



ROCKY VIEW COUNTY

MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, July 14, 2021

9:00 AM

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

- Present: Chair J. Gautreau (present electronically)
Vice-Chair A. Schule
Member G. Boehlke
Member K. Hanson (present electronically)
Member D. Henn
Member K. McKylor (present electronically)
Member S. Wright (present electronically)
- Absent: Member M. Kamachi
- Also Present: B. Riemann, Executive Director, Operations
G. Nijjar, Manager, Planning and Development Services
H. McInnes, Supervisor, Planning and Development Services
S. MacLean, Supervisor, Planning and Development Services
J. Lee, Supervisor, Planning and Development Services
X. Deng, Senior Planner, Planning and Development Services
O. Newman, Planner, Planning and Development Services
C. Lombardo, Planner, Planning and Development Services
B. Culham, Development Officer, Planning and Development Services
S. Khouri, Development Officer, Planning and Development Services
W. Van Dijk, Development Officer, Planning and Development Services
C. Anderson, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services
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A Call Meeting to Order

Vice Chair Schule assumed the Chair and presided over the July 14, 2021 Municipal Planning Commission Meeting.

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

B Updates/Approval of Agenda

MOVED by Member Boehlke that the July 14, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried

The Chair called for a recess at 9:01 a.m. and called the meeting back to order at 9:03 a.m. with all previously mentioned members present.



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C June 23, 2021 Municipal Planning Commission Minutes

MOVED by Member Boehlke that the June 23, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

D-1 Subdivision Division 9 - Creation of One Residential Lot **File: PL20210064 (06732004)**

MOVED by Member Hanson that Subdivision Application PL20210064 be approved with the conditions noted in Appendix 'A'.

- 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.
 - 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.

Carried



D-2 Division 7 - Boundary Adjustment and Road Construction
File: PL20210111 (06412024/027)

MOVED by Member Boehlke that Subdivision Application PL20210111 be approved with the conditions noted in Appendix 'A'.

- A. The application to adjust the boundary between a ± 8.36 hectare (± 20.67 acre) parcel and a ± 25.92 hectare (± 64.06 acre) parcel, 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, 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:
 - i) If the recommendation of the updated TIA requires additional improvements to the existing roadway and intersection network, then the Owner shall enter into a Development Agreement to construct the required improvements.

Stormwater

- 4) The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related 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*.

Carried

D-3 Division 4 - Business Use
File: PL20210065 (03323014)

Member Gautreau declared a pecuniary interest and abstained from the voting and discussion on Subdivision Application PL20210065. Member Gautreau proceeded to leave the meeting at 9:16 a.m.

The Chair called for a recess at 9:35 a.m. and called the meeting back to order at 9:40 a.m. with all previously mentioned members present.

MOVED by Member Boehlke that Subdivision Application PL20210065 be approved with the conditions noted in Attachment 'A'.

- 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.



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- 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
 - i) 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
 - ii) 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*.



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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
Abstained: Councillor Gautreau

Member Gautreau returned to the meeting at 9:42 a.m.

D-4 Division 9 - Residential Use **File: PL20200143 (06706011)**

MOVED by Member Hanson that Subdivision Application PL20200143 be approved with the conditions noted in Attachment 'A'.

- 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*.



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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 1 - Equestrian Centre / Discretionary use, with no Variances **File: PRDP20212162 (03908057)**

MOVED by Member Henn that Development Permit Application PRDP20212162 be approved with the conditions noted in Attachment 'A'.

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.

Carried

E-2 Division 9 - Single-lot Regrading / Discretionary use, with no Variances
File: PRDP20212189 (06715052)

Presenter: Darryl Kneesch, the Applicant

MOVED by Member Gautreau that Development Permit Application PRDP20212189 be approved with the conditions noted in Attachment 'A'.

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.



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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 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:

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.

Carried



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E-3 Division 8 - Accessory Dwelling Unit / Discretionary use, with no Variances **File: PRDP20212133 (05632027)**

MOVED by Member Boehlke that Development Permit Application PRDP20212133 be approved with the conditions noted in Attachment 'A'.

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.

Carried

E-4 Division 5 - Single-lot Regrading / Discretionary use, with no Variances
File: PRDP20211905 (04207003/07)

MOVED by Member Hanson that Development Permit Application PRDP20211905 be approved with the conditions noted in Attachment 'A'.

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.
 - ii. That with the removal of any fill, the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.



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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.
 - iii. 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.
 - iv. That a copy of the required Roadside Development Permit, through Alberta Transportation, shall be submitted to the County, upon approval.

Carried



E-5 Division 9 - Communications Facility (Type C) / Discretionary use, with no Variances
File: PRDP20212715 (06825004)

MOVED by Member Hanson that Development Permit Application PRDP20212715 be approved with the conditions noted in Attachment 'A'.

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.

Carried



The Chair called for a recess at 10:07 a.m. and called the meeting back to order at 10:15 a.m. with all previously mentioned members present, with the exception of Member Henn and Member Wright.

Member Henn and Member Wright returned to the meeting at 10:16 a.m.

E-6 Division 2 - Home-Based Business Type II / Discretionary use, with Variances
File: PRDP20203632 (04709008)

MOVED by Member Hanson 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.

Carried

E-7 Division 1 - Care Facility (Child) / Discretionary Use
File: PRDP20211947 (04815003/04815007)

MOVED by Member Hanson that Development Permit Application PRDP20211947 be approved with the conditions noted in Attachment 'A'.

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.

Carried



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E-8 Division 2 - Industrial (Medium) / Discretionary use, with no Variances
File: PRDP20211582 (04734021)

MOVED by Member McKylor that a new prior to release condition be added to Development Permit Application PRDP20211582 to read as follows:

That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) completed by a Professional Engineer. The SSIP shall address conveyance, storage, treatment (if required) and potential reuse of stormwater for the proposed development, in accordance with the Rocky View County Servicing Standards.

Carried

MOVED by Member McKylor that Development Permit Application PRDP20211582 be approved with the conditions noted in Attachment 'A' as amended.

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.
3. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) completed by a Professional Engineer. The SSIP shall address conveyance, storage, treatment (if required) and potential reuse of stormwater for the proposed development, in accordance with the Rocky View County Servicing Standards.

Permanent:

4. That all conditions of PRDP20180116 shall remain in effect.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
6. That there shall be no customer or business parking at any time along the adjacent County road right-of-way.



7. That no topsoil shall be removed from the site.
8. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
9. That there shall be a minimum of 27 parking stalls maintained onsite at all times.
10. That any future signage will require separate Development Permit approval.
11. That all outdoor lighting shall be fully cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety, and security during evening operating hours.
12. That the entire site shall be maintained in a neat and orderly manner at all times. That all garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
13. That a minimum of 10% of the developed area shall be landscaped at all time.
14. 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.
15. That there shall be no potable water used for irrigation and landscaping purposes.
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, this approval is null and void and the Development Permit shall not be issued.

Advisory:

18. 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.
19. That the County Bylaw C-8067-2020 the "Noise Bylaw", shall be adhered to at all times.
20. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
21. 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.
22. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].



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

Carried

E-10 Division 1 - Home-Based Business, Type II / Discretionary use, with Variances
File: PRDP20212203 (05828006)

MOVED by Member Boehlke that Development Permit Application PRDP20212203 be approved with the conditions noted in Attachment 'A'.

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.
- 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.

Carried

E-11 Division 5 - Industrial (Light) and Outdoor Storage / Discretionary use, with no Variances

File: PRDP20212084 (03330069)

MOVED by Member Gautreau that Development Permit Application PRDP20212084 be approved with the conditions noted in Attachment 'A'.

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.



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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.



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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 30th of the next growing season.
 - ii. The vegetation type has to endure the irrigation from May to September.
 - iii. That water for irrigation and landscaping purposes shall only be supplied by the re-use of stormwater and not via the use of potable water.
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.

Carried

E-9 Division 5 - Kennel / Discretionary use, with no Variances
File: PRDP20211850 (05333064)

Presenter: Stacey Hodess, the Applicant

Main Motion:

MOVED by Member Gautreau that proposed condition #1 for development application PRDP20211850 as noted in Attachment 'A' of Administration's report be amended to read:

1. That a Kennel (boarding, daycare, and training) for up to ~~20~~ **12** dogs within the existing dwelling, single detached may operate on the subject property in accordance with the application details.



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Amending Motion:

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

THAT proposed condition #1 for development application PRDP20211850 as noted in Attachment 'A' of Administration's report be amended to read:

1. That a Kennel (boarding, daycare, and training) for up to ~~20~~ **12 10** dogs within the existing dwelling, single detached may operate on the subject property in accordance with the application details.

Carried

The Chair called for a vote on the main motion as amended.

Main Motion as Amended:

MOVED by Member Gautreau that proposed condition #1 for development application PRDP20211850 as noted in Attachment 'A' of Administration's report be amended to read:

1. That a Kennel (boarding, daycare, and training) for up to ~~20~~ **10** dogs within the existing dwelling, single detached may operate on the subject property in accordance with the application details.

Carried

MOVED by Member Gautreau that Development Permit Application PRDP20211850 be approved with the conditions noted in Attachment 'A', as amended.

Defeated

G Adjourn the Meeting

MOVED by Member Henn that the July 14, 2021 Municipal Planning Commission meeting be adjourned at 11:16 a.m.

Carried

H Next Meeting

July 28, 2021



Chair or Vice Chair



Chief Administrative Officer or Designate