIEW COUNTY

Tentative Plan



ROCKY VIEW COUNTY

## Tentative Plan

## Subdivision Proposal

To create a  $\pm 3.29$  hectare (8.15 acre) parcel with a  $\pm 4.64$  hectare (11.48 acre) remainder.

## Legend

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

## Surveyor's Notes:

1. This subdivision may result in one legal non-conforming building located on Lot 2.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 9  
 Roll: 06706011  
 File: PL20200143  
 Printed: October 26, 2020  
 Legal: SW-06-26-03-W05M  
 Lot: 4 Plan: 7410829



**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

CL/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information

ATTACHMENT 'C': Public Submissions

### ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a  $\pm$  3.29 hectare (8.15 acre) parcel with a  $\pm$  4.64 hectare (11.48 acre) remainder on Lot 4, Plan 7410829, within SW-06-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

#### Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
  - a) Identifying all existing buildings and structures in relation to the new property lines.
  - b) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundary of Lot 2, in accordance with the Alberta Private Sewage Systems Standard of Practice 2009;
  - c) The Site Plan is to confirm that the water well is located within the boundary of Lot 1;

#### Access

- 3) The Owner shall construct a new paved approach on Mountain Ridge Place in order to provide access to Lot 1.



### *Site Servicing*

- 4) 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 piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available;
- 5) Utility Easements, Agreements, and Plans are to be provided and registered (to the satisfaction of Fortis Alberta)

### *Municipal Reserve*

- 6) The provision of Reserve in the amount of 9% of Lot(s) 1 & 2, are to be deferred by Caveat proportionately to Lot(s) 1 & 2, pursuant to Section 669(2) of the *Municipal Government Act*:
  - a) The existing Deferred Reserve Caveat, Instrument #741 090 703, is to be partially discharged.

### *Payments and Levies*

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





## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

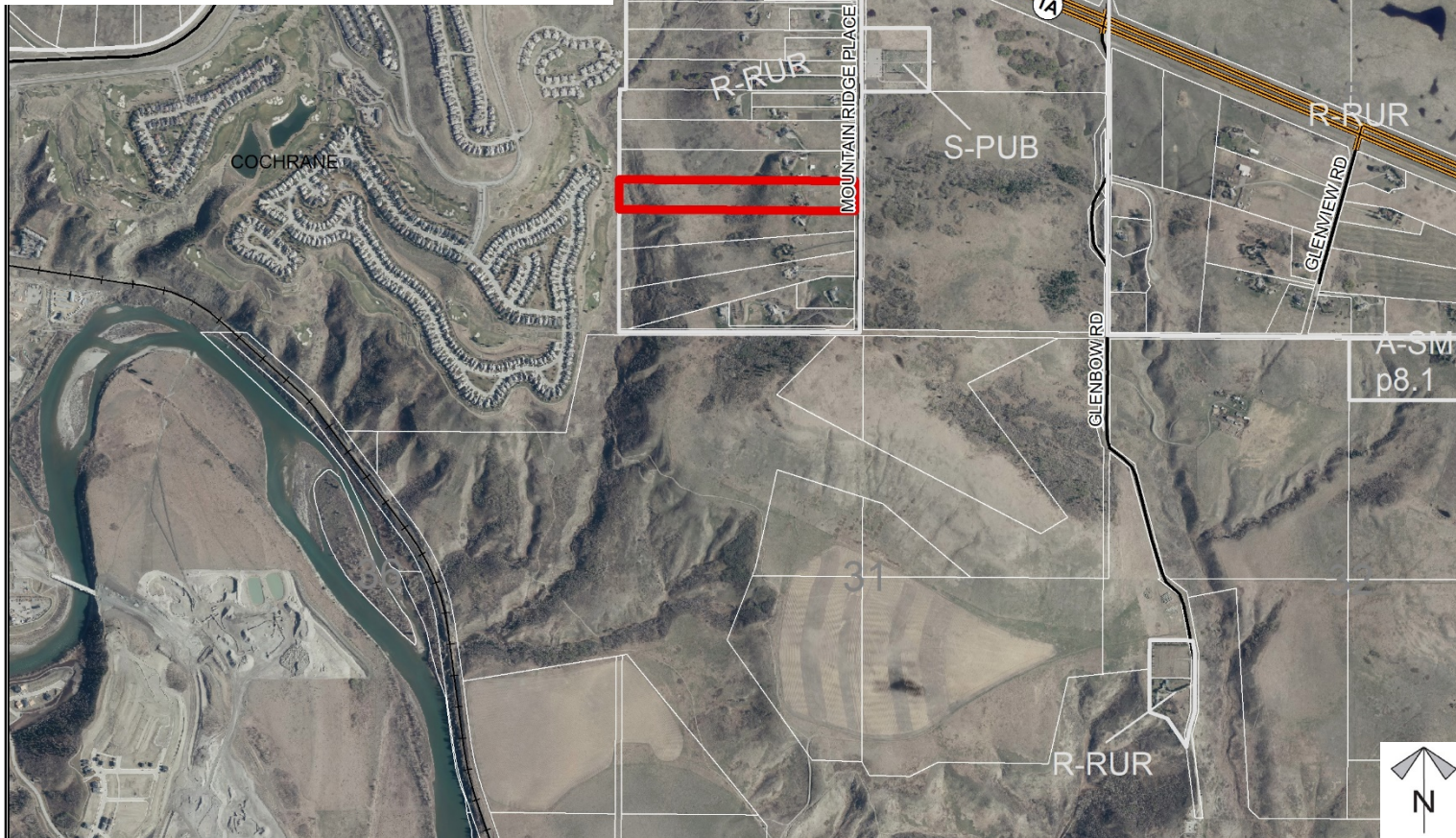
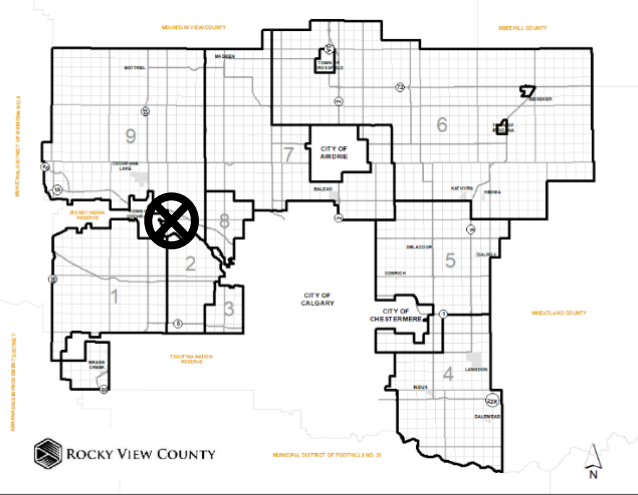
<b>APPLICANT:</b> Megan Dunn	<b>OWNER:</b> Stephen Dunn
<b>DATE APPLICATION RECEIVED:</b> October 15, 2020	<b>DATE DEEMED COMPLETE:</b> October 15, 2020
<b>GROSS AREA:</b> ± 7.94 hectares (± 19.63 acres)	<b>LEGAL DESCRIPTION:</b> SW-06-26-03-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>September 26, 1974:</b> Subdivision Plan 741 0829 was registered at Land Titles creating four new parcels (Lots 1-4).</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to 29 adjacent landowners. One inquiry for information was made with no formal letter submitted. This response has 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  $\pm$  3.29 hectare (8.15 acre) parcel with a  $\pm$  4.64 hectare (11.48 acre) remainder.

Division: 9  
 Roll: 06706011  
 File: PL20200143  
 Printed: October 26, 2020  
 Legal: SW-06-26-03-W05M  
 Page 8 of 238







## Development Proposal

### Subdivision Proposal

To create a  $\pm$  3.29 hectare (8.15 acre) parcel with a  $\pm$  4.64 hectare (11.48 acre) remainder.

COCHRANE

MOUNTAIN RIDGE PLACE



Division: 9  
Roll: 06706011  
File: PL20200143  
Printed: October 26, 2020  
Legal: SW-06-26-03-W05M  
Page 8610238

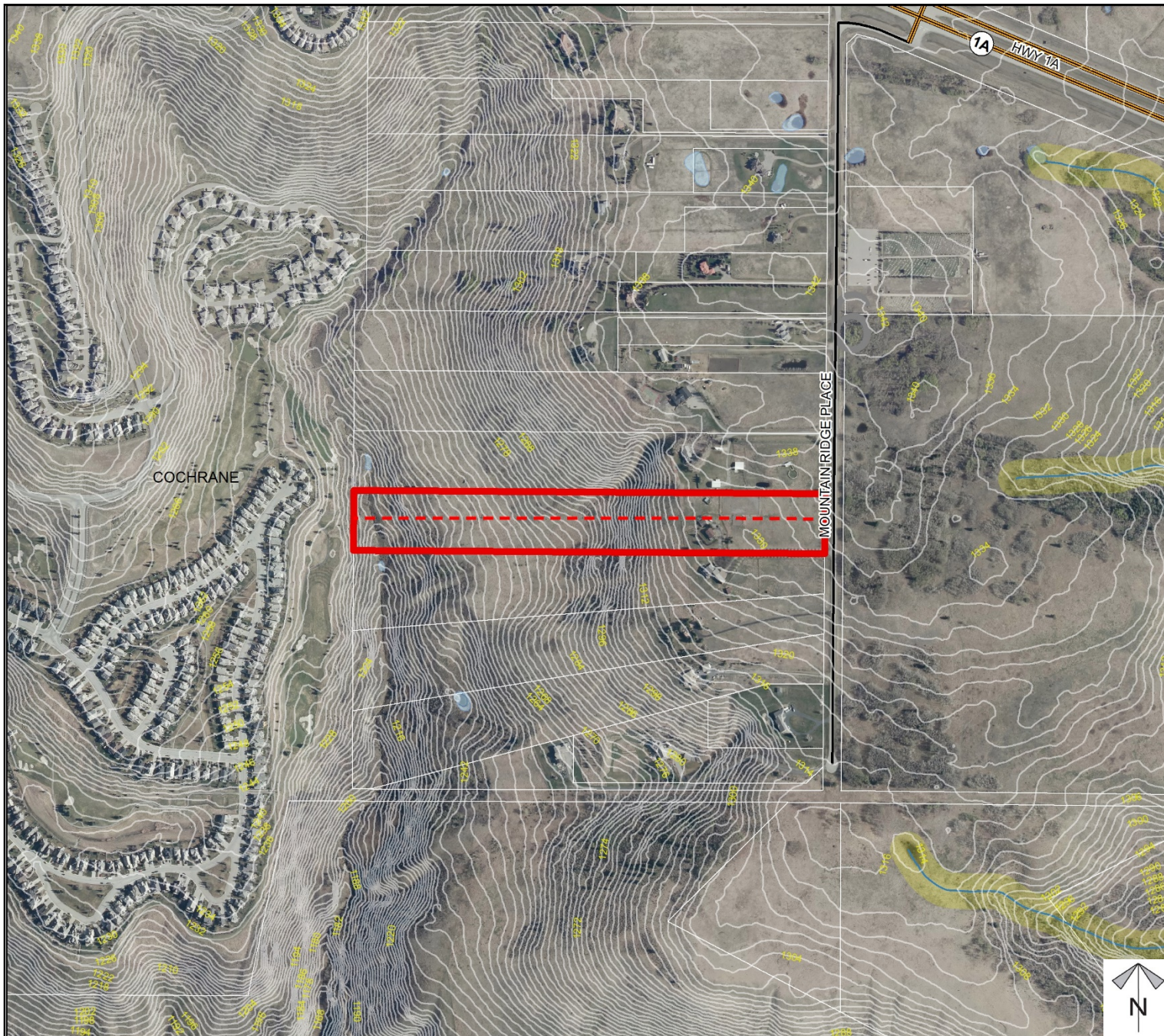




## Environmental

### Subdivision Proposal

To create a  $\pm 3.29$  hectare (8.15 acre) parcel with a  $\pm 4.64$  hectare (11.48 acre) remainder.



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

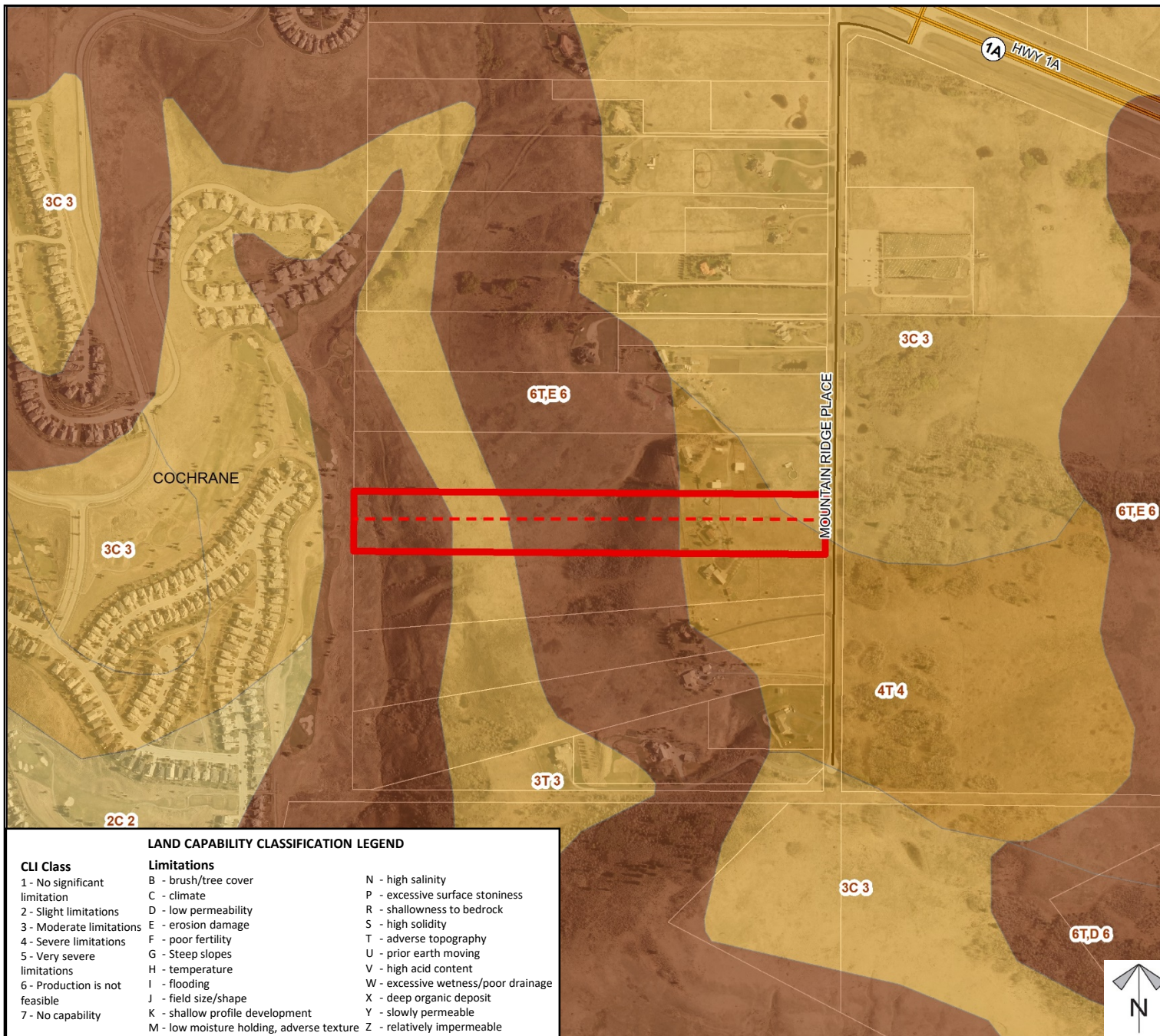
Division: 9  
 Roll: 06706011  
 File: PL20200143  
 Printed: October 26, 2020  
 Legal: SW-06-26-03-W05M  
 Page 11 of 17



## Soil Classifications

### Subdivision Proposal

To create a  $\pm$  3.29 hectare (8.15 acre) parcel with a  $\pm$  4.64 hectare (11.48 acre) remainder.



Division: 9  
 Roll: 06706011  
 File: PL20200143  
 Printed: October 26, 2020  
 Legal: SW-06-26-03-W05M  
 Page 12 of 238



# Landowner Circulation Area

## Subdivision Proposal

To create a  $\pm$  3.29 hectare (8.15 acre) parcel with a  $\pm$  4.64 hectare (11.48 acre) remainder.

### Legend

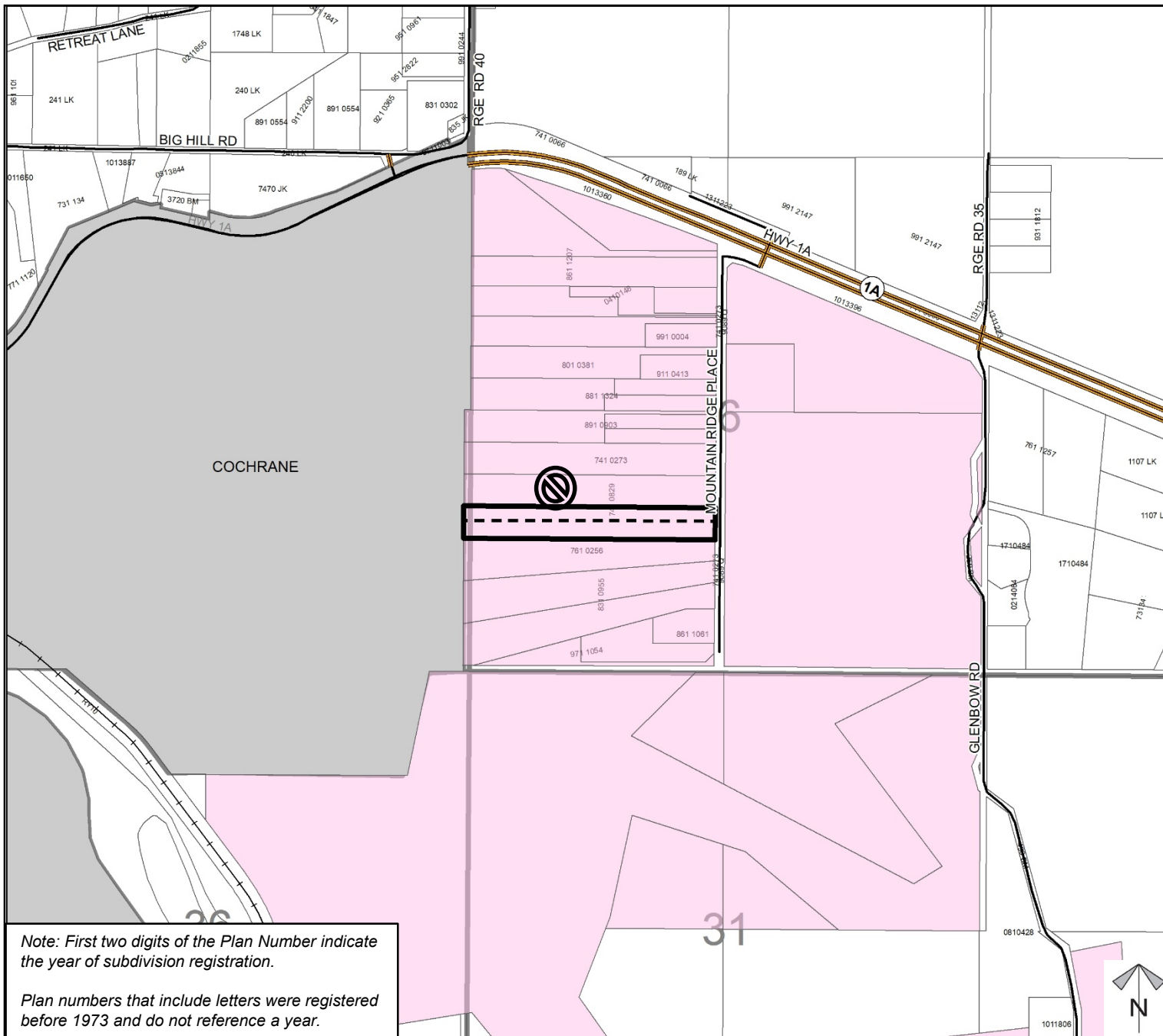
Support



Not in Support



Division: 9  
 Roll: 06706011  
 File: PL20200143  
 Printed: October 26, 2020  
 Legal: SW-06-26-03-W05M  
 Page 8 of 238



## Tentative Plan

### Subdivision Proposal

To create a  $\pm 3.29$  hectare (8.15 acre) parcel with a  $\pm 4.64$  hectare (11.48 acre) remainder.

### Legend

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

### Surveyor's Notes:

1. This subdivision may result in one legal non-conforming building located on Lot 2.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 9  
 Roll: 06706011  
 File: PL20200143  
 Printed: October 26, 2020  
 Legal: SW-06-26-03-W05M  
 Page 14 of 17

COCHRANE

$\pm 3.29$  ha  
 ( $\pm 8.15$  ac)  
**Lot 1**

$\pm 4.64$  ha  
 ( $\pm 11.48$  ac)  
**Lot 2**

MOUNTAIN RIDGE PLACE



**From:** [Christina Lombardo](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: [EXTERNAL] - Application PL20200143 Inquiry  
**Date:** December 3, 2020 11:54:00 AM

---

Good Morning Rob,

I wanted to follow up on my email from last week, to date I have not received a response in regards to subdivision application PL20200143. At this time I will note your father in laws parcel as expressing concern for the application however no formal submission in support or opposition was received.

Please let me know if you have any concerns with the above information.

Regards,

**CHRISTINA LOMBARDO**  
Planner | Planning & Development Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-1185 | Fax: 403-277-3066  
[clombardo@rockyview.ca](mailto:clombardo@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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

---

**From:** Christina Lombardo  
**Sent:** November 27, 2020 6:04 PM  
**To:** 'Rob Weston' [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: [EXTERNAL] - Application PL20200143 Inquiry

Good Afternoon Rob,

As discussed, there are no setback requirements for an approach to a parcel, however, an access should be placed roughly a few meters from any adjacent property line. The property to the south of Mr. Bennett has applied for a temporary approach which has been approved through our Road Operations group and should be reclaimed once all work has been completed. If the current subdivision application is approved and the Applicant or Owner chooses to convert the existing access to a permanent access for the new parcel an inspection will take place by our Road Operations group and any upgrades or movement of the approach will be enforced at that time. Additionally, we do not have any specification or design guidelines in relation to a driveway granted it meets all provisions of the Land Use Bylaw and does not require an additional Development Permit.

I understand you have some additional questions regarding PL20200143, however the application you have been circulated on is for the creation of two lots (8.15 acre and 11.48 acre) with the intent to create one additional residence to the existing as per the application. The potential for further subdivision on the parcel would be assessed by a submitted application which you would again receive notice of and would be able to submit your comments. If you object to this particular application to create one additional residential lot adjacent to Mr. Bennett's land please submit your comments in writing by Tuesday December 1<sup>st</sup> by End of Day.

Thank you,

**CHRISTINA LOMBARDO**

Planner | Planning & Development Services

**Rocky View County**

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

Phone: 403-520-1185 | Fax: 403-277-3066

[clombardo@rockyview.ca](mailto:clombardo@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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

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**From:** Rob Weston [REDACTED]  
**Sent:** November 27, 2020 3:23 PM  
**To:** Christina Lombardo <[CLombardo@rockyview.ca](mailto:CLombardo@rockyview.ca)>  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Application PL20200143

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

Good afternoon Ms. Lombardo,

This response is on behalf of Francis, J. Bennett of Box 25, Site 9 RR 2, Cochrane Alberta T4C 1A2. and concerns the subject Application for Subdivision.

My name is Rob Weston and I am Mr. Bennett's son-in-law.

For the record, Mr. Bennett asks for clarity on the following points:

1. What is the setback requirement for a road or driveway from an adjoining property line?
2. The Applicant has applied for and been granted a temporary approach for access to the property. Will this approach become permanent with approval of this Application?
3. What is the County of Rockyview design requirements for a driveway? (Setback to centreline of the road, the minimum and the maximum width of the road surface, the depth and width of a ditch, drainage requirements, etc.
4. What is the current residential spacing for this area?



5. Is there a possibility that the current residential spacing will be reduced and, if so, how does this Application effect that reduction?
6. What is the status of development within the valley area on the west end of this proposed Application?

We look forward to your timely response. If you have any questions, please feel free to contact the undersigned at [REDACTED] at your convenience.

Respectfully,

Rob Weston

**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 1

**DATE:** July 14, 2021  
**APPLICATION:** PRDP20212162

**FILE:** 03908057

**SUBJECT:** Equestrian Centre / Discretionary use, with no Variances

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**APPLICATION:** Equestrian Centre operation on the subject parcel.

**GENERAL LOCATION:** Located approximately 1.0 kilometre (2/3 mile) west of Range Road 54 and on the south side of Township Road 232.

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

**EXECUTIVE SUMMARY:** The Applicant is proposing to operate an equestrian centre on the subject parcel. There are no events or arena-type structures required or proposed. The Applicant has three (3) horses on the parcel. The Applicant states that the intent of the equestrian center is for special needs children to visit the centre, for an hour duration, with one (1) to three (3) people (parents, siblings, aids) and for the child can spend time and ride the horses either as a therapy and/or teaching purposes.

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

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20212162 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20212162 be refused for the following reasons:

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

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**Administration Resources**

Wayne Van Dijk, Planning and Development

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• Greater Bragg Creek Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Equestrian Centre</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

**Additional Review Considerations**

Previous development permits have authorized the keeping of livestock at a density of 3 animal units on the parcel.

The Applicant states that there are no events or overnight camping on the parcel.

The Applicant states they have been providing riding lessons and therapy for special needs children for approximately eight (8) years. A Development Permit (PRDP20210935) was obtained for the increase of permitted animal units from two (2) to three (3) was recently approved and expires on May 25, 2026.

**CONCLUSION:**

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

WV/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Option #1:

Approval subject to the following conditions:

#### **Description:**

1. That an Equestrian Centre (existing building), including riding lessons may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
2. That for purposes of this permit, an equestrian event is an activity that involves the training of horses and/or horse riders, horsemanship lessons, equine or student learning programs, day camps, day sessions, and the boarding of horses.

#### **Permanent:**

3. That the Pasture and Grazing Management Plans, as submitted with the application, shall be practiced at all times.
  - i. That if overgrazing becomes evident on the property, revised grazing procedures may need to be implemented onsite or the number of livestock animal units may need to be decreased, to the satisfaction of the County.
4. That the Manure Management Plan, as submitted with the application, shall be practiced at all times. Manure shall be collected and disposed of on a continual basis, in accordance with the submitted management plan.
  - i. That if there is a deemed excessive build-up of manure, that manure shall be removed immediately.
  - ii. Upon request of the County, the Applicant/Owner may have to update or revise the approved Manure and Grazing management plan if any issues arise or complaints are received on the property, to the satisfaction of the County.
5. That the maximum livestock animal units kept onsite overnight shall not exceed three (3) unless otherwise approved by the County.
6. That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units (horses) remain on the subject property at all times.
7. That if there is an excessive build-up of manure, the manure must be removed immediately.
8. That the onsite parking area(s) shall be available at all times. All parking of vehicles, including trailers and participant/spectator parking, shall be limited to the parking areas. At no time shall there be parking on the County's Road Right of Way(s).

#### **Advisory:**

9. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
10. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
11. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

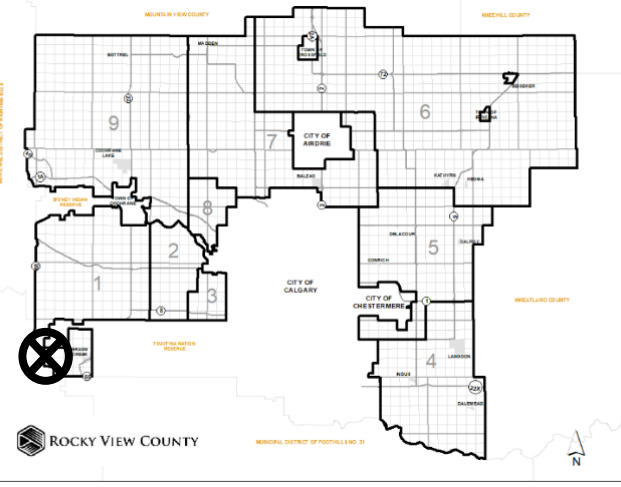
<b>APPLICANT:</b> Christianne Klaudt	<b>OWNER:</b> Gary and Christianne Klaudt
<b>DATE APPLICATION RECEIVED:</b> May 14, 2021	<b>DATE DEEMED COMPLETE:</b> May 20, 2021
<b>GROSS AREA:</b> ± 1.98 hectares (± 4.89 acres)	<b>LEGAL DESCRIPTION:</b> Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M (54161 Twp. Rd. 232)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>• PRDP20210935: keeping of animal units no greater than three (3)</li> <li>• PRDP20175048: renewal of animal units no greater than two (2)</li> <li>• PRDP20145110: renewal of animal units no greater than two (2)</li> <li>• 2013-DP-15613: accessory building</li> <li>• 2013-DP-15612: keeping of animal units no greater than two (2)</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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

Equestrian Centre  
 (existing building) riding  
 lessons



Division: 1  
 Roll: 03908057  
 File: PRDP20212162  
 Printed: May 20, 2021  
 Legal: Lot: 4 Block: 2  
 Page 6 of 10  
 23-05-W05M



## Aerial Imagery

### Development Proposal

Equestrian Centre  
(existing building) riding  
lessons



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: 1  
Roll: 03908057  
File: PRDP20212162  
Printed: May 20, 2021  
Legal: Lot: 4 Block: 2  
Page 1189 of 238  
Rocky View County  
23-05-W05M



## Site Plan

### Development Proposal

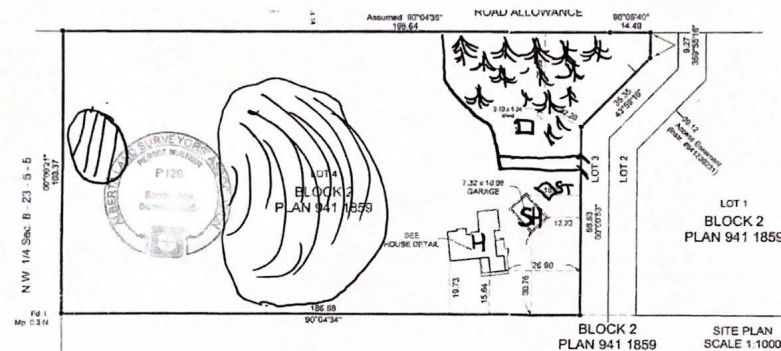
Equestrian Centre  
(existing building) riding  
lessons

### SITE PLAN.

Nothing has changed since 2014, with exception of North  
Property fencing, and cross fencing at meadow and backyard.

← Riding

N ↑



- 60 ft. diameter Riding ring-outdoors, in trees (uphill from meadow)
- Meadow, (downhill from H (house) SH (shop) ST (storage shed))
- Treed Paddock for horses.
- Riding: We ride directly to GBCT (Greater Bragg Creek Trails) from our property. The trails are approx. 1-8 km away. (We consistently ride at the trails-)

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.



Box 733,  
54161 TWP. Rd. 232 West  
Bragg Creek, AB  
T0L0K0

[www.contemplative.ca](http://www.contemplative.ca)

May 14, 2021

Rocky View County  
Building and Planning Department  
Calgary, Alberta  
[development@rockyview.ca](mailto:development@rockyview.ca)

Dear Development and Planning Officials,

Thank you for reviewing this request for an application for Equestrian Centre on our property.

Attached are forms, as required. In our application of March, 2021, we requested a variance on bringing in a third horse, which application was approved, however, there is a notice of Notice of Hearing for appeal by a neighbour (03908057 PRDP20210935) set for May 27th at 2:30 pm. At the time of making the application for variance of animal units, I had also attached the required form for Equestrian Centre, which is a copy of what I have submitted again, now.

As stated in our original letter, on our acreage (4.89 acres) we currently have two horses that were approved by Rocky View County in 2014. We have a number of wee riders, many with special needs that come to see us simply to ride as we 'side-walk' and lead them on horse back. This activity has been outstanding during COVID for them and permitted by protocols that we strictly adhere to. The work that we have always done, and continue to do to keep our land free of any standing water or manure is to exceed expectations for horse ownership. Horses and the work involved to keep them is not difficult for us, it is a lifestyle we embrace.

At present, I have only one to two vehicles that come per day to bring a child who will take riding lessons. I would like to register our property properly as an Equestrian Centre, and pay the appropriate fees.

Thank you again for the time you have taken to read and review this request.

Christianne and Gary Klaut.

## Cover letter

### Development Proposal

Equestrian Centre  
(existing building) riding  
lessons



## Site Photos

### Development Proposal

Equestrian Centre  
(existing building) riding  
lessons



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**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 9

**DATE:** July 14, 2021  
**APPLICATION:** PRDP20212189

**FILE:** 06715052

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

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**APPLICATION:** Single-lot regrading and the placement of gravel, for the construction of a dwelling, single detached, access, and parking pad on the subject parcel.

**GENERAL LOCATION:** located approximately 0.41 km (1/4 mile) east of Range Road 33 and 0.80 km (1/2 mile) north of Township Road 262.

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

**EXECUTIVE SUMMARY:** The Applicant is proposing single lot regrading on the subject parcel to support the development of a new dwelling, single-detached, and also a driveway and parking pad. The total area of regrading is approximately 0.07 hectares (0.18 acres), 89.55 m (293.79 ft.) x 88.92 m (291.73 ft.). The subject parcel is currently undeveloped.

The Applicant states there is a natural hill located just north of the proposed dwelling, single-detached that is proposed to be excavated; this will be the source of the soil for the fill for the proposed driveway and parking pad. The Applicant states that no soil will be removed or imported onto the parcel and approximately five (5) truckloads of gravel will be required to finish the driveway and parking pad.

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

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20212189 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212189 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.

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**Administration Resources**

Wayne Van Dijk, Planning and Development





## AIR PHOTO & DEVELOPMENT CONTEXT:



## APPLICATION EVALUATION:

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• Bears paw Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• No reports submitted</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Stripping, Grading, Excavation, and Fill</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

### 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.

The Applicant states that the topsoil will be stripped and stockpiled and will be replaced upon completion of the proposed grading. The source of the fill material is located within the boundaries of the parcel. All areas will be seeded immediately upon completion of work, estimated to be 30 days from commencement.

The Applicant has proposed to install a drainage ditch on the western property boundary. The potential for any drainage and water impacts has been addressed in the condition set.

## CONCLUSION:

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

WVD/llt

**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 and topsoil for the construction of a dwelling, single detached, access, and parking pad may commence on the subject parcel, in general accordance with the submitted application and drawings.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a Stormwater memo, prepared by a qualified professional, that confirms any potential for adverse effects on drainage and/or stormwater implications to adjacent properties and the County right of way.
  - i. Should improvements be necessary, the Applicant/Owner shall submit a Site-Specific Stormwater Management Report conducted and stamped by a professional engineer that addresses the necessary improvements to be implemented on the subject lands to support the proposed development, accepted by the County in accordance with the Nose Creek Watershed Water Management Plan and the County Servicing Standards and to the satisfaction of the County.

**Permanent:**

3. 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.
4. That the Applicant/Owner, upon completion, shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of fill greater than 1.20 m (3.94 ft.) in depth.
5. That the proposed development/graded area, as per the approved application, shall be spread and seeded to grass, native vegetation, or farm crop, to the satisfaction of the County, upon completion.
6. 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.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
8. 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.
9. 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.



10. That is 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:**

11. That the Applicant/Owner shall implement appropriate erosion and sedimentation control measures during the construction of the proposed development in accordance with County servicing Standards.
12. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
13. 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]*.
14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.





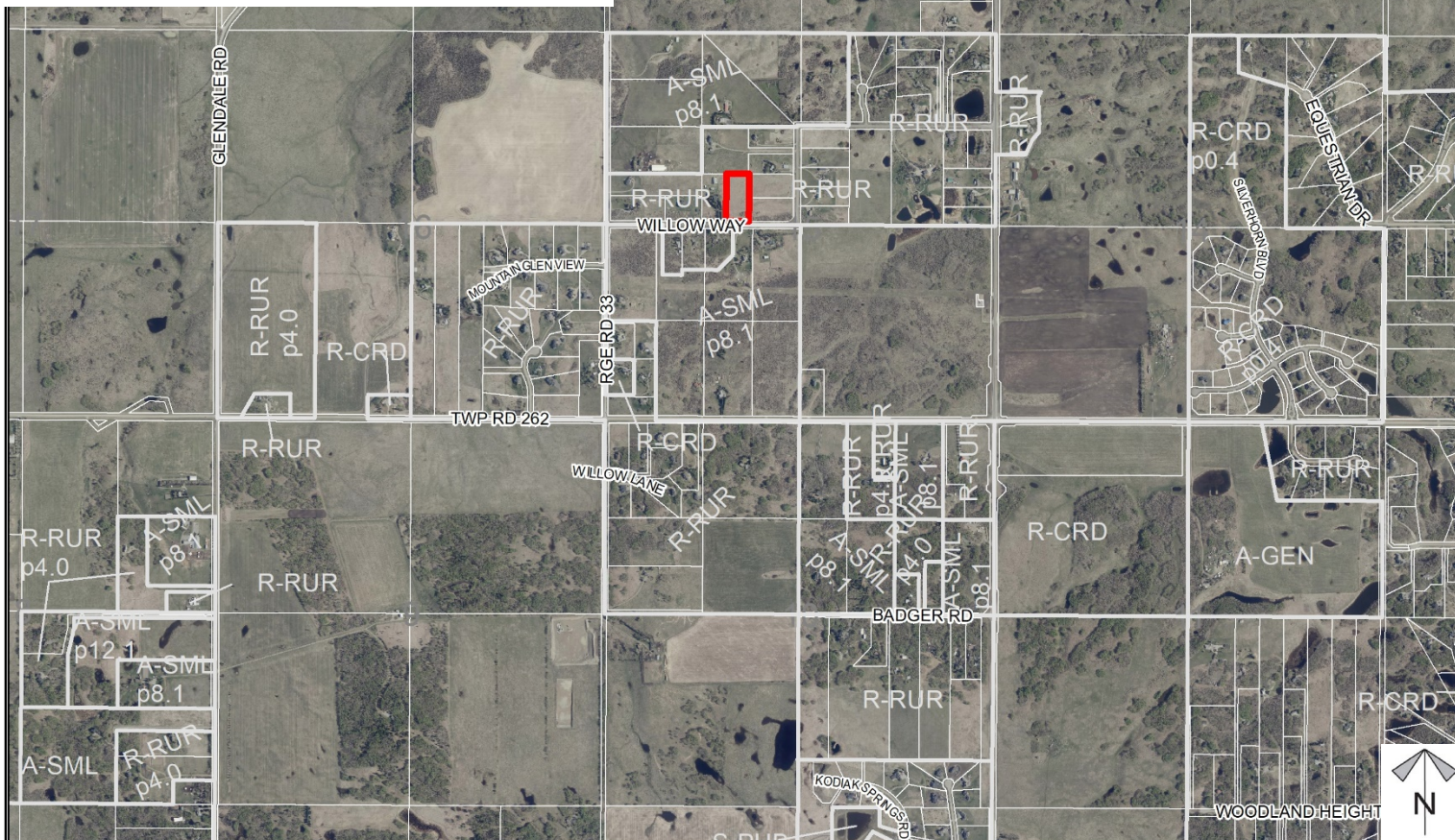
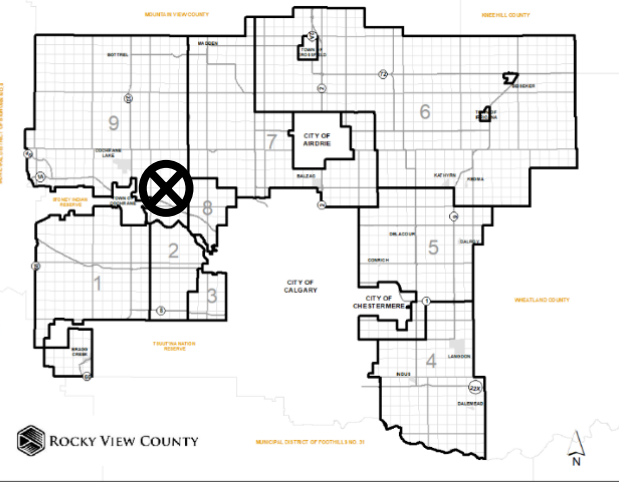
## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Darryl Kneesch	<b>OWNER:</b> Darryl and Annette Kneesch
<b>DATE APPLICATION RECEIVED:</b> May 17, 2021	<b>DATE DEEMED COMPLETE:</b> May 28, 2021
<b>GROSS AREA:</b> ± 7.50 hectares (± 18.53 acres)	<b>LEGAL DESCRIPTION:</b> Lot 3, Block 5, Plan 0715928, NW-15-26-03-W5M (32230 Willow Way)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>No previous development permit history.</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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 to accommodate the construction of a dwelling, single detached, access, and parking area.

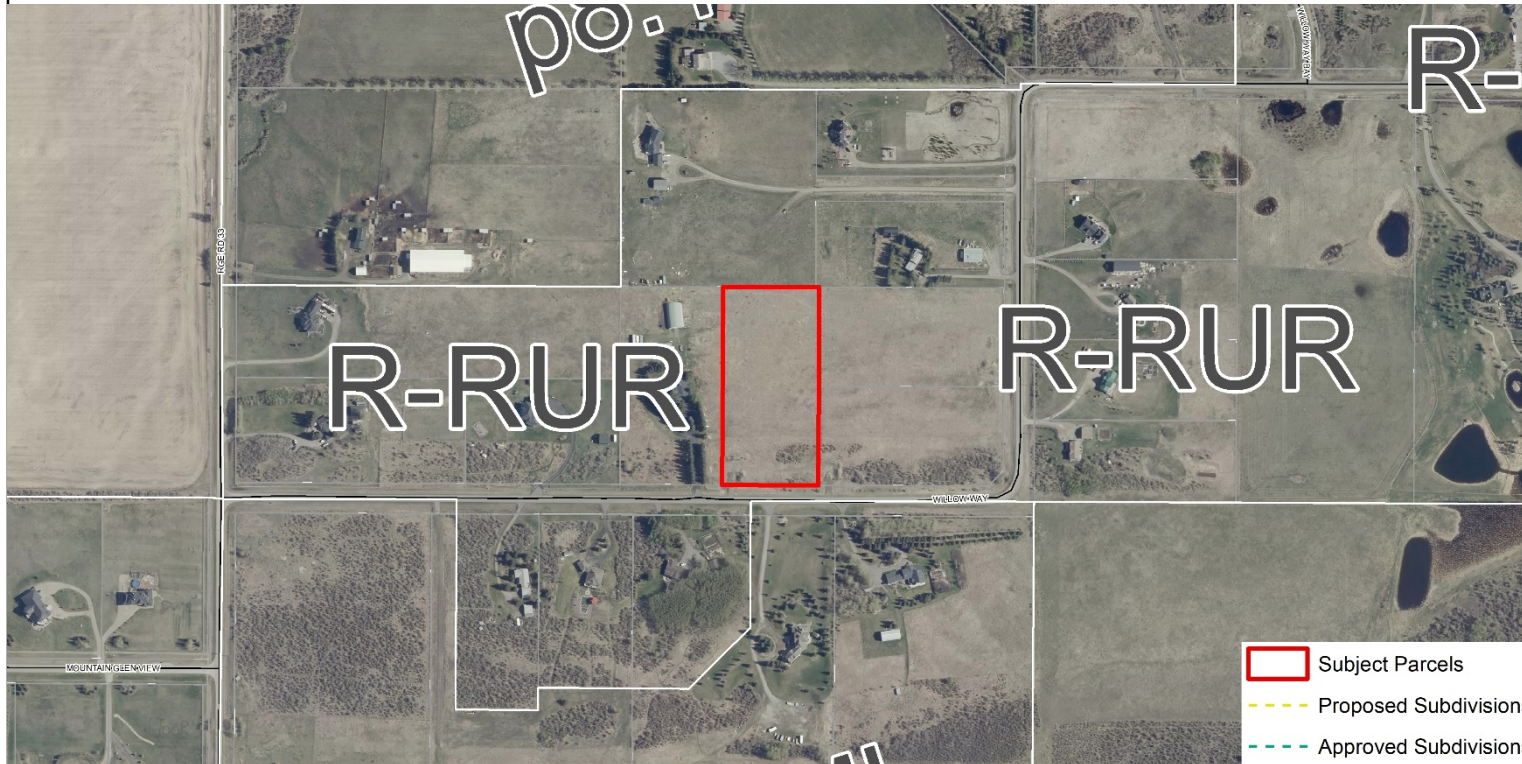




## Aerial Imagery

### Development Proposal

Single-lot Regrading to accommodate the construction of a dwelling, single detached, access, and parking area.

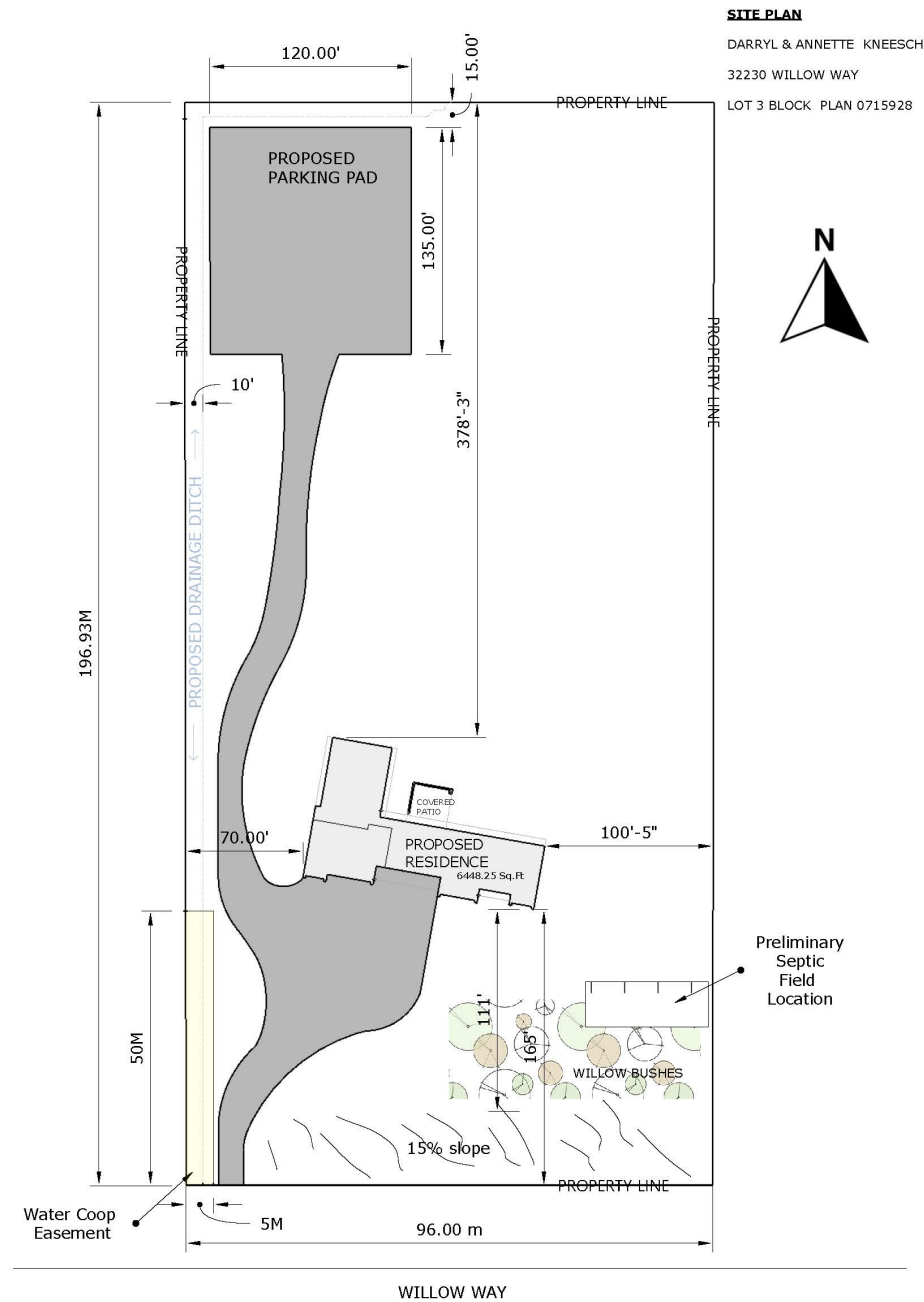




## Site Plan

### Development Proposal

Single-lot Regrading to accommodate the construction of a dwelling, single detached, access, and parking area.



Division: 9  
 Roll: 06715052  
 File: PRDP20212189  
 Printed: June 3, 2021  
 Legal: Lot:3 Block:5  
 Page 11 of 12  
 26-03-W05M



Division: 9  
Roll: 06715052  
File: PRDP20212189  
Printed: June 3, 2021  
Legal: Lot:3 Block:5  
Page 21923 of 238V-15-26-03-W05M

**Site Plan**  
 (Building Drawing)

**Development Proposal**

Single-lot Regrading to accommodate the construction of a dwelling, single detached, access, and parking area.



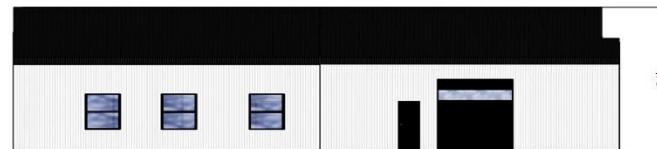
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

## Site Photos

### Development Proposal

Single-lot Regrading to accommodate the construction of a dwelling, single detached, access, and parking area.





## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 8
<b>DATE:</b>	July 14, 2021	<b>APPLICATION:</b> PRDP20212133
<b>FILE:</b>	05632027	
<b>SUBJECT:</b>	Accessory Dwelling Unit / Discretionary use, with no Variances	

**APPLICATION:** Construction of an accessory dwelling unit on the subject parcel.

**GENERAL LOCATION:** Located approximately 0.20 kilometres (1/8 mile) west of Rocky Ridge Road and on the south side of Burma Road.

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

**EXECUTIVE SUMMARY:** The Applicant is proposing to construct an Accessory Dwelling Unit approximately 148.64 sq. m (1,600.00 sq. ft.) with an approximate average height of 6.82 m (22.38 ft.) on the subject parcel. The proposed Accessory Dwelling Unit is detached from the dwelling.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20212133 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212133 be refused for the following reasons:
1. That is 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.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• City of Calgary Intermunicipal Development Plan</li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• Bears paw Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

Accessory Dwelling Unit is a discretionary use in Residential, Rural District.

The proposed building location meets all setback requirements. The Applicant has stated that the water supply will be from an existing water well, which will be shared with the current dwelling, single detached. A new private sewage treatment system will be required for the Accessory Dwelling Unit and will need to meet all applicable standards.

There is an enforcement file, unrelated, for this parcel and reason for this being heard and decided upon by Municipal Planning Commission.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

WV/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Option #1:

Approval subject to the following conditions:

#### **Description:**

1. That an accessory dwelling unit, approximately **148.64 sq. m (1,600.00 sq. ft.)** in total floor area, may be constructed on the subject parcel, in general accordance with the submitted application and design drawings, prepared by Amrit Design Drafting Services.

#### **Prior to Release:**

2. That Prior to Release of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
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.

#### **Permanent:**

4. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
5. That the accessory dwelling unit shall not be used for commercial or vacation rental purposes at any time unless approved by a Development Permit.
6. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address for each dwelling unit located on the subject site (the dwelling detached and the Accessory Dwelling Unit), in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), to facilitate accurate emergency response.
7. That there shall be adequate water servicing provided for the Accessory Dwelling Unit.
8. That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.
9. That the color of the exterior siding and roofing materials of the proposed accessory dwelling unit shall be similar/cohesive to the existing dwelling, single-detached, and/or surrounding area.
10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
11. 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.



12. 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:**

13. That a Building Permit(s) shall be obtained through Building Services, prior to any construction taking place.
14. That during the construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
15. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
16. That the Applicant/Owner shall implement appropriate erosion and sedimentation controls, in accordance with County Servicing Standards, during the construction of the proposed development.
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Sarwan Nahal	<b>OWNER:</b> Sarabjit Sangha & Sarwan Nahal
<b>DATE APPLICATION RECEIVED:</b> May 12, 2021	<b>DATE DEEMED COMPLETE:</b> May 25, 2021
<b>GROSS AREA:</b> ± 1.60 hectares (± 3.95 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 3, Plan 1210909, NE-32-25-02-W05M (24043 Burma Road)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>No previous development permit history</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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.	

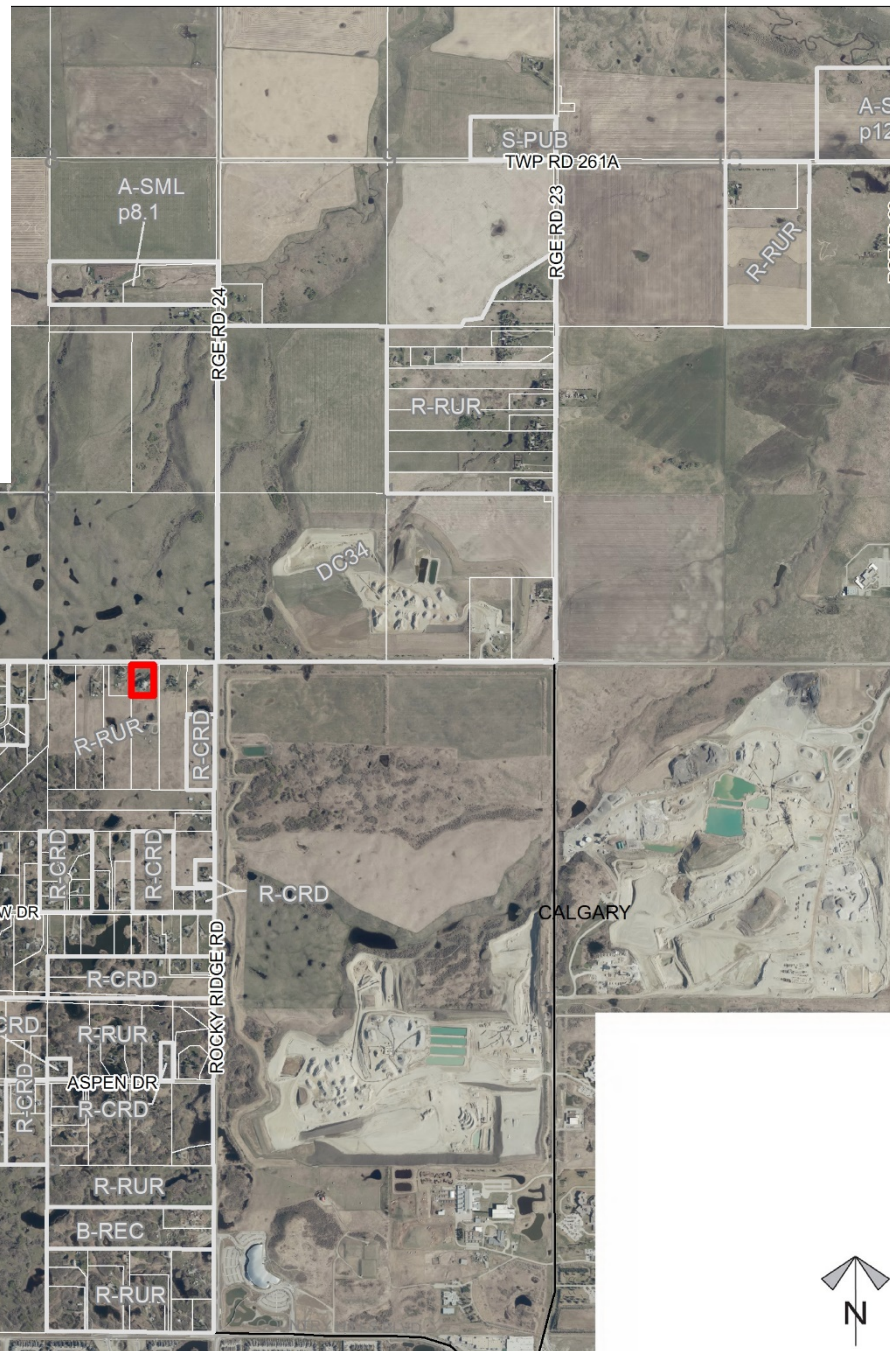
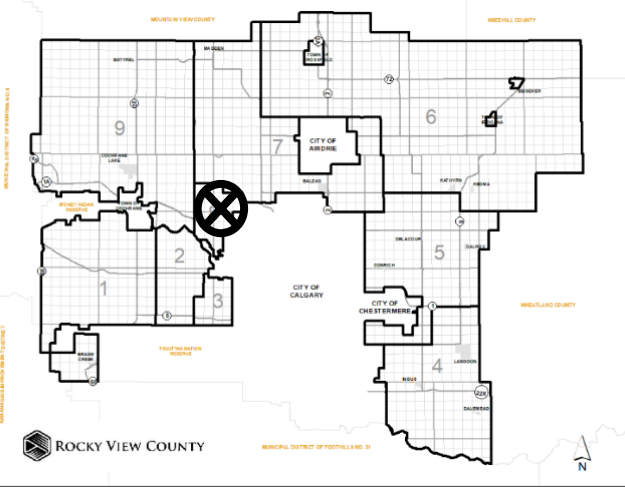




## Location & Context

### Development Proposal

Construction of an  
Accessory Dwelling Unit



Division: 8  
Roll: 05632027  
File: PRSP202122133  
Printed: May 20, 2021  
Legal: Lot:1 Block:3  
Page 12 of 38  
25-02-W05M



## Aerial Imagery

### Development Proposal

Construction of an  
 Accessory Dwelling Unit



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.



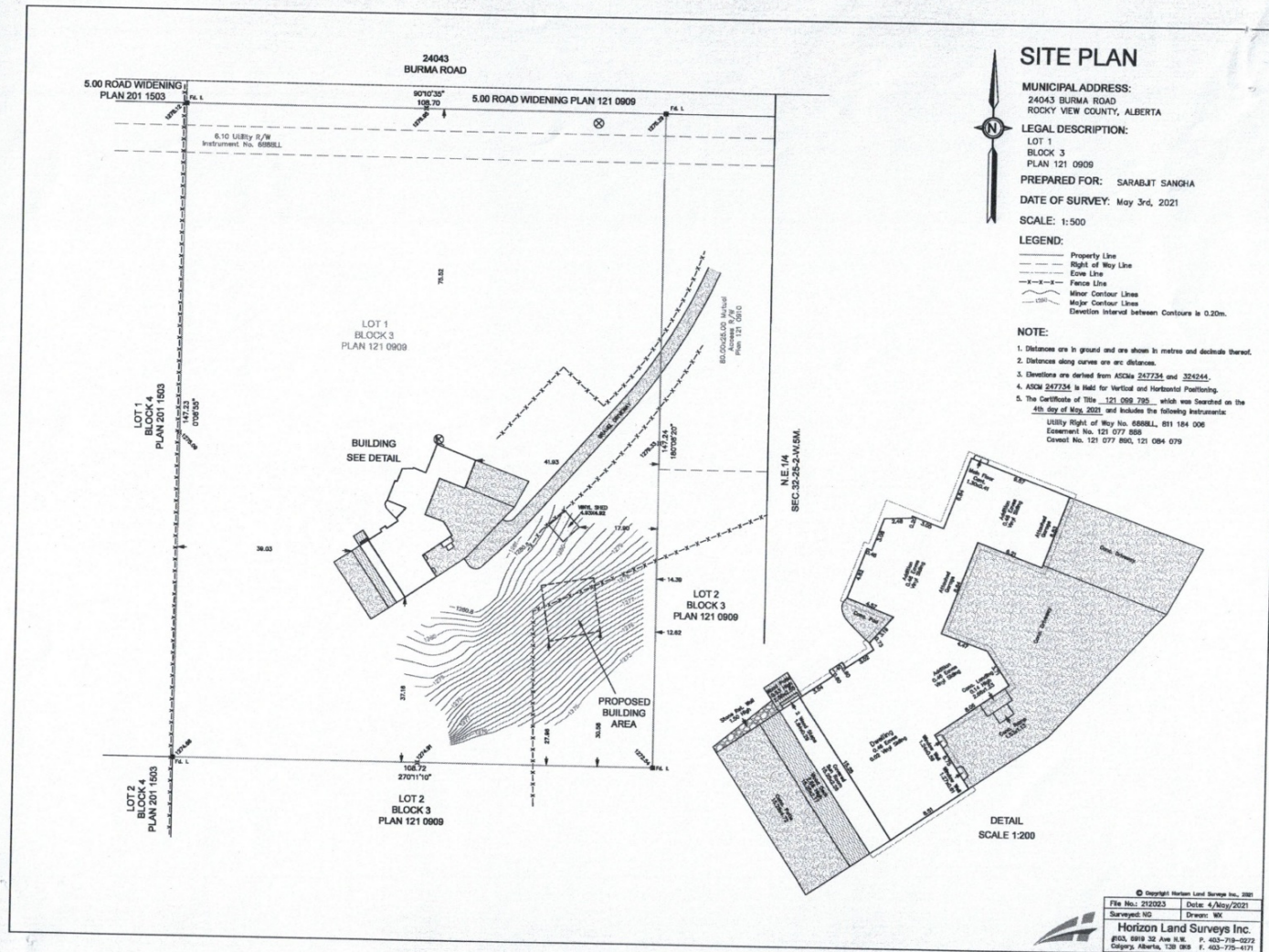
Division: 8  
 Roll: 05632027  
 File: PRSP202122133  
 Printed: May 20, 2021  
 Legal: Lot:1 Block:3  
 Page 11 of 238  
 25-02-W05M



## Site Plan

### Development Proposal

Construction of an  
Accessory Dwelling Unit

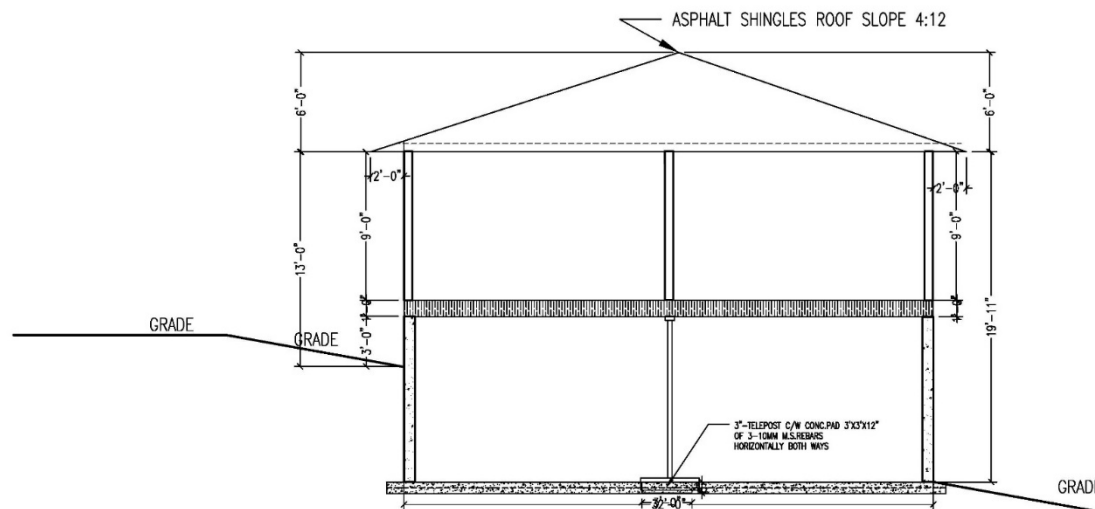


Division: 8  
 Roll: 05632027  
 File: PRSP202122133  
 Printed: May 20, 2021  
 Legal: Lot:1 Block:3  
 Page 10 of 13  
 25-02-W05M

**Site Plan**  
 (Building Drawings)

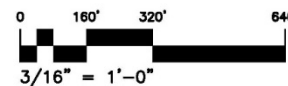
**Development Proposal**

Construction of an  
 Accessory Dwelling Unit



X-SECTION AT B--B' OF MAIN FLOOR PLAN

THE EXIST HOUSE-24043-BURMA RD,NW,CALGARY,ROCKY-VIEW COUNTY  
 PROPOSED RESIDENTIAL HOUSE, AT LOT # 1,BLOCK 3,PLAN 7311671  
 OF ROCKY VIEW COUNTY,NW,CALGARY  
 NAME OF OWNER:SARWAN SINGH NAHAL  
 DESIGNE: AMRIT DESIGN DRAFTING SERVICES  
 403-966-4444



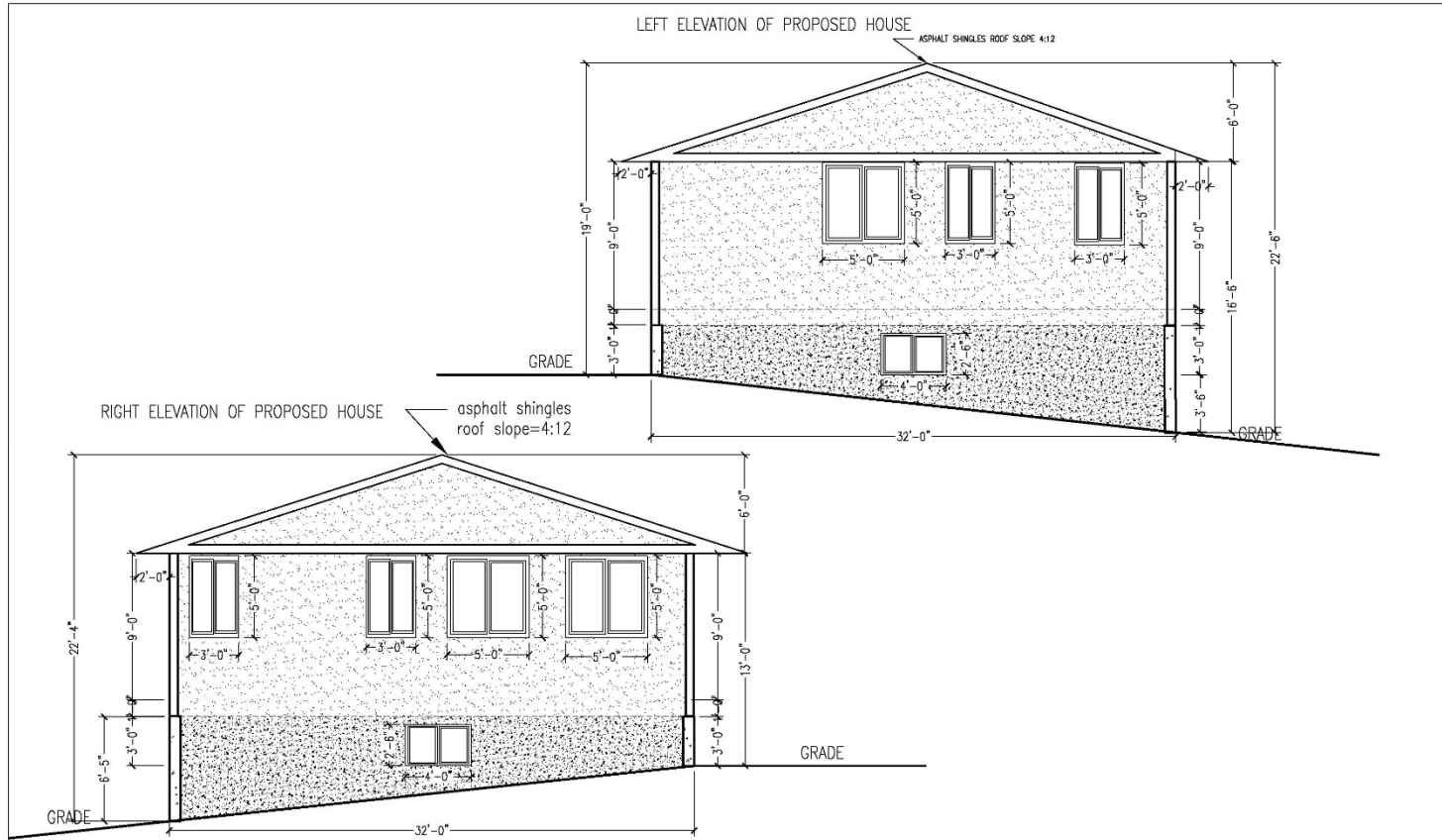
Division: 8  
 Roll: 05632027  
 File: PRSP202122133  
 Printed: May 20, 2021  
 Legal: Lot:1 Block:3  
 Page 12 of 238  
 25-02-W05M



## Site Plan (Building Drawings)

### Development Proposal

Construction of an  
Accessory Dwelling Unit



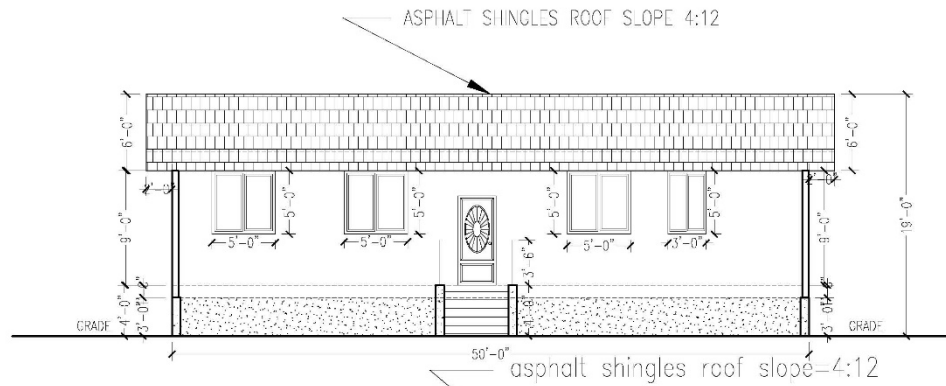
## Site Plan

(Building Drawings)

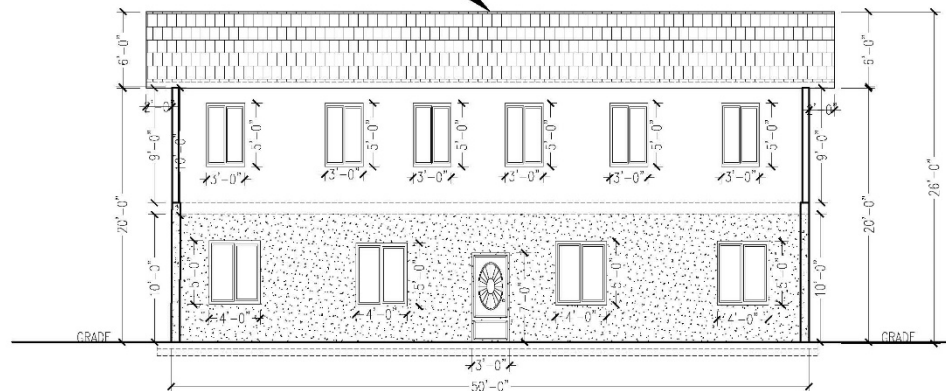
### Development Proposal

Construction of an  
Accessory Dwelling Unit

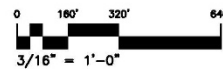
FRONT ELEVATION OF PROPOSED HOUSE



REAR ELEVATION OF PROPOSED HOUSE



FRONT ELEVATION & REAR ELEVATION OF NEW HOUSE AT THE EXISTING  
HOUSE 24043 BURWA RD, NW CALGARY, ROCKY VIEW COUNTY  
PROPOSED RESIDENTIAL HOUSE AT LOT # 1, BLOCK 3, PLAN 7311671  
OF ROCKY VIEW COUNTY, N.W. CALGARY  
NAME OF OWNER: SARWAN SINGH NAIJAL  
DESIGNER: AMRIT DESIGN DRAFTING SERVICES  
403-966-4444

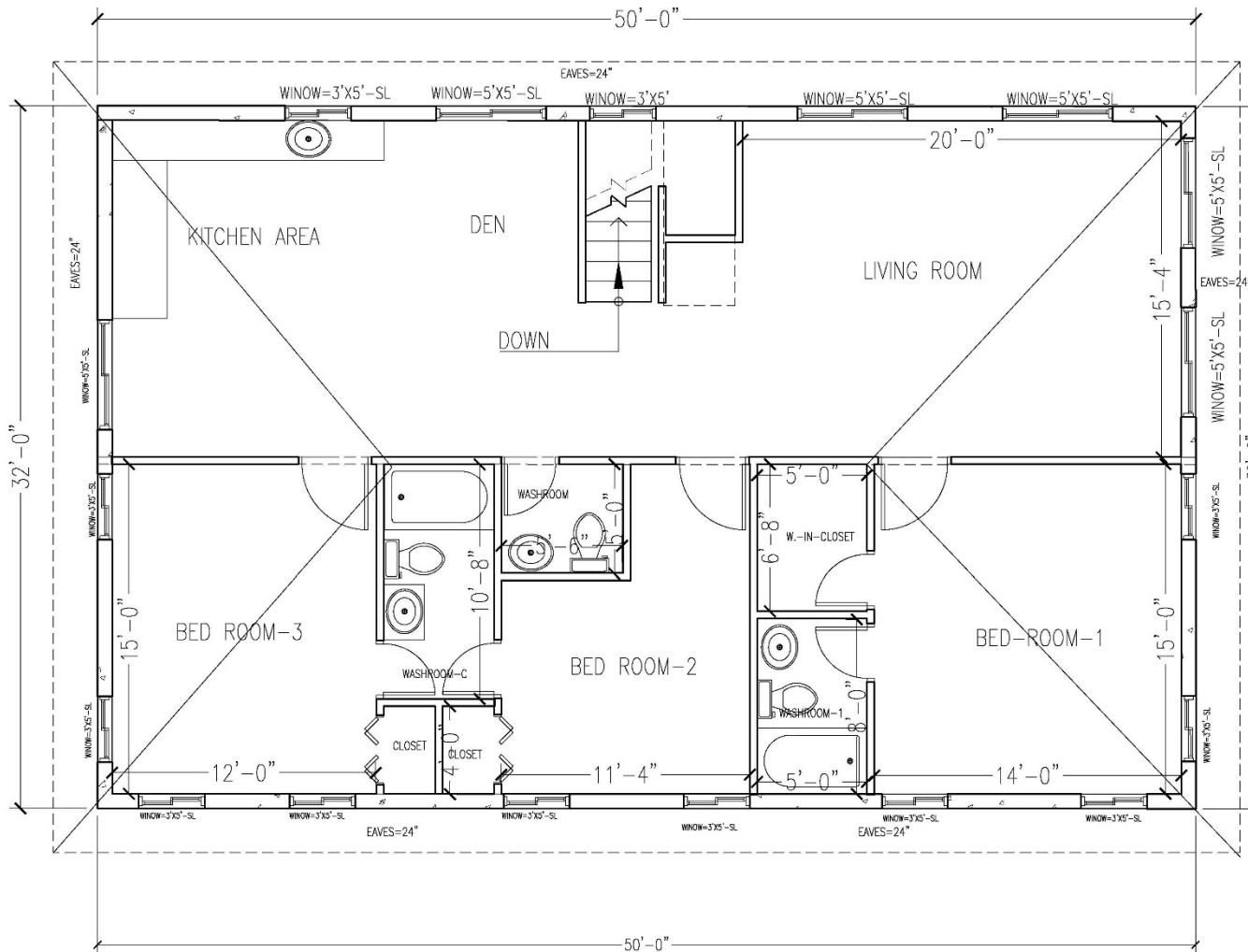


Division: 8  
 Roll: 05632027  
 File: PRSP202122133  
 Printed: May 20, 2021  
 Legal: Lot: 1 Block: 3  
 Page 11 of 13  
 25-02-W05M

**Site Plan**  
 (Building Drawings)

**Development Proposal**

Construction of an  
 Accessory Dwelling Unit



Division: 8  
 Roll: 05632027  
 File: PRSP202122133  
 Printed: May 20, 2021  
 Legal: Lot:1 Block:3  
 Page 12 of 13  
 25-02-W05M

## Site Photos

### Development Proposal

Construction of an  
 Accessory Dwelling Unit





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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 5
<b>DATE:</b>	July 14, 2021	<b>APPLICATION:</b> PRDP20211905
<b>FILE:</b>	04207003	
<b>SUBJECT:</b>	Single-lot Regrading / Discretionary use, with no Variances	

---

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

**GENERAL LOCATION:** Located at the southeast junction of Hwy. 1 and Hwy 791.

**LAND USE DESIGNATION:** Agriculture, General District (A-GEN)

**EXECUTIVE SUMMARY:** The Applicant is proposing to place clean fill to realign an existing access road on the parcel. The proposed realignment is approximately 100.00 m (328.08 ft.) long, 10.00 m (32.81 ft.) wide and the fill will be approximately 0.46 m (1.50 ft.) in depth. The Applicant anticipates approximately 15 truckloads of clean fill and 15 truckloads of gravel for the proposed realignment.

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

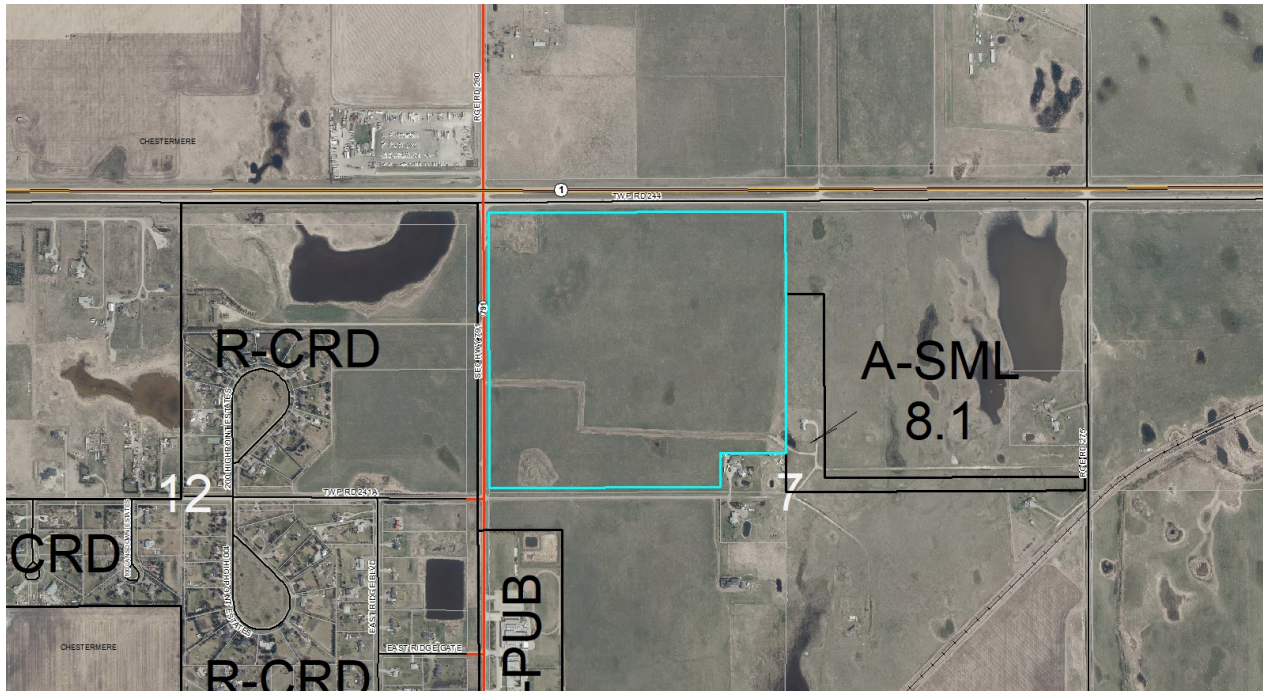
**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20211905 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211905 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.

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**Administration Resources**

Wayne Van Dijk, Planning and Development

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Land Use Bylaw C-8000-2020.</li> <li>• City of Chestermere Notification Zone</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> No technical reports submitted
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Stripping, Grading, Excavation, and Fill</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

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.

The proposal requires a new approach off Hwy 791. Alberta Transportation requires a roadside development permit for the new approach and stated that there are plans, from a June 2009 Functional Planning Study, for an interchange improvement at Hwy 1 and Hwy 791. If Alberta Transportation approves a new approach of Hwy 791, if/when the improvements to the Hwy 1 and Hwy 791 interchange are to occur, the Applicant may have to find an alternate access route to this parcel at that time. The Applicant has stated that they have no concern with removing the proposed approach at such a time of interchange construction.



**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

WVD/llt

**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 realignment of an access road may commence on the subject parcel, in general accordance with the submitted application and drawings.
  - i. Total approximate length of **100.00 m (328.08 ft.)**, width **10.00 m (32.81 ft.)**, and depth of **0.46 m (1.50 ft.)**.

#### **Permanent:**

2. That the Applicant/Owner, upon completion of the proposed development, shall submit and be accepted by the County, a Deep Fills Report, prepared by a qualified professional, for any areas of the site that fill is greater than 1.20 m (3.94 ft.).
3. 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.
4. That the fill shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal and shall be free of any contamination.
5. 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.
6. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
7. 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.
8. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
9. 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.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 6 months from the date of issue, and completed within 12 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

#### **Advisory:**

11. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
12. 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.





13. That the Applicant/Owner shall implement appropriate erosion and sedimentation control measures during the construction of the proposed development in accordance with County servicing Standards.
14. 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]*.
15. 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**

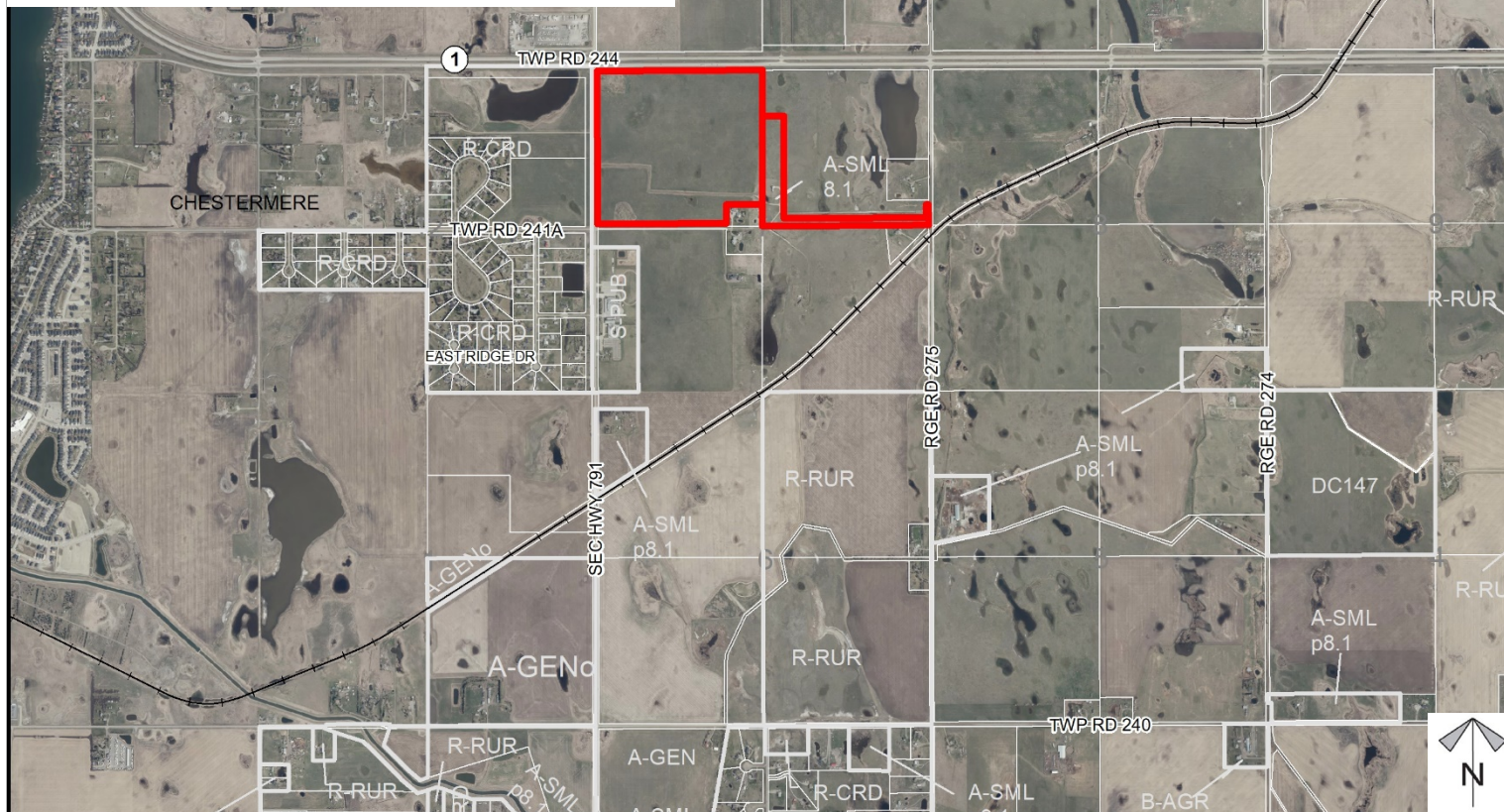
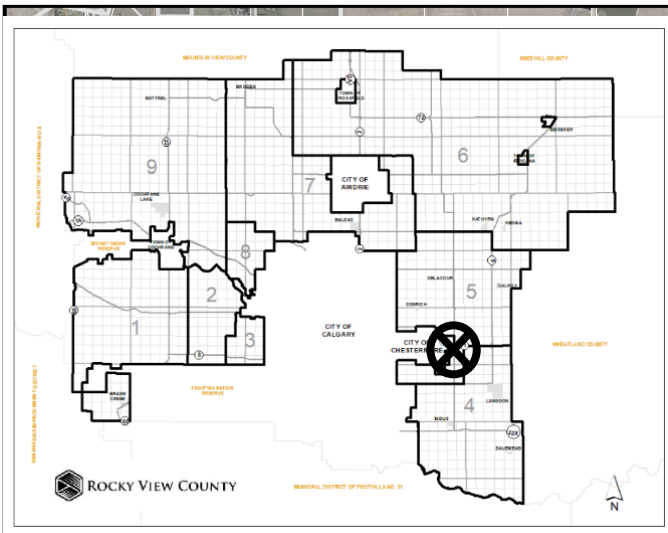
<b>APPLICANT:</b> Crestar Management Ltd. (Feroz Bandali)	<b>OWNER:</b> Prairie Mountain Developments Inc.(Feroz Bandali)
<b>DATE APPLICATION RECEIVED:</b> April 21, 2021	<b>DATE DEEMED COMPLETE:</b> May 19, 2021
<b>GROSS AREA:</b> ± 57.68 hectares (± 142.54 acres)	<b>LEGAL DESCRIPTION:</b> NW-07-24-27-W04M
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"><li>• PRDP20203527: installation of five (5) billboards.</li></ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <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

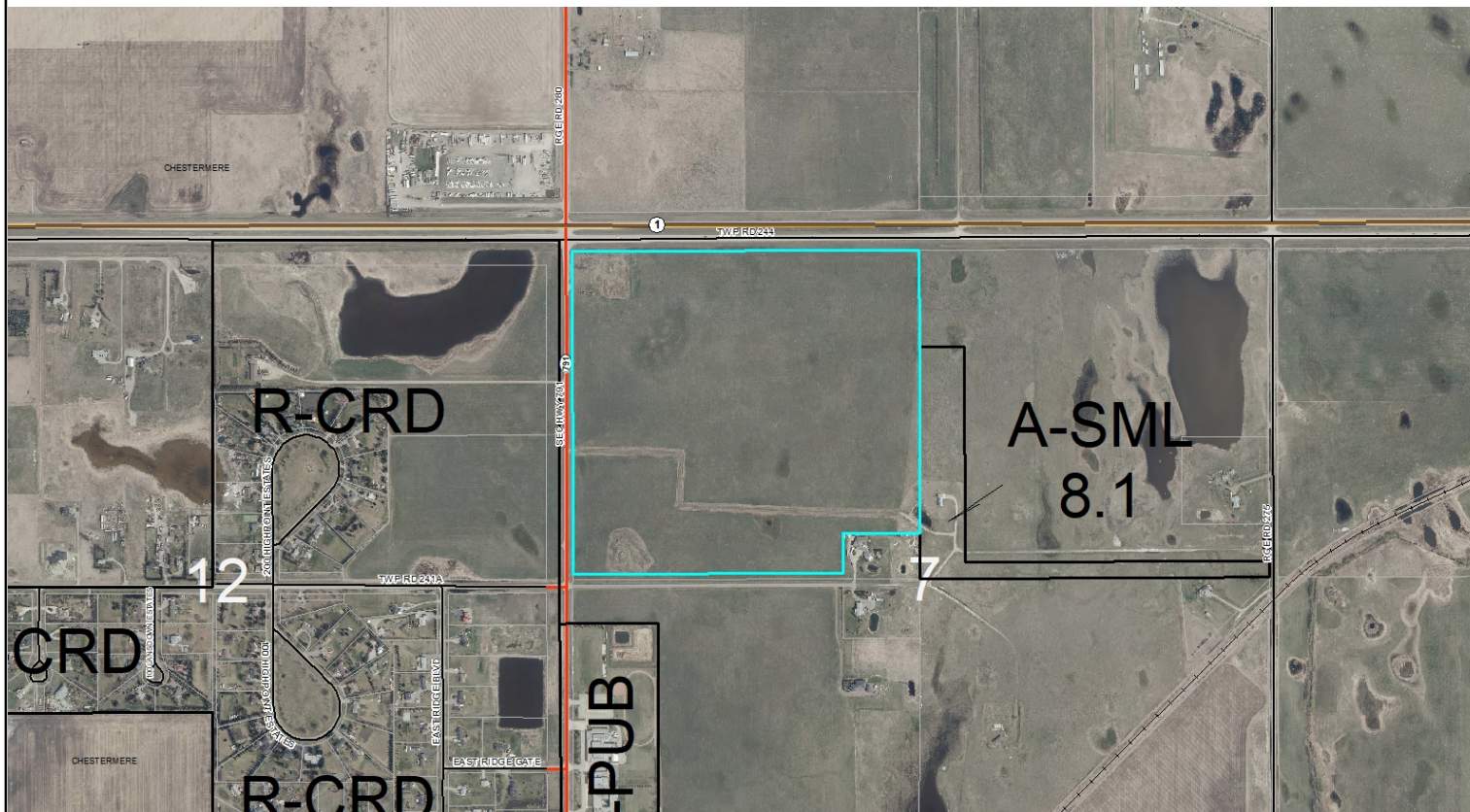
Single-lot Regrading and  
the placement of clean fill



Division: 5  
 Roll: 04207003/007  
 File: PRDP20211905  
 Printed: May 20, 2021  
 Legal: A portion of NE/NW-  
 Page 2 of 3 of 238



### Single-lot Regrading and the placement of clean fill







## Site Plan

### Development Proposal

Single-lot Regrading and  
the placement of clean fill

Doc: Sign Envelope ID: 4888F268-ED29-4CA4-A368-25768621301D

PRDP20211905 aerial  
image - Feroz Bandali

Red line=proposed road

7

## Site Photos

### Development Proposal

Single-lot Regrading and  
the placement of clean fill



**Site Photos**  
**(existing access—  
to be removed)**

**Development Proposal**

Single-lot Regrading and  
the placement of clean fill





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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 9
<b>DATE:</b>	June 23, 2021	<b>APPLICATION:</b> PRDP20212715
<b>FILE:</b>	06825004	
<b>SUBJECT:</b>	Communications Facility (Type C) / Discretionary use, with no Variances	

---

**APPLICATION:** Installation of a Communications Facility (Type C) [existing].

**GENERAL LOCATION:** Located at the northeast junction of Township Road 264 and Range Road 41.

**LAND USE DESIGNATION:** Agriculture, General District (A-GEN)

**EXECUTIVE SUMMARY:** Xplornet Communications Inc. c/o Scott Telecom Services Ltd. previously installed a 22.00 m (72.18 ft.) wooden telecommunications tower on the subject parcel in 2008. In 2019, a 22.00 m (72.18 ft.) steel self-supporting structure replaced the existing wooden structure, due to urgent requirements for repairs.

As no development permit was acquired, this application is made to bring the existing telecommunications facility into compliance.

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

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 PRDP20212715 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20212715 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.

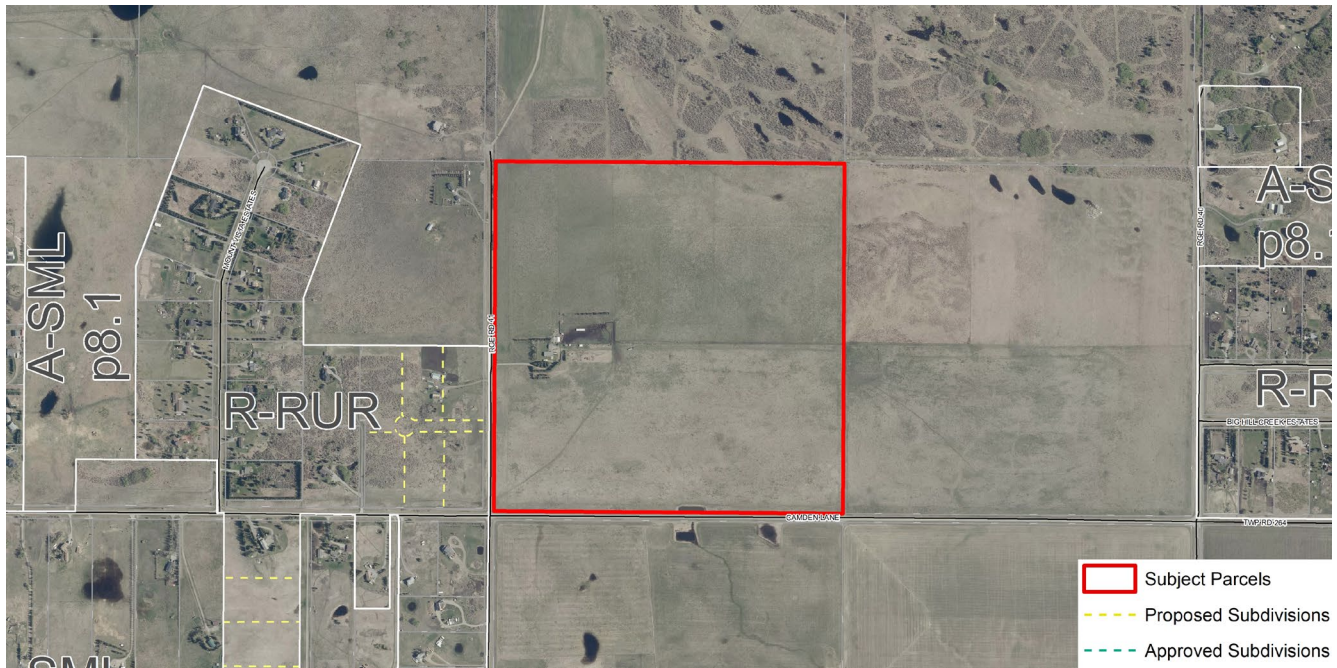
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**Administration Resources**

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.

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

**Additional Review Considerations**

There is no development permit on file and this application is to bring the existing Tower into compliance. The original 22.00 m (72.18 ft.) Communications Facility, Type C, was installed in 2008 with a wooden structure. The original structure was replaced in 2019 by a self-support steel structure. No concerns or complaints have been received to date.

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"

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Acting Executive Director  
Community Development Services

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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*, and associated equipment shelter 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 22.00 m (72.18 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**

<b>APPLICANT:</b> Xplornet Communications Inc. c/o Scott Telecom Services Inc. (Sherilyn Batchelder)	<b>OWNER:</b> William & Lorna Callaway
<b>DATE APPLICATION RECEIVED:</b> June 18, 2021	<b>DATE DEEMED COMPLETE:</b> June 25, 2021
<b>GROSS AREA:</b> ± 64.75 hectares (± 160.00 acres)	<b>LEGAL DESCRIPTION:</b> SW-25-26-04-W05M (264058 Rge. Rd. 41)
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>• PRDP20142970: renewal of HBB, Type II for accounting business</li> <li>• PRDP20122715: renewal of HBB, Type II for accounting business</li> <li>• 2011-DP-14631: renewal of HBB, Type II for accounting business</li> <li>• 2010-DP-14178: renewal of HBB, Type II for accounting business</li> <li>• 2009-DP-13740: renewal of HBB, Type II for accounting business</li> <li>• 2008-DP-13254: renewal of HBB, Type II for accounting business</li> <li>• 2007-DP-12661: Home Based Business (HBB), Type II for accounting business</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>There was a 22m wooden pole installed at the location in 2008, prior to adoption of Policy A-308. In 2019, the pole was urgently replaced by self-support due to structural and safety concerns. As there was no increase in height of the structure, in 2019 when the Tower was replaced, public notification was not undertaken by Xplornet.</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>	

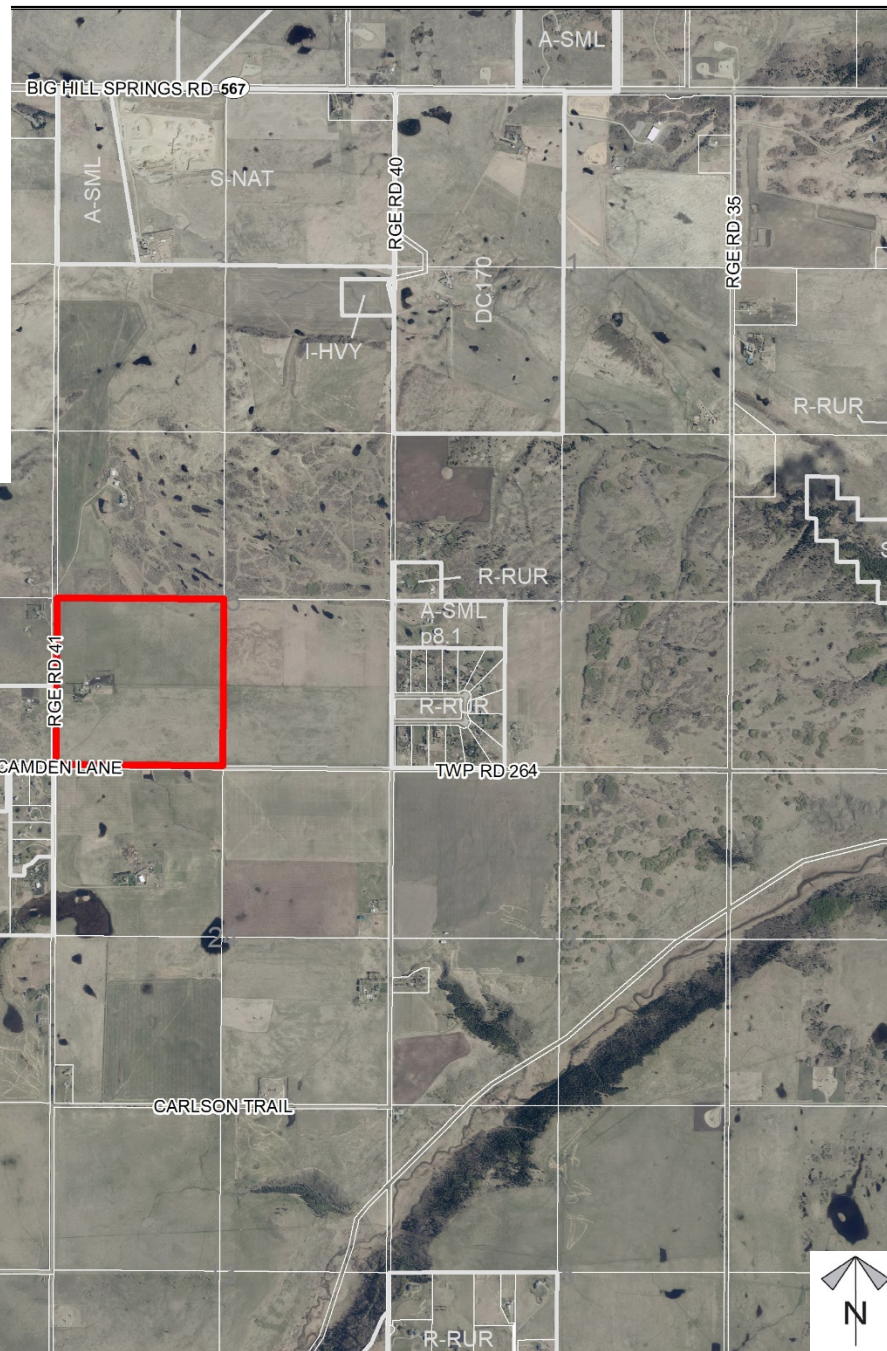
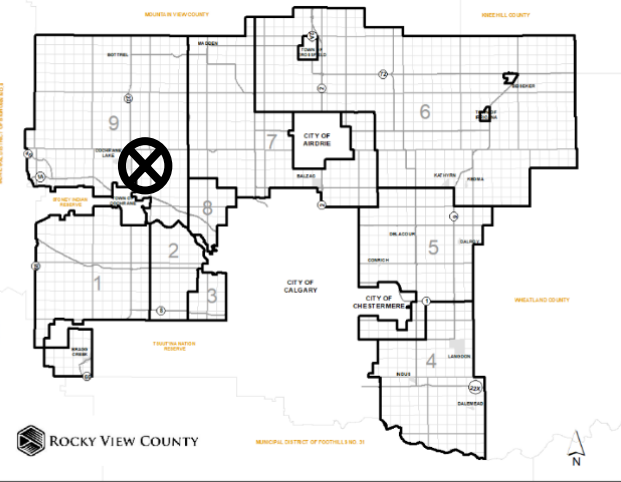




## Location & Context

### Development Proposal

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



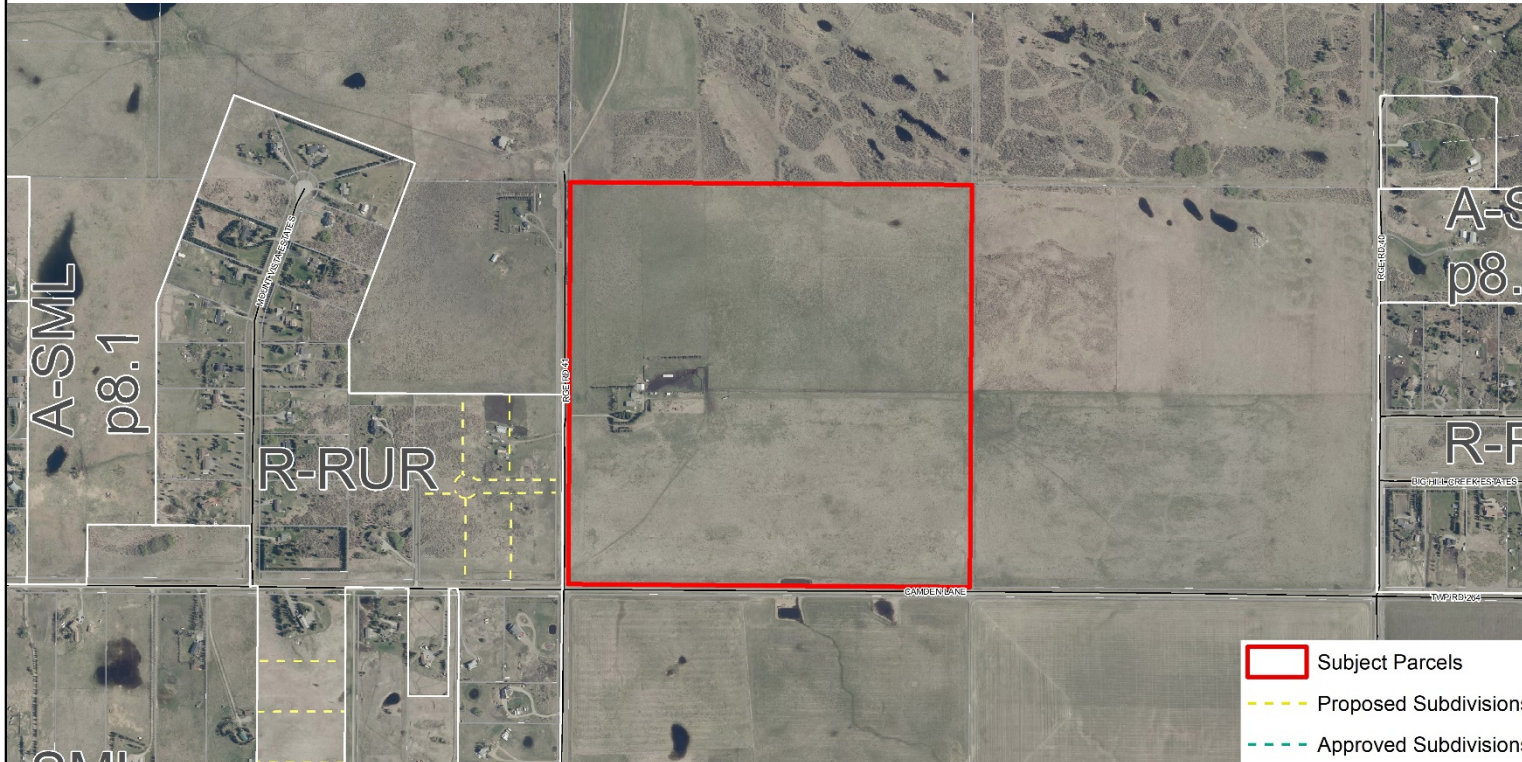
Division: 9  
 Roll: 06825004  
 File: PRDP20212715  
 Printed: June 25, 2021  
 Legal: SW-25-26-04-W05M  
 Page 145 of 238



## 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: 06825004  
 File: PRDP20212715  
 Printed: June 25, 2021  
 Legal: SW-25-26-04-W05M  
 Page 146 of 238



## Landowner Circulation Area

### Development Proposal

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

### Legend

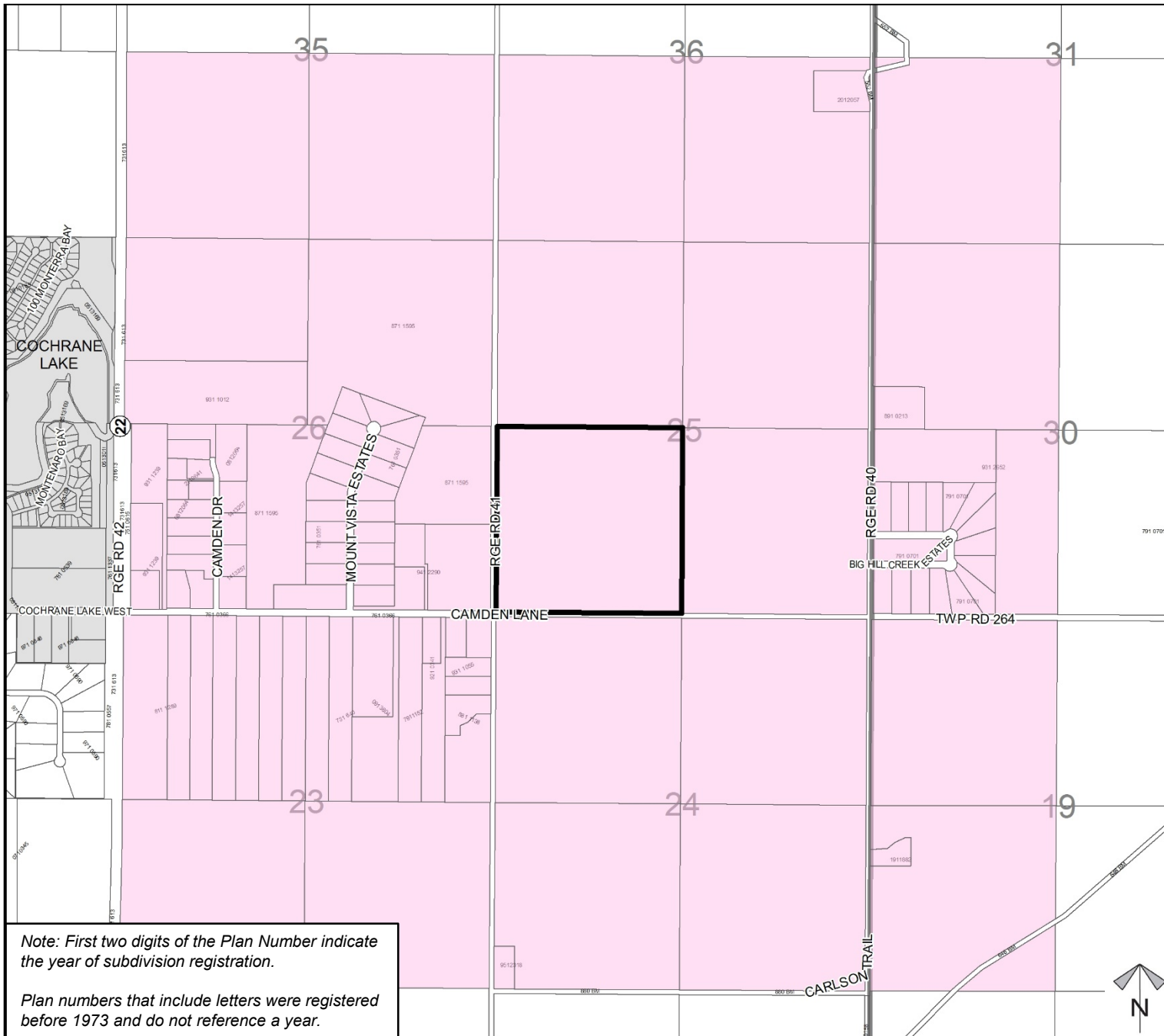
Support



Not Support



Division: 9  
 Roll: 06825004  
 File: PRDP20212715  
 Printed: June 25, 2021  
 Legal: SW-25-26-04-W05M  
 Page 147 of 238



## Site Plan

### Development Proposal

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



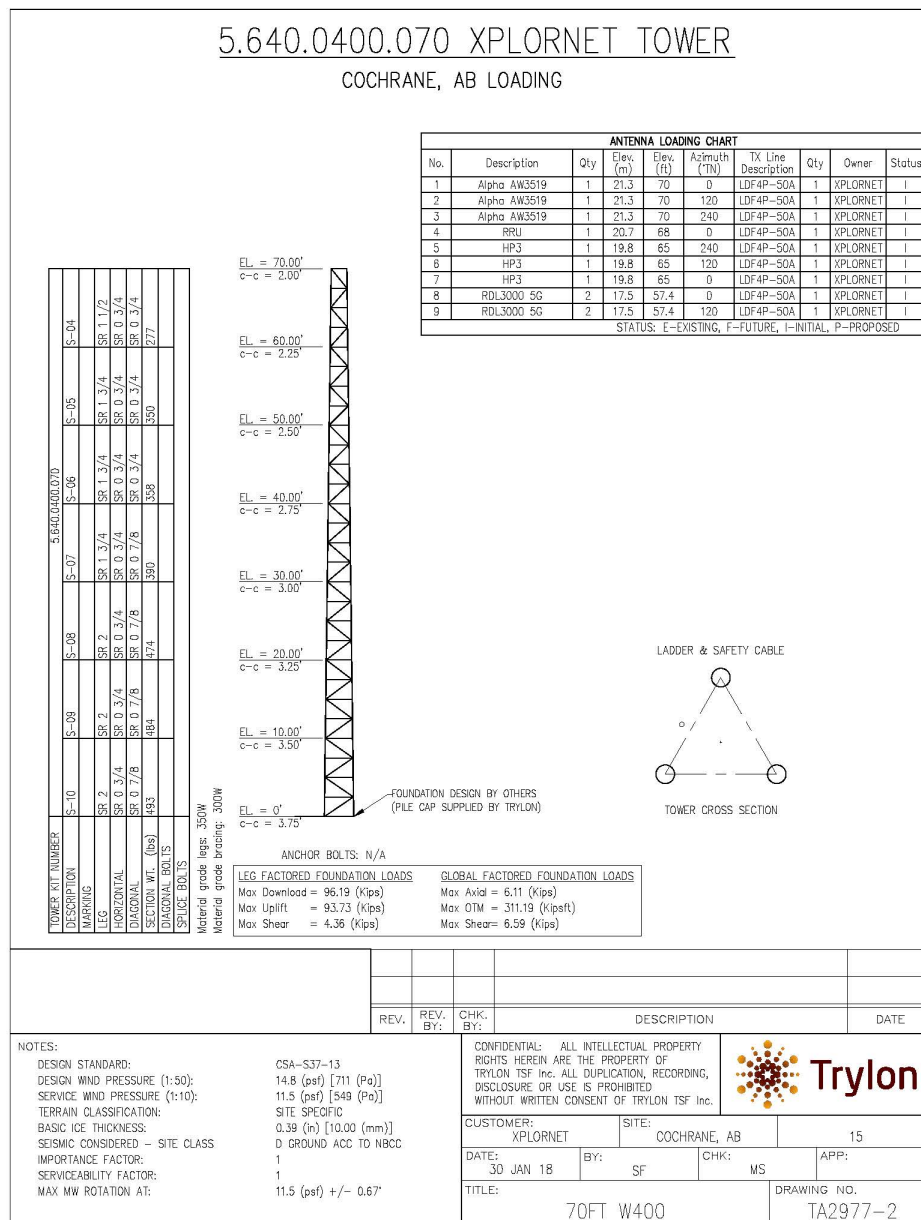
*Division: 9*  
*Roll: 06825004*  
*File: PRDP20212715*  
*Printed: June 25, 2021*  
*Legal: SW-25-26-04-W05M*  
 Page 148 of 238



## Tower Drawing

### Development Proposal

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



**Division: 9**  
**Roll: 06825004**  
**File: PRDP20212715**  
**Printed: June 25, 2021**  
**Legal: SW-25-26-04-W05M**  
**Page 149 of 238**

## Site Photo

### Development Proposal

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



Division: 9  
Roll: 06825004  
File: PRDP20212715  
Printed: June 25, 2021  
Legal: SW-25-26-04-W05M  
Page 150 of 238

## Site Photo

### Development Proposal

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



*Division: 9*  
*Roll: 06825004*  
*File: PRDP20212715*  
*Printed: June 25, 2021*  
*Legal: SW-25-26-04-W05M*  
**Page 151 of 238**

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## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
**DATE:** July 14, 2021 **DIVISION:** 2  
**FILE:** 04709008 **APPLICATION:** PRDP20203632  
**SUBJECT:** Home-Based Business Type II / Discretionary use, with Variances

---

**APPLICATION:** Home-Based Business Type II, for a general contractor business and relaxation of the maximum number of non-resident employees from (2) to three (3)

**GENERAL LOCATION:** Located approximately 0.81 kilometres (1/2 mile) east of Range Road 34 and 0.81 kilometres (1/2 mile) north of Highway 8.

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

**EXECUTIVE SUMMARY:** The application is for a Home-Based Business Type II, for a general contracting company that installs piles, gates, and septic systems. This development permit application is the result of enforcement action. The business uses several existing and proposed accessory buildings and an existing outdoor storage area, 169.54 sq. m (1,824.91 sq. ft.) in footprint, which is screened by a 2.00 m (6.56 ft.) fence. The application does not meet section 145 (d) of the LUB, which states that the number of non-resident employees shall not exceed two (2) at any time. The proposal is requesting three (3) non-resident employees. Further, the proposal appears to change the residential appearance of the land and buildings and does not appear to meet the definition of a Home-Based Business, Type II. As such, Administration recommends Refusal.

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

### **OPTIONS:**

Option #1: THAT Development Permit Application PRDP20203632 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203632 be refused for the following reasons:

1. The requested number of non-resident employees exceeds the requirements of Section 145(d) of the Land Use Bylaw C-8000-2020.

**Number of non-resident employees: two (2)**

**Requested number of non-resident employees: three (3)**

2. The proposed business changes the residential appearance of the land and buildings and does not meet the definition of a Home-Based Business, Type II
3. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

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### **Administration Resources**

Bronwyn Culham, Planning and Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:**



**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Number of Non-Resident Employees	Two (2)	Three (3)	50.00%

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li><i>Municipal Government Act;</i></li> <li>LUB.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>None provided</li> </ul>
<b>PERMITTED USE:</b> <ul style="list-style-type: none"> <li>A Home-Based Business, Type II is a discretionary use in the Agricultural, General (A-GEN) district.</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Municipal Planning Commission</li> </ul>

Additional Review Considerations

The application was assessed in accordance with Sections 145 to 147 and Sections 301 to 307 of the LUB.

There are several existing and proposed accessory buildings located on the property which are used for the business. The accessory buildings appear to be non-compliant with the LUB, as multiple buildings are encroaching into the side yard setbacks. A separate Development Permit will be required to bring the property into compliance.

The application was on hold to obtain an updated site plan that was compliant with Section 146 of the LUB, Home-Based Business (Type II) Site Requirements. The updated site plan was received on June 4, 2021.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

BC/llt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information

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

- 1) That a Home-Based Business, Type II, for a general contractor business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.
  - i) That the maximum number of non-resident employees is **relaxed from two (2) to three (3)**.

**Prior to Release:**

- 2) That prior to release of this permit, that the Applicant/Owner shall submit a revised site plan that identifies the location and proposed height, size, and setbacks of the proposed and existing accessory buildings and the location, screening, and size of the outside storage area. The outside storage shall be no greater than 201.93 sq. m (2,173.64 sq. ft.) and shall meet the building setback requirement and be completely screened, as per the requirements of the Land Use Bylaw and to the satisfaction of the County.
  - i) That once the screening for the outside storage area is installed, a site inspection shall be completed by the County, to confirm that the outdoor storage area is as per the revised site plan, to the satisfaction of the County.
- 3) That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Plan (SSIP) to support the proposed development in accordance with the requirements of the County Servicing Standards.

**Permanent:**

- 4) That the Applicant/Owner shall adhere to the recommendations resulting from the Site-Specific Stormwater Plan (SSIP)
- 5) That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 6) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 7) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 8) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 9) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 10) 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 and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 11) That the Home-Based Business shall be limited to the dwelling, accessory building, and outside storage area.
- 12) That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and **shall not exceed 201.93 sq. m (2,173.64 sq. ft.)**
- 13) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.



- 14) That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
- 15) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 16) 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.
- 17) That this Development Permit, once issued, shall be valid until **August 4, 2022**.

**Advisory:**

- 18) That the Applicant/Owner shall ensure that legal access is maintained on-site and all easements are obtained.
- 19) That any accessory buildings that are encroaching into the minimum side yard setback requirements and are non-compliant with the County's Land Use Bylaw, shall require a Development permit, to bring the property into compliance.
- 20) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 21) That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- 22) That a Building Permit and sub-trade permits shall be obtained through Building Services, for the proposed or change of use permit for the existing accessory buildings, used for business operations prior to any construction or business activity taking place (if required).



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

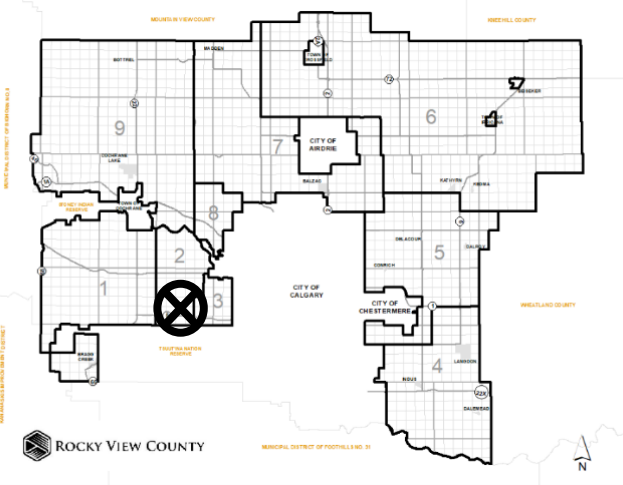
<b>APPLICANT:</b> Austin Bank (Calgary Screw Piles)	<b>OWNER:</b> Le, Lam Trung
<b>DATE APPLICATION RECEIVED:</b> November 11, 2020	<b>DATE DEEMED COMPLETE:</b> November 19, 2020
<b>GROSS AREA:</b> ± 2.01 hectares (± 4.99 acres)	<b>LEGAL DESCRIPTION:</b> NW-09-24-03-05; Lot 1 Plan 9210684
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>• <b>Aug 25, 2010:</b> Building Permit (2010-BP-23462) Construction of a hot tub – Closed-Complete</li> <li>• <b>May 05, 1994:</b> Building Permit (1994-BP-3987) Accessory Building (Garage) – Occupancy Granted</li> <li>• <b>May 15, 1992:</b> Building Permit (1992-BP-2814) Single Family Dwelling – Occupancy Granted</li> <li>• There are no related planning applications</li> <li>• There are no related development permit applications</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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

Home-Based Business  
Type II, for a general  
contractor business,  
relaxation of the maximum  
number of non-resident  
employees



Division: 2  
 Roll: 04709008  
 File: PRDP20203632  
 Printed: December 10, 2020  
 Legal: Lot:1 Plan:9210684;  
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## Location & Context

### Development Proposal

Home-Based Business  
Type II, for a general  
contractor business,  
relaxation of the maximum  
number of non-resident  
employees

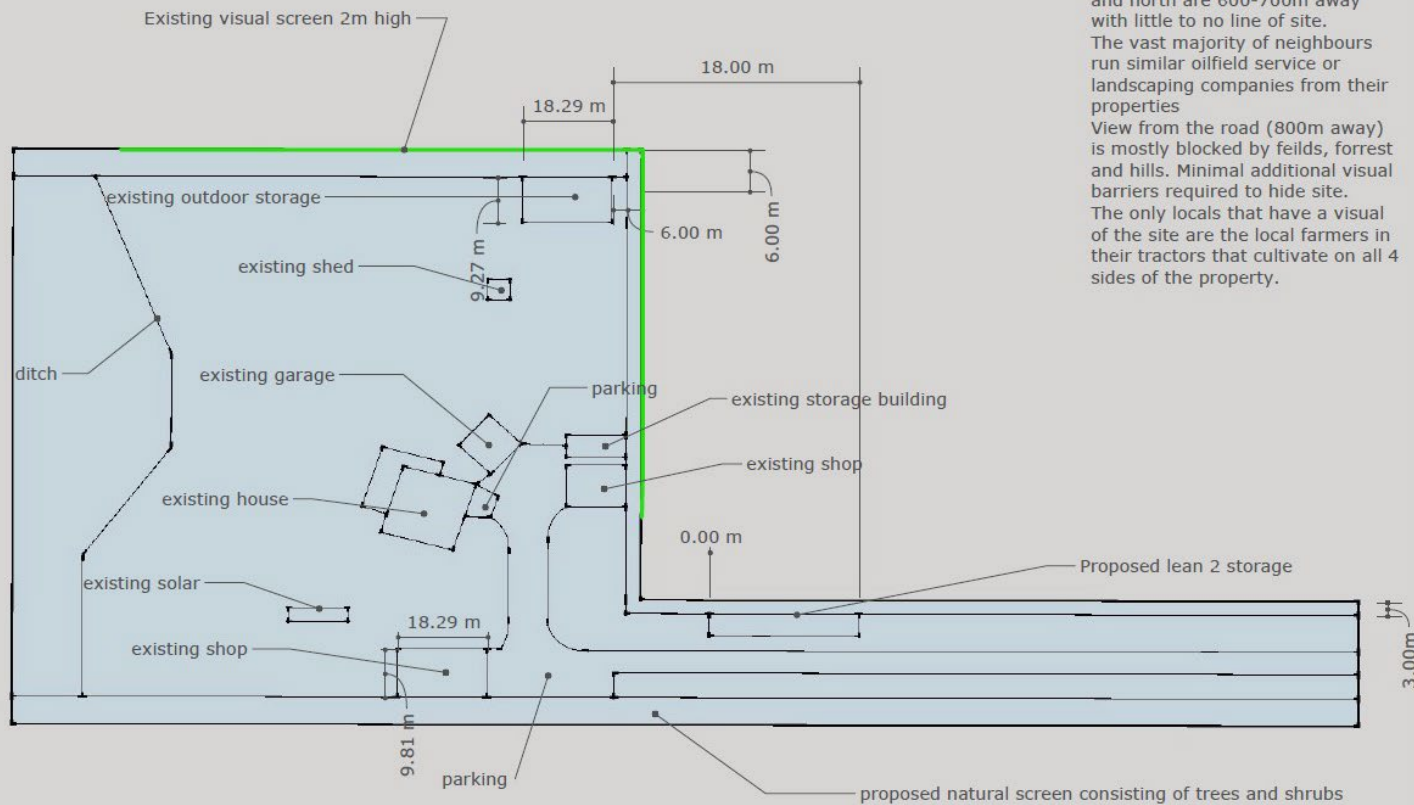


## Site Plan

### Development Proposal

Home-Based Business  
 Type II, for a general  
 contractor business,  
 relaxation of the maximum  
 number of non-resident  
 employees

3 nearest dwellings east, west and north are 600-700m away with little to no line of site. The vast majority of neighbours run similar oilfield service or landscaping companies from their properties. View from the road (800m away) is mostly blocked by fields, forest and hills. Minimal additional visual barriers required to hide site. The only locals that have a visual of the site are the local farmers in their tractors that cultivate on all 4 sides of the property.





Inspection Photos  
June 24, 2021



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Inspection Photos  
June 24, 2021





Inspection Photos  
June 24, 2021





**Inspection Photos**  
June 24, 2021



2021.06.24 13:53



**Inspection Photos**  
June 24, 2021



2021.06.24 13:52  
Page 165 of 238



## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	July 14, 2021	<b>APPLICATION:</b> PRDP20211947
<b>FILE:</b>	04815003/04815007	
<b>SUBJECT:</b>	Care Facility (Child) / Discretionary Use	

**APPLICATION:** Care Facility (Child), within an existing dwelling, single detached, including a nature-based childcare program and horse husbandry.

**GENERAL LOCATION:** Located approximately 0.81 kilometres (1/2 mile) north of Township Road 242 and on the east side of Range Road 43.

**LAND USE DESIGNATION:** Agricultural, General District (A-GEN)

**EXECUTIVE SUMMARY:** The application is for a Care Facility (Child) within an existing dwelling, single detached, including a nature-based childcare program and horse husbandry. The program would run Monday - Friday and would have a maximum of 15 children, ages three to eight (3-8). Hours of operation would be 8:00 a.m. to 5:00 p.m and there would be two (2) full-time staff and one (1) part-time supervisor. Parking on-site would accommodate 12 vehicles in the driveway. The existing dwelling, single detached, located on the 10 acre parcel (242140 RGE RD 43) would be the main facility, while farm lessons and horse husbandry would take place on the lands of the 150 acre parcel (242200 RGE RD 43). The business would also use several accessory buildings (shed and garage) on the 10 acre parcel for inclement weather activities. The total development area would be 149.29 sq. m (1,606.94 sq. ft.). The application appears to be compliant with the A-GEN regulations and the Land Use Bylaw. As such, Administration recommends approval.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20211947 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP2021947 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.

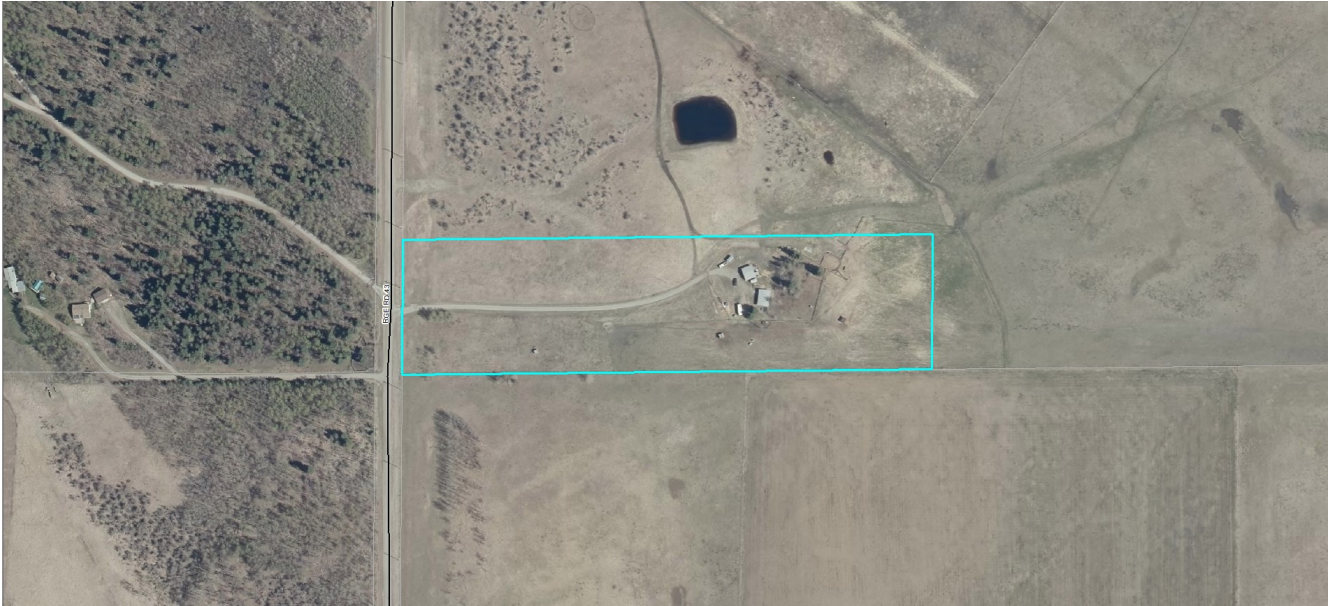
### Administration Resources

Bronwyn Culham, Planning and Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:**

04815003



04815007



**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> <ul style="list-style-type: none"> <li>• Care Facility (Child) is a discretionary use in the A-GEN district</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

Additional Review Considerations

The application was assessed in accordance with Sections 301 to 307 of the Land Use Bylaw.

Care Facility (Child) is defined in the Land Use Bylaw as follows:

*“Care Facility (Child)” means the use of a building or portion thereof for the provision of care, instruction, maintenance, or supervision of seven or more children under the age of 13 years, by persons other than one related 97 by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries, and after-school or babysitting programs.*

*Parking*

Section 235 (C-8000-2020)

- **Required stalls:** Care Facility (Child) three (3) stalls per 100.0 sq. m (1076.39 sq. ft.) gross floor area
- **Required stalls:**  $149.29 \text{ sq. m} / 100 \text{ sq. m} * 3 = 4.47 \rightarrow 5$  (including one (1) barrier free stall)
- **Proposed stalls:** 12

Adequate parking is available on-site.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

BC/ltt



**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

1. That a Care Facility (Child) may operate within the existing dwelling, single-detached, accessory buildings (shed and garage), and associated lands on the subject properties in accordance with the Site Plans, Floor Plans, and business details submitted with the application.

**Permanent:**

2. That a maximum operational capacity of the Care Facility (Child) shall not exceed 24 children at any one time, or in accordance with Provincial licensing requirements.
3. That there shall be no overnight stays related to the Care Facility (Child) at any time, including during the summer day camp.
4. That the hours of operation for the Care Facility (Child) shall be Monday to Friday, from 8:00 a.m. to 5:00 p.m.
5. That all parking shall be restricted to on-site and that no parking shall be permitted within the County road allowance.
  - i. That a minimum of five (5) parking stalls, including one (1) barrier-free stall, shall be maintained on-site at all times.
6. That all lighting shall be located, oriented, and shielded to prevent adverse effects on adjacent properties, be dark-sky compliant with County policies, and shall be compatible with the surrounding area.
7. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
8. 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:**

9. That if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from Alberta Environment and Parks (AEP).
10. That the Applicant/Owner shall be responsible to ensure the current private sewage treatment system (PSTS) has enough capacity for the proposed development.
11. That a Building Permit and applicable sub-trade permits shall be obtained for any required change-of use or additional renovations that may be required to accommodate the Care Facility (Child). The application shall include a 3.2.2. Building Code Classification, as the proposed use is considered an A-2 occupancy.
12. That the Applicant/Owner shall contact Rocky View County Fire Services to arrange for an inspection or inspection program.
  - i. That the Applicant/Owner shall adhere to all Building Code and Fire Code requirements for the operation of the Child Care Facility, including the appropriate number of fire extinguishers and smoke detectors and installation of emergency lighting.



13. 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 weatherproof and animal-proof containers, located within the buildings or adjacent to the side or rear of buildings, and disposed of at an approved disposal facility.
14. That the County's Bylaw C-8067-2020, the "Noise Bylaw", shall be adhered to at all times.
15. 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**

<b>APPLICANT:</b> Rediscover Play: Nature Programs & Consulting (Melissa Pearce)	<b>OWNER:</b> Honey-King Industries Limited
<b>DATE APPLICATION RECEIVED:</b> April, 21 2021	<b>DATE DEEMED COMPLETE:</b> May 28, 2021
<b>GROSS AREA:</b> 04815003; 242140 RGE RD 43: ± 4.04 hectares (± 10.00 acres) 04815007; 242200 RGE RD 43: ± 60.70 hectares (± 150.00 acres)	<b>LEGAL DESCRIPTION:</b> NW-15-24-04-05
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b>  <b>04815003; 242140 RGE RD 43</b> <i>Nov 24, 1993:</i> Building Permit (1993-BP-3744) Construction of an accessory building – Occupancy Granted <i>Nov 4, 1997:</i> Planning Application (97153) To redesignate the subject land from Agricultural Conservation (1) District to Agricultural (2) District in order to facilitate the isolation of a +/- 10 acre farmstead with a +/- 150 acre remainder – Closed - Registered  <b>04815007; 242200 RGE RD 43</b> <i>Sep 20, 2019:</i> Building Permit (PRBD20192449) Construction of an Equestrian Centre – Waiting for Inspection Request <i>Nov 20, 2018:</i> Building Permit (PRBD20184629) Construction of a Move-on Dwelling/Manufactured Home – PSR – in Compliance <i>Jul 17, 2018:</i> Building Permit (PRBD20182771) Farm Building - Storage shed for equipment storage (44x50) Closed - Complete <i>Jul 17, 2018:</i> Building Permit (PRBD20182773) Farm Building – Hay Shed (42x60) Closed - Complete  <i>November 18, 2018:</i> Building Permit (PRBD20182751) Existing Move-in Home Pre-Inspection. PRBD20184629 is the Building Permit for the Moved-On Single Family Dwelling – Closed - Complete  <i>November 7, 2018:</i> Development Permit (PRDP20182624) Farm dwelling, moved-in - Closed-Complete  <i>August 22, 2018:</i> Development Permit (PRDP20182217) Equestrian Centre, Type I and relaxation of the minimum front yard setback requirement – Closed - Approved  <i>July 22, 2008:</i> Development Permit (2008-DP-13152) Construction of a private riding arena – Closed - Complete  <i>September 6, 2005:</i> Development Permit (2005-DP-11600) Construction of a private riding arena – Closed - Complete	





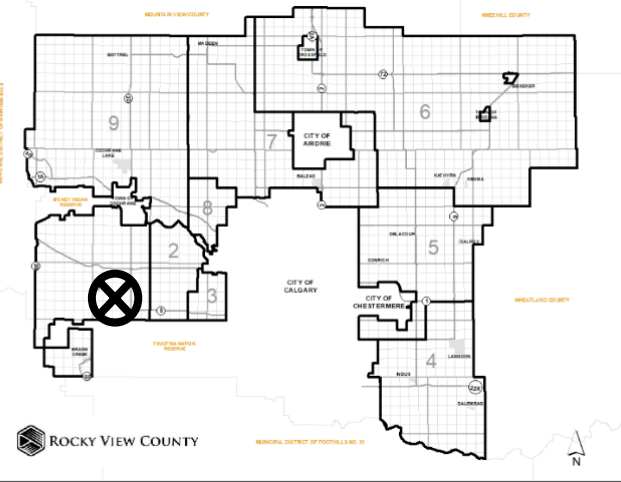
**AGENCY SUBMISSIONS:**

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

### Development Proposal

Care Facility (Child) within an existing dwelling, single detached, including a nature based childcare program and horse husbandry



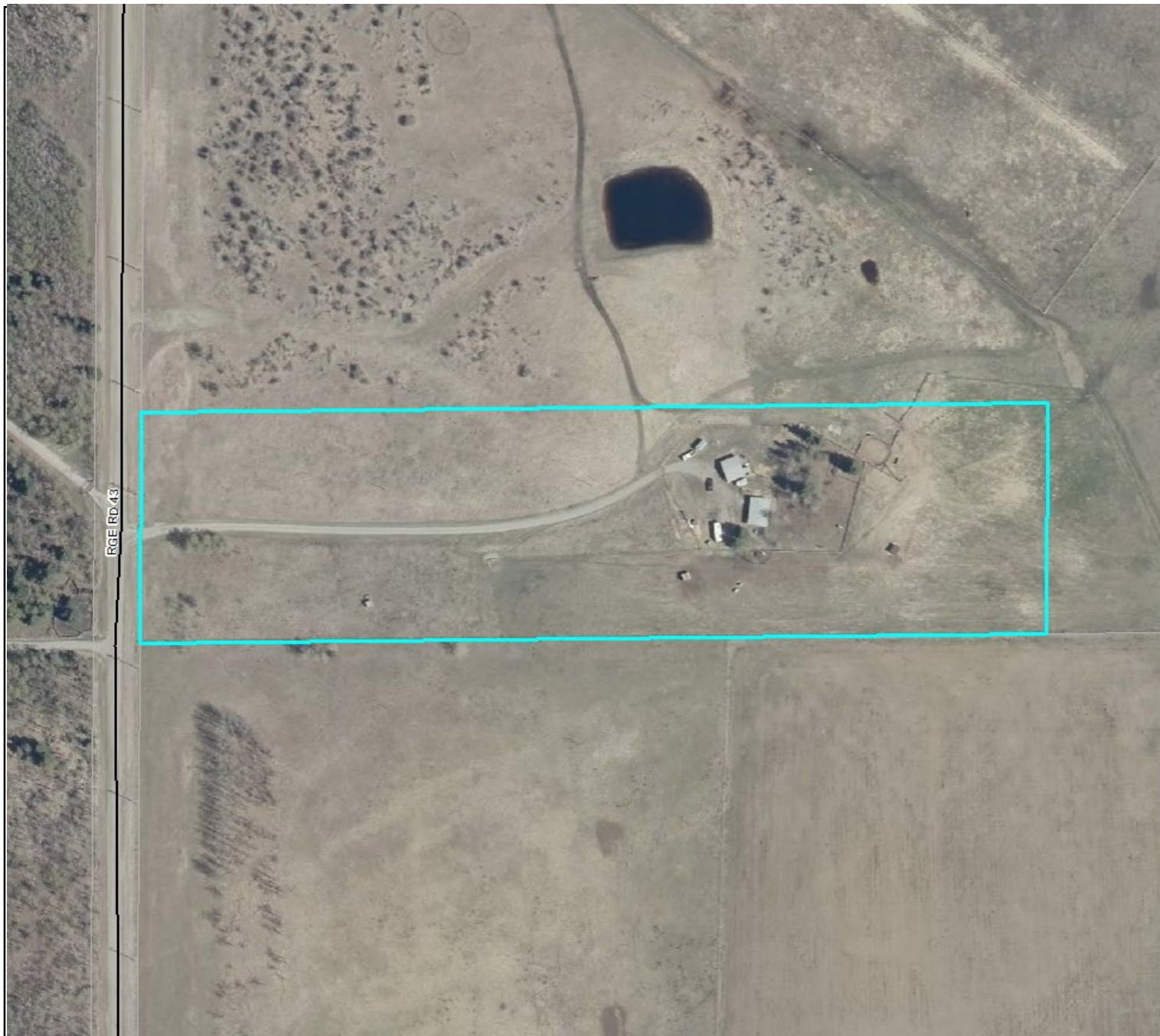


## Location & Context

### Development Proposal

Care Facility (Child) within an existing dwelling, single detached, including a nature based childcare program and horse husbandry

Division: 1  
Roll: 04815003/04815007  
File: PRDP20211947  
Printed: June 21, 2021  
Legal: Lot:1 Plan:0010014  
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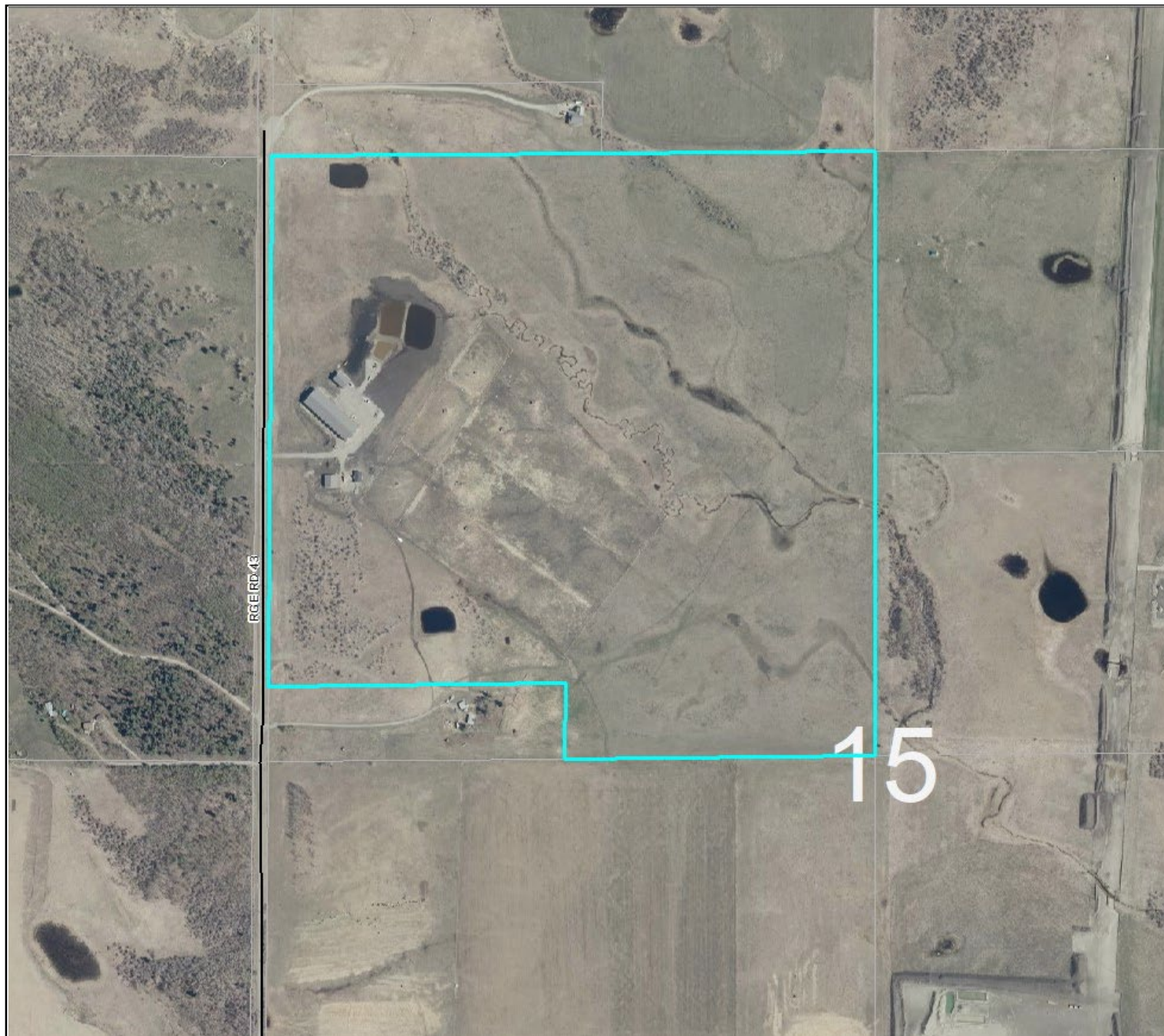




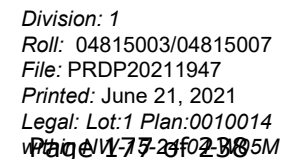
## Location & Context

### Development Proposal

Care Facility (Child) within an existing dwelling, single detached, including a nature based childcare program and horse husbandry

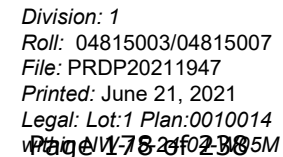


Care Facility (Child) within an existing dwelling, single detached, including a nature based childcare program and horse husbandry





Care Facility (Child) within an existing dwelling, single detached, including a nature based childcare program and horse husbandry























## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 2

**DATE:** July 14, 2021  
**APPLICATION:** PRDP20211582

**FILE:** 04734021

**SUBJECT:** Industrial (Medium) / Discretionary use, with no Variances

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**APPLICATION:** Industrial (Medium), construction of a shop addition to an existing building for a light manufacturing, wholesale, and distribution company

**GENERAL LOCATION:** Located approximately 0.20 kilometres (1/8 mile) south of Highway 1 and 0.20 kilometres (1/8 mile) east of Range Road 33

**LAND USE DESIGNATION:** Business, Regional Campus District (B-REG)

**EXECUTIVE SUMMARY:** This proposal is for the construction of a 413.88 sq. m (4,450.00 sq. ft.) addition to the existing principal building. The addition will include warehouse and shop space on the main floor and a 150.74 sq. m (1,622.50 sq. ft.) second floor mezzanine for storage. The site is occupied by Genpack Industries Ltd., a company that assembles, wholesales, and distributes markers, magnetic products, packaging supplies, and industrial containers and equipment. Genpack has occupied the property since 2018 with no enforcement concerns.

There is adequate parking available onsite to accommodate the addition, landscaping is existing and the proposal meets all other regulations in the Land Use Bylaw (C-8000-2020). Further, as the addition would be constructed on an existing paved surface, there are no stormwater management concerns.

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

### **OPTIONS:**

Option #1: THAT Development Permit Application PRDP20211582 be approved with the conditions noted in Attachment 'A'.

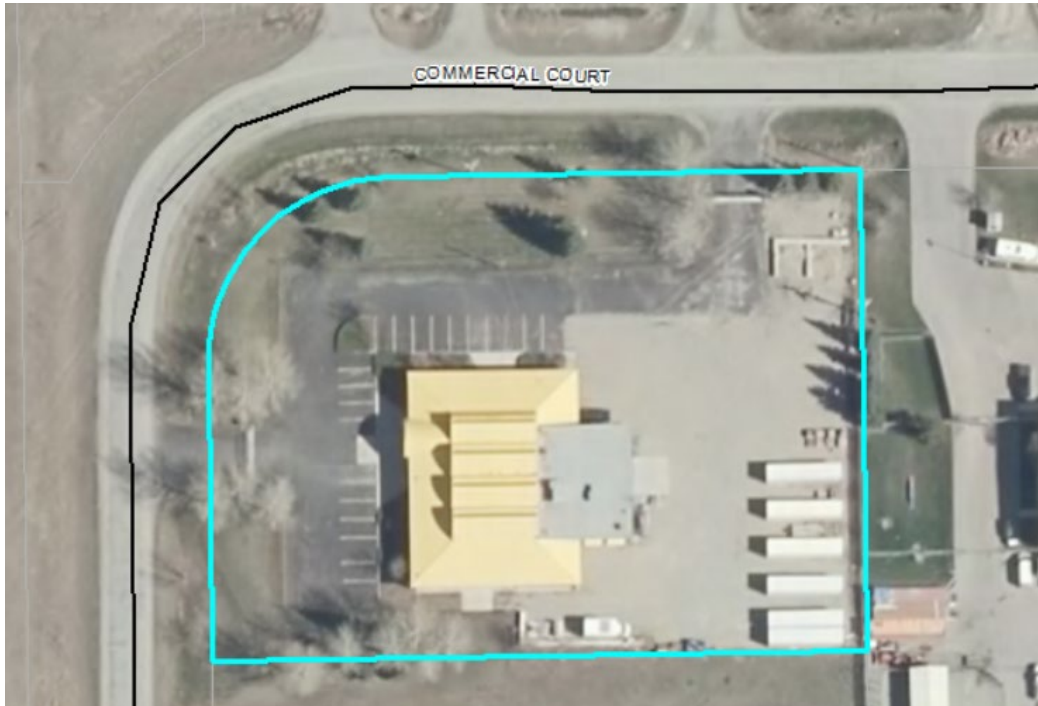
Option #2: THAT Development Permit Application PRDP20211582 be refused.

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### **Administration Resources**

Sandra Khouri, Planning & Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• North Springbank Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> <i>Industrial (Medium)</i> is a discretionary use in the B-REG district	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

Additional Review Considerations

Conditions were set based on the following items:

*Parking*

- Required per previous DP (PRDP20180116): 22 stalls



## ROCKY VIEW COUNTY

- Additional Industrial (Medium): 1 stall per 100.00 sq. m
  - $564.62 \text{ sq. m} / 100.00 \text{ sq. m} = 5.65 * 1 = 5 \text{ stalls}$
- Total required: 27
- Existing stalls: 27

### Road Use

- **Prior to Release:** Applicant to contact County Road Operations with haul details for materials and equipment needed for the construction of the proposed “shop addition” to confirm if a Road Use Agreement will be required for any hauling along the County road system pursuant to the County’s Road Use Agreement Bylaw C-8065-2020.
- **Permanent:** Applicant to be reminded that staff and clientele parking related to the business is restricted to on-site only. If the construction of the “shop addition” reduces the available parking area on-site, parking is not permitted within the County’s road right-of-way of Commercial Court.

### CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/lt

### ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Description:

1. That Industrial (Medium), construction of an addition to an existing building, may take place on the subject land in accordance with the approved site plans and drawings prepared by Mermac Construction Ltd., dated April 14, 2021 (Job No. 2021-207). This approval includes:
  - i. The construction of a shop addition with a mezzanine, with a footprint of 413.88 sq. m (4,450.00 sq. ft.) and a gross floor area of 564.62 sq. m (6,077.52 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.

### Permanent:

3. That all conditions of PRDP20180116 shall remain in effect.
4. 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.
5. That there shall be no customer or business parking at any time along the adjacent County road right-of-way.
6. That no topsoil shall be removed from the site.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
8. That there shall be a minimum of 27 parking stalls maintained onsite at all times.
9. That any future signage will require separate Development Permit approval.
10. 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.
11. 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.
12. That a minimum of 10% of the developed area shall be landscaped at all time.
13. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30<sup>th</sup> of the next growing season.
14. That there shall be no potable water used for irrigation and landscaping purposes.





15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.
16. That if this Development Permit is not issued by **January 31, 2022**, 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-8067-2020 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.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Mermac Construction Ltd. (Jonathan Mosher)	<b>OWNER:</b> Markline Farms Ltd.
<b>DATE APPLICATION RECEIVED:</b> April 19, 2021	<b>DATE DEEMED COMPLETE:</b> April 22, 2021
<b>GROSS AREA:</b> ± 0.81 hectares (± 1.99 acres)	<b>LEGAL DESCRIPTION:</b> Lot 18, Block 1, Plan 0412779; SW-34-24-03-W05M
<b>APPEAL BOARD:</b> Subdivision and Development Board	
<b>HISTORY:</b> <p><b>March 21, 2018:</b> Development permit (PRDP20180116) issued for Light Manufacturing (existing building), tenancy and signage for an assembly, wholesale and distribution company</p> <p><b>March 7, 2007:</b> Development permit (2007-DP-12396) issued for the replacement of an existing freestanding sign for Tractorland</p> <p><b>January 20, 1997:</b> Building permit (1997-BP-10755) issued for the construction of a retail/wholesale building</p>	
<b>AGENCY SUBMISSIONS:</b> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	





## Location & Context

### Development Proposal

Industrial (Medium), construction of a shop addition to an existing building for a light manufacturing, wholesale, and distribution company



Division: 2  
 Roll: 04734021  
 File: PRDP20211582  
 Printed: June 3, 2021  
 Legal: Lot:18 Block:1  
 Page 12 of 38  
 24-03-W05M

## Site Photos

### Development Proposal

Industrial (Medium),  
 construction of a shop  
 addition to an existing  
 building for a light  
 manufacturing, wholesale,  
 and distribution company



Above: Looking Along West Elevation



Above: Looking Along North Elevation



Above: Looking Along East Elevation

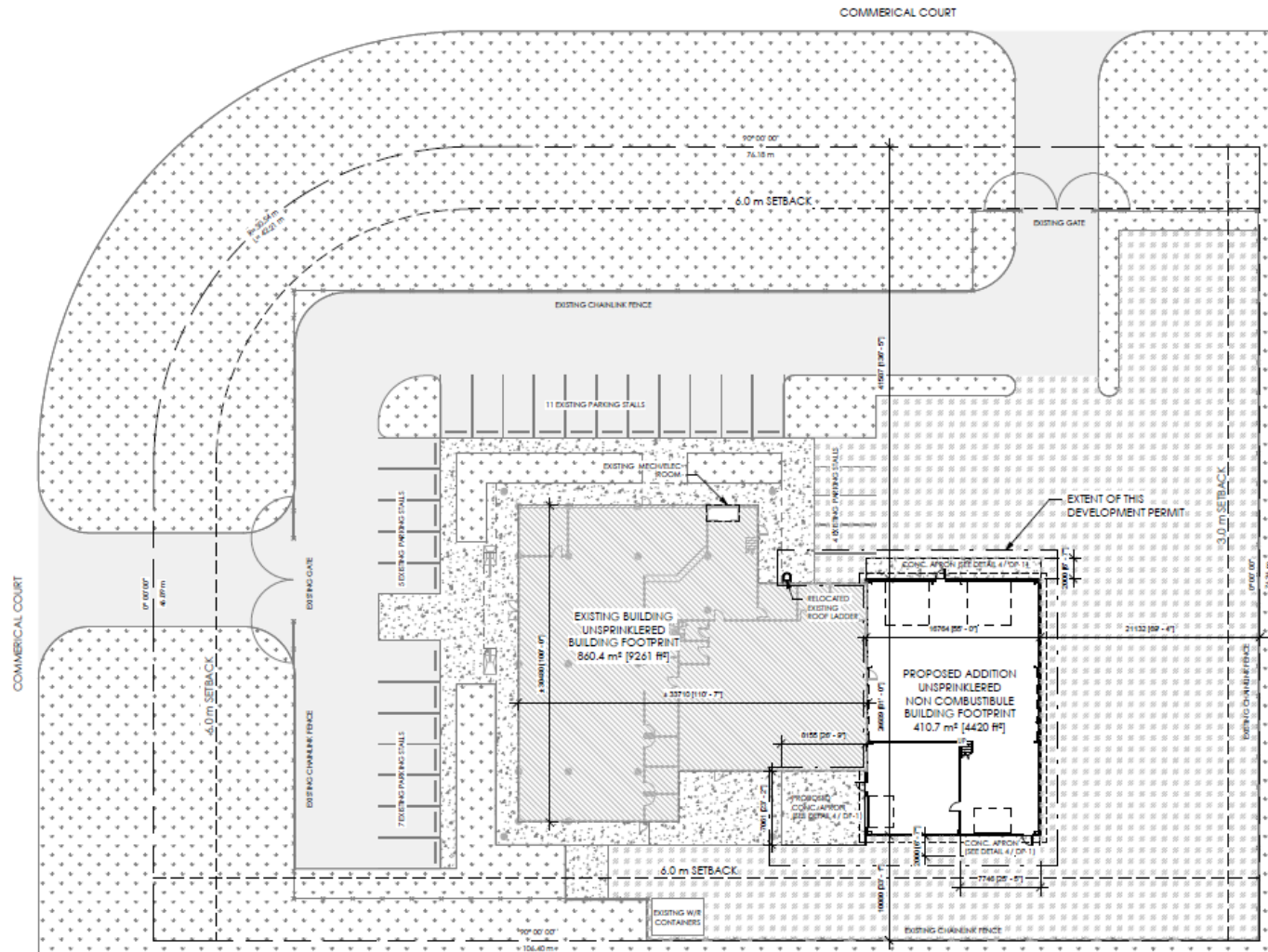


Above: Looking Along South Elevation

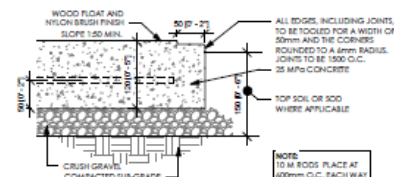
## Site Plan

### Development Proposal

Industrial (Medium), construction of a shop addition to an existing building for a light manufacturing, wholesale, and distribution company



3 SITE PLAN  
DP-1 1:250



4 STANDARD CONC. APRON  
DP-1 1:5

#### GENERAL SITE NOTES

**LIGHTING NOTE:**  
PLEASE SEE ELEVATIONS FOR LIGHTING FOR THE ADDITION

**LANDSCAPING NOTE:**  
ALL EXISTING LANDSCAPING AREAS, TREES, AND SHRUBS TO REMAIN AND TO BE UNMODIFIED

**GARBAGE/RECYCLING NOTE:**  
ALL EXISTING GARBAGE / RECYCLING / ORGANIC TO REMAIN AND TO BE UNMODIFIED

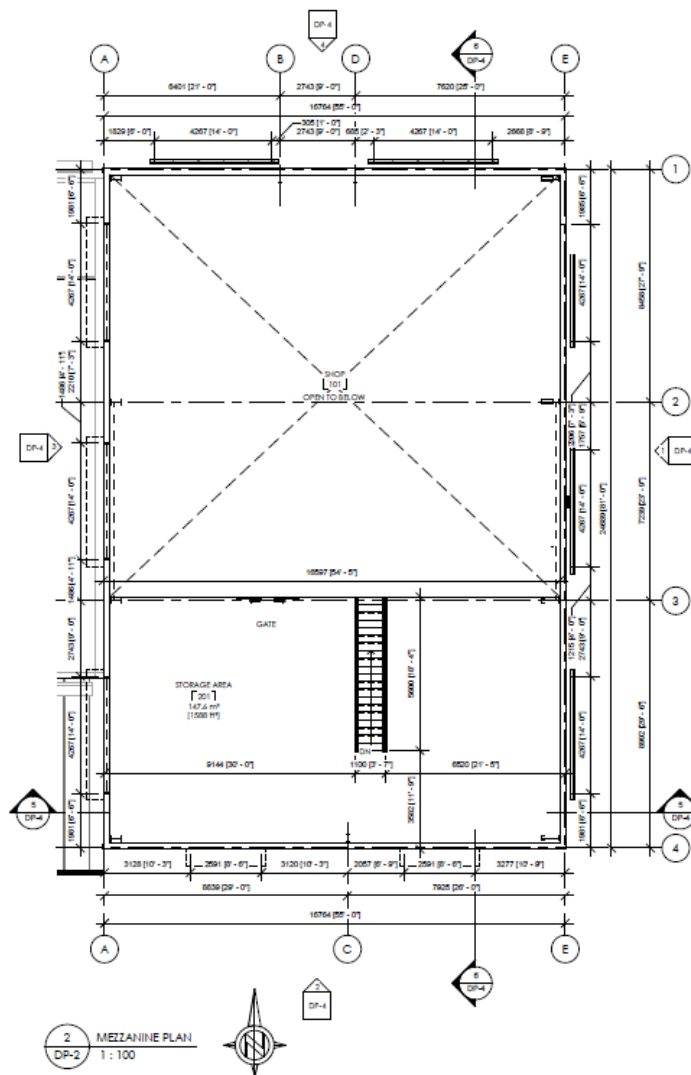
#### SURFACE LEGEND

	EXISTING ASPHALT
	EXISTING CRUSHED CONC. GRAVEL YARD
	EXISTING CONCRETE
	EXISTING LANDSCAPING
	PROPOSED CONCRETE APRON

Division: 2  
 Roll: 04734021  
 File: PRDP20211582  
 Printed: June 3, 2021  
 Legal: Lot:18 Block:1  
 Plan: 1293 of 238  
 24-03-W05M



Industrial (Medium),  
construction of a shop  
addition to an existing  
building for a light  
manufacturing, wholesale,  
and distribution company

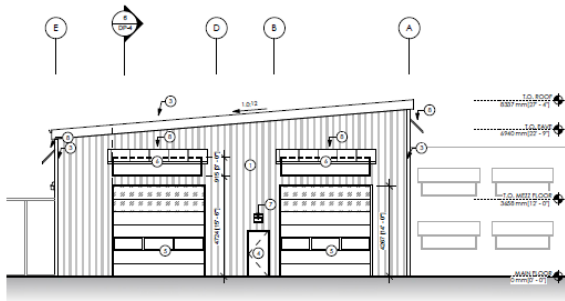


Division: 2  
Roll: 04734021  
File: PRDP20211582  
Printed: June 3, 2021  
Legal: Lot:18 Block:1  
Page 1294 of 238  
24-03-W05M

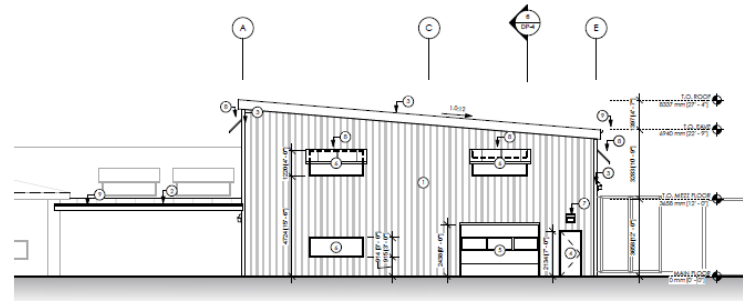
## Elevations

### Development Proposal

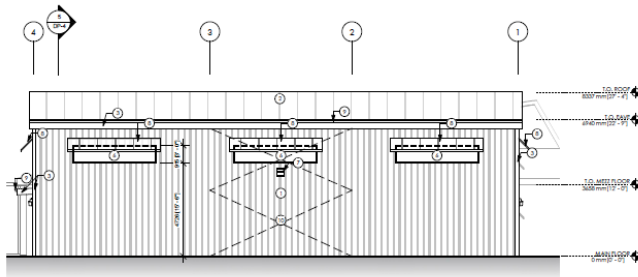
Industrial (Medium), construction of a shop addition to an existing building for a light manufacturing, wholesale, and distribution company



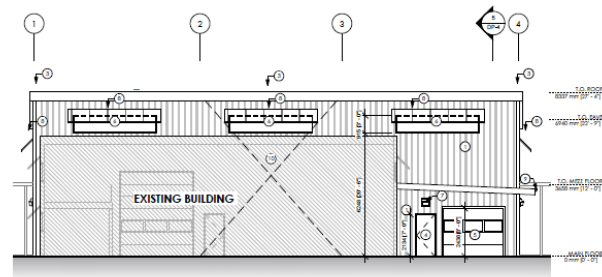
4 NORTH ELEVATION  
DP-4 1:100



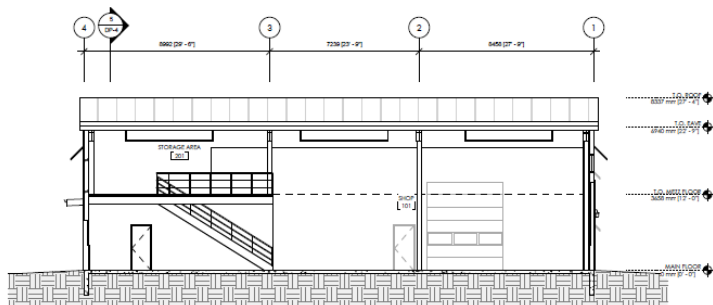
2 SOUTH ELEVATION  
DP-4 1:100



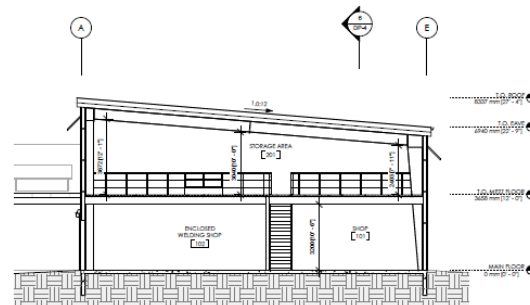
1 EAST ELEVATION  
DP-4 1:100



3 WEST ELEVATION  
DP-4 1:100



6 BUILDING SECTION 1  
DP-4 1:100



5 BUILDING SECTION 2  
DP-4 1:100

#### ELEVATION LEGEND

- 1 PREFAB METAL SIDING, GREY (TO MATCH EXISTING BUILDING)
- 2 PREFAB METAL SIDING, YELLOW (TO MATCH EXISTING BUILDING)
- 3 PREFAB METAL SIDING, CORNER TRIM, YELLOW (TO MATCH EXISTING BUILDING)
- 4 EXTERIOR HANDDOOR, BLACK
- 5 EXTERIOR WINDOW
- 6 EXTERIOR LIGHT
- 7 CHIMNEY, YELLOW (TO MATCH EXISTING BUILDING)
- 8 GUTTER
- 9 PREFAB CROSS BRACING

Division: 2  
 Roll: 04734021  
 File: PRDP20211582  
 Printed: June 3, 2021  
 Legal: Lot:18 Block:1  
 Parcel: 1295 of 238  
 24-03-W05M

## PLANNING AND DEVELOPMENT SERVICES

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

**DATE:** July 14, 2021  
**APPLICATION:** PRDP20211850

**FILE:** 05333064

**SUBJECT:** Kennel / Discretionary use, with no Variances

---

**APPLICATION:** Kennel (boarding, daycare, and training) for up to 20 dogs within the existing dwelling, single-detached.

**GENERAL LOCATION:** Located approximately 0.20 kilometres (1/8 mile) east of Range Road 284 and 0.20 kilometres (1/8 mile) south of Township Road 260.

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

**EXECUTIVE SUMMARY:** This application is for a Kennel, Doggyville Daycare, which includes boarding, daycare, and training for up to 20 dogs. Three resident employees oversee the business, which generates two daily vehicle visits to the property. There are no dedicated kennel buildings or outdoor dog runs; the Kennel operates out of the existing dwelling and backyard. The Applicant will pre-screen to weed out aggressive and/or noisy dogs, prior to acceptance as clients. However, the application does not identify any physical noise barriers or soundproofing measures to help minimize impacts to adjacent neighbors.

The subject property is located in a rural compact subdivision in close proximity to other residences, but there has been no consideration for noise mitigation measures. As such, Administration is of the opinion that a 20-dog kennel may cause undue impacts to adjacent lands. If Municipal Planning Commission (MPC) wishes to approve the application, it is recommended that the maximum number of dogs be reduced to lessen the noise impact.

This application is the result of enforcement action. One letter of opposition has been submitted by an adjacent neighbor and is included in Attachment B.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20211580 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211850 be refused for the following reasons:
1. In the opinion of the Development Authority, the development would generate excessive or unacceptable increases in noise within the neighbourhood and/or immediate area.
  2. In the opinion of the Development Authority, the development would unduly interfere with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

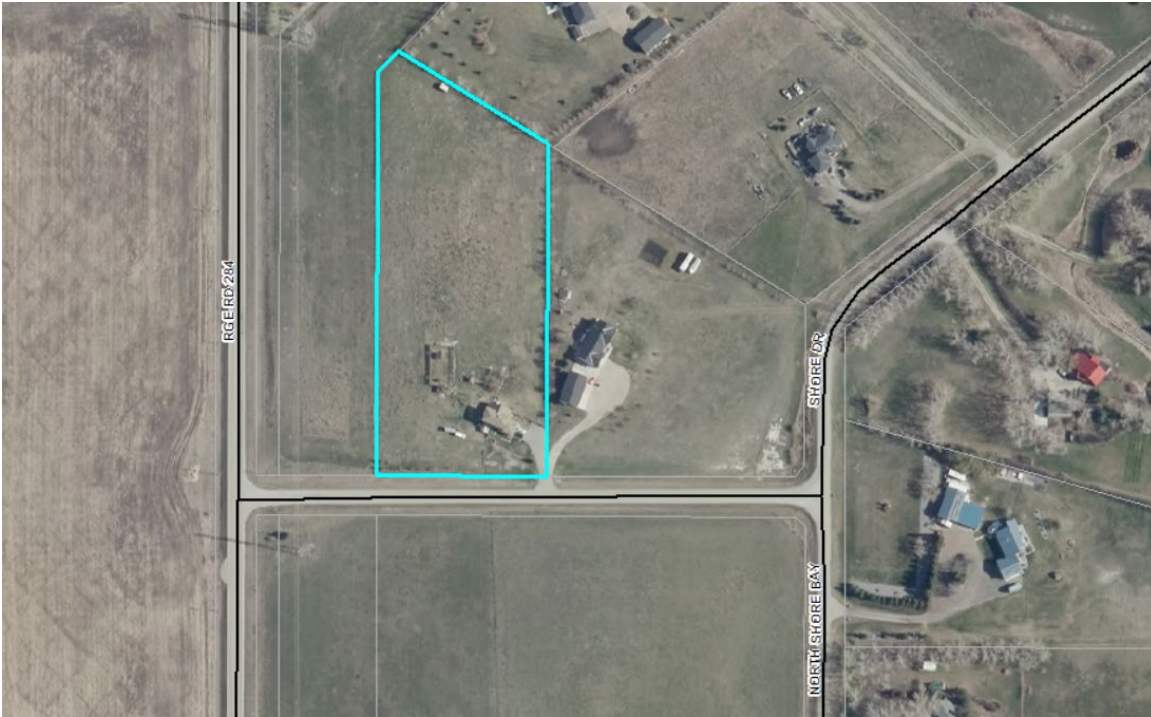
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### Administration Resources

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.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<p><b>PERMITTED USE:</b></p> <p>A Kennel is a discretionary use in the R-RUR district</p>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <p>Municipal Planning Commission</p>

Additional Review Considerations

*Parking*

- *The minimum number of parking stalls required is as per table 5 (LUB).*
  - **Required:** Kennel: 1 stall per 100 sq. m of gross floor area
    - Unknown gross floor area
    - **Prior to Release:** Site Plan required

*Restrictive Covenant*

- 991 340 081 – Between Prairie Royale Developments Ltd. and Prairie Royale Developments Ltd.:  
*“That no lot located in the said lands shall be used for any trade or business or otherwise than for residential purposes...”*
- The County is not a named party within in the Restrictive Covenant; therefore, it is not in the Development Authority’s jurisdiction to enforce the regulations of the Restrictive Covenant.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/lt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Report Conditions  
ATTACHMENT ‘B’: Maps and Other Information

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

1. That a *Kennel* (boarding, daycare, and training) for up to 20 dogs within the existing dwelling, single detached may operate on the subject property in accordance with the application details.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a site plan, to the satisfaction of the County, identifying the following:
  - i. The total area of the dwelling being used in the kennel;
  - ii. Outdoor dog runs;
  - iii. A parking plan;
  - iv. A landscaping plan;
  - v. Any noise mitigation measures being implemented;
  - vi. Fencing;
  - vii. Signage details, type, location, and dimensions.
3. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Bylaw C-8007-2020, for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the total development area of the proposal.
  - i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access, all structures (buildings), the storage and display areas directly associated to the use, and the parking area.

**Permanent:**

4. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
5. That all dogs residing on-site in the kennel operation shall not run outside at large, at any time.
6. That all dogs shall be kept indoors between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 9:00 a.m. on weekends, in order to adhere to the County's Noise Control Bylaw C-8067-2020.
7. That all waste shall be stored in solid metal or plastic containers and shall be disposed of off-site.
8. That all water used for cleaning of runs and washing of animals shall be collected and disposed of in accordance with Provincial regulations.
9. That the kennel area containing outside runs shall be enclosed with fencing (permanent wire containment fence/chain link) to ensure the dogs are contained and shall be maintained at all times.
10. 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.
11. That upon request from the County, the Applicant/Owner shall submit a Noise Impact Assessment, prepared by a qualified professional, to understand the Sound Transmission Class (STC) of the existing space and address the noise generated from the business operations. The assessment should include noise control recommendations that will eliminate or reduce noise impacts to adjacent properties and the surrounding area, to the satisfaction of the County.



12. That a separate development permit application shall be obtained for any additional onsite or offsite identification or directional business signage.
13. 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.
14. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
15. 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.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.
17. 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 County's Animal Control Bylaw C-5758-2003 shall be adhered to at all times.
19. That any personally owned dogs of the Applicant/Owner shall be registered and licensed with the County, as per the County's Animal Control Bylaw.
20. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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

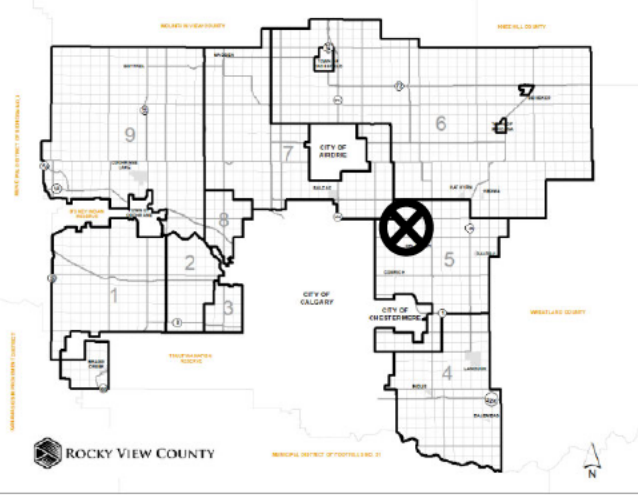
<b>APPLICANT:</b> Stacey Hodess	<b>OWNER:</b> Harwinder & Harbinder Tiwana
<b>DATE APPLICATION RECEIVED:</b> April 28, 2021	<b>DATE DEEMED COMPLETE:</b> May 14, 2021
<b>GROSS AREA:</b> ± 1.63 hectares (± 4.03 acres)	<b>LEGAL DESCRIPTION:</b> Lot:1 Block:2 Plan:9913200; NW-33-25-28-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <i>July 7, 2000:</i> Building permit (2000-BP-13707) issued for a single family dwelling	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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

### Development Proposal

Kennel (boarding, daycare, and training) for up to 20 dogs within the existing dwelling



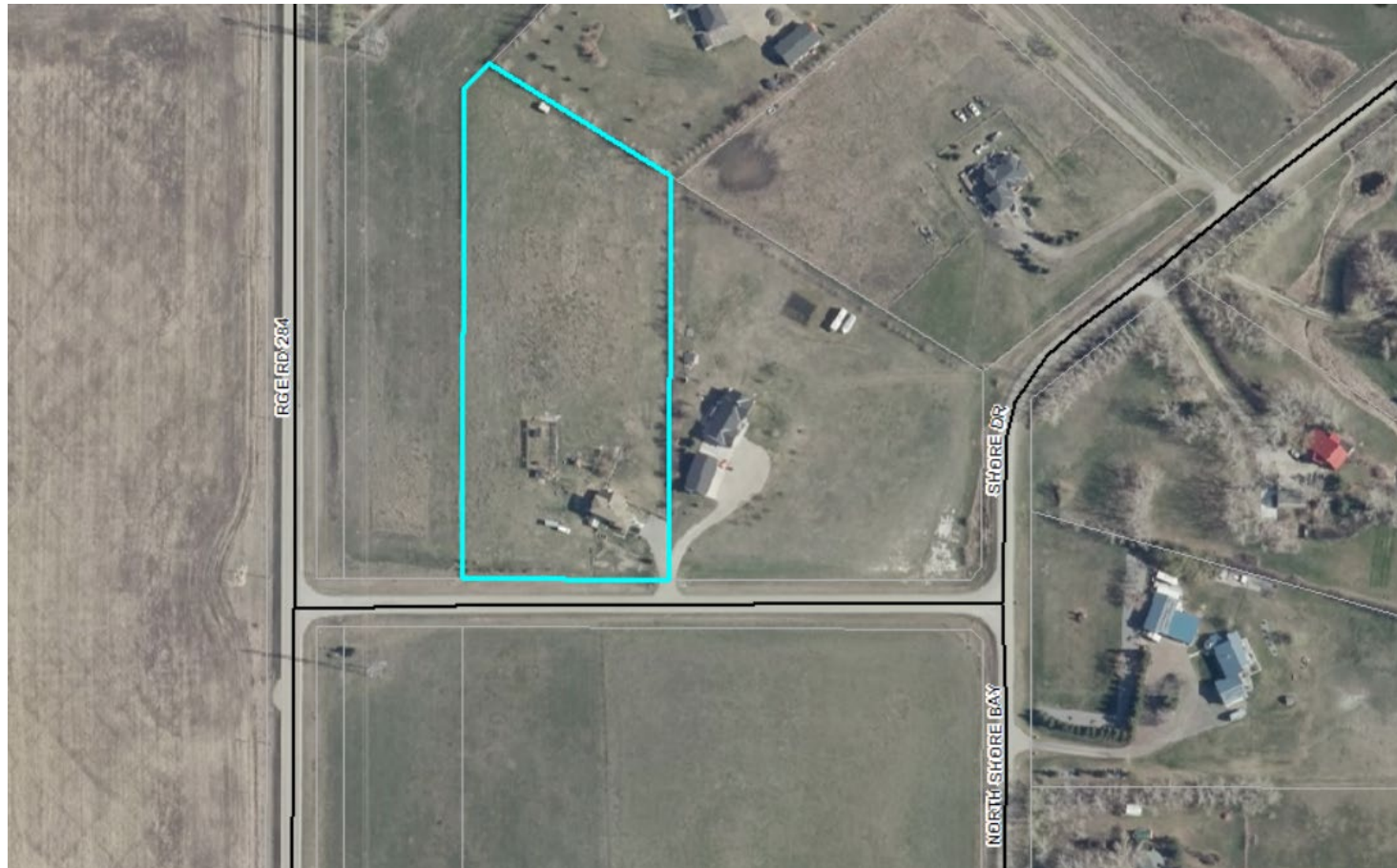
Division: 5  
 Roll: 05333064  
 File: PRDP20211850  
 Printed: June 3, 2021  
 Legal: Lot: 1 Block: 2  
 Page 12 of 238  
 25-28-W04M



## Location & Context

### Development Proposal

Kennel (boarding, daycare, and training) for up to 20 dogs within the existing dwelling



## Site Photos

### Development Proposal

Kennel (boarding, daycare, and training) for up to 20 dogs within the existing dwelling



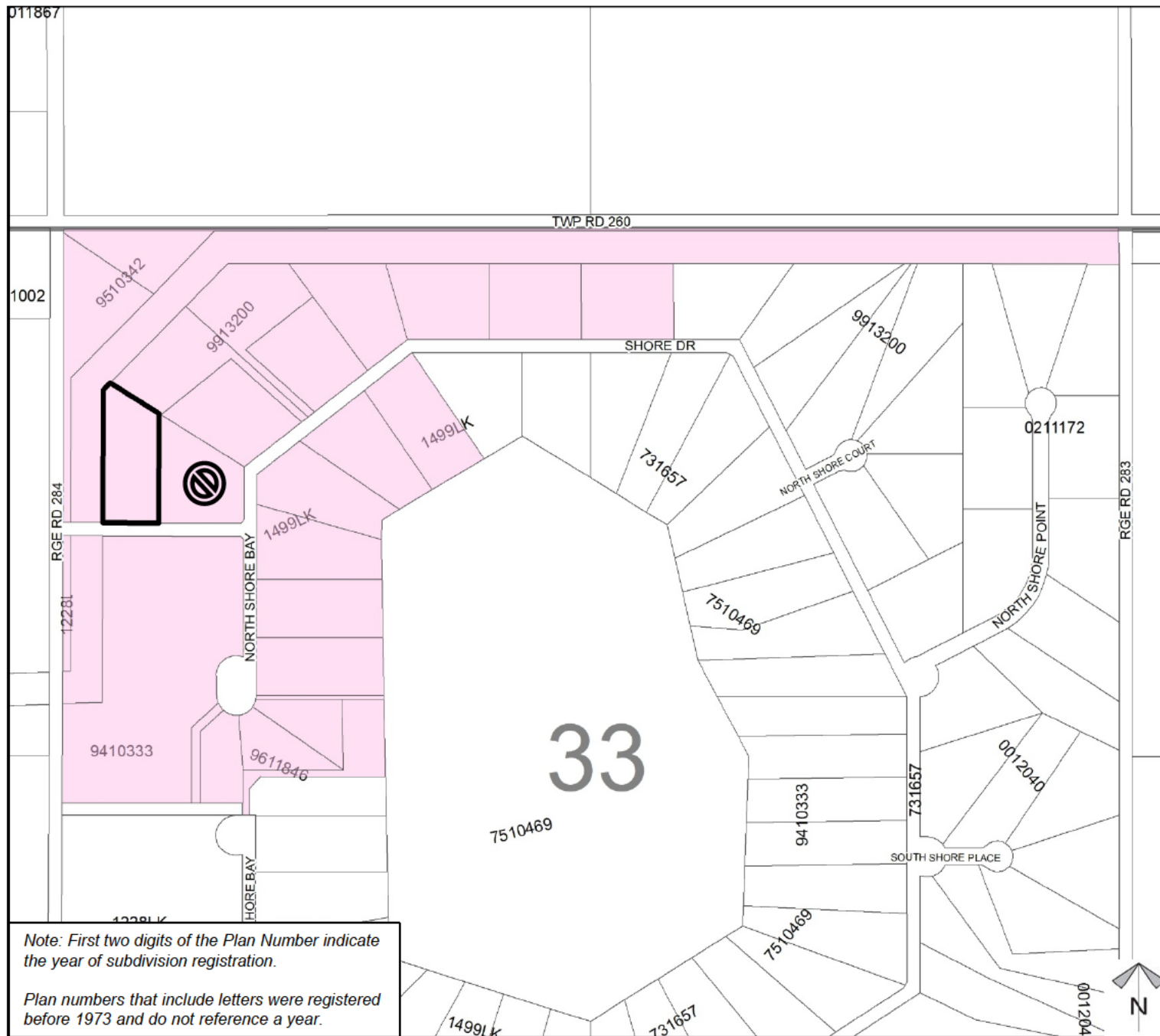




## Landowner Circulation Area

### Development Proposal

Kennel (boarding, daycare, and training) for up to 20 dogs within the existing dwelling



#### 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: 5  
 Roll: 05333064  
 File: PRDP20211850  
 Printed: June 3, 2021  
 Legal: Lot: 1 Block: 2  
 Page 10 of 13  
 25-28-W04M



**From:** [REDACTED]  
**To:** [Sandra Khouri](#)  
**Subject:** [EXTERNAL] - FW: File PRDP20211850  
**Date:** May 10, 2021 7:24:53 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[20210506\\_111524.jpg](#)

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

*Kathy Reinhart*



Please note our office is closed on Fridays.



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**From:** Kathy Reinhart  
**Sent:** Friday, May 07, 2021 9:20 PM  
**To:** 'skhouri@rockyview.ca' <skhouri@rockyview.ca>  
**Subject:** File PRDP20211850

Good Evening Sandra,

I just wanted to express my concerns regarding the Business License applied for at 560 Shore Drive for a dog training facility.

On any given day there can be anywhere from 10-20 dogs running around the property. If we go out into our back yard they are all at the fence barking and bearing teeth. At times there is zero supervision of these dogs and they will literally bark continuously until they go into the house. Due to the pandemic I am working from home and cannot leave the windows open in my home because of the constant barking. The applicant has been charged in Calgary in 2020 for negligence in the same type of business.



When we address the barking we just receive snide comments, confrontations have gotten ugly. For a day or two things are better but then ultimately the barking returns. We just want to be able to enjoy our backyard without a bunch of dogs that are not being looked after barking at us.

Please accept this as an objection to the business license.

Thank you

*Kathy Reinhart*



**Please note our office is closed on Fridays.**



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## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	July 14, 2021	<b>APPLICATION:</b> PRDP20212203
<b>FILE:</b>	05828006	
<b>SUBJECT:</b>	Home-Based Business, Type II / Discretionary use, with Variances	

**APPLICATION:** Home-Based Business, Type II, for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business-related visits, and relaxation of the maximum number of business-related signs

**GENERAL LOCATION:** Located approximately four (4) kilometres (2 1/2 miles) north of Township Road 252 and on the west side of Range Road 43.

**LAND USE DESIGNATION:** Agricultural, Small Parcel District (A-SML p8.1)

**EXECUTIVE SUMMARY:** This application is for a Home-Based Business, Type II, for a health and wellness-related business. The business, "The Yurt," will offer health and wellness-related retreats such as yoga classes, yoga workshops, and similar events.

Programming will be by appointment only and held one to two times per day within an existing 74.72 sq. m (804.25 sq. ft.) yurt. The Applicant and her husband, who both reside onsite, operate the business. Hours of operation are Monday to Friday from 7:00 AM to 10:00 PM and Saturday and Sunday from 9:00 AM to 10:00 PM. Each event can accommodate up to 16 attendees, meaning a variance to the number of business-related visits is required. The Applicant is also requesting a variance to the maximum number of business-related signs to allow for a total of three (3) freestanding signs.

The Applicant has indicated that the business offerings are intended to be quiet and relaxing, so it is not anticipated that noise will be a concern. All business parking will be provided on-site, and landscaping will be planted around the perimeter of the yurt for screening.

This application is the result of enforcement action. Three (3) letters of support has been submitted by adjacent neighbors and is included in Attachment B.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20212203 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212203 be refused.

### Administration Resources

Sandra Khouri, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Number of daily business-related visits	8	16	100%
Number of business-related signs	1	3	200%

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Cochrane Intermunicipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> Home-Based Business, Type II, is a discretionary use in the A-SML district	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission



Additional Review Considerations

*Access*

- The business will be accessed by way of the existing approach off Towers Trail and driveway located on the property to the south (Lot 2, Block 1, Plan 1811055).
- There is an Access Easement (181 100 607) registered on title between the subject property (Lot 1) and Lot 2.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions  
ATTACHMENT 'B': Maps and Other Information





## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Description:

- 1) That a Home-Based Business, Type II, for health & wellness retreats, workshops, and classes, may operate on the subject parcel in accordance with the approved plans.
  - a. That the maximum number of business-related visits is relaxed from **8** to **16**.
  - b. That the maximum number of business-related signs is relaxed from **1** to **3**.
- 2) That three (3) freestanding directional signs may be installed on the subject property, in accordance with the approved plans.
  - a. The signs shall not exceed 0.50 sq. m (5.38 sq. ft.) in area or 1.50 m (4.92 ft.) in height, in accordance with the Land Use Bylaw (C-8000-2020).

### Permanent:

- 3) That the number of non-resident employees shall not exceed two (2) at any time.
  - a. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 4) That the operation of this Home-Based Business, Type II may generate up to a maximum of 16 business-related visits per day.
  - a. That for the purposes of this permit, one business-related visit would include client arrival and departure.
- 5) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 6) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 7) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 8) 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 and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) That the Home-Based Business shall be limited to the dwelling and accessory building.
- 10) That there shall be no outside storage associated with the Home-Based Business at any time.
- 11) That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
- 12) That there shall be a minimum of 16 parking stalls, including two (2) barrier-free, maintained on-site at all times, in accordance with the approved Site Plan. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
- 13) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 14) That there shall be no parking or signage in the County Road Right-of-Way at any time.



## ROCKY VIEW COUNTY

- 15) 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.
- 16) That this Development Permit shall be valid until **August 31, 2022**.

**Advisory:**

- 17) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 18) That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- 19) 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 yurt located on the subject site, to facilitate accurate emergency response. *Note: Municipal address is C 254065 Towers Trail.*
- 20) That Building Permit PRBD20200630 shall be issued prior to any construction taking place, and that building occupancy is granted prior to commencement of business operation.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

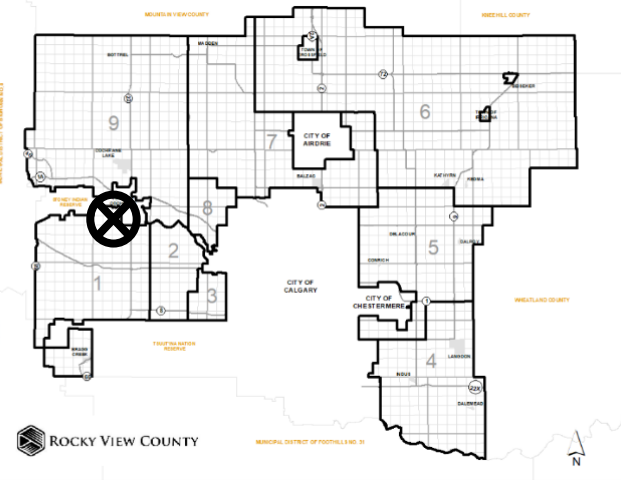
<b>APPLICANT:</b> Marni McConnach	<b>OWNER:</b> Gwynneth Butler
<b>DATE APPLICATION RECEIVED:</b> May 19, 2021	<b>DATE DEEMED COMPLETE:</b> May 21, 2021
<b>GROSS AREA:</b> ± 1.63 hectares (± 4.03 acres)	<b>LEGAL DESCRIPTION:</b> Lot:1 Block:1 Plan:1811055; SE-28-25-04-W05M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <p><b>June 9, 2021:</b> Development permit (PRDP20210965) issued for Bed and Breakfast (out of principal dwelling).</p> <p><b>June 7, 2021:</b> Development permit (PRDP20211006) issued for a Dwelling, Tiny.</p> <p><b>July 31, 2020:</b> Building permit (PRBD20200630) issued for Yurt (waiting for inspection).</p> <p><b>July 31, 2017:</b> Application for a subdivision to create a ± 8.28 hectare (± 20.48 acre) parcel (Lot 1) with a ± 24.86 hectare (± 61.43 acre) remainder (Lot 2) was approved.</p> <p><b>May 1, 2017:</b> Application to redesignate the subject land from Ranch and Farm District to Agricultural Holdings District and Ranch and Farm Two District, in order to facilitate the creation of a ± 8.28 hectare (± 20.48 acre) parcel (Lot 1) with a ± 24.86 hectare (± 61.43 acre) remainder was approved.</p> <p><b>June 24, 1999:</b> Building permit (1999-BP-12863) granted final occupancy for a single-family dwelling.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



## Location & Context

### Development Proposal

Home-Based Business (Type II) for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business related visits, and relaxation of the maximum number of business related signs



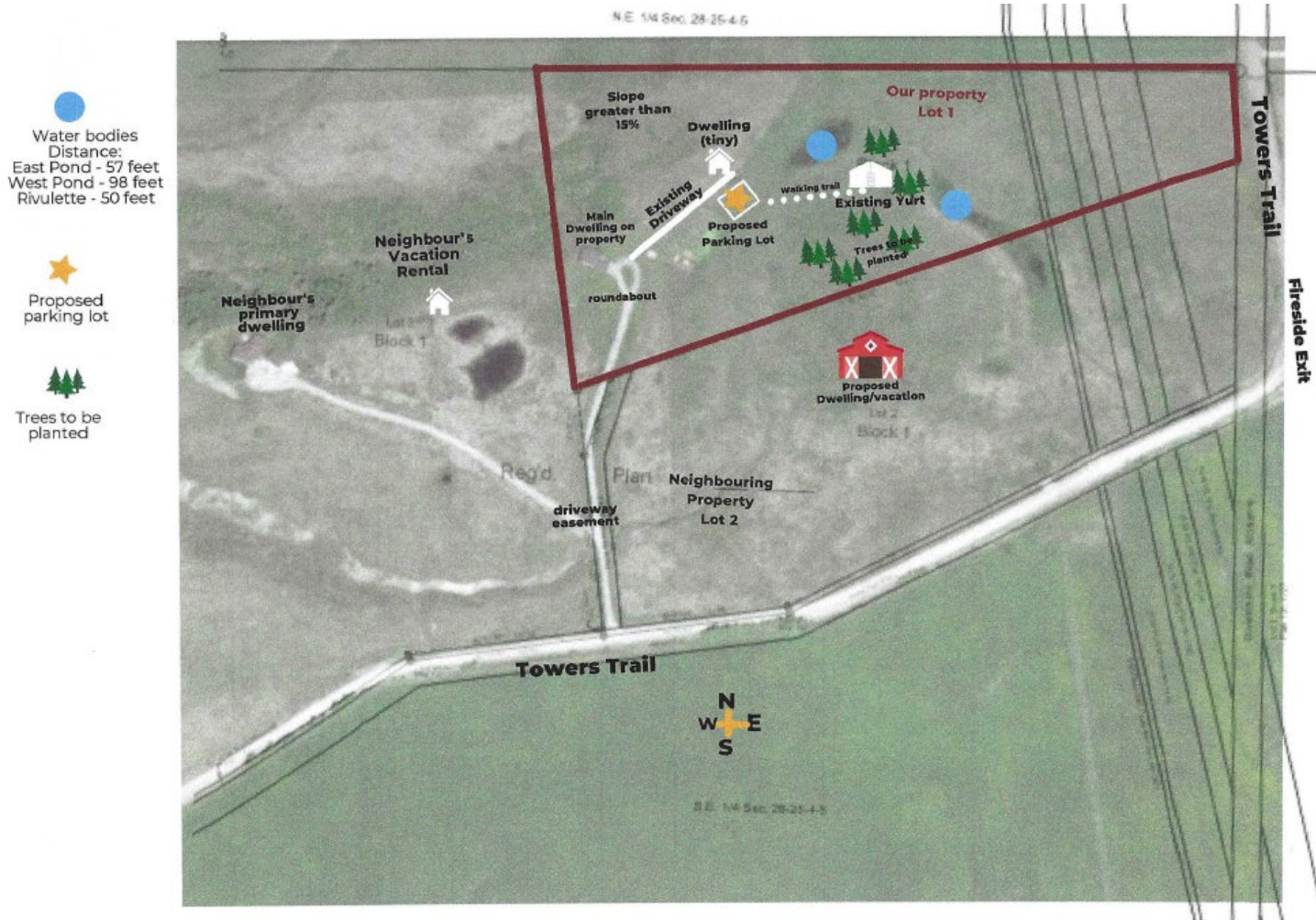
Division: 1  
 Roll: 05828006  
 File: PRDP20212203  
 Printed: June 3, 2021  
 Legal: Lot:1 Block:1  
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## Site Plan

### Development Proposal

Home-Based Business (Type II) for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business related visits, and relaxation of the maximum number of business related signs



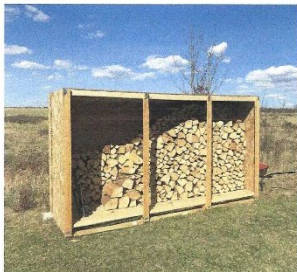
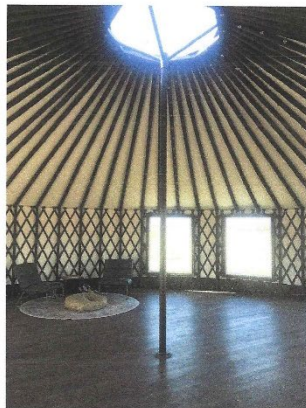
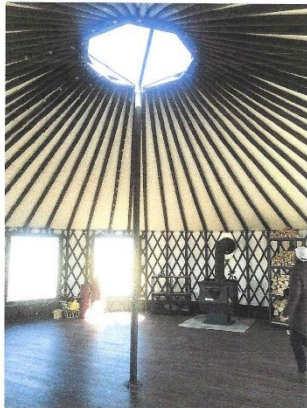
### Image 5: The Existing Yurt Building (2 of 3)

Building Permit: #PRBD20200630

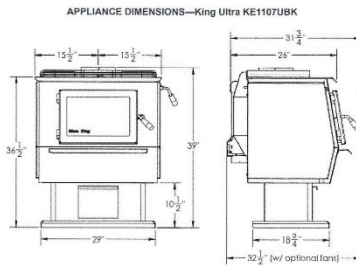
Diameter: 32 ft

Height: 13 ft. 8 Inches

Open concept design to accommodate a range of offerings. One wood stove oven and firewood shelf. Hearth pad 64"x58"  
 Indoor (solar) lighting along the top of lattice walls and 8 strings along ceiling poles from lattice tops up to skylight.



Outdoor wood shed  
 Dimensions: 47"x145" and 79" tall.



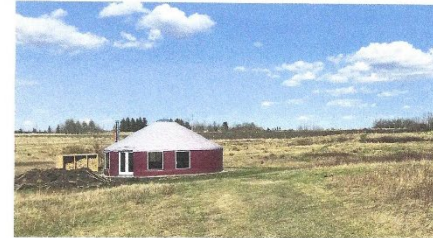
Blaze King Model "King Ultra"  
 Wood Stove

### Image 5: The Existing Yurt Building (3 of 3)

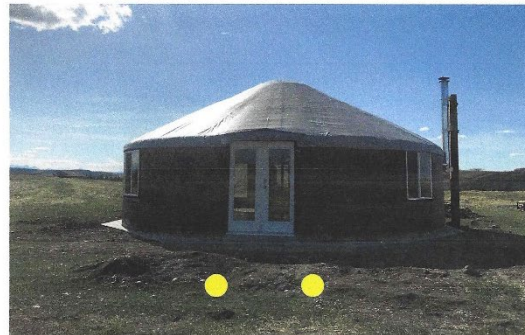
Building Permit:  
 #PRBD20200630

Diameter: 32 ft

Height: 13 ft. 8 Inches



Exterior Materials: vinyl siding and roof  
 Colour: burgundy siding with grey roof  
 Grading: Yurt foundation is flush with outdoor ground.  
 Proposed motion detecting ground light fixture: ●



## Yurt Photos

### Development Proposal

Home-Based Business (Type II) for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business related visits, and relaxation of the maximum number of business related signs



## Signage

### Proposed Signage (Continued)

Sign 1  
 32'  
 Wood



Sign 2  
 32'  
 Wood

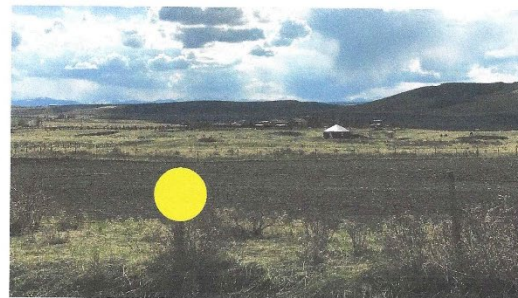


Sign 3  
 15'  
 Wood



### Proposed Signage

Design: Circular wood sign with black paint/etching

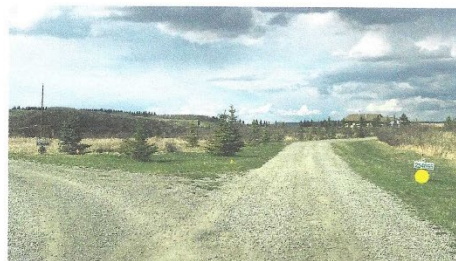


Sign 1

On property fence line leading up to driveway entrance.

Sign 2

At front entrance  
 36 feet from neighbours sign  
 46 feet from public roadway



Sign 3

Where driveway splits

### Development Proposal

Home-Based Business (Type II) for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business related visits, and relaxation of the maximum number of business related signs

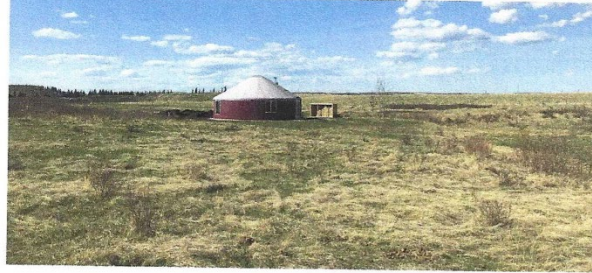
## Site Photos

**May 17, 20201**

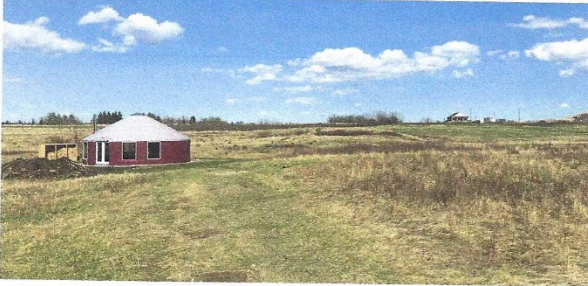
Facing West



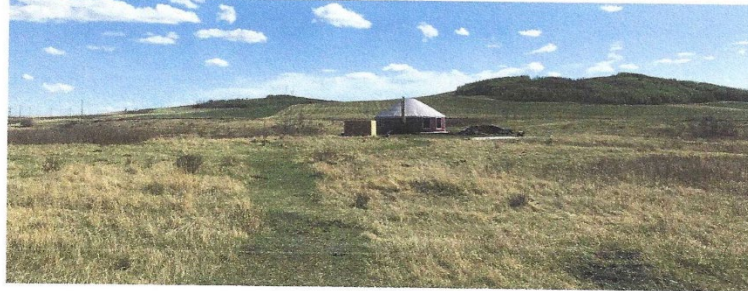
Facing North



Facing East



Facing South



### Development Proposal

Home-Based Business (Type II) for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business related visits, and relaxation of the maximum number of business related signs



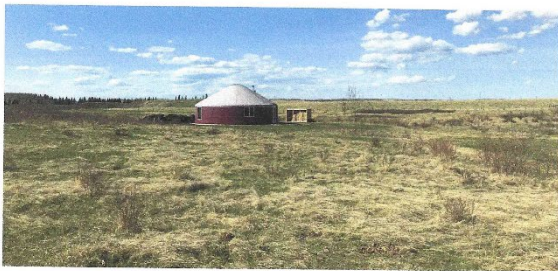
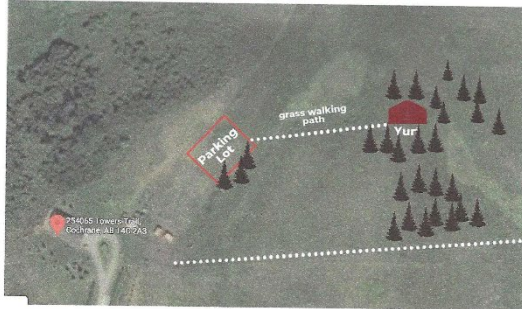
## Landscaping and Parking

### Development Proposal

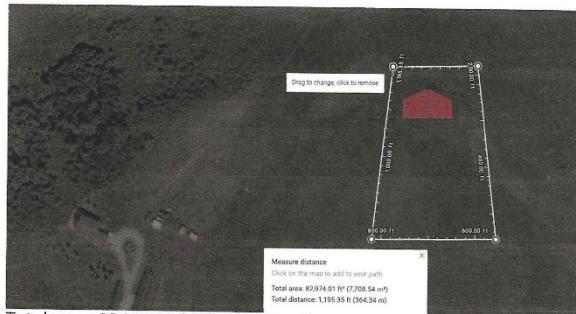
Home-Based Business (Type II) for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business related visits, and relaxation of the maximum number of business related signs

**Image 7: Landscaping**

Proposed

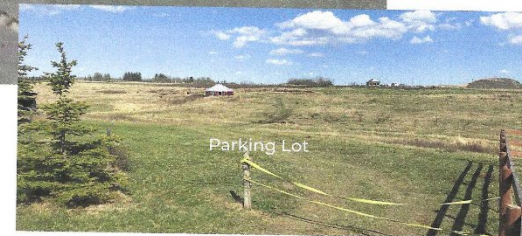
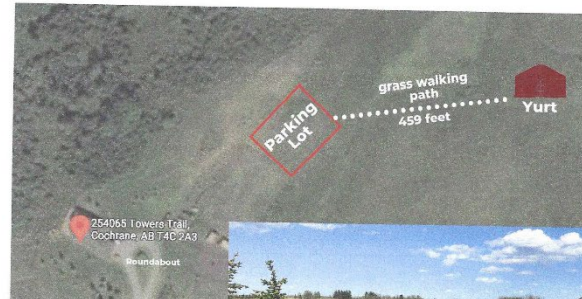


Trees will be located around the Yurt and South side for privacy

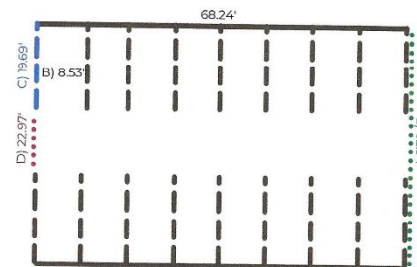


Total area: 82,974.01 ft² (7,708.54 m²)

**Image 6: Proposed Parking**



- A) Angle of parking: 90 degrees
- B) Stall width: 2.6 m (8.53 ft.)
- C) Stall depth perpendicular to aisle: 6.0 m (19.69 ft.)
- D) Aisle width: 7.0 m (22.97 ft.)
- E) Overall Depth: 19.0 m (62.34 ft.)



Division: 1  
 Roll: 05828006  
 File: PRDP20212203  
 Printed: June 3, 2021  
 Legal: Lot: 1 Block: 1  
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## Landowner Circulation Area

### Development Proposal

Home-Based Business (Type II) for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business related visits, and relaxation of the maximum number of business related signs

### Legend

- Letter of Support 
- One letter of support, same owner 
- Not in Support 

Division: 1  
 Roll: 05828006  
 File: PRDP20212203  
 Printed: June 3, 2021  
 Legal: Lot:1 Block:1  
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 25-04-W05M



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.

May 18, 2021

Building Services

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

Re: Development Permit + Home Based Business Type II Plus  
Variance + Signage Permit Application  
Applied for by Marni and Kevin McConnach

To Whom It May Concern:

My name is Edith Wearmouth and together with my son Travis Eklund, we own the WineGlass Ranch, which is adjacent to the attached application.

The applicants have been our neighbors for more than 20 years. They are good stewards of the land and considerate of their neighbors.

We feel this application has been very well thought and is a much needed and healthy use of their resources.

This is a letter of support for the attached application.

Sincerely

Edith Wearmouth

A solid black rectangular box used to redact the signature of Edith Wearmouth.

Doug and Cheryl Wearmouth  
254187 Towers Trail  
Cochrane, Alberta T4C 1B7

Marni and Kevin McConnach  
Box 1536  
Cochrane Alberta, T4C 1B7  
254065 Towers Trail  
Rocky View County, Alberta T4C 2A3

May 18, 2021

RE: Development Permit + Home Based Business Type II Plus Variance + Signage Permit Application

We would like to thank you for providing us with a copy of the above noted application. Your proactive desire for open, honest communication and input as you developed your business plan was evident. Your transparency and honesty during discussions was very appreciated.

We have no objection to your application as it is submitted. Below were our concerns that you have adequately addressed in your application:

- Noise levels kept to a minimum
- Strict hours of business
- Maximum of two business sessions per day
- Access road to parking lot and parking lot location
- 16 vehicle daily restriction
- Maximum occupancy restrictions
- No trespassing onto adjacent property
- Privacy

We trust that any future changes and variations will be discussed with adjacent and neighboring landowners. We wish you every success in your application and business plans.

Regards,

Doug and Cheryl Wearmouth



May 18, 2021

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

**Re: Marni and Kevin McConnach's Yurt Development Permit Application**

Marnie has asked us for a letter of support for their above-mentioned application.

We have lived at this address for 25 years and live directly east of Marni and Kevin's residence and Yurt and can see them both from our house.

We have met with Marni and she has given us a tour of their Yurt and informed us of their plans for the operation of their business.

We feel that their business plan is very well thought out and they have given thoughtful environmental consideration for the construction and proposed operation of the Yurt. They have also kept their neighboring residents informed of their plans and taken their concerns into consideration.

Businesses that focus on wellness, especially in times like this, are very important for the wellbeing of our community and we support their plans for the development of this operation.

Please feel free to contact us if you have any questions regarding this letter.

Best regards,

Jim and Jean Blyth

## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 5
<b>DATE:</b>	July 14, 2021	<b>APPLICATION:</b> PRDP20212084
<b>FILE:</b>	03330069	
<b>SUBJECT:</b>	Industrial (Light) and Outdoor Storage / Discretionary use, with no Variances	

**APPLICATION:** Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company.

**GENERAL LOCATION:** Located approximately 0.80 kilometres (1/2 mile) west of Range Road 285 and 0.41 kilometres (1/4 mile) south of 61 Avenue.

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

**EXECUTIVE SUMMARY:** This proposal is for the construction of a storage building, approximately 594.58 sq. m (6,400.00 sq. ft.) in size, with a gravel parking area for the storage of construction equipment, approximately 17,155 sq. m (184,654.88 sq. ft.) in area. Prime Land Developments currently operates out of the property to the south (Lot 3, Block 5, Plan 1013129). They have outgrown their current property and are proposing to develop the subject land for additional outdoor storage purposes.

A new paved approach would be constructed off Wrangler Road to access the site. An 8.00 m (26.25 ft.) landscaped strip has been provided in front of the property and a 13.50 m (44.29 ft) strip in the rear. Additional parking and landscaping requirements are addressed in the proposed condition set. Overall, the proposal meets the purpose and intent of the land use district and the Janet Area Structure Plan.

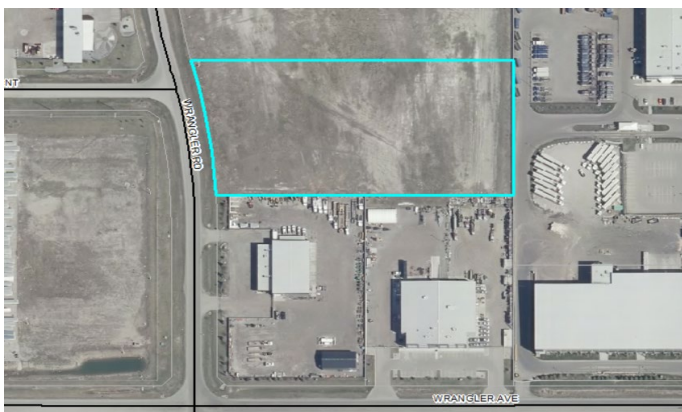
**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20212084 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20212084 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Sandra Khouri, Planning & Development Services

**APPLICATION EVALUATION:**

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

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

*Payments and Levies*

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
STORMWATER OFFSITE LEVY	\$29,900.08 (4.99 acres at \$5,992/acre)

Additional Review Considerations

Conditions were set based on the following items:

*Parking*

- *The minimum number of parking stalls required is as per table 5.*
  - **Required:** *Outdoor Storage: 0.5 stalls per 100 sq. m of gross floor area (min. 4)*
    - Outdoor storage: 17,155 sq. m / 100 \* 0.5 = **85 stalls**
  - **Required:** *Industrial (Light): 1 stall per 100 sq. m of gross floor area*
    - Storage Building: 595 sq. m / 100 \* 1 = **5 stalls**
    - Total stalls required: **90 stalls, including 4 barrier-free**
  - **Proposed:** 10 stalls, 0 barrier-free stalls
    - **Prior to Release:** revised parking plan with 90 stalls or submit a parking assessment.

Accessible Parking Stall Dimensions:

- *Stall Width (in accordance with Alberta Building Code):*
  - **Required:** 2.40 m (7.87 ft.) stall; 2.40 m (7.87 ft.) access aisle
  - **Proposed:** not provided
    - **Prior to Release:** revised parking plan with barrier-free stalls and dimensions





*Landscaping*

- *One tree for every 40.0 m<sup>2</sup> (430.56 ft<sup>2</sup>) of the required landscaped area, to a minimum of four trees. One shrub for every 60.0 m<sup>2</sup> (645.83 ft<sup>2</sup>) of landscaped area shall be provided, to a minimum of six shrubs.*
  - **Required:** 50 trees, 33 shrubs
  - **Proposed:** 50 trees – **Prior to Release**
- *For parking and loading requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m<sup>2</sup> (10.76 ft<sup>2</sup>) per on-site parking space shall be provided for visual relief.*
  - **Required:** 90 stalls required = 90 sq. m of additional landscaping required
  - **Proposed:** 2,044.00 sq. m (proposed) - 2,019.38 sq. m (required) = 24.62 sq. m (additional landscaping proposed)
    - **Prior to Release:** additional 65.38 sq. m of landscaping to provide visual relief of parking area
- *Deciduous trees shall be a minimum of 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level. Coniferous trees shall be 2.5 m (8.20 ft.) in height.*
  - **Proposed:**
    - No details provided – **Prior to Release**

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/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) and Outdoor Storage, construction of a storage building and equipment/vehicle storage yard, may take place on the subject land in accordance with the approved site plan and drawings, as amended, and conditions of this permit. The approval includes:
  - i. Construction of one (1) storage building, approximately  $\pm$  594.58 sq. m (6,400.00 sq. ft.) in size;
  - ii. A gravelled outside storage area, approximately 17,155 sq. m (184,654.88 sq. ft.) in area;
  - iii. Placement of a 2.13 m (7.00 ft.) high steel-clad perimeter fence.

**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), with minimum calliper and height requirements, in accordance with Section 259 of the Land Use Bylaw C-8000-2020 (LUB);
  - ii. An additional 65.38 sq. m (703.75 sq. ft.) of landscaping shall be provided for visual relief of the parking area, in accordance with Section 259 of the LUB;
  - iii. A minimum 3.00 m (9.84 ft.) wide landscaped area shall be provided between the front of all buildings and the adjoining parking area (if applicable), 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 (90) shall be provided in accordance with the *Industrial (Light)* and *Outdoor Storage* uses under Section 235 Table 5 of the LUB;
    - i. If less than 90 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 Parking Assessment.
  - ii. The minimum number of barrier-free stalls (4) with dimensions and access aisles shall be provided, in accordance with 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 includes the following:
  - i. A clearly defined main entrance to the storage building 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 ASP.
5. That prior to release of this permit, the Applicant/Owner shall submit a Lighting Plan in accordance with Section 227 of the LUB for any proposed building or site lighting, including location, lighting specifications, and height.



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, to confirm the presence of County road ban restrictions, and to submit a new road approach application for the proposed approach off Wrangler Road.
  - 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 \$10,000 Refundable Security, to secure the construction of the new approach from Wrangler Road to the subject lands.
8. 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.
9. 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 any regional stormwater plans, the Co-operative Stormwater Management Initiative (CSMI) requirements, the Janet Master Drainage Plan, and the County Servicing Standards, to the satisfaction of the County.
10. 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.

**Prior to Occupancy:**

11. 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 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.
12. That prior to occupancy, the County shall perform an inspection of the site to verify that the road approach has been constructed in accordance with the County Servicing Standards and approved plans.
  - i. The security will be returned upon a successful prior to occupancy inspection.
13. 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.
  - i. Following receipt of the as-built drawings, the County shall complete an inspection of the site to verify stormwater has been completed.

**Permanent:**

14. 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.





15. That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.
16. 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 30<sup>th</sup> 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.
17. That in accordance with the County's Policy 449, for commercial and industrial development, the use of holding tanks with a trucked service to dispose of wastewater and the use of cisterns with a trucked service to supply potable water shall be utilized.
18. That no topsoil shall be removed from the site.
19. 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.
20. 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.
21. 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.
22. That there shall be a minimum of 90 parking stalls, including four (4) barrier free, maintained on-site at all times, in accordance with the approved Site Plan, or in accordance with an accepted Parking Assessment. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
23. That there shall be no parking or signage in the County road right-of-way.
24. That any future signage will require separate Development Permit approval.
25. 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 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.
26. 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.
27. 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.
28. That if this Development Permit is not issued by **February 28, 2022**, or the approved extension date, this approval is null and void and the Development Permit shall not be issued.



**Advisory:**

29. 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.
30. That the County Bylaw C-8067-2020 the "Noise Bylaw", shall be adhered to at all times.
31. 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.
32. 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.
33. 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.
34. 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*].
35. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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

<b>APPLICANT:</b> Blair Rusnack (Prime Land Developments)	<b>OWNER:</b> Zahmol Investments Ltd.
<b>DATE APPLICATION RECEIVED:</b> May 4, 2021	<b>DATE DEEMED COMPLETE:</b> May 13, 2021
<b>GROSS AREA:</b> ± 2.02 hectares (± 4.99 acres)	<b>LEGAL DESCRIPTION:</b> Lot 2, Block 5, Plan 1013129; NW-30-23-28-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> N/A	
<b>AGENCY SUBMISSIONS:</b> 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.	

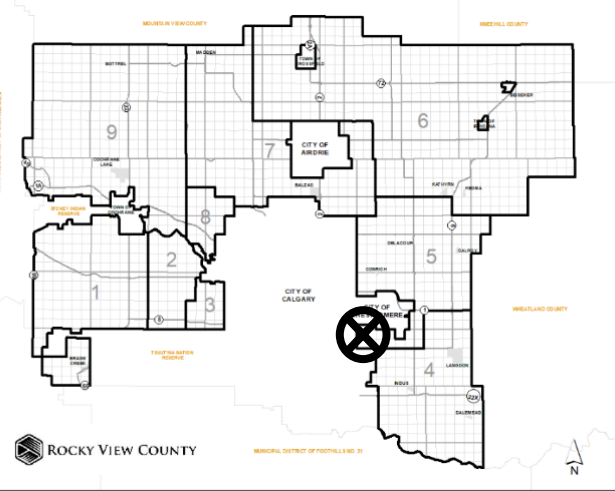


## Location & Context

### Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company

Division: 5  
 Roll: 03330069  
 File: PRDP20212084  
 Printed: June 3, 2021  
 Legal: Lot:2 Block:5  
 Page 12 of 23  
 23-28-W04M





# Overview of Prime Land Developments current (Lot 3) and proposed expanded operations (Lot 2)

## Location & Context

### Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company

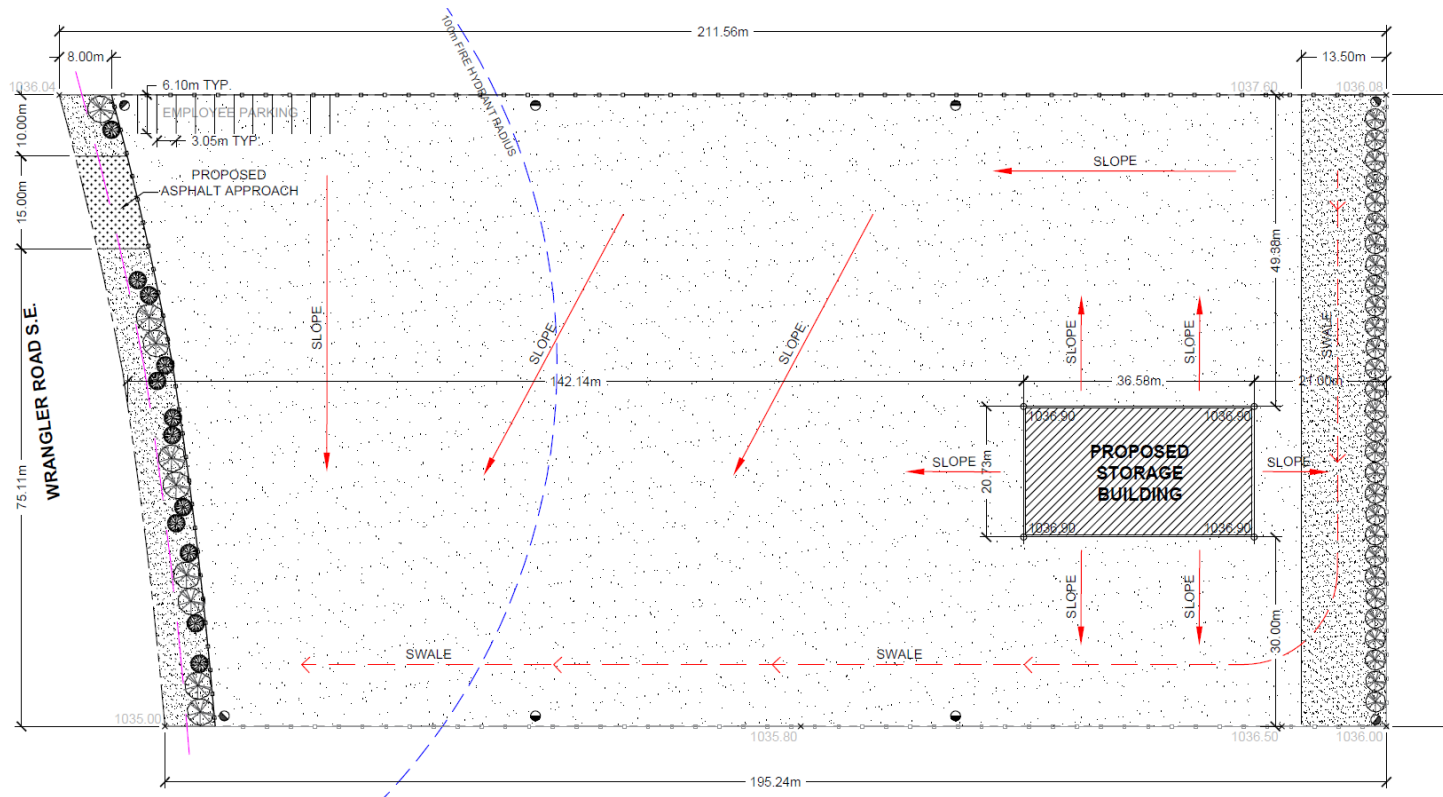


Division: 5  
 Roll: 03330069  
 File: PRDP20212084  
 Printed: June 3, 2021  
 Legal: Lot:2 Block:5  
 Page 12 of 238  
 23-28-W04M

## Site Plan

### Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company

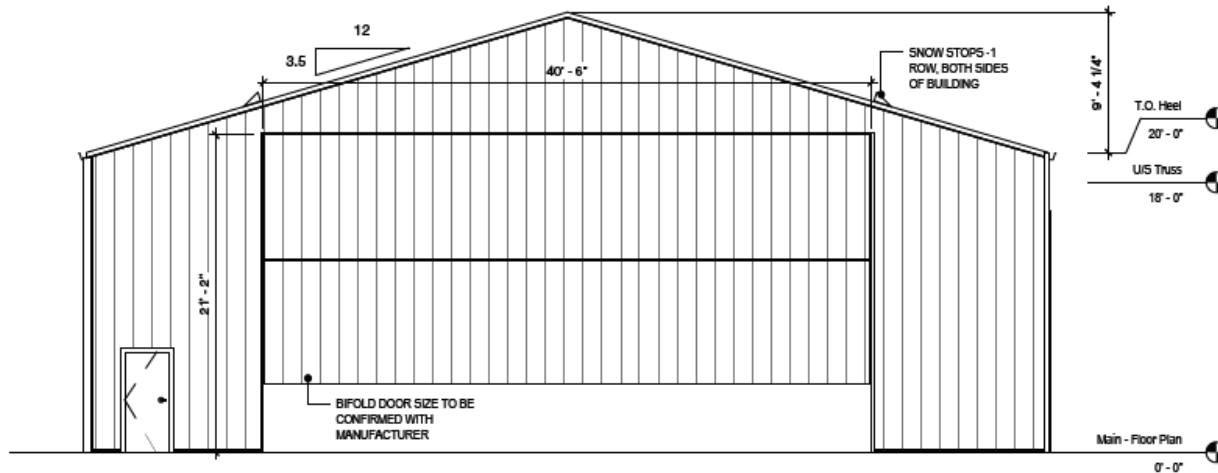




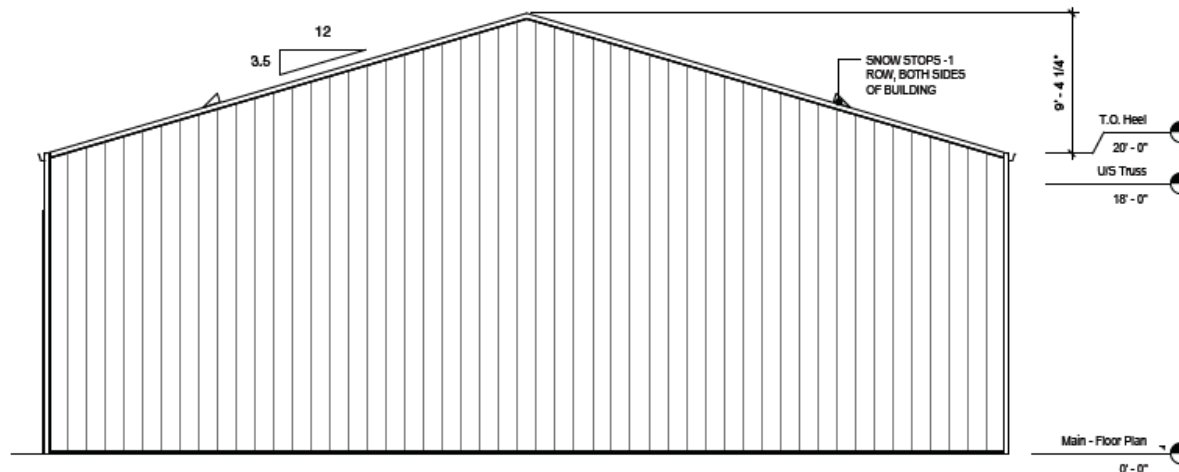
## Elevations

### Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company



1	West Gable
S103	3/32" = 1'-0"

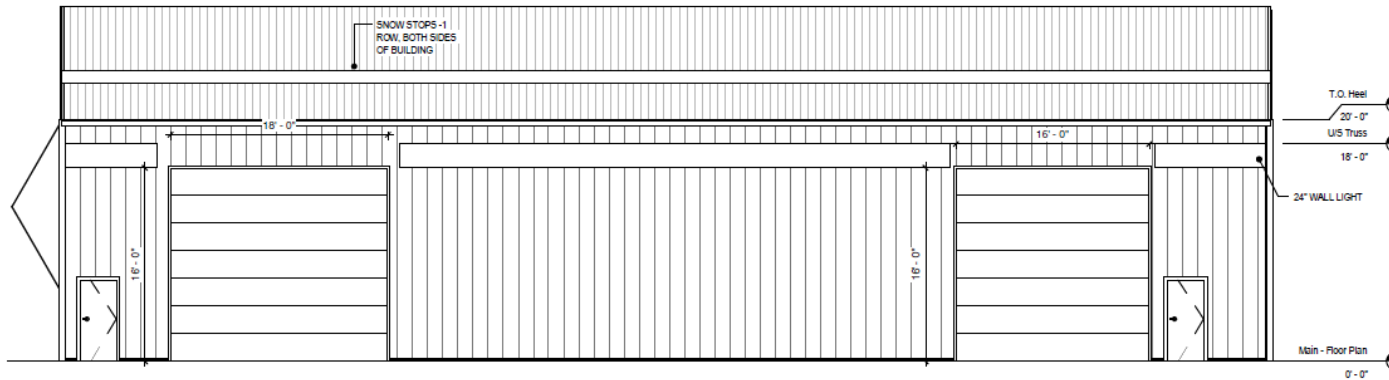


2	East Gable
S103	3/32" = 1'-0"

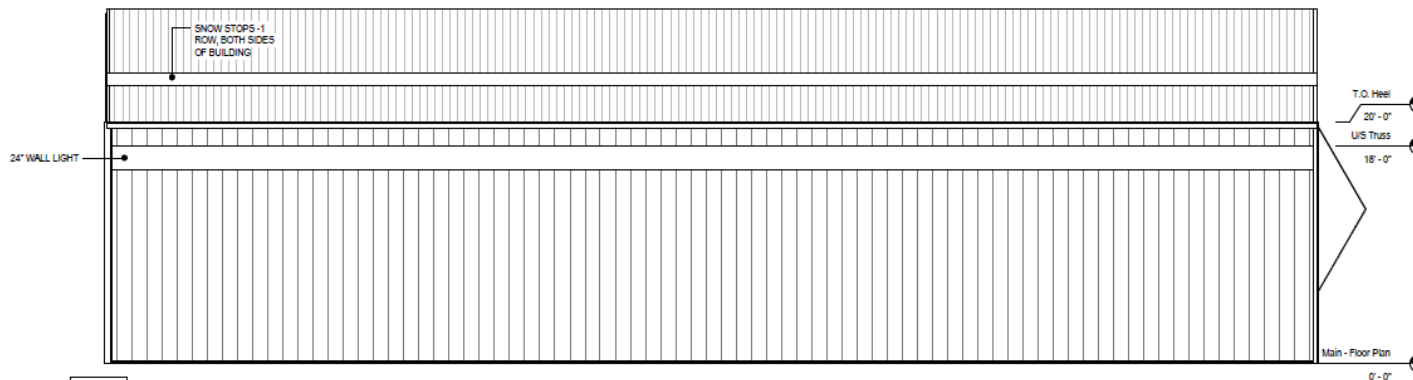
## Elevations

### Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company



1	South Elevation
S104	3/32" = 1'-0"



2	North Elevation
S104	3/32" = 1'-0"

## Site Photos

### Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company

Lot 2 looking East



Lot 2 looking west



Lot 2 looking south

