



MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: December 1, 2021
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

	Pages
A. CALL MEETING TO ORDER	
B. UPDATES/APPROVAL OF AGENDA	
C. APPROVAL OF MINUTES	
1. November 10, 2021 Municipal Planning Commission Minutes	2
D. SUBDIVISION APPLICATIONS	
1. Division 6 - Subdivision Item - Agricultural Subdivision	31
File: PL20210018 (03213009)	
E. DEVELOPMENT APPLICATIONS	
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File: PRDP20214258 (03913002)	
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File: PRDP20214625 (07134012)	
3. Division 5 - Keeping of Livestock / Discretionary use, with Variances	67
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F. OTHER BUSINESS	
G. ADJOURN THE MEETING	
H. NEXT MEETING	
December 8, 2021	



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, November 10, 2021

9:00 AM

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

Present: Chair K. Hanson
Vice-Chair S. Samra
Member G. Boehlke
Member D. Kochan (left at 10:55 a.m.)
Member S. Wright (present electronically) (left at 11:57 a.m.)
Member A. Schule

Also Present: K. Robinson, A/Chief Administrative Officer
B. Riemann, Executive Director, Operations
B. Beech, A/Executive Director, Community Development Services
H. McInnes, Supervisor, Planning and Development Services
S. McLean, Supervisor, Planning and Development Services
S. Altena, Supervisor, Planning and Development Services
O. Newmen, Senior 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. Lam, Development Assistant, Planning and Development Services
J. Wareh, Development Assistant, Planning and Development Services
C. Anderson, Legislative Officer, Legislative Services
M. Mitton, Legislative Officer, Legislative Services

A Call Meeting to Order

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

B Updates/Approval of Agenda

MOVED by Member Schule that the November 10, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried

C-1 October 27, 2021 Municipal Planning Commission Minutes

MOVED by Member Kochan that the October 27, 2021 Municipal Planning Commission meeting minutes be approved as amended.

Carried



D-1 Division 6 - Residential Subdivision
File: PL20200100 (03231019)

MOVED by Member Boehlke that the Municipal Planning Commission move into closed session to consider D-1 pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body
- Section 27 – Privileged information

Carried

MOVED by Vice-Chair Samara that the Commission come out of closed session at 9:50 a.m.

Carried

MOVED by Member Schule that Subdivision Application PL20200100 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a \pm 3.84 hectare (\pm 9.45 acre) parcel (Lot 2), and a \pm 3.84 hectare (\pm 9.495 acre) remainder (Lot 1) within NE-31-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey

- 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 Applicant/Owner shall construct a new paved approach in accordance with County Servicing Standards to provide access to the proposed Lot 1. The Applicant/Owner shall contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance.

Stormwater

- 3) The Applicant/Owner is to enter into a Site Improvements / Services Agreement with the County in accordance with Conceptual Level Site-Specific Stormwater Implementation Plan (CL-SSIP) prepared by Sedulous Engineering Inc. dated July 17, 2021, and shall include the following:
 - a) Implementation of the low-impact development recommendations at the Building Permit stage.

Site Servicing

- 4) Water is to be supplied by an individual well on Lot 1. 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 1, 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.

Road Acquisition Agreement

- 5) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of 39 m (+/- 0.09 hectare) road acquisition along the southern boundary of Lot 2;
 - b) The purchase of land by the County for \$1.00;
- 6) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 2 that restricts the erection of any structure on or within 15 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Utility Easements

- 7) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of Fortis.

Municipal Reserves

- 8) The provision of Reserve in the amount of 10% 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*;



Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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 6 - Creation of One Agricultural Parcel
File: PL20200128 (03316010)

Presenter: Paul Schneider, the Applicant

MOVED by Member Schule that Subdivision Application PL20200128 be approved with the conditions noted in Attachment 'A'.

Defeated

MOVED by Member Boehlke that Subdivision Application PL20200128 be refused for the following reasons:

- The proposed new lot does not have the correct land use designation.
- The net development area within the new lot would limit agricultural development potential on the new lot.

Carried

The Chair called for a recess at 10:39 a.m. and called the meeting back to order at 10:45 a.m. with all previously mentioned members present.

D-3 Division 5 - Creation of Three New Industrial Lots
File: PL20210150 (06412029)

MOVED by Member Boehlke that Subdivision Application PL20210150 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a \pm 21.08 acre parcel (Lot 1), a \pm 15.64 acre parcel (Lot 2), a \pm 16.16 acre parcel (Lot 3), a \pm 2.32 acre public utility lot, a \pm 0.86 acre municipal reserve lot, and a \pm 32.58 acre remainder within NW-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 Survey

1. Subdivision 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.

Geotechnical

2. 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.

Transportation

3. The Owner shall provide an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards 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 improvements to the existing roadway and intersection network, then the Owner shall enter into a Development Agreement to construct the required improvements.
4. The Owner is to enter into a Land Acquisition Agreement, to be registered by Caveat, respecting the future acquisition of lands for Highway 566 road widening, and shall include:
 - a) The provision of 30 m road widening along the northern boundary of the property;
 - b) The purchase of land by the County for \$1.



Site Servicing

5. The Owner shall provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include 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.
6. The Owner shall provide a detailed Sanitary Servicing Study to support this phase of the development. 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.
7. The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lot created in this Phase, based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

Stormwater

8. 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.

Landscaping

9. The Owner shall provide a Landscaping Plan for the Municipal Reserve area, as shown on the Tentative Plan.
 - a) Implementation of the approved landscaping plan shall be included within the requirements of the Development Agreement.

Lot Owner's Association

10. 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.
11. The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.



Municipal Reserve

12. That ± 1.21 hectares (± 3.0 acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the appraisal report provided by Altus Group, dated October 29, 2021, pursuant to Section 666(3) of the Municipal Government Act.
 - a) The remaining ± 1.32 hectares (± 3.27 acres) of Municipal Reserve owing is deferred by Caveat to the remainder land within NW12-26-29-W04M.
 - b) The existing Deferred Reserve Caveat (211165455) shall be discharged and replaced with the new one above.

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.

Payments and Levies

14. 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 development area, as shown in the staff report and the Plan of Survey.
15. The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 for Lots 1-3.
 - 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.
16. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three (3) new lots.
17. 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

18. 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:

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

Member Kochan left the meeting at 10:55 a.m.



D-4 Division 5 - Boundary Adjustment

File: PL20210136 (06410064 / 06410040 / 06410003)

MOVED by Member Boehlke that the proposed condition 2 be amended as follows:

2. ± 0.38 hectares (± 0.95 acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the appraisal report provided by Altus Group, dated ~~October 22~~ **November 8**, 2021, pursuant to Section 666(3) of the Municipal Government Act;

Carried
Absent: Member Kochan

MOVED by Member Boehlke that Subdivision Application PL20210136 be approved with the conditions noted in Attachment 'A', as amended.

- A. The application to adjust the boundaries between a ± 1.76 hectares (± 4.35 acres) parcel, a ± 4.05 hectares (± 10.01 acres) parcel, and a ± 28.50 hectares (± 70.43 acres) parcel, in order to create a ± 3.39 hectares (± 8.38 acres) parcel (Lot 1), a ± 6.25 hectares (± 15.44 acres) parcel (Lot 2) with a ± 24.67 hectares (± 60.97 acres) remainder within Lot 1, Block 100, Plan 1513402, NW-10-26-29-W04M; Lot 1, Block 3, Plan 1611467, NW-10-26-29-W04M; Lot 2, Block 2, Plan 1612299, SW-10-26-29-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 form 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 Survey

1. Subdivision 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.



Municipal Reserve

2. That ± 0.38 hectares (± 0.95 acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the appraisal report provided by Altus Group, dated November 8, 2021, pursuant to Section 666(3) of the Municipal Government Act;

Utility Easements

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

Payments and Levies

4. 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 additional area to be consolidated, as shown in the staff report.
5. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the boundary adjustment.
6. 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

7. 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
Absent: Member Kochan

D-5 Division 5 - Creation of Two (2) New Industrial Lots
File: PL20210145 (06410003)

MOVED by Member Boehlke that Subdivision Application PL20210145 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a ± 5.79 hectare (± 14.31 acre) parcel (Lot 1), and a ± 7.58 hectare (± 18.73 acre) parcel (Lot 2), with a ± 10.41 hectare (± 25.72 acre) remainder within Lot 1, Block 100, Plan 1513402, NW-10-26-29-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 Survey

1. Subdivision 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 is to 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:
 - Design and construction of a public road system with associated infrastructure which includes the following:
 - Extension of Wagon Wheel Boulevard;
 - Removal of the two existing temporary cul-de-sacs;
 - Sidewalks/Pathways; and
 - Offsite network improvements, if required, in accordance with the approved TIA;
 - Design and construction of Landscaping features for all public pathways, and public roadways and the Environmental Reserve, in accordance with the approved Landscaping Plan;
 - Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
 - A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity are required. All improvements shall be constructed as part of the Development Agreement;
 - Design and construction of a piped water distribution system and fire suppression system;



- 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;
- Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- Design, construction, and implementation of the recommendations of the approved Stormwater Management Plan;
- Dedication of necessary easements and right of ways for utility line assignments;
- Mailboxes are to be located in consultation with Canada Post;
- Installation of power, natural gas, and telephone lines;
- Implementation of the recommendations of the Construction Management Plan;
- Implementation of the recommendations of the Geotechnical Report;
- Alberta Environment and Parks approvals are required for disturbance to any onsite wetlands;
- Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
- Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- The construction of any oversized or excess capacity infrastructure, roads, and/or services benefitting the Owner's lands and development and other lands.

Geotechnical

3. 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.

Site Servicing

4. The Owner shall provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include 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.
5. The Owner shall provide a detailed Sanitary Servicing Study to support this phase of the development. 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.



6. The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lot created in this Phase, based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

Stormwater

7. 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, 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.
8. The Owner shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

Municipal Reserve

9. That ± 1.43 hectares (± 3.53 acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the appraisal report provided by Altus Group, dated October 22, 2021, pursuant to Section 666(3) of the *Municipal Government Act*;
 - a) That the remaining ± 1.31 hectares (± 3.24 acres) of Municipal Reserve owing is deferred by Caveat to the remainder land within Lot 1, Block 100, Plan 1513402, NW-10-26-29-W04M.

Lot Owner's Association

10. 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 Lot Owner Association:
 - a) The LOA agreement shall specify the future obligations of the Lot Owner's association for implementation of the Architectural Controls, Solid Waste Management and Weed Control.
11. 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

12. 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.

Others

13. The Owner is to 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.

Payments and Levies

14. 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:
 - b) the development area, as shown in the staff report.
15. The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020.
 - b) If required, the Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
16. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.
17. 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

18. 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
Absent: Member Kochan

E-1 Division 6 - Outdoor Storage / Discretionary Use, with no Variances
File: PRDP20213599 (03315003)

MOVED by Member Schule that Development Permit No. PRDP20213599 be approved with the conditions noted in Attachment 'A'.

Description:

- 1) That Outdoor Storage, for a transportation and distribution company (Phase 2) may operate on the subject lands, at NW-15-23-28-W4M (232180 Range Road 283), in accordance with the application and attached drawings, as prepared by BCW Architects, Project: 21036, dated June 2020 (as amended), and includes:
 - i) Outdoor Storage of Truck Trailers, Containers, and Equipment;
 - ii) Signage, non-digital displays;
 - iii) Single-lot Regrading and associated work.



- 2) That all Outdoor Storage locations shall meet the minimum setback requirements of Section 441 of Rocky View County's (the County's) Land Use Bylaw C-8000-2020 (LUB), and any buffer requirements stated in the Singer Transportation Industrial Storage Yard Master Site Development Plan (MSDP).

Prior to Release:

General Requirements

- 3) That prior to release of this permit, the Applicant/Owner shall contact the County's 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) The Applicant/Owner shall also confirm if any upgrade work is required to the existing approach off Range Road 283, in terms of width and turning radii to ensure safe operation of the existing approach and adherence to County Servicing Standards, to service Phase 2 of the subject development.
 - ii) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 4) That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, identifying the Outdoor Storage specific storage locations and the minimum setback distances for all Outdoor Storage areas, landscaping areas, and/or buffer areas, in accordance with Section 441 of the LUB and Section 6.6 of the MSDP. *Note, a 15.00 m (49.21 ft.) shall be incorporated along the north and west boundary areas.*
- 5) That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping & Screening Plan in accordance with Sections 442, 252-260 of the LUB, and Sections 6.2, 6.6 of the MSDP, to the satisfaction of the County.
 - i) The plan shall provide additional details on the proposed landscaping berm located along the north property line; Note, the berm shall be consistent with the Phase 1 berm.
 - ii) The plan shall also identify how the County's Agricultural Boundary Design Guidelines/Considerations have been incorporated into the overall plan, including a minimum of 15.00 m (49.21 ft.) buffer area along the north and east boundary areas.
- 6) That prior to release of this permit, the Applicant/Owner shall submit a lighting plan and details, in accordance with Sections 227-230 of the LUB and Section 6.3 of the MSDP, to the satisfaction of the County, identifying any proposed site lighting for the property and/or parking areas and identifying all components and lighting orientation.
- 7) That prior to release of this permit, the Applicant/Owner shall confirm any parking requirements/areas for Phase 2, in accordance with Sections 231-239 of the LUB, to the satisfaction of the County.
- 8) That prior to release of this permit, the Applicant/Owner shall confirm any required business signage for Phase 2. If proposed, a signage plan shall be submitted in accordance with Sections 213-223 of the LUB and Section 6.4 of the MSDP.



- 9) That prior to release of this permit, the Applicant/Owner shall confirm any perimeter or Outdoor Storage area fencing requirements/areas for Phase 2, in accordance with Sections 262-269 of the LUB and Section 6.5 of the MSDP, to the satisfaction of the County.

Technical Requirements

- 10) That prior to release of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with the County's Servicing Standards. The plan shall address 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.
- 11) That prior to release of this permit, the Applicant/Owner shall submit an updated Geotechnical Investigation Report for Phase 2, in accordance with the requirements of the County's Servicing Standards. The report shall verify that the site is suitable for the proposed development and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc.
- 12) That prior to release of this permit, the Applicant/Owner shall submit an update to the Transportation Impact Assessment (TIA) [*originally submitted with the MSDP, as prepared by Bunt & Associates Engineering Ltd, dated January 1, 2019, and updated with Phase 1 approval, as prepared by Bunt & Associated Engineering Ltd., dated July 6, 2020*], that accounts for Phase 2 of the subject development, in accordance with the County's Servicing Standards.
 - i) Should any upgrades be recommended as part of the TIA, the Applicant/Owner shall be responsible for entering into a Development Agreement with the County for the construction of any noted upgrades.
- 13) That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP), in accordance with the County's Servicing Standards.
 - i) That the Applicant/Owner shall provide for the implementation of the recommendations of the SSIP, as well as, the registration of any overland drainage easements and/or restrictive covenants as determined by the plan, to the satisfaction of the County;
- 14) That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Report, in accordance with the County's Servicing Standards.

Fees

- 15) That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020, for the total gross acreage of the lands proposed to be developed. The total levy to be collected shall be calculated and based on the final site development plan, as confirmed by Administration.



Prior to Occupancy

- 16) That prior to site occupancy, all occupancy conditions of Phase 1, approved under PRDP20200714, shall be completed and satisfied.
- 17) That prior to site occupancy, the Applicant/Owner shall submit as-built drawings for Phase 2, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of any onsite infrastructure including any stormwater, sanitary or water infrastructure and any other information that is relevant to the approved Stormwater Design.
 - i) Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".
- 18) That prior to occupancy of the site, all landscaping and final site surfaces for Phase 2 shall be completed.
 - i) That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

- 19) That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the Phase 2 application or in response to a Prior to Release or Occupancy condition or approved under Phase 1 (PRDP20200714) shall be implemented and adhered to in perpetuity.
- 20) 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 dwelling located on the subject site and any commercial uses, to facilitate accurate emergency response.
- 21) That dust control 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.
- 22) That the entire site shall be maintained in a neat and orderly manner at all times. All waste material shall be deposited and confined in weatherproof and animal-proof containers within an appropriate enclosure and screened from adjacent properties. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 23) That all landscaping shall be implemented and maintained on-site in accordance with the final Landscape Plan.
 - i) All graded areas, unless developed or used as part of the Outdoor Storage areas, shall be seeded to native landscape upon development completion.
 - ii) Upon completion of the proposed Landscaping Plan, all stockpile materials shall be utilized and re-purposed on-site and/or removed from the site.



- 24) 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. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
- 25) That the minimum number of parking stalls for Phase 2, as noted in the final site plan, shall be maintained on site at all times.
- 26) That there shall be no customer or business parking at any time along the adjacent County Road System.
- 27) That water conservation strategies shall be implemented and maintained at all times.
- 28) That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
- 29) That the site shall be adequately serviced with holding tanks with a trucked service and the use of cistern tanks for all commercial uses. The use of the existing septic field shall be for residential uses only, unless confirmed adequate by the County.

Note: That if proposed, the use of the existing residential well for commercial purposes shall require a Commercial Well License approval through Alberta Environment and Parks, prior to operation.

Note: The existing Residential use on site shall be adequately serviced in accordance with the County Servicing Standards and maintained in perpetuity

- 30) That all on site lighting shall meet sections 227-230 of the LUB and Section 6.3 of the MSDP in perpetuity. All private lighting including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that 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.
- 31) That any signage not approved within this condition set shall require a separate Development Permit approval and shall adhere to the County's LUB and MSDP regulations, to the satisfaction of the County.
 - i) That any onsite internal storage area(s) or wayfinding (directional or informational) signage does not include Development Permit approval.
- 32) That all signage shall be kept in a safe, clean, and tidy condition at all times.
- 33) That no temporary signs shall be placed on the site at any time except any temporary signs required during development or development construction.

Advisory:

- 34) That the County's Noise Control Bylaw C-8067-2020 shall be adhered to at all times.
- 35) 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*].



- 36) That during construction, any fill being added or removed from the site 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.
- 37) 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.
- 38) That during construction, the dust control shall be maintained on the site, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 39) That wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- 40) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 41) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of 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.
- 42) That if this Development Permit is not issued by **JULY 31, 2022**, or by 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 and Park (AEP) approvals for any impact(s) to any wetland areas and for any related approvals for all on-site stormwater infrastructure.

Carried
Absent: Member Kochan

E-2 Division 7 - Dwelling, Single Detached / Permitted Use, with Variances
File: PRDP20214173 (03222318)

MOVED by Member Schule that Development Permit Application PRDP20214173 be approved with the conditions noted in Attachment 'A'.

Description:

- 1) That the Dwelling, Single Detached (existing deck & cantilever) may remain on the subject parcel in accordance with the Real Property Report prepared by Global Raymac Surveys Inc., dated July 20, 2021, including:
 - i. That the minimum side yard setback requirement for the existing deck is relaxed from **1.52 m (5.00 ft.) to 0.00 m (0.00 ft.)**;
 - ii. That the minimum side yard setback requirement for the existing cantilever is relaxed from **1.52 m (5.00 ft.) to 1.43 m (4.69 ft.)**; and



- iii. That the maximum allowable depth for the existing cantilever is relaxed from **0.60 m (1.97 ft.) to 0.70 m (2.30 ft.)**.

Advisory:

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

Carried
Absent: Member Kochan

E-3 Division 5 - Home-Based Business, Type II / Discretionary use with Variances
File: PRDP20213683 (05330006)

MOVED by Member Boehlke that proposed condition 15 for development application PRDP20213683 be as noted in Administration's report be amended to read:

15. That this Development Permit shall be valid until **December 8, 2024 2026**.

Carried
Absent: Member Kochan

MOVED by Member Boehlke that Development Permit Application PRDP20213683 be approved with the conditions noted in Attachment 'A', as amended.

Description:

1. That a Home-Based Business, Type II, for automotive repair and sales may continue to operate on the subject parcel in general accordance with the approved site plan and application.
 - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.

Permanent:

2. That the number of non-resident employees shall not exceed one (1) at any time.
 - i. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.
3. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
5. That the Home-Based Business shall be limited to the dwelling, accessory buildings and the outside storage area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved 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.



7. That all outside storage, that is a part of the Home-Based Business shall be enclosed with a 6.00 ft. high fence or a minimum of twelve (12) coniferous trees at least 1.82 m (6.00 ft.) in height planted to the north, south, and east of the outdoor storage area from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **2,043.87 sq. m. (22,000.00 sq. ft.)** at any time.
8. That all vehicles for sale purposes shall be newer or used models. No salvaged or damaged vehicles shall be brought on site.
9. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings or approved storage area.
10. That there shall be no more than sixty (60) vehicles within the **2,043.87 sq. m. (22,000.00 sq. ft.)** storage area at any time.
11. That one 0.20 m (0.67 ft.) by 0.61 m (2.00 ft.) identification sign may remain on the subject land, for identification purposes only, in keeping with the general appearance of the area, as approved by the Development Officer.
12. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
13. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That this Development Permit shall be valid until **December 8, 2026.**

Carried
Absent: Member Kochan

E-4 Division 5 - Home-Based Business Type I / Permitted use, with Variances
File: PRDP20213810 (06422047)

MOVED by Member Boehlke that proposed condition 11 for development application PRDP20213810 be as noted in Administration's report be amended to read:

11. That this Development Permit shall be valid until **December 8, 2024 2026.**

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20213810 be approved with the conditions noted in Attachment 'A', as amended.

Description:

1. That a Home-Based Business, Type I, for a hair salon, may continue to operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.
 - i. That the maximum number of business-related visits per day is relaxed from **four (4) to six (6).**



Permanent:

2. That there shall be no non-resident employees at any time.
3. That the operation of this Home-Based Business shall be limited to the *accessory use* of a *dwelling*.
4. That the Home-Based Business shall not change the residential or agricultural character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business (Type I) shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business (Type I) 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 resident dwellings shall be preserved. The Home-Based Business, Type II use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That there shall be no outside storage of goods, materials, commodities, or finished products.
8. That all personal vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or driveway area. *Note, there shall be no commercial vehicles parked on-site.*
9. That there shall be no signs that describe the home-based business or encourage drop-in business-related traffic.
10. That no off-site advertisement signage associated with the Home-Based Business shall be permitted
11. That this Development Permit shall be valid until **December 8, 2026.**

Advisory:

12. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Carried
Absent: Member Kochan

E-5 Division 5 - Dwelling, Tiny / Discretionary Use with no Variances
File: PRDP20214106 (06422024)

MOVED by Member Boehlke that Development Permit Application PRDP20214106 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the existing *Dwelling, Tiny*, approximately 13.37 sq. m (144.00 sq. ft.) in gross floor area, may remain on the subject property in accordance with the approved site plan and the conditions of this permit.



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 \$800.00, calculated at \$800.00 for each new residential unit.

Permanent:

3. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
Note: The addressing for this Dwelling, Tiny is A 263196 BUTTE HILLS WAY
4. That no topsoil shall be removed from the site. All topsoil shall be retained on-site. Any undeveloped graded area shall be seeded after building construction is complete, as part of site restoration.
5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction unless a separate Development Permit has been issued for additional fill.
7. 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.

Advisory:

8. That the Dwelling, Tiny shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
9. That the subject lands 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.
10. That the subject development shall conform to the County's Noise Bylaw C-8067-2020, in perpetuity.
11. 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]*.
12. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Dwelling checklist.
13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
14. 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.



15. That if the Development Permit is not issued by **May 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried
Absent: Member Kochan

E-6 Division 5 - Vacation Rental / Discretionary use, with no Variances
File: PRDP20213413 (06422024)

Presenter: Jerry and Paulette Bradley, on behalf of the Applicant

MOVED by Member Boehlke that Development Permit Application PRDP20213413 be approved with the conditions noted in Attachment 'A'.

Description:

- 1) That the *Vacation Rental* may operate on the subject property, within the existing Dwelling, Tiny, approximately 13.37 sq. m (144.00 sq. ft.) in gross floor area, in accordance with the approved site plan and the conditions of this permit.

Prior to Release:

- 2) That prior to release of this permit, Development Permit PRDP20214106 shall be issued.

Permanent:

- 3) That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
- 4) That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
- 5) That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
- 6) That all customer parking shall be on the Owner's property at all times.
- 7) That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
- 8) That the operation of this *Vacation Rental* shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) That any minimal exterior modification of the structure or grounds may be considered by the County upon request, to ensure that no additional permits are required and that it is not changing the residential character of the property.

Advisory:

- 10) That a Building permit and applicable sub-trade permits shall be obtained through Building Services, if required, prior to commencement of the *Vacation Rental*.
- 11) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



- 12) That the subject development shall conform to the County's Noise Bylaw C-8067-2020, in perpetuity.
- 13) That if the Development Permit is not issued by **May 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 14) That this Development Permit, once issued, shall be valid until **December 8, 2023**, at which time a new application shall be submitted. *Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.*

Carried
Absent: Member Kochan

Member Wright left the meeting at 11:57 p.m.

E-7 Division 5 - Home-Based Business Type II / Discretionary use, with Variances
File: PRDP20213521 (05333105)

Presenter: Jaspal Rai, the Applicant

MOVED by Vice-Chair Samra that Development Permit Application PRDP20213251 be approved with the conditions noted in Attachment 'A'.

Description:

1. That a Home-Based Business, Type II, for a landscaping company, including outdoor storage, 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-permanent resident employees is relaxed from **two (2) to five (5)**.
 - ii. That the maximum amount of outdoor storage is relaxed from **163.08 sq. m (1,755.46 sq. ft.) to 464.51 sq. m. (5,000.00 sq. ft.)**.

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, screening, and size of the outside storage area. The outside storage shall be no greater than **464.51 sq. m. (5,000 sq. ft.)** and shall meet the minimum setback requirements for buildings and be completely screened, as per the requirements of the Land Use Bylaw C-8000-2020 and to the satisfaction of the County.
 - i. That once the revised site plan is accepted, the screening for the outside storage area shall be installed onsite. A site inspection shall be completed by the County, to confirm that the outdoor storage area is constructed as per the accepted site plan, to the satisfaction of the County.

Permanent:

3. That the number of non-resident employees, for the operation of this Home-Based Business, shall not exceed five (5) at any time.
 - i. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.



4. That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
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, accessory building, and outside storage area.
10. 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 464.51 sq. m. (5,000 sq. ft.)**.
11. 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.
12. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
13. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
14. That the Applicant/Owner shall ensure that post-development drainage does not exceed pre-development drainage and there are no stormwater implications to neighboring property due to proposed development.
15. That if this Development Permit is not issued by **JUNE 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That this Development Permit, once issued, shall be valid until **DECEMBER 8, 2022**.

Advisory:

17. That any buildings that are encroaching into the minimum setback requirements and are non-compliant with the County's Land Use Bylaw C-8000-2020 shall require a Development permit, to bring the property into compliance.
18. That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
19. 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).



20. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Carried
Absent: Member Kochan
Member Wright

E-8 Division 7 - Dwelling, Single Detached, Accessory Dwelling Unit, and Accessory Building/ Permitted Use and Discretionary Uses, with Variances
File: PRDP20212644 (03223188)

Presenter: Matt Priolo, the Applicant

The Chair called for a recess at 12:21 p.m. and called the meeting back to order at 12:25 p.m. with all previously mentioned members present.

MOVED by Member Schule that proposed condition 6 for development application PRDP20212644 as noted in Administration's report be moved to prior to occupancy.

Carried

MOVED by Member Schule that proposed condition 16 for development application PRDP20212644 as noted in Administration's report be amended to read:

16. That the development shall connect to the **Langdon Wastewater System** ~~both the septic and the Langdon Waterworks system for water servicing~~ as per the Langdon Area Structure Plan.

Carried

MOVED by Member Schule that Development Permit Application PRDP20212644 be approved with the conditions noted in Attachment 'A'.

Description:

1. That a dwelling, single detached, approximately 140.19 sq. m (1,508.99 sq. ft.) in gross floor area, may be constructed on the subject parcel, in accordance with the submitted application, site plan, and design drawings prepared by Benedek Design Ltd., (Job No.: 2104) dated June 15, 2021, and conditions noted herein.
2. That the dwelling, single-detached (existing), approximately 82.34 sq. m. (886.30 sq. ft.) may be converted to an Accessory Dwelling Unit (Garden Suite).
3. That an accessory building (garage) may be constructed on the subject parcel.
 - i. That the maximum accessory building area shall be relaxed from **65 sq. m. (699.65 sq. ft.) to 91.04 sq. m (980.00 sq. ft.)**

Prior to Release:

4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. To provide 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.
- ii. To discuss any new approach construction and confirm the approach location and scope of work to ensure adherence to County Servicing Standards. If required, a pre-construction approach inspection shall be scheduled.
 - iii. Written confirmation shall be received from County Road Operations confirming the status of the 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 provide payment of the Regional Wastewater Off-site Levy, for the projected average daily flow of 0.855 m³ in accordance with Bylaw C-8009-2020.
 6. That prior to release of this permit, the applicant will be required to enter into a Deferred Servicing Agreement outlining that the lot owner will be required to connect to County potable water servicing when such services become available
 7. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a qualified professional in adherence with the Langdon Comprehensive Stormwater Review and the Co-operative Stormwater Management Initiative (CSMI).
 - i. The Site-Specific Stormwater Implementation Plan shall consider how the lot will be graded and permanently vegetated to mitigate stormwater run-off impacts to the adjacent properties.
 - ii. The applicant/owner shall submit grading plans/drawings showing the extent of the proposed work (with dimensions) and pre-and post-site grades, in accordance with the County Servicing Standards. The plan drawings shall confirm pre-placement of fill grades, existing grades, and proposed finished grades of the parcel in accordance with the SSIP.
 - iii. The applicant/owner shall submit a Deep Fill Report, prepared by a qualified professional engineer, for any grade areas where the depth change exceeds 1.20 m (3.94 ft), in accordance with the County Servicing Standards.
 8. 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 \$800.00, calculated at \$800.00 for each new residential unit.

Prior to Site Occupancy:

9. That prior to release of this permit, the Applicant/Owner is required to provide a Phase 1 Aquifer Evaluation prepared by a qualified professional to determine if the aquifer can support the development without causing adverse effects on existing groundwater users, in accordance with County Servicing Standards.
 - i. If the Phase 1 Aquifer Evaluation determines that the aquifer can support the development, the Applicant/Owner is required to provide a new well in the proposed lot and provide a Phase 2 Aquifer Testing Report prepared by a qualified professional that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm for the well.
 - ii. If the Phase 1 Aquifer Evaluation determines that the aquifer cannot supply water to the development without adverse effects to existing groundwater



users, the County supports the use of a potable water holding tank with trucked service.

10. That prior to site and building occupancy, the Applicant/Owner shall construct a single residential approach to McCann Street SE in accordance with the County Servicing Standards. The approach shall obtain all required inspections and signoff through County Road Operations.
11. That prior to site and building occupancy, the Applicant/Owner shall submit documentation confirming that the water & wastewater infrastructure requirements, including servicing to the development, have been installed, to the satisfaction of the County.

Permanent:

12. That there shall be no more than 2.00 m (6.56. ft.) of excavation or 1.00 m (3.28 ft.) of fill and/or topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
13. That no topsoil shall be removed from the subject property.
14. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
15. 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 accessory dwelling unit and the dwelling, single-detached located on the subject site, to facilitate accurate emergency response. *Note, the municipal address for the proposed dwelling, single-detached is 120 MCCANN ST SE, Langdon*
16. That the development shall connect to the Langdon Wastewater System as per the Langdon Area Structure Plan.
17. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
18. 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.
19. 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.
20. That if this Development Permit is not issued by **MAY 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 a Building Permit and sub-trade permits shall be obtained through Building Services, for construction of the dwelling, single detached.
22. That during the construction of the dwelling, all construction, and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.



23. That the site shall conform to the County's Noise Bylaw C-8067-2020 in perpetuity.
24. 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*].
25. That water conservation measures shall be implemented in the Dwelling, Single-Detached, and Accessory Dwelling Unit, such as low-flow toilets, showerheads, and other water-conserving devices.
26. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried
Absent: Member Kochan
Member Wright

G Adjourn the Meeting

MOVED by Member Boehlke that the November 10, 2021 Municipal Planning Commission meeting be adjourned at 12:27 p.m.

Carried
Absent: Member Kochan
Member Wright

H Next Meeting

December 1, 2021

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Subdivision Authority	DIVISION: 6
DATE:	December 1, 2021	APPLICATION: PL20210018
FILE:	03213009	
SUBJECT:	Subdivision Item - Agricultural Subdivision	

APPLICATION: To create two \pm 16.5 hectare (\pm 40.79 acre) parcels with a \pm 16.5 hectare (\pm 40.79 acre) remainder.

GENERAL LOCATION: Located along the western border of Wheatland County, approximately 1.6 kilometres (0.99 miles) south of Township Road 272.

LAND USE DESIGNATION: Agricultural, Small District (A-SML p.16.5)

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

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

OPTIONS:

Option #1: THAT Subdivision Application PL20210018 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20210018 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development

APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
--	---

County Plan

Council approved redesignation of the subject lands on September 14, 2021 to support a new or distinct agricultural use. The alignment with the county plan was assessed at that time and the subdivision implements the decision of council.

Land Use Bylaw

The proposed parcels are consistent with the minimum size requirement of the land use district.

Access

A new access to Lot 1 is proposed from Dead Horse Road, a Rocky View County Road, and existing approaches provide access to Lots 2 and 3 from Boundary Road, a Wheatland County Road.

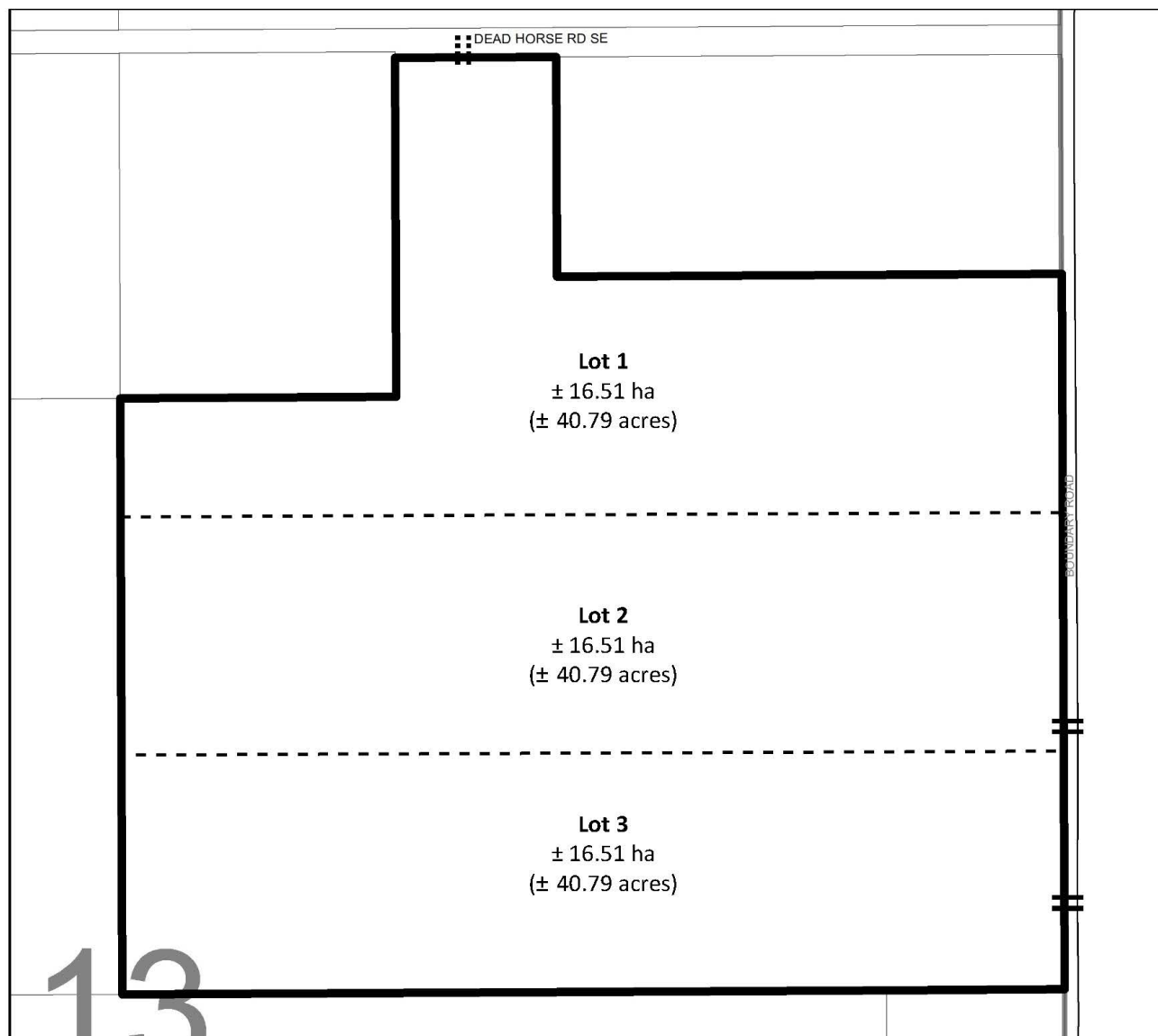
The new approach for Lot 1 will be required to be a gravel standard. The existing approaches to Lots 2 and 3 may require upgrading in accordance with Wheatland County standards. Conditions of approval are provided for all approaches.

Servicing

All three parcels are currently undeveloped, and in accordance with County Policy #411 – Residential Water and Sewer Requirements, agricultural parcels 30 acres or greater in size are not required to demonstrate adequate servicing. As such, no conditions pertaining to water or wastewater servicing have been provided.



Tentative Plan



Tentative Plan

Subdivision Proposal

To create two ± 16.5 hectare (± 40.79 acre) parcels with a ± 16.5 hectare (± 40.79 acre) remainder.

Legend

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

Surveyor's Notes:

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

Division: 04
Roll: 03213009
File: PL20210018
Printed: Feb 8, 2021
Legal: A portion of NE-13-23-27-W04M

Administration Resources

Oksana Newmen, Planning and Development

**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 two ± 16.5 hectare (± 40.79 acre) parcels with a ± 16.5 hectare (± 40.79 acre) remainder within NE-13-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation

- 2) The Owner shall construct a new gravel field approach, in accordance with County Servicing Standards, on Dead Horse Road in order to provide access to Lot 1. The Owner shall contact County Road Operations to arrange a pre-construction inspection and a subsequent post-construction inspection for final acceptance. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required
- 3) The Owner shall contact Wheatland County Road Operations to confirm the condition of the existing approaches providing access to Lots 2 and 3. The Owner shall improve or construct new approaches to Wheatland County's satisfaction. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required

*Site Servicing*

- 4) Utility Easements, Agreements, and Plans are to be provided and registered prior to registration to the satisfaction of ATCO Gas, ATCO Pipelines, and Ember Resources.

Municipal Reserves

- 5) The provision of Reserve, in the amount of 10% of Lots 1, 2, and 3, is to be deferred by caveat proportionately to each lot, pursuant to Section 669(2) of the Municipal Government Act.

Payments and Levies

- 6) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.

Taxes

- 7) 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



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

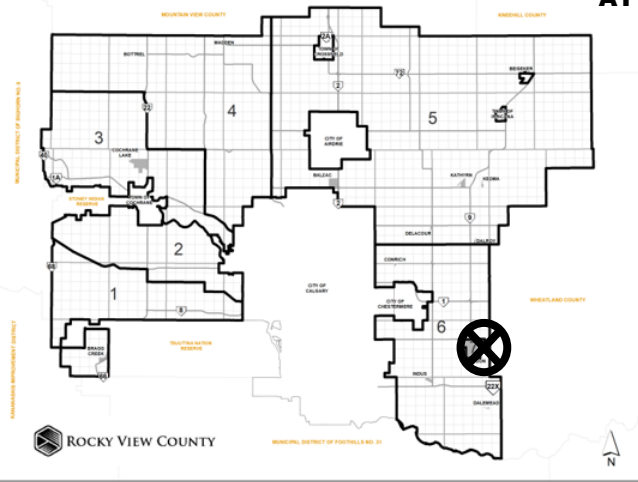
APPLICANT: Kelly Isley	OWNER: Jean Isley
DATE APPLICATION RECEIVED: February 2, 2021	DATE DEEMED COMPLETE: February 2, 2021
GROSS AREA: ± 49.37 hectares (± 122 acres)	LEGAL DESCRIPTION: NE-13-23-27-W04M
APPEAL BOARD: Rocky View County Subdivision Development Appeal Board	
HISTORY: <p>September 14, 2021: Council approved an application to redesignate the parcel from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p 16.5).</p> <p>November 28, 2006: Council approved an application to create a ± 20 acre parcel with a ± 122 acre (subject parcel) remainder.</p> <p>1991: A ±17 acre farmstead parcel was created from the subject quarter.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 28 adjacent landowners, 11 of whom were in Wheatland County. No letters were received in support or objection to the application.</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 two ± 16.50 hectare (± 40.79 acre) parcels with a ± 16.5 hectare (± 40.79 acre) remainder.

Division: 06
Roll: 03213009
File: PL20210018
Printed: Feb 8, 2021
Legal: A portion of NE-13-23-
27-V-040

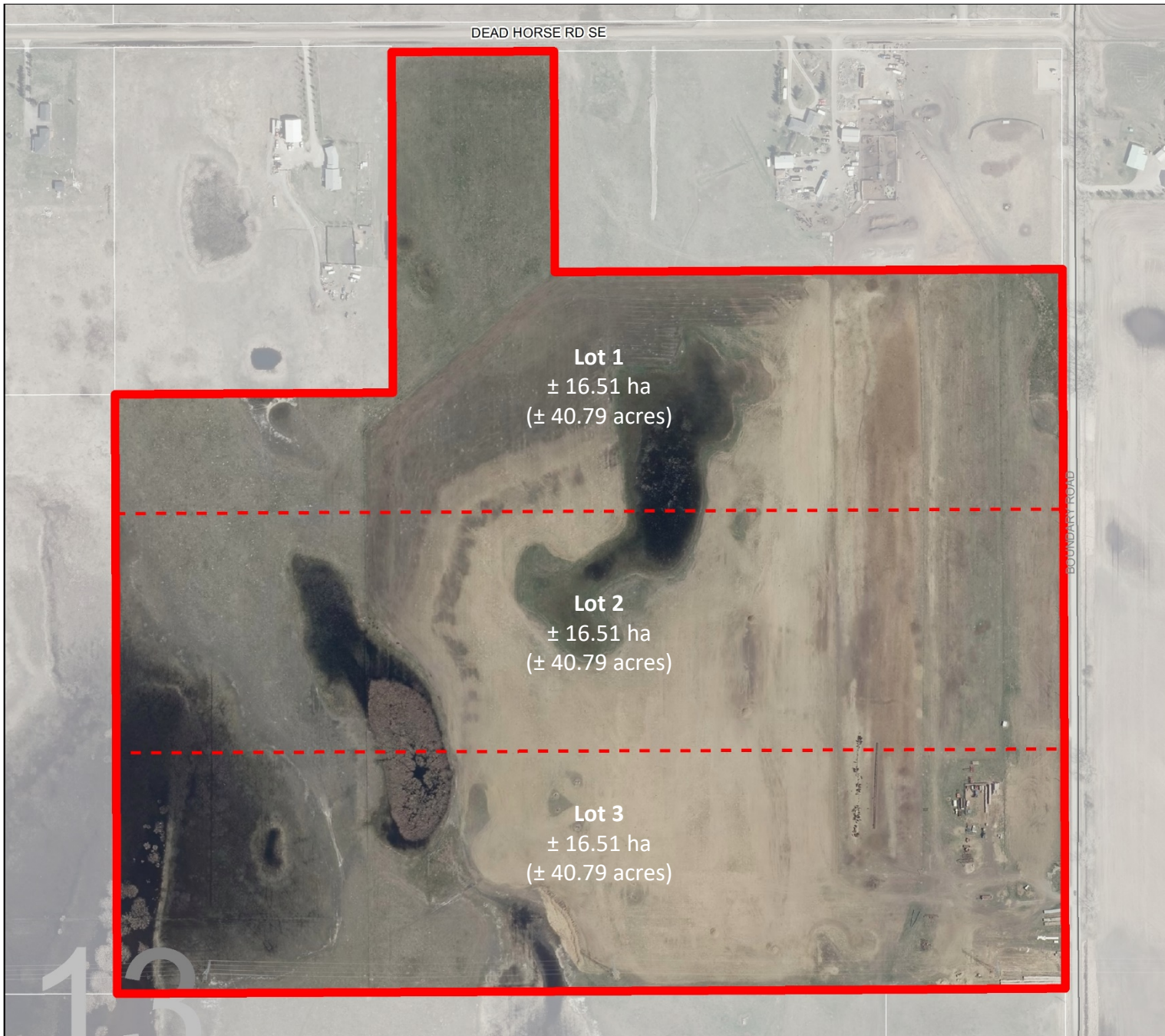




Development Proposal

Subdivision Proposal

To create two ± 16.50 hectare (± 40.79 acre) parcels with a ± 16.5 hectare (± 40.79 acre) remainder.



Division: 06
 Roll: 03213009
 File: PL20210018
 Printed: Feb 8, 2021
 Legal: A portion of NE-13-23-27-
 Page 39 of 82



Tentative Plan

Subdivision Proposal

To create two ± 16.5 hectare (± 40.79 acre) parcels with a ± 16.5 hectare (± 40.79 acre) remainder.

Legend

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

Surveyor's Notes:

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

Division: 06
 Roll: 03213009
 File: PL20210018
 Printed: Feb 8, 2021
 Legal: A portion of NE-13-23-27-
 Page 40 of 82

DEAD HORSE RD SE

Lot 1
 ± 16.51 ha
 (± 40.79 acres)

Lot 2
 ± 16.51 ha
 (± 40.79 acres)

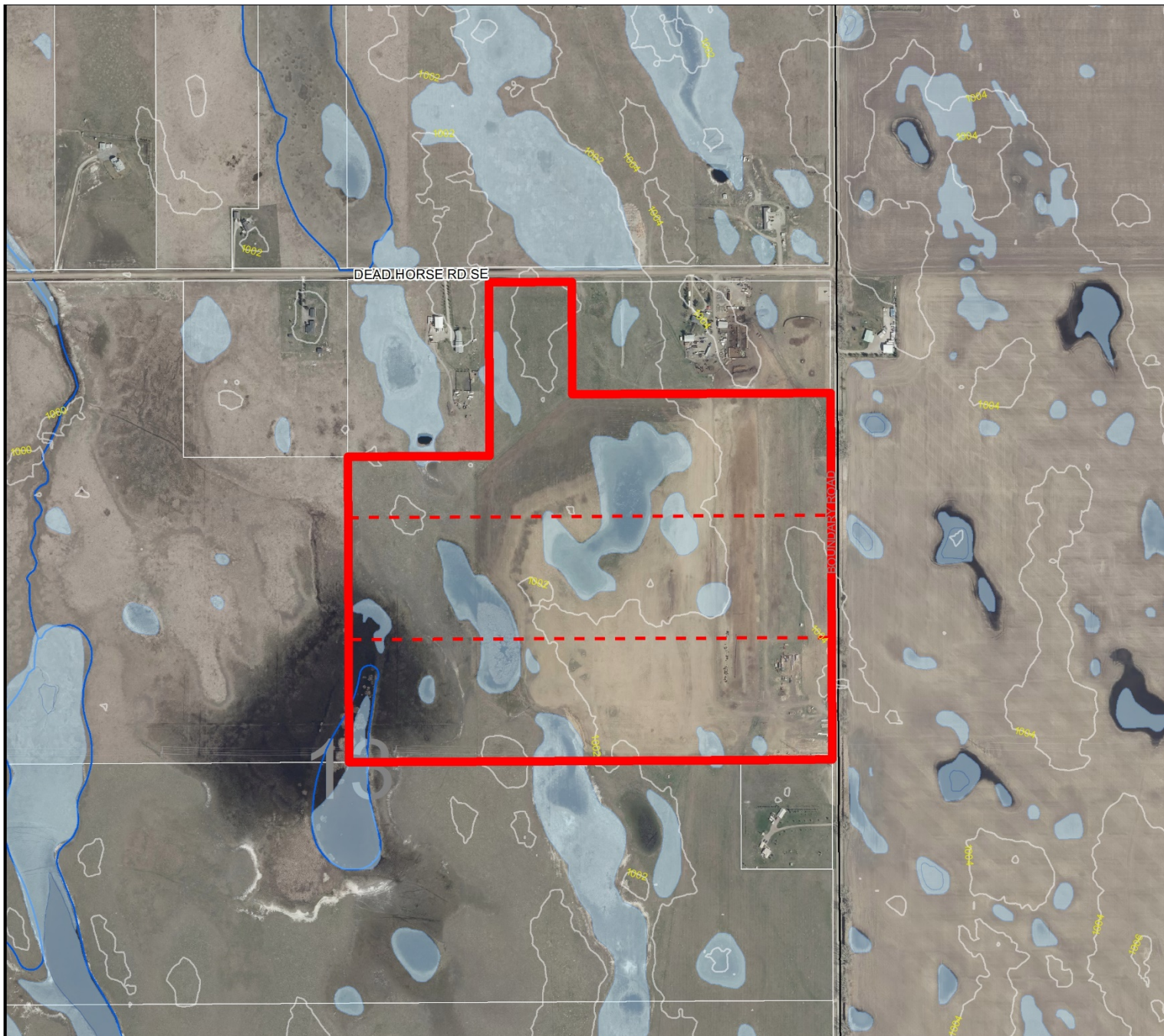
Lot 3
 ± 16.51 ha
 (± 40.79 acres)

BOUNDARY ROAD

Environmental

Subdivision Proposal

To create two ± 16.50 hectare (± 40.79 acre) parcels with a ± 16.5 hectare (± 40.79 acre) remainder.



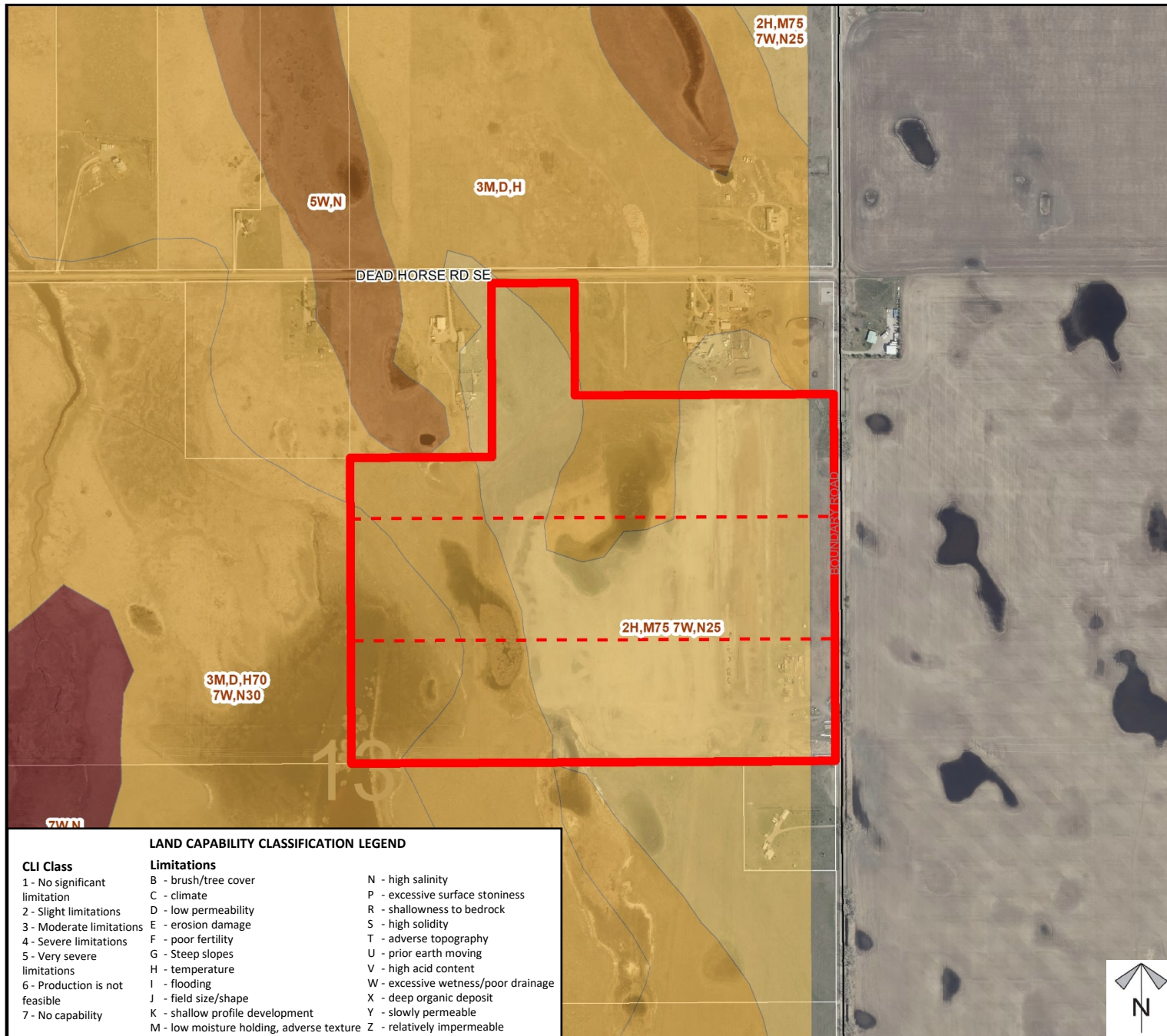
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 06
 Roll: 03213009
 File: PL20210018
 Printed: Feb 8, 2021
 Legal: A portion of NE-13-23-27-Range 41 of 82

Soil Classifications

Subdivision Proposal

To create two ± 16.50 hectare (± 40.79 acre) parcels with a ± 16.5 hectare (± 40.79 acre) remainder.

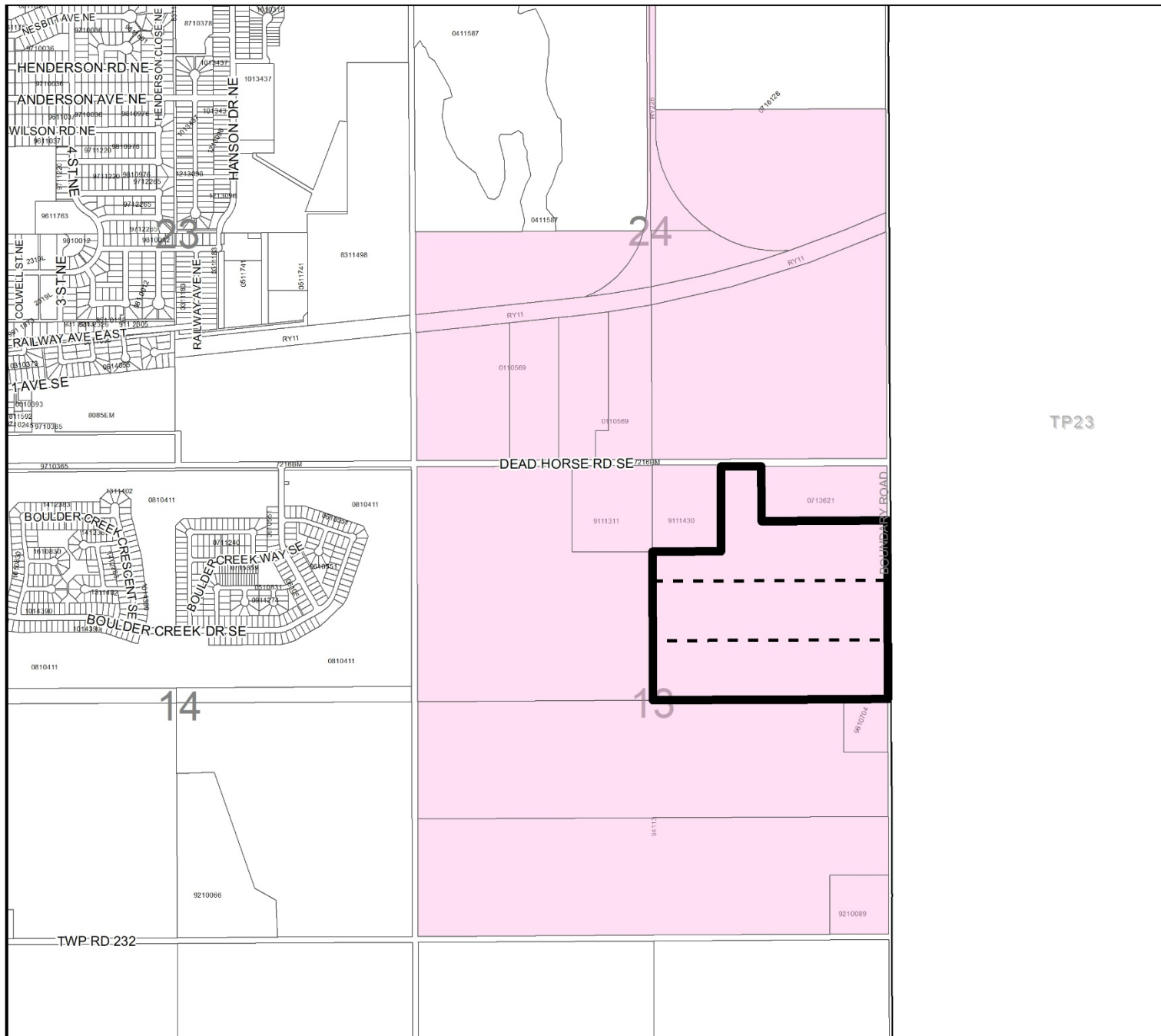




Landowner Circulation Area

Subdivision Proposal

To create two ± 16.50 hectare (± 40.79 acre) parcels with a ± 16.5 hectare (± 40.79 acre) remainder.



Legend

Support



Opposition



Division: 06
 Roll: 03213009
 File: PL20210018
 Printed: Feb 8, 2021
 Legal: A portion of NE-13-23-27-Map 43 of 82

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION:	1
DATE:	December 1, 2021	APPLICATION:	PRDP20214258
FILE:	03913002		
SUBJECT:	Change of Use / Discretionary use, with no Variances		

APPLICATION: Application is for the change of use to permit Establishment (Entertainment) on the subject parcel.

GENERAL LOCATION: Located in the hamlet of Bragg Creek.

LAND USE DESIGNATION: Commercial, Local Urban District (C-LUD) under Land Use Bylaw C-8000-2020

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

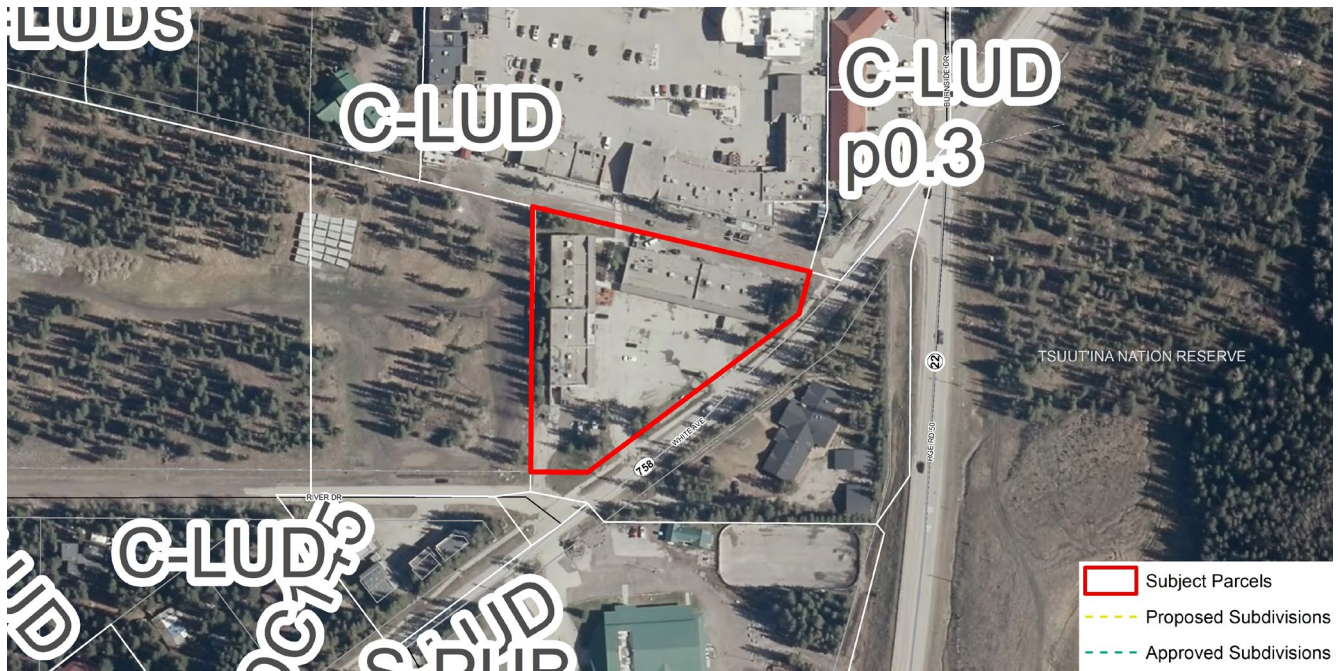
EXECUTIVE SUMMARY: The Applicant is proposing to establish a non-profit, community musical theatre society within Units 5 and 6, on the subject parcel. The business will occupy approximately 232.26 sq. m (2,500.00 sq. ft.) and the space will be utilised for meetings, courses, rehearsals, and performances. The business is proposed to operate seven (7) days/week, from the hours of 4:00 pm to 10:00 pm. The society currently has two (2) volunteer staff and daily visits are anticipated to be 5-15 with up to 58 people attending rehearsals and performances. No outside storage is requested and one (1) fascia sign is requested.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20214258 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20214258 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

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

Additional Review Considerations

Recreation (Private), for a golf simulator business and signage, was previously permitted for Units 5 and 6 under PRDP20210711.

CONCLUSION:

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONSOption #1:

Approval subject to the following conditions:

Description:

1. That Recreation (private) (within an existing building) may commence on the subject site, within Units #5 and #6, in general accordance with the information and drawings submitted with the application.
 - i. Installation of one (1) fascia sign.

Permanent:

2. That all conditions of original permit 4674-1992 shall remain in effect unless otherwise specified in this permit.
3. That all staff and clientele parking shall be restricted onsite only. There shall be no parking permitted within the adjacent County road allowances at any time.
4. That all garbage and waste for the site shall be stored in weatherproof and animal-proof containers and screened from view by all adjacent properties and public thoroughfares.
5. That this permit is for tenancy/occupancy only and would not include any new construction to the site. Any changes to the building may require a Building Permit from Building Services.
6. That the minimum parking stalls for the development shall be maintained on-site at all times.
7. That the entire site shall be maintained in a neat and orderly manner at all times.
8. 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.

Advisory:

9. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

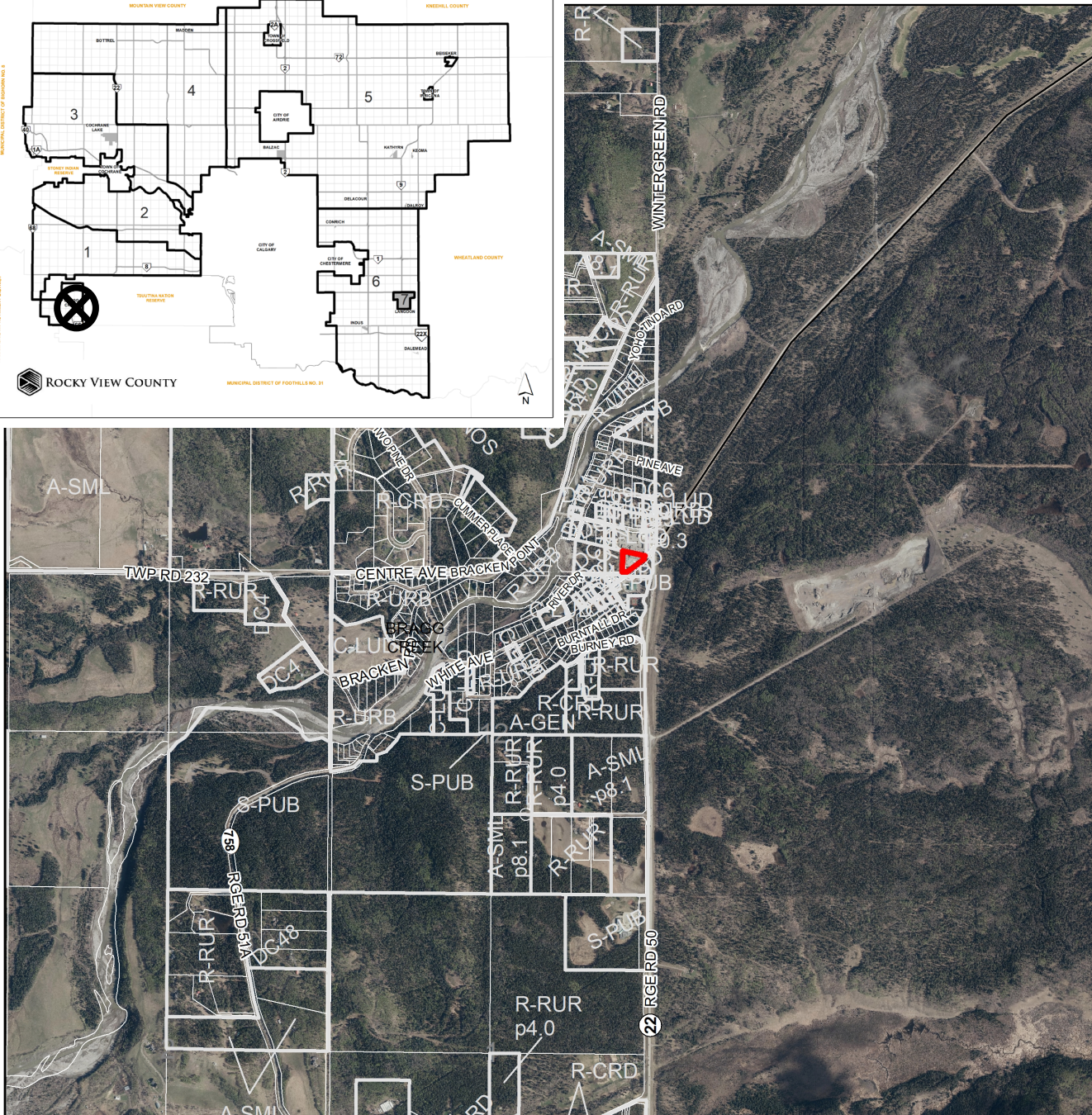
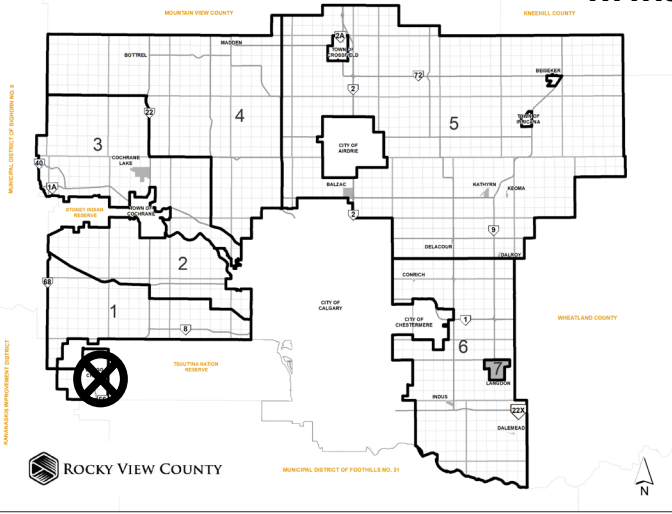
APPLICANT: Trisha Gizen (Swamp Donkey Musical Theatre Society)	OWNER: Bragg Creek Income Property Inc.
DATE APPLICATION RECEIVED: September 15, 2021	DATE DEEMED COMPLETE: November 1, 2021
GROSS AREA: ± 0.89 hectares (± 2.20 acres)	LEGAL DESCRIPTION: Lot 8, Block 1, Plan 2571 JK, SE-13-23-05-W05M (Bay 5 & 6, 16 White Ave, Bragg Creek Village Market)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • PRDP20210711: tenancy for recreation (private) golf simulator business • PRDP20202337: tenancy for child care facility • PRDP20190256: tenancy for warehouse store • PRDP20172401: installation of two (2) façade signs • PRDP20130933: tenancy for restaurant • 2012-DP-14865: tenancy for health care facility • 2011-DP-14606: change of use to restaurant • 2008-DP-13023: fascia sign for an existing business (bakery) 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Development Proposal

Establishment
 (Entertainment) and fascia
 signage

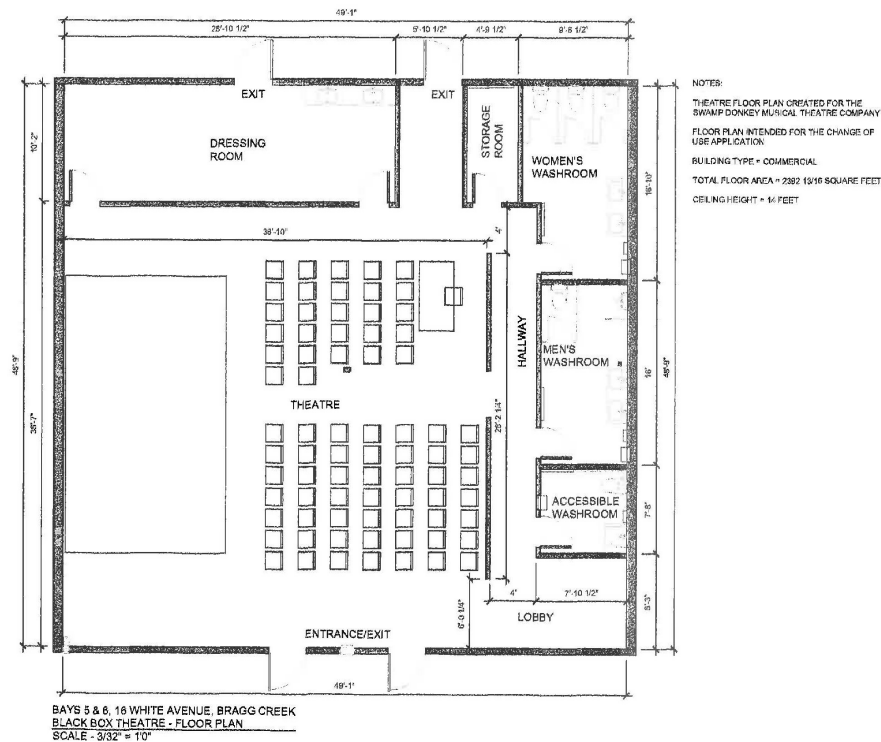
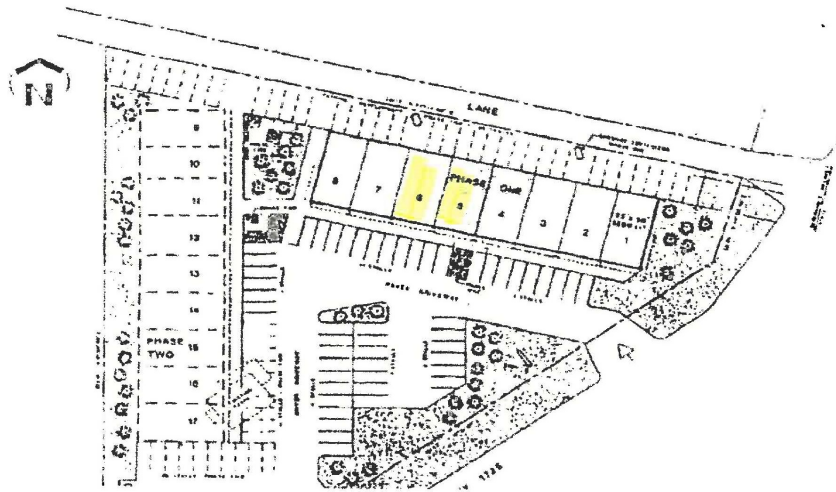
Division: 1
 Roll: 03913002
 File: PRDP20214258
 Printed: Nov 1, 2021
 Legal: Lot:8 Block:1
 Plan: 13-23-05-W05M
 Page 49 of 82



Site Plan

Development Proposal

Establishment
 (Entertainment) and fascia
 signage



Division: 1
 Roll: 03913002
 File: PRDP20214258
 Printed: Nov 1, 2021
 Legal: Lot:8 Block:1
 Plan: 13-23-05-W05M
 Page 51 of 82

Swamp Donkey Musical Theatre Society
 P.O. Box 1226 Bragg Creek, AB T0L 0K0 www.swampdonkeytheatre.ca



Cover Letter

September 13, 2021

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

Re: Development Permit/Change of Use Application: 16 White Avenue, Bragg Creek

To Whom It May Concern:

Introduction:

The Swamp Donkey Musical Theatre Society is a not for profit community musical theatre society in Bragg Creek, Alberta. Founded in 2018, we offer musical theatre educational and performance opportunities to youth and adults alike. Since our inception we have operated out of the Bragg Creek Centre. However, given the difficulties associated with renting space in a multi-user facility we are planning to move to our own space at 16 White Avenue, Bays 5 and 6.

Proposed Change of Use:

The location is currently zoned Commercial Local Urban District (C-LUD) and the use is Recreation (Private). It is operated as a private virtual golf business. The proposed land use is Establishment (Entertainment) and the location would be used for musical theatre workshops, courses, rehearsals, performances, and meetings.

Business Use/Operational Details:

We operate in the late afternoon and evening from Sunday through Saturday, though generally for only a few days per week. For example, our schedule for the 2021/2022 fall season is Sunday afternoons from 1:00 to 4:00 p.m., Monday evenings from 6:00 to 9:00 p.m., and Thursday evenings from 4:30 to 8:30 p.m. This schedule changes seasonally depending on our course and performance offerings.

Development Proposal

Establishment
 (Entertainment) and fascia
 signage

Division: 1
 Roll: 03913002
 File: PRDP20214258
 Printed: Nov 1, 2021
 Legal: Lot:8 Block:1
 Plan: 13-23-05-W05M
Page 52 of 82

Cover Letter

Development Proposal

Establishment
(Entertainment) and fascia
signage

Vehicles and Storage:

We do not have any employees, but both our volunteer Artistic Director and/or I are generally in attendance at all of our activities. The society does not have any vehicles. Our personal vehicles would be parked in the back alley parking lot as required by the owner/landlord. We do not require an outdoor storage area as we have outdoor storage at an off-site facility.

Traffic Impact:

The location is in a "strip mall" which is located along White Avenue, a paved municipal roadway. We do not anticipate any impact on traffic. As was noted above, we previously operated out of the Bragg Creek Centre which is located at 23 White Avenue, directly across the street from the proposed location.

Parking:

The proposed location has 65 parking spaces. Our activities generally take place in the evenings when most of the other tenant businesses in the mall are closed. We anticipate five to fifteen vehicles using these parking spaces for our workshops, courses, rehearsals, and meetings. Most of these individuals would be parked briefly, for five to ten minutes, to drop off/pick up youth. We will have higher parking requirements for performances which take place approximately three weekends per year. The parking provided at the location should be more than sufficient for our parking needs. In the unlikely event that overflow parking is required, the Bragg Creek Centre has hundreds of parking stalls that are advertised as public parking by donation and traffic could be directed here.

Signage:

We propose adding a single sign at the location to provide the public with information regarding our location. The sign would be attached to the building with removable mechanical fasteners. All of the sign details can be found in the *Signage – General Information Sheet* and relevant attachments.

Attachments:

Please find included in this application package the following supporting documents:

- Development Permit Application and Change of Use Information Sheet;
- Application Checklist;
- Current Land Titles Certificate Copy;
- Affidavit signed by the landowner;
- Site plan;
- Floor plan/elevations;
- Colour photographs of site, building, signage, and site features;
- Signage General Information Sheet;
- Sign design sample with information about sign construction and finishing;
- Photograph of proposed sign location; and
- Photographs of adjacent properties and signs.

I look forward to hearing from you with respect to this application. Please feel free to contact me at the email address set out below or by phone at 403.949.4298 should you have any questions regarding this application or require any additional information or documentation.

Kind regards,



Trisha Gizen, B.A. (Criminology), L.L.B.
 Founder & President, Swamp Donkey Musical Theatre Society
 swampdonkeytheatre@gmail.com

Cover Letter**Development Proposal**

Establishment
 (Entertainment) and fascia
 signage

Site Photos

Development Proposal

Establishment
 (Entertainment) and fascia
 signage



Division: 1
 Roll: 03913002
 File: PRDP20214258
 Printed: Nov 1, 2021
 Legal: Lot: 8 Block: 1
 Plan: SE-13-23-05-W05M
 Page 12 of 12

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 5
DATE:	December 1, 2021	APPLICATION: PRDP20214625
FILE:	07134012	
SUBJECT:	Communications Facility, Type C / Discretionary use with Variances	

APPLICATION: Communications Facility, Type C, and associated equipment cabinet.

GENERAL LOCATION: Located approximately 0.20 kilometres (0.12 miles) north of Highway 9 and on the west side of Range Road 262.

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

EXECUTIVE SUMMARY: Scott Telecom Services Ltd., on behalf of Xplornet Telecommunications is proposing to construct a Type C Communications Facility. The facility will include a 45.00 m (147.63 ft.) self-support tower with a 4.46 m² (48.00 ft²) equipment cabinet. The facility will be located on a 225.00 m² (2,421.88 ft²) compound enclosed by a 2.00 m (6.00 ft) high fence.

The proposed tower location meets policy set out in Rocky View County Policy A-308: a complete submission was received, no other towers were within two (2) kilometres of the proposed site, and the site is within a minimum distance to a road. The proposed location does not meet the following criteria of the County's Commercial Communications Facilities Administrative Policy (A-308):

- 18 (2), there are two dwellings within the area that are in proximity of less than 500.00 m from the proposed antenna site. To the north, one dwelling is roughly 450.00 m away, and to the southwest, another dwelling is roughly 480.00 m away from the proposed site.

The Applicant circulated a notification package to all adjacent landowners within 1,600.00 m (5,249.34 ft.) of the proposed tower location; they did not receive any letters of support or opposition.

Administration is of the opinion that any impacts to adjacent lands would be minimal; the surrounding lands are largely industrial and agricultural, with low residential densities. Additionally, adjacent landowners have not voiced any concerns during the notification period.

The Government of Canada 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 facilities against Administrative Policy A-308, Commercial Communications Facilities, and either: issues a development permit (concurrence), or refuses the application (non-concurrence). 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.

Administration Resources

Reynold Caskey, Planning & Development Services

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20214625 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20214625 be refused.

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

Variance	Requirement	Proposed	Percentage (%)
Distance from dwellings	500.00 m (1,640.42 ft.)	450.00 m (1,476.38 ft.)	11.11%

APPLICATION EVALUATION:

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

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



ROCKY VIEW COUNTY

Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

The proposed tower will be accessed from an existing approach off Range Road 262. Xplornet Communications Inc. will be required to apply for a Road Use Agreement when using Ember Resources Inc.'s access road. Wheatland County (the landowner), did not have any requirements for access to the parcel.

Corporate Business Plan

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 will help achieve this goal.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

RC/ltt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

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

1. That a Communications Facility, Type C, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application and includes the following:
 - i. Placement of one self-support telecommunications tower, approximately 45.00 m (147.63 ft.) high, with a tower base area of approximately 225.00 m² (2421.88 ft²);
 - ii. Placement of an equipment shelter, approximately 4.46 m² (48.00 ft²) in area; and
 - iii. That the Communications Facility, Type C, may be located within 500.00 m (1,640.41 ft.) of a residential dwelling.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit confirmation of a Road Use Agreement between Ember Resources and the landowner of N-34-27-26-W04M, inclusive of any required access right-of-way plan, to the satisfaction of the County.
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. That the Applicant/Owner shall also contact County Road Operations should they intend to alter the approach to Range Road 282.
 - ii. 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 no topsoil shall be removed from the site.
5. That the Communications Facility shall be neutral in colour and blend with the surroundings. Mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
6. That should the Communications Facility become deactivated or unused, the Communications Facility shall be removed from the parcel within six months of becoming deactivated or unused.
7. That where possible, light-shielding shall be considered to minimize the impact of the lighting on adjacent communities.

Advisory:

8. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
9. As an advisory condition, it is the Applicant/Owner's responsibility to obtain a Roadside Development Permit or waiver from Alberta Transportation as the development is within AT's development control zone.
10. That any other federal, provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
11. That if the development authorized by this Development Permit has not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

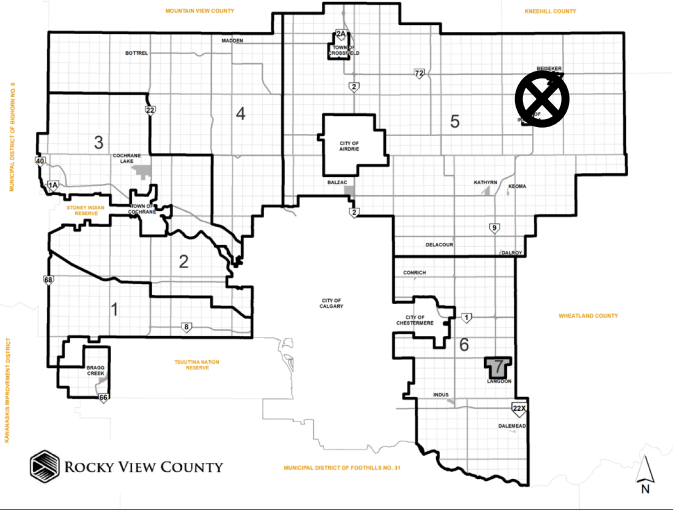
APPLICANT: Xplornet Communications Inc. c/o Scott Telecom Services Ltd. (Cam Dyer)	OWNER: The County of Wheatland No. 16
DATE APPLICATION RECEIVED: October 1, 2021	DATE DEEMED COMPLETE: October 12, 2021
GROSS AREA: ± 64.75 hectares (± 160.00 acres)	LEGAL DESCRIPTION: N-34-27-26-W04M
APPEAL BOARD: Land and Property Rights Tribunal	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: The Applicant circulated a public notification package to 60 adjacent landowners within a 1,600.00 m (5,249.34 ft.) radius. They did not receive any letters of support or opposition. 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

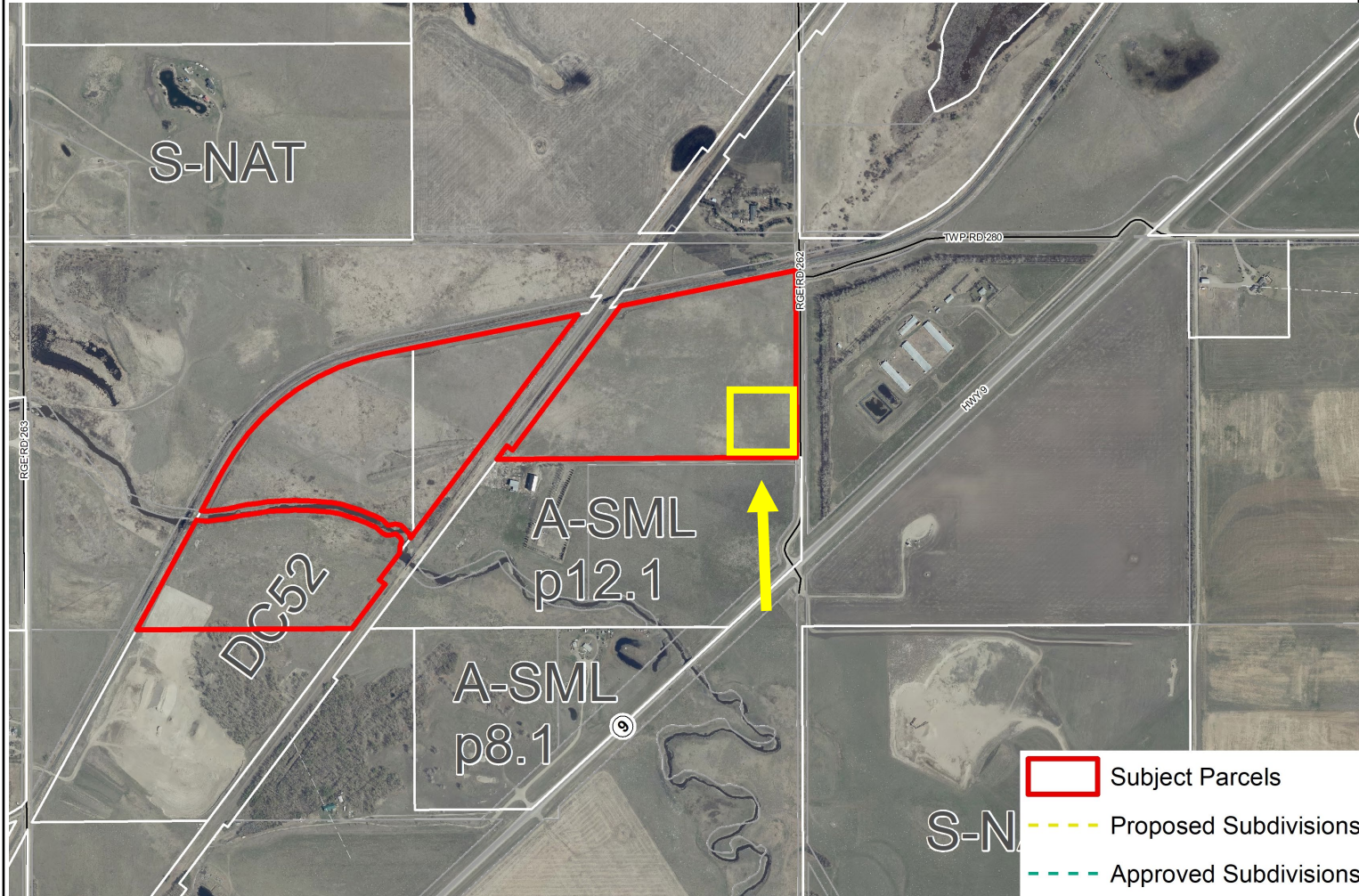
Communications Facility,
Type C, and associated
equipment shelter



Division: 5
Roll: 07134012
File: PRDP20214625
Printed: October 15, 2021
Legal: A portion of N-34-
27-10-01 of 82


Development Proposal

Communications Facility,
Type C, and associated
equipment shelter



Division: 5
 Roll: 07134012
 File: PRDP20214625
 Printed: October 15, 2021
 Legal: A portion of N-34-
 27-
 Page 42 of 82



Site Plan

Development Proposal

Communications Facility,
Type C, and associated
equipment shelter

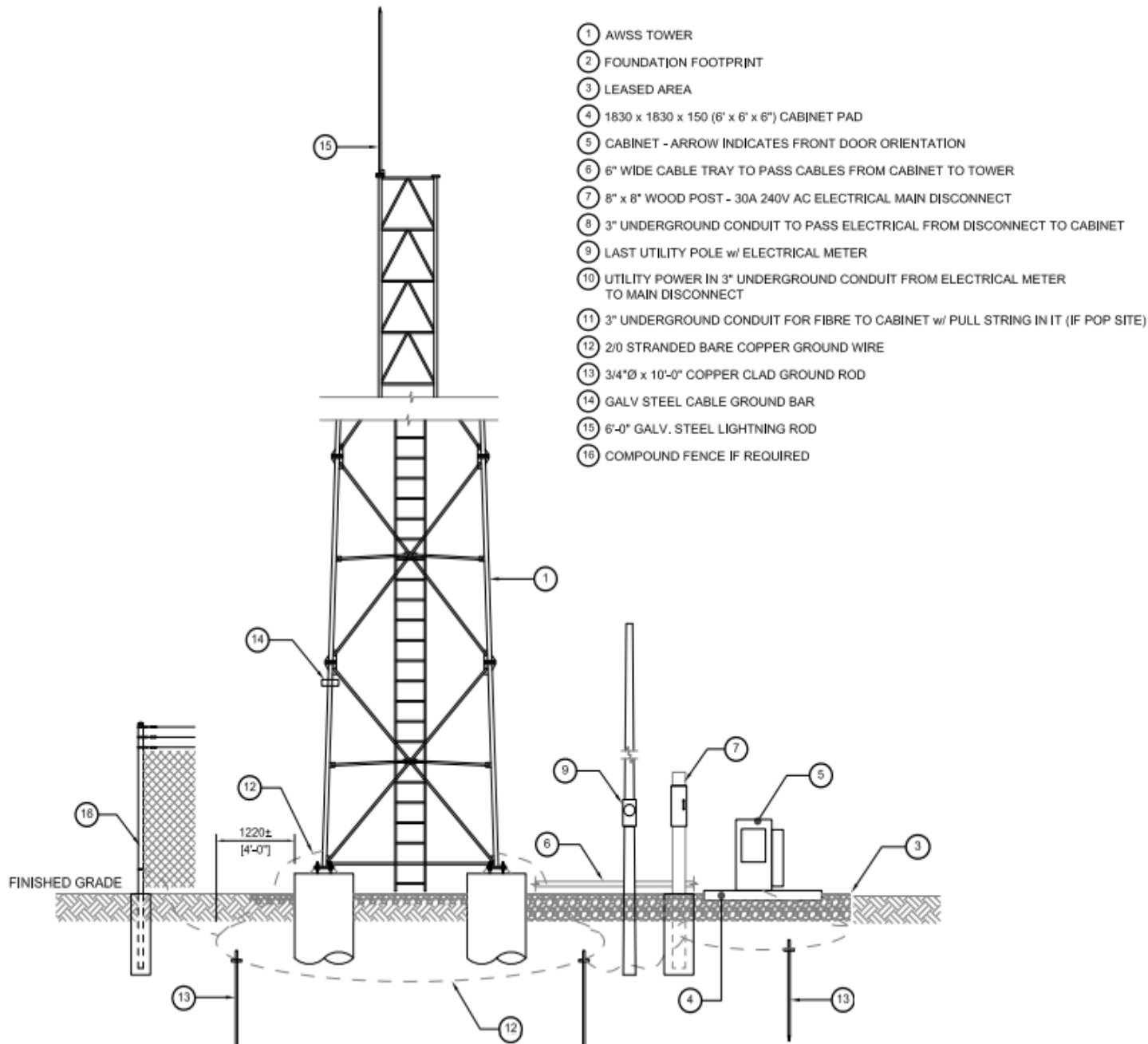


Division: 5
 Roll: 07134012
 File: PRDP20214625
 Printed: October 15, 2021
 Legal: A portion of N-34-
 27-Range 4B of 82

Communication Facility Elevation

Development Proposal

Communications Facility,
Type C, and associated
equipment shelter

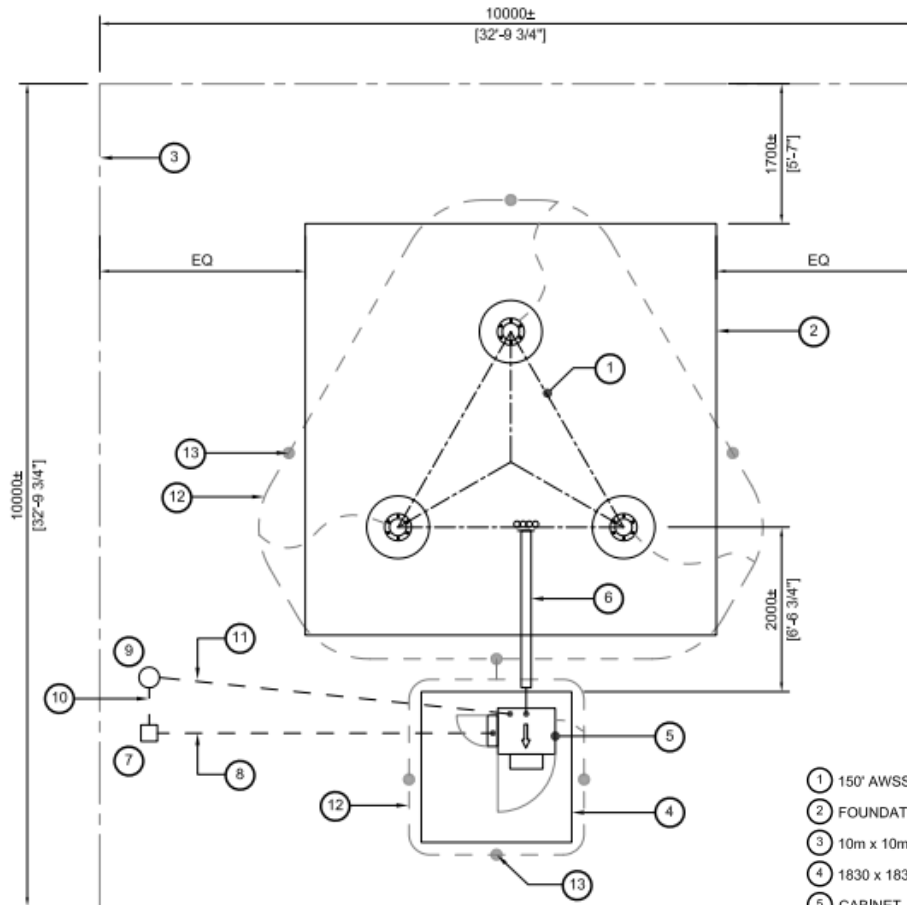


Division: 5
 Roll: 07134012
 File: PRDP20214625
 Printed: October 15, 2021
 Legal: A portion of N-34-
 27-
 Page 9 of 82

Site Layout

Development Proposal

Communications Facility,
Type C, and associated
equipment shelter



SITE LAYOUT & GROUNDING

SCALE : NTS

- ① 150' AWSS
- ② FOUNDATION FOOTPRINT
- ③ 10m x 10m LEASED AREA
- ④ 1830 x 1830 x 150 (6' x 6' x 6") CABINET PAD
- ⑤ CABINET - ARROW INDICATES FRONT DOOR ORIENTATION
- ⑥ 6" WIDE CABLE TRAY TO PASS CABLES FROM CABINET TO TOWER
- ⑦ 8" x 8" WOOD POST - 30A 240V AC ELECTRICAL MAIN DISCONNECT
- ⑧ 3" UNDERGROUND CONDUIT TO PASS ELECTRICAL FROM DISCONNECT TO CABINET
- ⑨ LAST UTILITY POLE w/ ELECTRICAL METER
- ⑩ UTILITY POWER IN 3" UNDERGROUND CONDUIT FROM ELECTRICAL METER TO MAIN DISCONNECT
- ⑪ 3" UNDERGROUND CONDUIT FOR FIBRE TO CABINET w/ PULL STRING IN IT (IF POP SITE)
- ⑫ 2/0 STRANDED BARE COPPER GROUND WIRE
- ⑬ 3/4"Ø x 10'-0" COPPER CLAD GROUND ROD
- ⑭ GALV STEEL CABLE GROUND BAR
- ⑮ 3m GALV. STEEL LIGHTNING ROD
- ⑯ COMPOUND FENCE IF REQUIRED

Division: 5
 Roll: 07134012
 File: PRDP20214625
 Printed: October 15, 2021
 Legal: A portion of N-34-
 27-10-05 of 82

Site Photo Rendering

Development Proposal

Communications Facility,
Type C, and associated
equipment shelter



Division: 5
 Roll: 07134012
 File: PRDP20214625
 Printed: October 15, 2021
 Legal: A portion of N-34-
 27-Page 11 of 82

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: December 1, 2021
APPLICATION: PRDP20213609

FILE: 06612058

SUBJECT: Keeping of Livestock / Discretionary use, with Variances

APPLICATION: For the keeping of livestock, at densities no greater than one animal unit per 1.40 hectares (3.46 acres), relaxation from zero to one animal unit (one horse).

GENERAL LOCATION: Located approximately 0.81 kilometres (0.50 mile) east of Highway 772 and 1.21 kilometres (0.75 mile) south of Highway 566.

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

EXECUTIVE SUMMARY: The application is requesting a variance to the maximum number of animals permitted on a parcel of land less than 1.40 hectares (3.46 acres), specifically to allow for 1 (one) horse on the subject lands.

On September 8, 2021, an onsite inspection of the subject parcel was conducted by Development Services and Agricultural and Environmental Services (AS). AS concluded that the 2.14 acre parcel could potentially support 1 (one) horse with supplement feed as needed, implementing proper manure management onsite and utilizing rotational grazing. AS did recommend that the securement of additional pasture would be beneficial, to help prevent overgrazing.

The applicant provided administration with a Land Lease Agreement with the owner of the adjacent vacant parcel, Lot 7, Block 11, Plan 2011334. The agreement allows the horse to graze on the vacant parcel, totalling an area of 1.97 hectares (4.85 acres). The agreement is effective January 1, 2022, and is valid until December 31, 2027.

It is to be noted that there are currently no active Enforcement files on the subject property. Three letters of support have been submitted by the adjacent landowners. As the application includes a grazing plan, manure management plan, and includes the securement of additional pasture through a Land Lease Agreement, administration is supportive of the application.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20213609 be approved with the conditions noted in Attachment 'A'.

Administration Resources

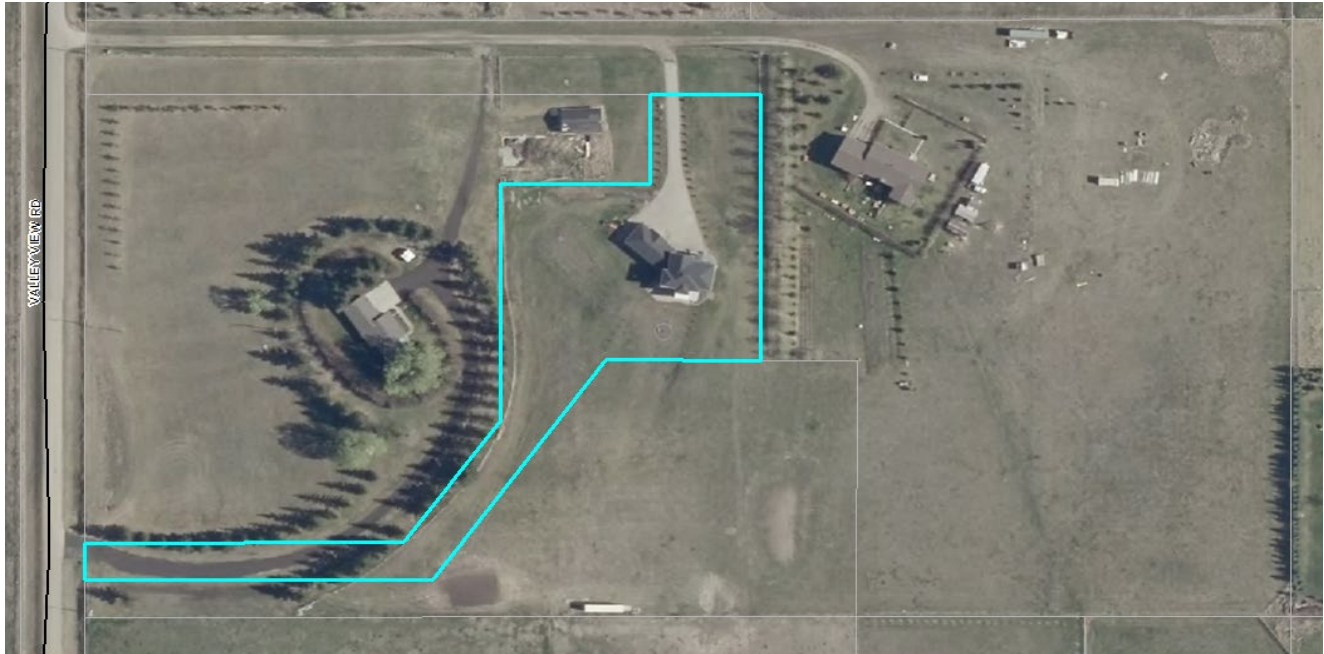
Jeevan Wareh, Planning & Development Services



Option #2: THAT Development Permit Application PRDP20213609 be refused for the following reasons:

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

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Animal Units by Parcel Size	0 animal units	1 animal unit (horse)	100.00%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • City of Calgary / Rocky View County Intermunicipal Development Plan; and • Land Use Bylaw C-8000-2020 (LUB). 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
DISCRETIONARY USE: <ul style="list-style-type: none"> • Keeping of Livestock. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission



Additional Review Considerations

LUB Applicable Sections:

- *Section 148 a) Livestock is permitted in R-RUR, R-CRD, and any parcel where Agricultural (General) is a listed use.*
- *Section 149 a) Livestock Site Requirements; The maximum number of animals permitted on a parcel of land less than 1.40 hectares (3.46 acres) is zero.*
- *Section 149 c) The number of animals that constitute an animal unit are as follows: 1 Horse = 1 Animal Unit.*
- *Section 150 b) On parcels smaller than 16.1 ha (39.78 ac), livestock owners, wishing to increase the number of animals on a parcel, shall submit the following information as part of a Development Permit application:*
 - i. A Pasture management Plan, and*
 - ii. A Manure Management Plan.*
 - The applicant submitted a grazing plan which includes rotational pastures and supplemental feed (hay bales). A manure management plan was also submitted. The manure will be stored in a bin which will be hauled off-site every two (2) months; no harrowing or composting will be occurring on-site.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

Brock Beach

Kent Robinson

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JW/llt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

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

1. That the keeping of livestock at densities no greater than one animal unit per 1.40 ha (3.46 ac), specifically from zero units to one unit (horse) may be permitted on the subject lands.

Permanent:

2. That the Manure and Grazing Management Plan submitted with the application shall be practiced at all times.
 - i. If overgrazing becomes evident, revising procedures may need to be implemented or the number of animal units may need to be decreased, to the satisfaction of the County.
 - ii. That all manure shall be collected and kept in accordance with the approved management plan. If that plan cannot be adhered to, additional manure management practices will have to be implemented onsite, such as weekly disposal offsite, or the manure is worked into the fields on a continual monthly basis, to the satisfaction of the County.
 - iii. That all manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.
 - iv. That if there is a build-up of manure, that manure must be removed immediately, to the satisfaction of the County.
3. That the subject lands shall contain adequate fencing and be maintained at all times when livestock are present. No livestock shall be allowed in any unfenced areas.
4. That this Development Permit shall be valid until **January 2, 2024**.

Advisory:

5. That for all subsequent renewals of this permit, the Applicant/Owner shall provide written correspondence confirming the land lease agreement with Lot 7, Block 11, Plan: 2011334 remains to be valid and in good standing.
6. That it is recommended the Applicant/Owner obtain a Premises Identification Number through the Alberta Premises Identification Program.
7. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

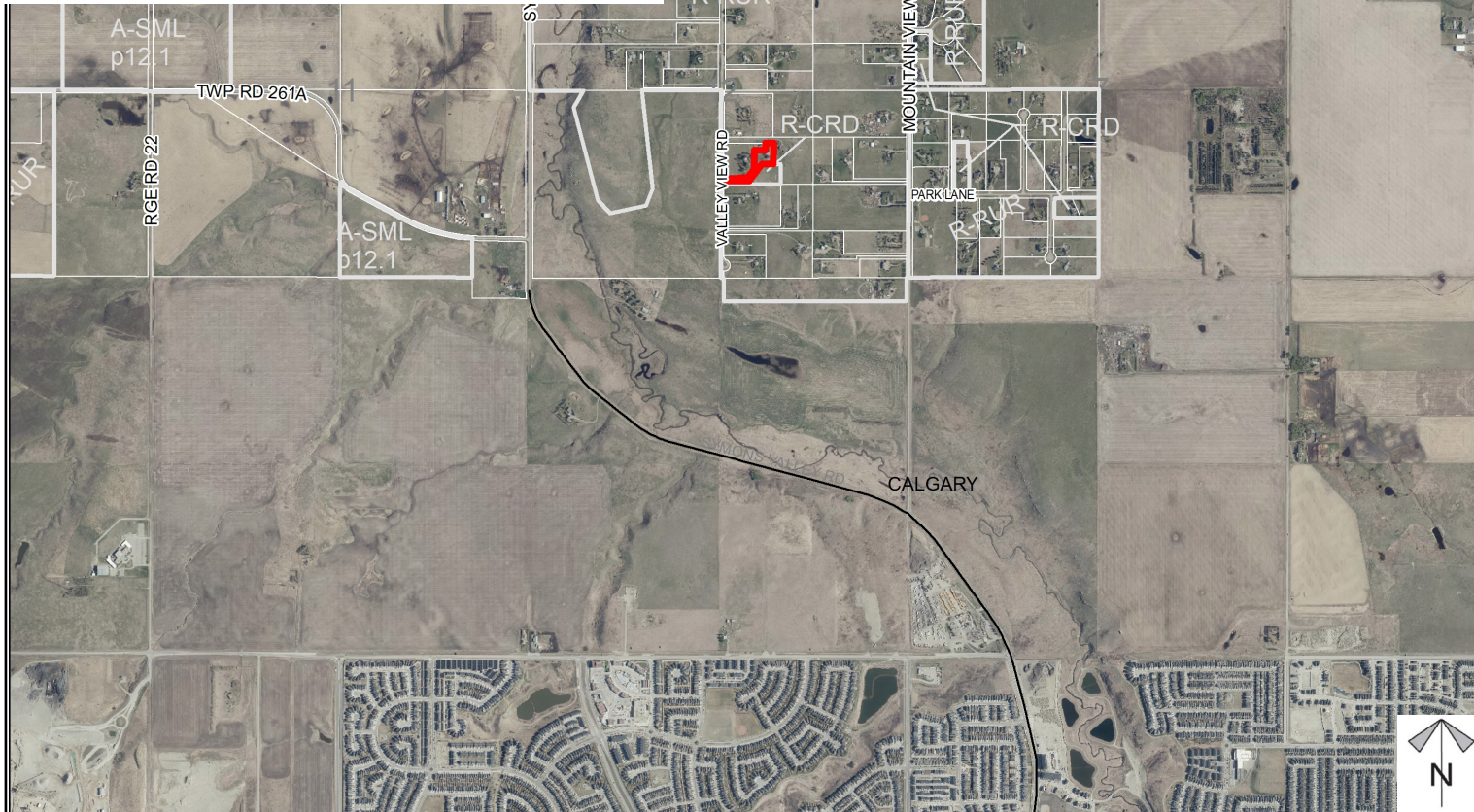
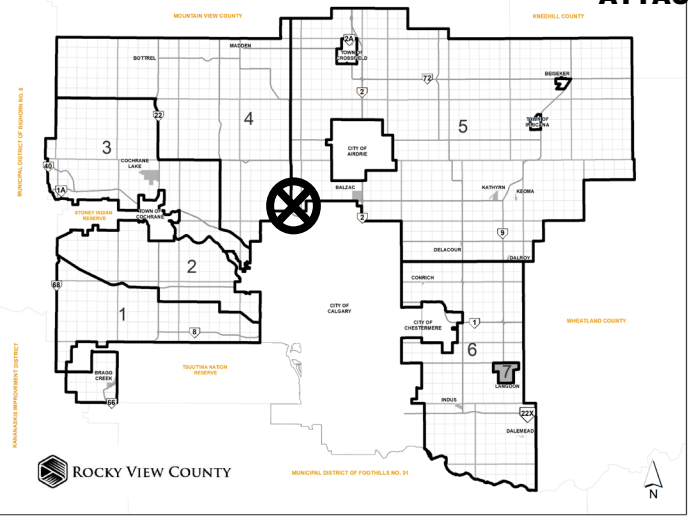
APPLICANT: Holly Noddin	OWNER: Sandhu, Joginderpal & Kiran
DATE APPLICATION RECEIVED: August 11, 2021	DATE DEEMED COMPLETE: August 20, 2021
GROSS AREA: ± 0.87 hectares (± 2.14 acres)	LEGAL DESCRIPTION: Lot: 6 Block: 11 Plan: 2011334, SE-12-26-02-05
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>November 29, 2019: Application for a subdivision to create a ± 0.87 hectare (± 2.14 acre) parcel (Lot 6) with a ± 1.10 hectare (± 2.71 acre) remainder (Lot 7) was approved.</p> <p>March 22, 2019: Application for a redesignation from Residential Two District to Residential One District was approved.</p> <p>October 15, 2007: Building Permit (2007-BP-20531) issued for the construction of a Dwelling, Single Detached.</p>	
PUBLIC & AGENCY SUBMISSIONS: <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

For the keeping of livestock, at densities no greater than one animal unit per 1.40 hectares (3.46 acres), relaxation from zero to one animal unit (horse)



Division: 5
Roll: 06612058
File: PRDP20213609
Printed: Nov 10, 2021
Legal: Lot: 6 Block: 11
Plan: 26-02-W05M
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Location & Context

Development Proposal

For the keeping of livestock, at densities no greater than one animal unit per 1.40 hectares (3.46 acres), relaxation from zero to one animal unit (horse)



Division: 5
 Roll: 06612058
 File: PRDP20213609
 Printed: Nov 10, 2021
 Legal: Lot: 6 Block: 11
 Plan: 26-02-W05M
 Page 37 of 82

Development Proposal

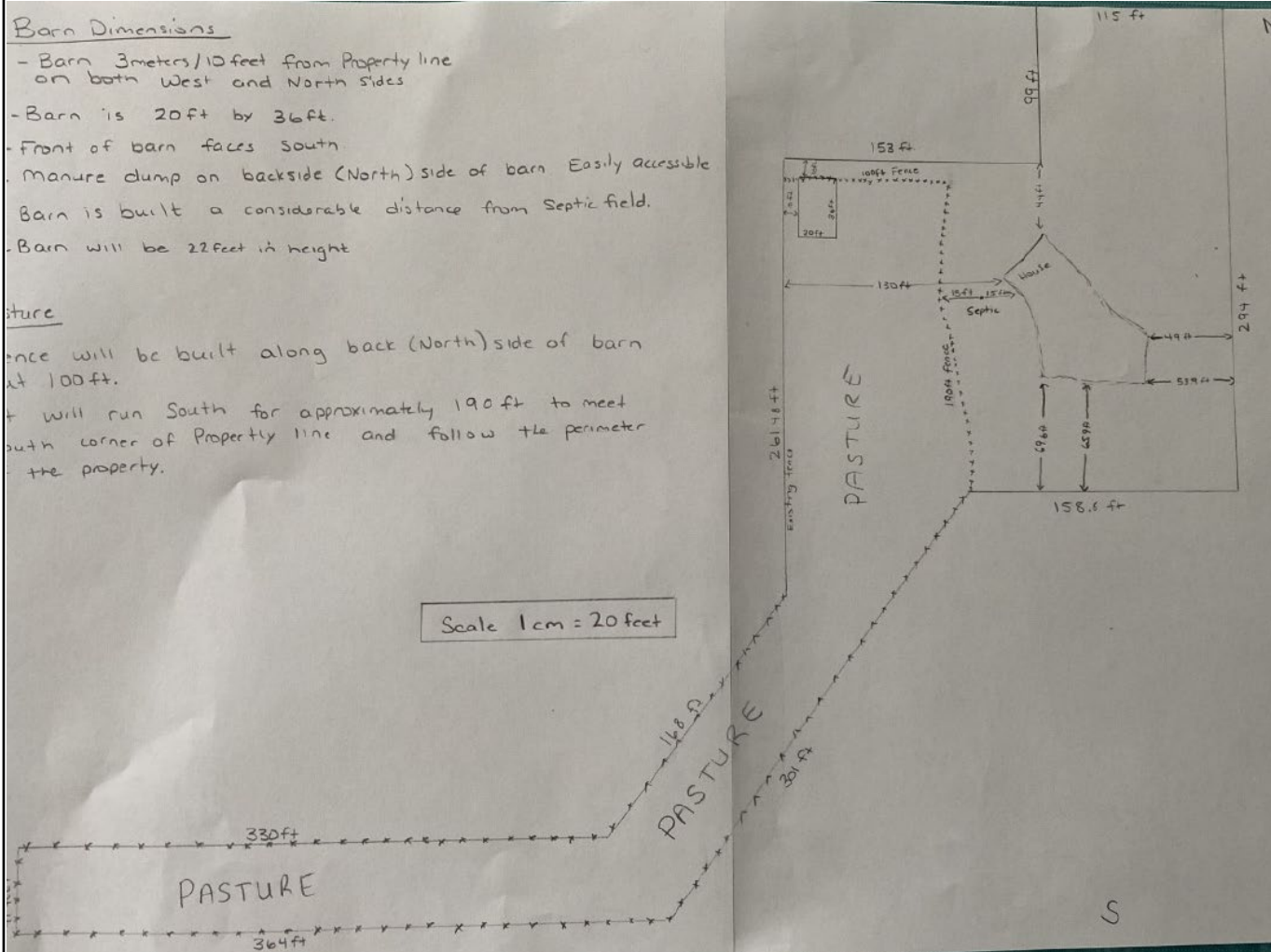
For the keeping of livestock, at densities no greater than one animal unit per 1.40 hectares (3.46 acres), relaxation from zero to one animal unit (horse)

- Barn 3 meters/10 feet from Property line on both West and North sides
- Barn is 20ft by 36ft.
- Front of barn faces South.
- Manure dump on backside (North) side of barn. Easily accessible
- Barn is built a considerable distance from Septic field.
- Barn will be 22 feet in height

ence will be built along back (North) side of barn
at 100 ft.

+ will run South for approximately 190 ft to meet south corner of Property line and follow the perimeter the property.

Scale 1 cm = 20 feet



Division: 5
Roll: 06612058
File: PRDP20213609
Printed: Nov 10, 2021
Legal: Lot:6 Block:11
Plan: Page 374 of 82-12-26-02-W05M

Inspection Photos

(September 8, 2021)

Development Proposal

For the keeping of livestock, at densities no greater than one animal unit per 1.40 hectares (3.46 acres), relaxation from zero to one animal unit (horse)



Inspection Photos (additional pasture)

Development Proposal

For the keeping of livestock, at densities no greater than one animal unit per 1.40 hectares (3.46 acres), relaxation from zero to one animal unit (horse)





Landowner Circulation Area

Development Proposal

For the keeping of livestock, at densities no greater than one animal unit per 1.40 hectares (3.46 acres), relaxation from zero to one animal unit (horse)

Legend

Support



Not Support



Leased Parcel



Division: 5

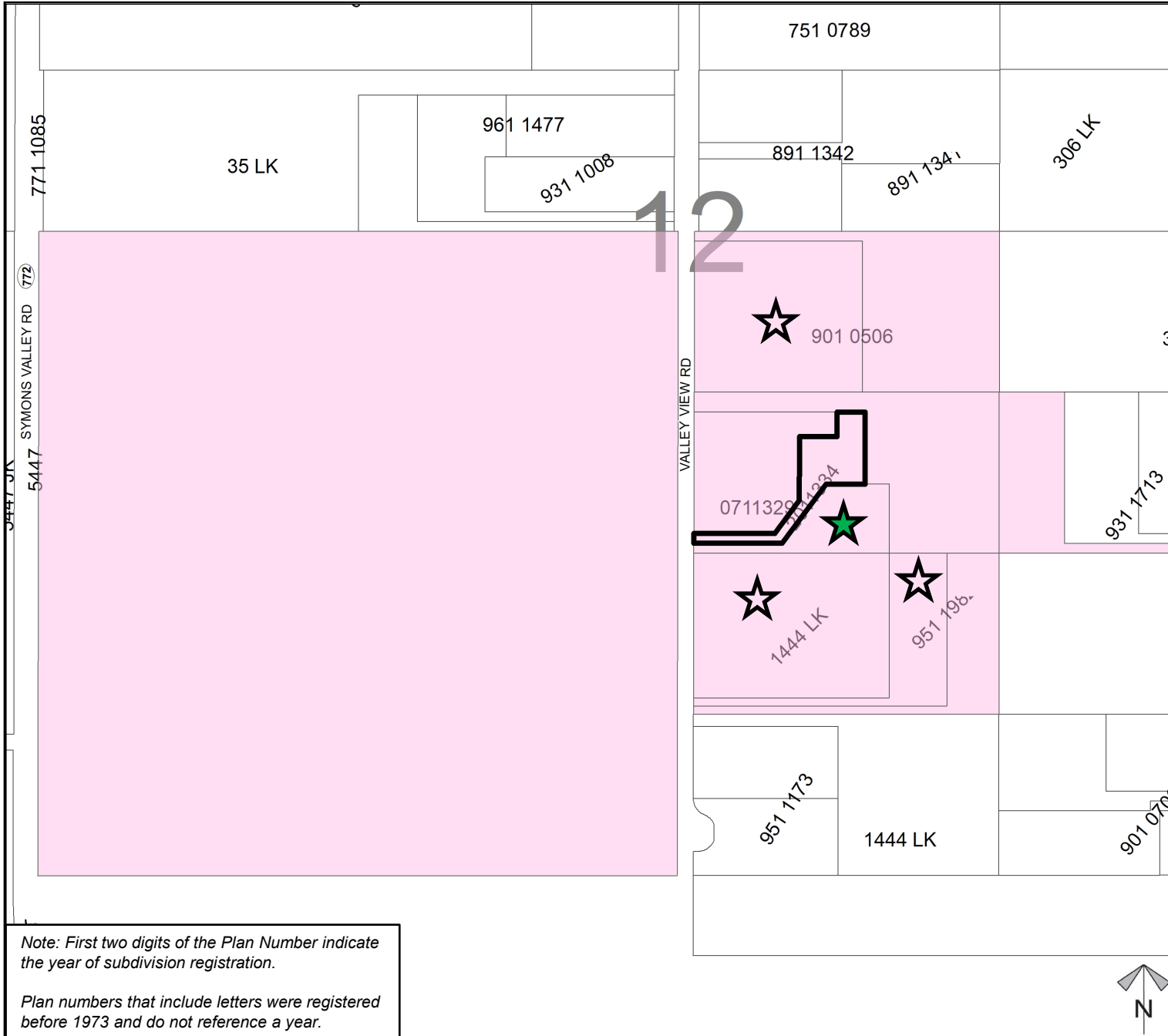
Roll: 06612058

File: PRDP20213609

Printed: Nov 10, 2021

Legal: Lot:6 Block:11

Plan: 26-02-W05M
 Page 11 of 16



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.

Land Lease Agreement

This Land Lease Agreement made on October 08, 2021.

Effective Date	January 1, 2022
Tenant Name	Heather Noddin Holly Noddin
Tenant Address	261090 Valley View Rd Calgary AB T3P 1A2
Tenant Phone No.	[REDACTED]
Tenant Email Address.	[REDACTED]
Landlord Name	Joginder Sandhu Kiran Sandhu
Landlord Address	[REDACTED]
Landlord Phone No.	[REDACTED]
Landlord Email Address	[REDACTED]
Site Address	Lot 7, Block 11, Plan 2011334
Rental Price for Property	[REDACTED]
Rent Payment Schedule for the Site	[REDACTED]
Permitted Use	Horse to pasture on the vacant land.
Security Deposit Amount	[REDACTED]
Size of the Lot	2.71 Acres
Province	Alberta
Lease Start Date	12:00 o'clock noon on the first day of January, 2022
Lease End Date	12:00 noon on the last day of December, 2027

24. The section heading herein are for reference purposes only and shall not otherwise affect the meaning, construction, or interpretation of any provision in this Agreement.

Entire Agreement

25. This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Site.

Joginderpal S. Sandhu

—
Landlord

[Signature]

—
Tenant

Kim Sch

—
Landlord

Molly Rodden

—
Tenant

To: Municipal Planning Commission for Rocky View County

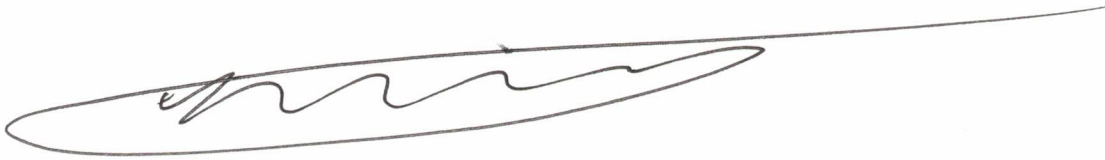
Date: Nov 6, 2021

Name Print: Trevor Hall

Address: 261114 Valleyview Rd. 1

Phone: [REDACTED]

I give my support that Holly Noddin and Heather Noddin of 261090 Valley Road North West Rocky View County Alberta could bring their horse onto the said property, build a barn and put fencing up.



Sincerely

To: Municipal Planning Commission for Rocky View County

Date: Nov. 8, 2021

Name Print: Louis Simi

Address: 261054 Valleyview Rd.

Phone: 

I give my support that Holly Noddin and Heather Noddin of 261090 Valley Road North West Rocky View County Alberta could bring their horse onto the said property, build a barn and put fencing up.

Sincerely

Louis Simi

To: Municipal Planning Commission for Rocky View County

Date: Oct Nov 07, 2021

Name Print: Brock Crowley

Address: 261036 Valley View Rd

Phone: [REDACTED]

I give my support that Holly Noddin and Heather Noddin of 261090 Valley Road North West Rocky View County Alberta could bring their horse onto the said property, build a barn and put fencing up.



Sincerely