



MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: January 26, 2022
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

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F. OTHER BUSINESS

G. ADJOURN THE MEETING

H. NEXT MEETING

February 9, 2022



ROCKY VIEW COUNTY

MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, December 15, 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 (left at 11:59 a.m.)
Member D. Kochan
Member S. Wright
Member A. Schule (participated electronically)

Also Present: B. Riemann, Executive Director, Operations
B. Beach, A/Executive Director, Community Development Services
D. Kazmierczak, Manager, Planning
H. McInnes, Supervisor Development & Compliance, Planning
O. Newmen, A/Supervisor Planning & Development, Planning
X. Deng, Senior Planner, Planning
L. Cox, Planner, Planning
J. Targett, Senior Development Officer, Planning
B. Culham, Development Officer, Planning
W. Van Dijk, Development Officer, Planning
C. Figueroa-Conde, Development Compliance Officer
E. McGuire, Legislative Officer, Legislative Services
C. Anderson, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:05 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Member Kochan that the December 15, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried

C-1 December 1, 2021 Municipal Planning Commission Minutes

MOVED by Member Wright that the December 1, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried



D-3 Division 3 - Subdivision Item – Boundary Adjustment
File: PL20210144 (05731004, 05731001, 05731002, and 05731003)

Presenter: Cam Crawford, the Applicant

MOVED by Member Wright that Subdivision Application PL20210144 be approved with the conditions and tentative plan noted in Attachment 'B'.

- A. The application to adjust the boundaries between a \pm 30.61 hectare (\pm 75.63 acre) parcel, a \pm 16.83 hectare (\pm 41.60 acre), a \pm 34.15 hectare (\pm 84.37 acre), a \pm 46.82 hectare (\pm 115.69 acre) parcel, and a \pm 34.35 hectare (\pm 84.88 acre) in order to create a \pm 6.04 hectare (\pm 14.92 acre) parcel (Lot 1), a \pm 24.98 hectare (\pm 61.73 acre) parcel (Lot 2), a \pm 44.63 hectare (\pm 110.28 acre) parcel (Lot 3), and a \pm 51.68 hectare (\pm 127.71 acre) parcel (Lot 4) within NW/NE/SE/SW-31-25-03-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Payments and Levies

- 2) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the boundary adjustment of four lots.

Municipal Reserve

- 3) The provision of Reserve in the amount of 10% of Lot(s)1 - 4 are to be deferred by Caveat proportionately pursuant to Section 669(2) of the *Municipal Government Act*.



Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

D-1 Division 4 - Subdivision Item – Creation of One Residential Lot
File: PL20210105 (08912005)

MOVED by Member Boehlke that proposed condition 5 for Subdivision Application PL20210105 as noted in Administration's report be amended to read:

THAT proposed condition 5 for Subdivision Application PL20210105 as noted in Administration's report be amended to read:

- 5) 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~~
 - a) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.

Defeated

MOVED by Member Wright THAT Subdivision Application PL20210105 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a ± 4.05 hectare (10.0 acre) parcel (Lot 1) with a ± 12.15 hectare (30.01 acre) remainder (Lot 2) within Lot 6, Plan 0012220, NE-12-28-05-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation;
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.



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- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards in order to provide access to the affected lots. The Owner shall:
 - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
 - b) Update the existing Access Easement Agreement to include the affected new lots.
- 3) The Owner shall enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lots 1 and 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 approximately ± 0.3 ha (± 0.7 ac) (7 m x 422 m) road acquisition along the southern portion of the lands;
 - b) Land is to be purchased for \$1.00 by the County.
- 4) The Owner shall register a Restrictive Covenant on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15m of a future road right of way, as shown on the approved Tentative Plan.



Site Servicing

- 5) 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.

Municipal Reserves

- 6) That ± 0.4 hectares (± 1.0 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 Weleschuk Associates Ltd., dated November 26, 2021, pursuant to Section 666(3) of the *Municipal Government Act*;
 - a) That the remaining ± 1.22 hectares (± 3.0 acres) of Municipal Reserve owing is deferred by Caveat to the remainder land (Lot 2).

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

D-2 Division 4 - Subdivision Item - Creation of One Agricultural Lot
File: PL20210104 (08912012)

MOVED by Member Wright Subdivision Application PL20210104 be approved with the conditions noted in Attachment 'A'.

- A. The application is to create a ± 8.02 hectare (± 19.82 acre) parcel (Lot 1) with a ± 8.02 hectare (± 19.82 acre) remainder (Lot 2) within Lot 5, Plan 0012220, NE-12-28-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;



2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation

- 2) The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards in order to provide access to the affected lots. The Owner shall:
 - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
 - b) Update the existing Access Easement Agreement to include the affected new lots.
- 3) The Owner shall enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lots 1 and 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 approximately ± 1.7 ha (± 4.2 ac) (18 m x 422 m + 25 m x 380 m) road acquisition along the southern portion of the lands;
 - b) Land is to be purchased for \$1.00 by the County.
- 4) The Owner shall register a Restrictive Covenant on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15m of a future road right of way, as shown on the approved Tentative Plan.



Site Servicing

- 5) 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.

Municipal Reserves

- 6) The provision of Municipal Reserve to the amount of 10% of subject lands is to be deferred on Lots 1 & 2 by Caveat pursuant to Section 669(2) of the Municipal Government Act.

Payments and Levies

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

The Chair called for a recess at 9:59 a.m. and called the meeting back to order at 10:07 a.m. with all previously members present, with the exception of Member Kochan.

Member Kochan returned to the meeting at 10:08 a.m.

D-4 Division 4 - Subdivision Item – Residential
File: PL20210154 (05735040)

MOVED by Member Boehlke that Subdivision Application PL20210154 be approved with the conditions noted in Attachment 'A'.

- A. The application to create one ± 0.87 ha (± 2.15 acre) parcel, leaving a ± 0.87 ha (± 2.15 acre) remainder at Lot 1, Plan 9110294 within NE-35-25-03-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act*, and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;



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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.

Development Agreement

- 2) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County to be registered on title of proposed Lots 1 and 2 which shall include the following:
 - a) The construction of a Packaged Sewage Treatment System which meets Bureau de Normalisation du Quebec (BNQ) standards for treatment, in accordance with the Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability with Level 1 Variation, prepared by Sedulous Engineering, dated December 2020.
 - b) The construction of absorbent landscaping, in accordance with the recommendations of the Conceptual Level Site-Specific Stormwater Implementation Plan, prepared by Sedulous Engineering Inc., dated December 2020.

Transportation

- 3) The applicant/owner shall construct a new mutual approach in accordance with the County Servicing Standards to provide access to the proposed Lots 1 and 2. The applicant/owner shall:
 - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
 - b) Provide an access right of way plan; and
 - c) Prepare and register respective easements on each title, where required



Site Servicing

- 4) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of proposed Lots 1 and 2, stipulating:
 - a) That each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater, and stormwater systems once County servicing becomes available;
- 5) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Documentation proving that water supply has been purchased for proposed Lot 2;
 - b) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried



D-5 Division 4 - Residential Subdivision
File: PL20210051 (06701019)

MOVED by Member Boehlke that condition 6 for Subdivision Application PL20210051 as noted in Administration's report be amended to read:

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

Defeated

MOVED by Member Boehlke that Subdivision Application PL20210051 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a ±2.14 acre parcel (Lot 1) with a ±2.14 acre remainder (Lot 2) at Lot 8, Plan 8010152, within SE-1-26-3-W5M, 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.
- 2) The Owner is to dedicate, by Plan of Survey, a \pm 5.0 m wide portion of land for road widening along the eastern boundaries of Lot 1 and Lot 2.

Development Agreement

- 3) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall include the following:
 - a) In accordance with Level 2 PSTS assessment, prepared by D&S Enterprises Water System Design, dated September 12, 2019, and Engineering review, prepared by Watertech Engineering Research & Health Inc., dated September 30, 2019.
 - b) For the construction of Packaged Sewage Treatment System in accordance with the County's servicing standards.

Transportation and Access

- 4) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - a) from the total gross acreage of Lot 2 as shown on the Plan of Survey.

Stormwater / Developability

- 5) The Owner is to provide and implement a Site-Specific Stormwater Implementation Plan, which meets the requirements outlined in the Bearspaw Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - a) Registration of any required easement and/or utility right of way;
 - b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
 - c) Should the Site-Specific Stormwater Implementation Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Site Servicing

- 6) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot 2;
 - b) Documentation proving that water supply has been purchased for proposed Lot 2;



- c) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 7) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of the proposed Lots 1 and 2, indicating:
 - a) Each future Lot Owner is required to connect to wastewater and stormwater systems at their cost when such services become available;
 - b) Requirements for the decommissioning and reclamation of the onsite wastewater and stormwater systems once County servicing becomes available.
- 8) Utility Easements, Agreements, and Plans are to be provided and registered prior to registration to the satisfaction of ATCO Gas.

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:

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

Carried

E-1 Division 1 - Dwelling, Single Detached / Discretionary Use, with Variances
File: PRDP20212988 (03913064)

MOVED by Member Kochan that Development Permit Application PRDP20212988 be approved with the conditions noted in Attachment 'A'.

Description:

- 1. That construction of a dwelling, single detached, within a flood hazard area (flood fringe) may commence on the subject site, in accordance with the approved application and drawings, as prepared by JG Design; dated June 24, 2021, Drawings. 1 through 4; and conditions of approval.
 - i. That the minimum front yard setback requirement is relaxed from **6.00 m (19.69 ft.) to 5.99 m (19.65 ft.)**.



Prior to Issuance:

2. That prior to release of this permit, documentation indicating registration of the subdivision #PL20200055 shall be provided to the County.
3. That prior to release of this permit, the Applicant/Owner shall submit a geotechnical report conducted and stamped by a professional geotechnical engineer, that confirms that there is a minimum contiguous developable area suitable for the development and recommend any flood mitigation measures to reduce potential damage from a flood event, in accordance with Section 203 of the Land Use Bylaw.
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
5. That prior to release of this permit, the Applicant/Owner shall enter into a Customer Service Agreement with the County to provide wastewater servicing and water servicing to the development. Any levies/fees required per Master Rates Bylaw C-8145-2021 shall be paid and confirmation shall be received from County Utility Services regarding this condition.

Prior to Occupancy:

6. That prior to building occupancy, the Applicant/Owner shall submit confirmation from the County's Utility Services that associated meter fees for residential water meters are paid prior to installation, and that a water meter has been installed.

Permanent:

7. That the first floor of the proposed dwelling, single-detached shall be located at or above the 1:100 year flood level plus 0.50 m (1.64 ft.) freeboard and that any mechanical or electrical equipment within the dwelling, single-detached shall be located at or above the designated flood level.
8. That the Applicant/Owner shall connect to the municipal water and sanitary sewer system per the County's Guidelines for Connections to the Bragg Creek Water and Sanitary Sewer System.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after building construction is complete, as part of site restoration.
10. That minimal tree clearing shall occur within any part of the riparian setback and minimal vegetation shall be disturbed within a minimum of 10.00 m (32.81 ft.) from the top of the bank or furthest extent of a wetted area. Any existing trees and terrain shall be retained onsite except as included within the development permit approval or required to meet conditions of this permit.
 - i. Any disturbed areas shall be replanted with vegetation similar to existing pre-development ground cover upon development completion.



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11. 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.
12. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. 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. The municipal address for the proposed dwelling is 24 SPRUCE AVENUE.
14. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Subdivision Application #PL20200055 or this Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including the geotechnical report and/or flood plain/flood hazard mapping study.
15. That any mechanical and electrical equipment within a building shall be located at or above the designated flood level.
16. That the Applicant/Owner shall install stormwater low-impact development measures in accordance with the Stormwater Technical Memo prepared by Richview Engineering dated June 25, 2021, as required by the Site Improvement/Services Agreement registered to title.

Advisory:

17. That the Applicant/Owner shall abide by all requirements of ATCO Pipelines regarding a ground disturbance and building setbacks.
18. That during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed building, to help prevent disturbance of the existing trees and vegetation.
19. That during construction of the building, 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.
20. That the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite, and any requirements as part of subdivision PL20200055 approval. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots and nearby watercourses.
21. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
22. That it is recommended that the Applicant/Owner test the water quality of the existing groundwater, to ensure a safe, adequate supply of potable water.



- 23. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Single Family Dwelling checklist and shall include written submission from a professional engineer, addressing design floodproofing measures for the structure.
 - i. That the roofing material shall be constructed of fire-resistant materials in compliance with the Alberta Building Code (ABC).
- 24. That floodproofing measures shall be followed in accordance with the ABC, good engineering practice, and recommendations stated in the Greater Bragg Creek Area Structure Plan.
- 25. 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.
- 26. That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. *The Applicant/Owner shall abide by all requirements and conditions of Alberta Transportation, including those outlined in the permit exemption, RSDP037268-1.*
- 27. 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.

Carried

E-2 Division 5 - Home-Based Business, Type II / Discretionary use with Variances
File: PRDP20214601 (09507005)

Presenter: Murray Chouinard, the Applicant

MOVED by Member Kochan that proposed condition 16 for development application PRDP20214601 as noted in Administration's report be amended to read:

- 16. That the Home-Based Business permit shall be valid until January 12, ~~2026~~ **2032**.

Carried

MOVED BY Member Boehlke that proposed conditions 11 and 15 for development application PRDP20214601 as noted in Administration's report be removed.

Carried

MOVED by Member Boehlke that proposed condition 2 for development application PRDP20214601 as noted in Administration's report be amended to read:

- 2. That prior to release of this permit, the Applicant/Owner shall submit signage details, in accordance with Section ~~216~~ **217** of the County's Land Use Bylaw C-8000-2020.

Carried



MOVED by Member Boehlke that Development Permit Application PRDP20214601 be approved with the conditions noted in Attachment 'A', as amended.

Description:

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

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit signage details, in accordance with Section 217 of the County's Land Use Bylaw C-8000-2020

Permanent:

3. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the number of non-resident employees shall not exceed two 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 day period for business purposes.
6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the operation of this Home-Based Business may generate up to a maximum of eight business-related visits per day, except as noted in these conditions.
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, and at all times, the privacy of the adjacent residential dwellings shall be preserved. The Home-Based Business use shall not unduly offend, impact, or otherwise interfere with neighbouring or adjacent residents.
9. That dust control shall be maintained on the site during any business operation, and the Applicant shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
10. That the Home-Based Business shall be limited to the dwelling and the accessory building.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

13. That the subject development shall conform to the County's Noise Bylaw C-8067-2020, in perpetuity.



14. That the Home-Based Business permit shall be valid until **January 12, 2032.**

Carried

The Chair called for a recess at 11:00 a.m. and called the meeting back to order at 11:10 a.m. with all members present, with the exception of Member Kochan.

**E-3 Division 6 - Industrial (Medium) and Accessory Building / Discretionary Uses, with Variances
File: PRDP20213889 (05308009)**

Presenter: Steve Grande with Terradigm Development Consultants Inc., the Applicant

MOVED by Member Wright that development application PRDP20213889 be referred back to Administration to work with the applicant on a reduced scope in building size and parcel envelope.

Carried
Absent: Member Kochan

Member Kochan returned to the meeting at 11:50 a.m.

Member Schule left the meeting at 11:50 a.m.

**E-4 Division 3 - Vacation Rental / Discretionary use, with no Variances
File: PRDP20215078 (06812052)**

Presenter: Ramen Singh, the Applicant

MOVED by Member Wright that Development Permit Application PRDP20215078 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, Single Detached, approximately 833.15 sq. m (8,968.00 sq. ft.) in gross floor area, in accordance with the approved site plan and the conditions of this permit.

Permanent:

- 2) That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
- 3) That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
- 4) That no wedding events shall be conducted on-site unless otherwise approved by a Special Function Business Development Permit.
- 5) That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be a fence, signage, or other means, to ensure no trespassing to adjacent properties.
- 6) That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.



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- 7) 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.
- 8) 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.
- 9) That all customer parking shall be on the Owner’s property at all times.

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 this Development Permit, once issued, shall be valid until **January 12, 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 Schule

The Chair called for a Recess at 11:59 a.m. and called the meeting back to order at 12:05 p.m. with all previously mentioned members present with the exception of Member Boehlke.

E-6 Division 4 - Communications Facility (Type C) / Discretionary use, with no Variances
File: PRDP20215069 (05725006)

Presenter: Anthony Novello with Evolve Surface Strategies, the Applicant

MOVED by Member Wright that the late written submissions for these items be received and distributed.

Carried
Absent: Member Schule
Member Boehlke

MOVED by Member Wright that Development Permit No. PRDP20215069 be refused.

Carried
Absent: Member Schule
Member Boehlke



E-7 Division 6 - Communications Facility (Type C) / Discretionary use, with no Variances
File: PRDP20215073 (05310001)

Presenter: James McCorquodale with LandSolutions LP, the Applicant

MOVED by Vice-Chair Samra that Development Permit Application PRDP20215073 be approved with the conditions noted in Attachment 'A'.

Description:

1. That a *Commercial Communication Facility, Type C*, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
 - i. Placement of one lattice, self-support telecommunications tower approximately 35.00 m (114.83 ft.) in height;
 - ii. Placement of an equipment shelter of approximately 5.92 sq. m (63.72 sq. ft.) within an enclosed/fenced area of approximately 407. sq. m (4,380.91 sq. ft.).

Permanent:

2. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
3. That no topsoil shall be removed from the site.
4. That any fence shall not be more than 2.00 m (6.56 ft.) in height.
5. That the Commercial Communication Facility shall be neutral in colour and blend with the surroundings, mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
6. That should the Commercial Communication Facility become deactivated or unused; the Commercial Communication Facility shall be removed from the parcel within six months of becoming deactivated or unused.
7. That where possible, light-shielding shall be considered to minimize the impact of the lighting on the adjacent landowners.
8. That if the development authorized by this Development Permit has not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Advisory:

9. That 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.



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- 10. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
- 11. That any other federal, provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

Carried
Absent: Member Schule
Member Boehlke

E-8 Division 1 - Communications Facility (Type C) / Discretionary use, with no Variances
File: PRDP20215093 (04722004)

Presenter: James McCorquodale with LandSolutions LP, the Applicant

MOVED by Member Kochan that Development Permit Application PRDP20215093 be refused.

Defeated
Absent: Member Schule
Member Boehlke

MOVED by Member Kochan that Development Permit Application PRDP20215093 be approved with the conditions noted in Attachment 'A'.

Defeated
Absent: Member Schule
Member Boehlke

Member Schule returned to the meeting at 1:08 p.m.

Member Kochan left the meeting at 1:09 p.m.

E-5 Division 6 - Industrial (Medium) / Discretionary Use, with Variances
File: PRDP20214192 (03330046)

Presenter: Satish Prasad, the Applicant

MOVED by Vice-Chair Samra that Development Permit No. PRDP20214192 be approved with the conditions noted in Attachment 'A'.

Description:

- 1. That Industrial (Medium), construction of two office/warehouse buildings may take place on the subject site in general accordance with the submitted application drawings, as prepared by *V K Drafting Solution, Project Title: Proposed Office/Warehouse Facility, dated June 16, 2021* (as amended) and includes:
 - i. Construction of two 1,207.86 sq. m (13,001.31 sq. ft.) (in footprint) principal office/warehouse buildings;
 - a. Includes a two-storey office area, totaling 92.90 sq. m (1,000.00 sq. ft.) in gross floor area (each building);



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- ii. Ancillary Outside storage;
 - iii. Two Fascia signs;
 - iv. Site chain-link fencing, up to 2.00 m (6.56 ft.) in height;
 - v. Site Grading (as required)
2. That the minimum front yard setback requirement for Building 1 and Building 2 is relaxed from **10.00 m (32.81 ft.) to 7.80 m (25.59 ft.)**.
 3. That the minimum overall parking depth for Building 1 and Building 2 is relaxed from **19.00 m (62.34 ft.) to 18.41 m (60.40 ft.)**.

Prior to Release:

Developability:

4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, to the satisfaction of the County, identifying:
 - i. the minimum number of barrier-free stalls in accordance with Table 3.8.2.5 of the Alberta Building Code (ABC); vertically mounted signage details and the inclusion of a no parking access aisle 2.40 m (7.87 ft.), in accordance with Section 3.8.3.22 of the ABC.
 - ii. that either the proposed site fencing is in accordance with Section 9.13 of the Janet Area Structure Plan (ASP) or Appendix B (15)(e) of the ASP.
5. That prior to the release of this permit, the Applicant/Owner shall submit a revised Landscape Plan, demonstrating conformity with the ASP, the County's Land Use Bylaw C-8000-2020 (LUB), and Section 4.11.4 of the Boychuk Industrial Conceptual Scheme (CS). The plan revisions shall include:
 - i. A minimum 3.00 m (9.84 ft.) landscaped area provided between the front of any primary building and any adjoining parking or lot area, in accordance with Appendix B (14) of ASP;
 - ii. The massing of plantings, in accordance with Appendix B (15)(d) of the ASP;
 - iii. The minimum required trees, shrubs, and tree size requirements (for both deciduous and coniferous trees), in accordance with Table 7 of the LUB.
6. That prior to release of this permit, the Applicant/Owner shall submit lighting model details for the proposed mounted building lighting, to ensure the lighting complies with Section 10.6 of the ASP, Section 4.11.3 of the CS, and Sections 227-230 of the LUB.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall also discuss and submit Road Approach applications for the new road approaches off Wrangle Avenue, prior to installation;
 - 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.



8. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per approved road approach (totaling \$30,000.00), to secure the construction of the new approach(es) off Wrangler Avenue, to the subject lands.

Technical:

9. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing Standards. The plan shall address any noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
10. That prior to release of this permit, the Applicant/Owner shall submit documentation that addresses all fire suppression requirements for the proposed development, in accordance with the requirements of National Fire Protection Association (NFPA) 1142 and all applicable County servicing standards and bylaws.
11. That prior to release of this permit, the Applicant/Owner shall submit a detailed geotechnical investigation report which evaluates the subsurface soil conditions, in accordance with the County's Servicing Standards.
12. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP), conducted by a professional engineer, stamped and sealed, in accordance with the County's Servicing Standards and Janet Master Drainage Plan (JMDP). The plan shall provide recommendations on managing stormwater flows in accordance with the JMDP. The SSIP shall include a revised grading plan that delineates the proposed area to be graded and identifies pre-development and post-development grades.
13. That prior to release of this permit, the Applicant/Owner shall submit an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.
14. That prior to release of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-Site Levy in accordance with Bylaw C-8008-2020, for the total gross acreage of the lands, proposed to be developed. The total base levy to be collected will be calculated based on the final site development plan.

Prior to Occupancy:

15. That prior to occupancy of the site and buildings, all landscaping, parking, lighting, addressing, and final site surface completion shall be in place.
 - i. That phased securities for Building 1 and Building 2 may be considered by the County;
 - ii. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping, parking, lighting, 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 required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.



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16. That prior to occupancy of the site and buildings, the Applicant/Owner shall contact the County's Road Operations, for a post-construction inspection of the proposed approaches.
 - i. Written confirmation shall be received from County Road Operations, confirming the status of the condition.
17. That prior to occupancy of the site and buildings, the Applicant/Owner shall submit as-built drawings, prepared and certified by qualified professionals, in accordance with County Servicing Standards. The as-built drawings shall include verification of as-built sanitary & water infrastructure, as-built pond volumes, liner verification, and any other information that is relevant to the site servicing and Stormwater Management Plan.
 - i. Following receiving the as-built drawings, Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site.

Permanent:

18. That all landscaping shall be in accordance with the final Landscape Plan and the requirements of conditions of approval. Vegetation types shall remain selected to endure required stormwater irrigation from May to September.
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
 - ii. 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.
19. That water conservation strategies shall be implemented and maintained at all times.
20. That any proposed Outside Storage (including vehicles, machinery, or trailers) shall meet the minimum LUB side yard (6.00 m [19.69 ft.]) and rear yard (15.00 m [49.21 ft.]) setbacks at all times, in accordance with Section 4.11.5 of the CS.
21. That any onsite lighting shall meet Sections 227-230 of the LUB and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare, and reduce uplight. No flashing, strobe or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.
22. That all garbage containers for the site shall be stored within the proposed principal buildings, in accordance with the approved application drawings.
 - i. That if the units are relocated outside, the garbage containers shall be screened from view from all adjacent properties and public thoroughfares in perpetuity, in accordance with Sections 250-251 of the LUB.
23. That there shall be a minimum of 28 parking stalls, including 3 barrier-free, maintained on-site at all times and in general accordance with final approved Site Plan. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking along the County Road Right-of-Way.



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24. That any future business signage (not included within this approval), including pylon/entry or additional façade signage, shall require separate Development Permit approval and shall adhere to any Signage Guidelines of the LUB.
 - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
25. That all installed signage onsite shall have no exposed wiring or bulbs. All signage shall be safely and securely attached to the building or anchored to the ground.
26. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
27. That during business operations, the Applicant/Owner/Tenant shall attempt to maintain dust control on-site at all times and that the Applicant/Owner should take whatever means necessary to keep visible dust from blowing onto adjacent lands.
28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
29. 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 principal building located on the subject site, to facilitate accurate emergency response. Note, the municipal addressing for the site is:

Building 1 (east) 285213 WRANGLER AVENUE
Building 2 (west) 285215 WRANGLER AVENUE
30. That if any future tenant(s) of the buildings shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.
31. That once constructed, the approach(es) shall receive final inspection and approval from the County's Road Operations team.
 - i. Once accepted by Road Operations, the refundable security deposit shall be released by the County.
32. That all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal. That any cisterns and/or potable water shall be located within a cistern and shall be trucked to the subject site.
33. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highways during construction shall be the responsibility and cost of the Owner.
34. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.



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35. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
36. That if the Development Permit is not issued by **JULY 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

37. That during construction, 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.
38. That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
39. That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
40. That the site shall remain free of restricted or noxious weeds, in accordance with the *Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
41. That wherever possible, parking areas should incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use, and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
42. That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist and shall include a 3.2.2 ABC Analysis.
Note: The Development shall conform to the current National Energy Code.
43. That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s).
44. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried
Absent: Member Kochan
Member Boehlke



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G Adjourn the Meeting

MOVED by Vice Chair Samra that the December 15, 2021 Municipal Planning Commission meeting be adjourned at 1:25 p.m.

Carried
Absent: Member Kochan
Member Boehlke

H Next Meeting

January 12, 2022

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING

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

DATE: January 25, 2022 **APPLICATION:** PL20200020

FILE: 06228005

SUBJECT: Agricultural Subdivision

APPLICATION: To create a \pm 10.22 hectare (25.25 acre) parcel (Lot 1), another \pm 10.22 hectare (25.25 acre) parcel (Lot 2), and a \pm 40.88 hectare (101.02 acre) remainder (Lot 3).

GENERAL LOCATION: Located approximately 3 kilometres (1.86 miles) north of the hamlet of Kathryn, on the west side of Range Road 273 approximately 0.81 kilometres (0.50 miles) north of Township Road 264.

EXECUTIVE SUMMARY: The application seeks to subdivide agricultural lands to separate shared ownership interests, and to facilitate the development of farmers' markets on each parcel. There are existing accessory buildings on the subject lands, though no dwellings. Activities related to the development of the farmers' markets appear to have commenced.

Council approved the redesignation of the two 10 hectare (25 acre) parcels to Agricultural, Small Parcel District (A-SML) on January 14, 2020, leaving the remainder parcel as Agricultural, General District (A-GEN).

The application is consistent with County Plan Policies 8.18 and 8.19 regarding subdivision for agricultural purposes. The proposed parcels at the northern and southern extremities appear to have a valid planning rationale for new or distinct agricultural uses as farmers' markets in an agricultural area.

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200020 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200020 be refused.

Administration Resources

Oksana Newmen, Planning and Development

AIR PHOTO & DEVELOPMENT CONTEXT:

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Water Well Drilling Report prepared by M&M Drilling Co. Ltd, dated July 2017 • Septic Field Assessment Update Letter prepared by Groundwater Resources Information Technologies Ltd., dated October 18, 2021 • Level II Private Sewage Treatment System Assessment for Subdivision prepared by Solstice Environmental Management, dated January 7, 2021
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Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<i>TRANSPORTATION OFFSITE LEVY</i>	Deferred to Development Permit
<i>MUNICIPAL RESERVE (\$4,095/ACRE)</i>	\$20,680

Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

All three parcels have existing road access points, but these are field/gravel approaches. Each will need to be upgraded to a paved standard per County servicing standards. Future farmers' markets, as is

currently proposed by the applicants on proposed Lots 1 and 2, will require a Trip Generation Assessment at the Development Permit stage to determine if any future road upgrades will be required.

Municipal Development Plan

Council found the application to redesignate the two smaller 10 hectare (25 acre) parcels to Agricultural, Small Parcel District consistent with policies 8.18 and 8.19 of the County Plan. The application for subdivision of the lands remains consistent.

Land Use Bylaw

The proposed parcel sizes exceed minimum parcel sizes for each land use district and are therefore compliant.

An existing building on Lot 3 appears to be close to the proposed property line. To ensure the building is entirely within Lot 3, a requirement for a site plan has been made a condition of approval.

Transportation

Existing road approaches to Range Road 273 provide access to proposed Lot 1 and Lot 2 and the remainder. These approaches are to be paved and constructed to the County Servicing Standards. For Lot 2, the applicant would be required to prepare an access easement for the driveway accessing the building located in the remainder lot.

Transportation Off-Site Levy would be deferred to the future development permit for the farmers' markets.

Site Servicing

In accordance with County Policy 411, the applicant is required to demonstrate adequate servicing for proposed Lots 1 and 2 as both lots are smaller than 30 acres.

The applicant has indicated that proposed Lots 1 and 2 each have functioning septic systems. The applicant has provided a Level 2 PSTS assessment demonstrating wastewater strength and volumes for proposed farmers' markets on the parcels, and found that conventional septic fields could be supported. Regarding potable water, the Applicant would be required to provide a well on Lot 2 and a Well Driller's Report confirming that the wells are capable of providing a minimum of 1 ipgm. The Applicant has submitted a well driller report for the existing well on Lot 1 demonstrating a minimum rate of 1 IGPM.

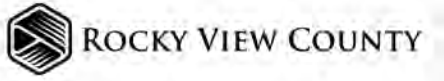
In accordance with County Policy 411, the applicant is not required to demonstrate servicing for the remainder lot as it is greater than 30 acres.

Further servicing details for the proposed farmers' markets would be determine at the development permit stage. The applicant would be required to obtain approval from Alberta Environment if groundwater wells are to be used for business/commercial purposes. The County supports the use of cisterns with trucked water service for commercial uses. Additionally, the County recommends the use of sewage holding tanks for industrial, commercial and institutional land use as per County Policy 449.

Development

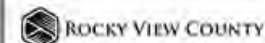
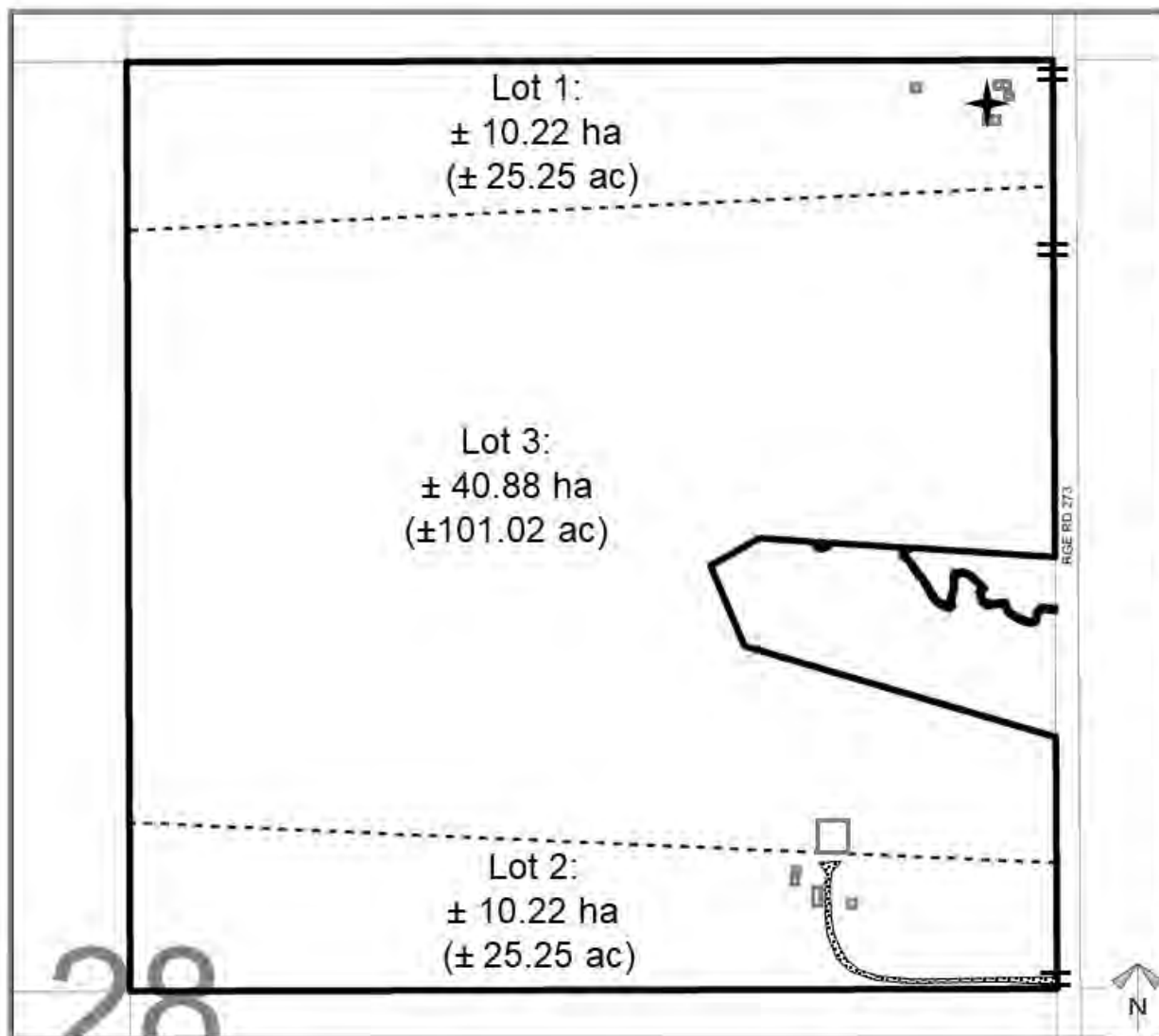
There are existing buildings and development on-site that do not appear to have permits. The applicants will be required to apply for any development and/or building permits for any work that has occurred on site.

An existing well site is located on Lot 2, and Ember Resources had indicated new survey and registration documents may be required. A condition requiring that the landowner satisfy any requirements by the company must be satisfied as part of the endorsement process.



Municipal Reserves

Municipal Reserves would be required for both proposed Lots 1 and 2. Lot 3 is exempt from Municipal Reserves at this time as it exceeds the 16 hectare (39.53 acre) minimum required in the *Municipal Government Act*.



Tentative Plan

Subdivision Proposal

To subdivide the subject lands in order to create a ±10.22 hectare (±25.25 acre) parcel (Lot 1) and a second ±10.22 hectare (±25.25 acre) parcel (Lot 2) with ±40.88 hectare (±101.02 acre) remainder (Lot 3).

Legend

Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.
3. The Subdivision Authority advises that the subdivision will result in one (1) existing non-conforming building within Lot 3. The building must be wholly located within Lot 3.

Division: 05
Roll: 06228005
File: PL20200020
Printed: April 7, 2021
Legal: NE-28-26-27-W04M

Administration Resources

Oksana Newmen, Planning and Development

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

ON/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT ‘C’: Public Submissions

Administration Resources

Oksana Newmen, Planning and Development



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a ± 10.22 hectare (± 25.25 acre) parcel (Lot 1) and a second ± 10.22 hectare (± 25.25 acre) parcel (Lot 2) with ± 40.88 hectare (± 101.02 acre) remainder (Lot 3) at NE-28-26-27-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.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Agricultural, Small Parcel Land Use District, as per the Land Use Bylaw C-8000-2020, as amended.

Transportation and Access

- 3) The Owner shall upgrade the existing road approaches to Lots 1, 2, and the remainder (Lot 3), to a single paved standard as shown on the Approved Tentative Plan, to provide access to Lots 1, 2 and the remainder (Lot 3). The Owner shall contact County Road Operations to arrange a pre-construction inspection and a subsequent post-construction inspection for final acceptance.
- 4) The Owner shall provide a right-of-way plan and access easement for the existing driveway for proposed Lot 2 accessing the building on the remainder lot.

Site Servicing

- 5) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 2.



- b) Verification is provided that each well is located within each respective proposed lot's boundaries.
 - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.
- 6) Easements, Agreements, and Plans are to be provided and registered to the satisfaction of Ember Resources regarding the wellsite and access road.

Site Development

- 7) The Owner shall submit applications (building and/or development permits) for any structures and/or development that has occurred on site for which permits have not already been obtained.

Municipal Reserves

- 8) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per-acre value as listed in the land appraisal, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) The remainder (Lot 3) is to remain deferred without caveat, pursuant to Section 663 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 two new lots.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



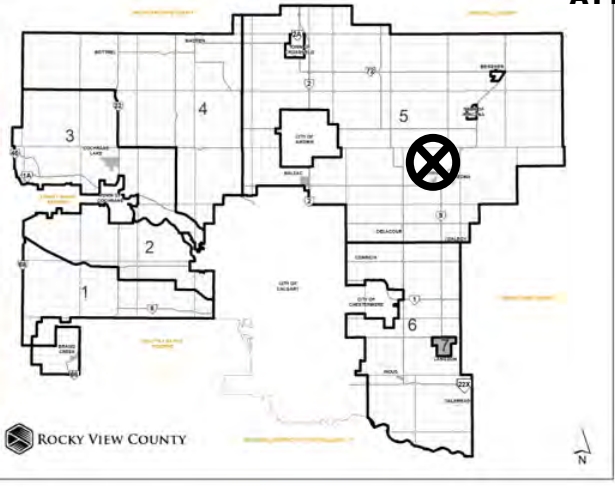
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<p>APPLICANT: Carswell Planning (Bart Carswell)</p>	<p>OWNER: Kathryn NN Ltd.; J & N Land Holdings Ltd.; Hon's Vyna Carpentry & Flooring</p>
<p>DATE APPLICATION RECEIVED: February 10, 2020</p>	<p>DATE DEEMED COMPLETE: February 10, 2020</p>
<p>GROSS AREA: ± 61.32 hectares (±151.52 acres)</p>	<p>LEGAL DESCRIPTION: a portion of NE-28-26-27-W04M</p>
<p>APPEAL BOARD: Land and Property Rights Tribunal</p>	
<p>HISTORY: January 14, 2020 Council approved redesignation of Lots 1 and 2 to Agricultural Holdings, leaving the remainder as Ranch and Farm District.</p>	
<p>PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 12 adjacent landowners. No responses were received; however, two letters of support were included with the application. The responses have been included in Appendix 'C.' The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Location & Context

Subdivision Proposal

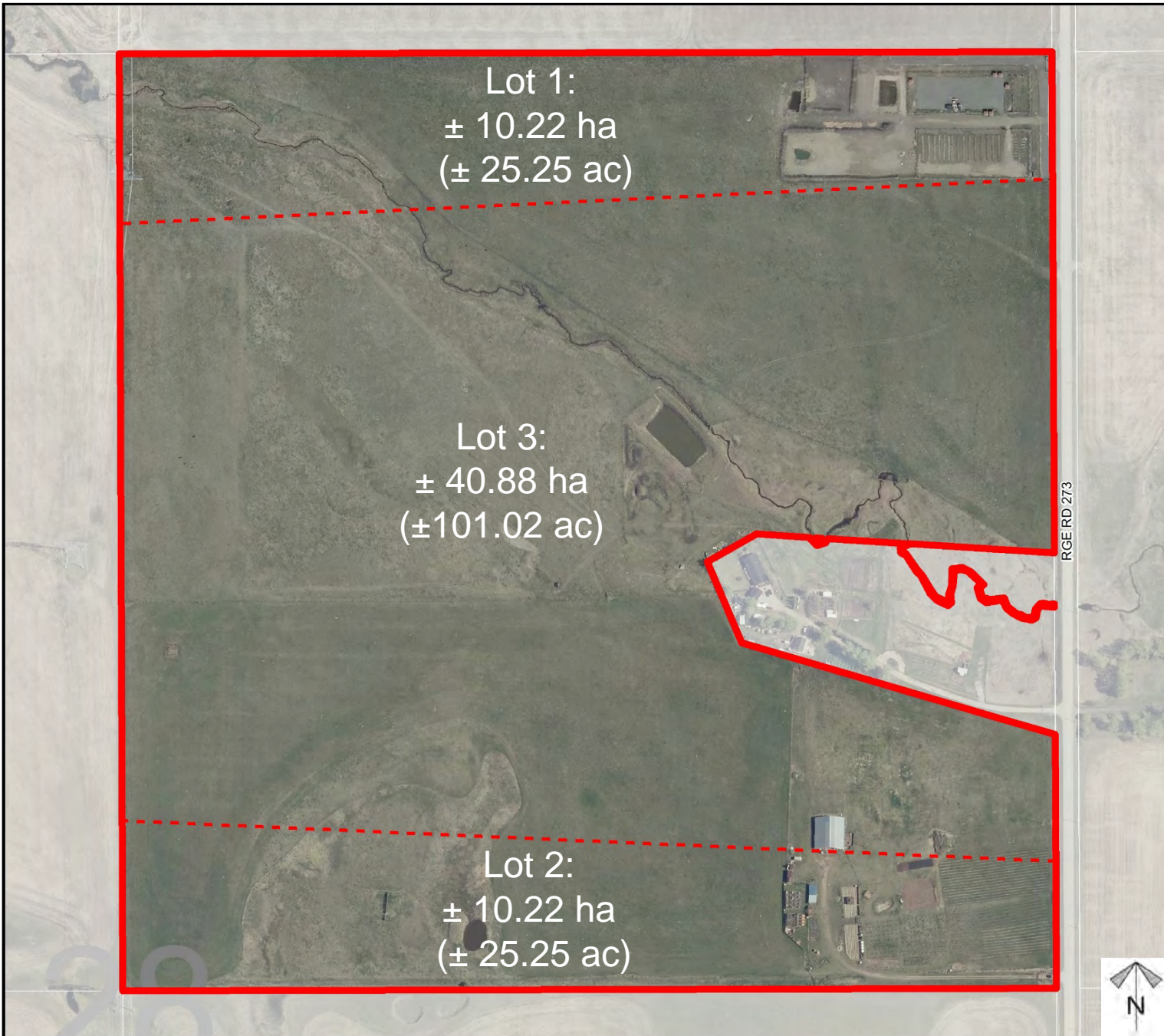
To create a ± 10.22 hectare (± 25.25 acre) parcel (Lot 1), another ± 10.22 hectare (± 25.25 acre) parcel (Lot 2), and a ± 40.88 hectare (±101.02 acre) remainder (Lot 3).



Development Proposal

Subdivision Proposal

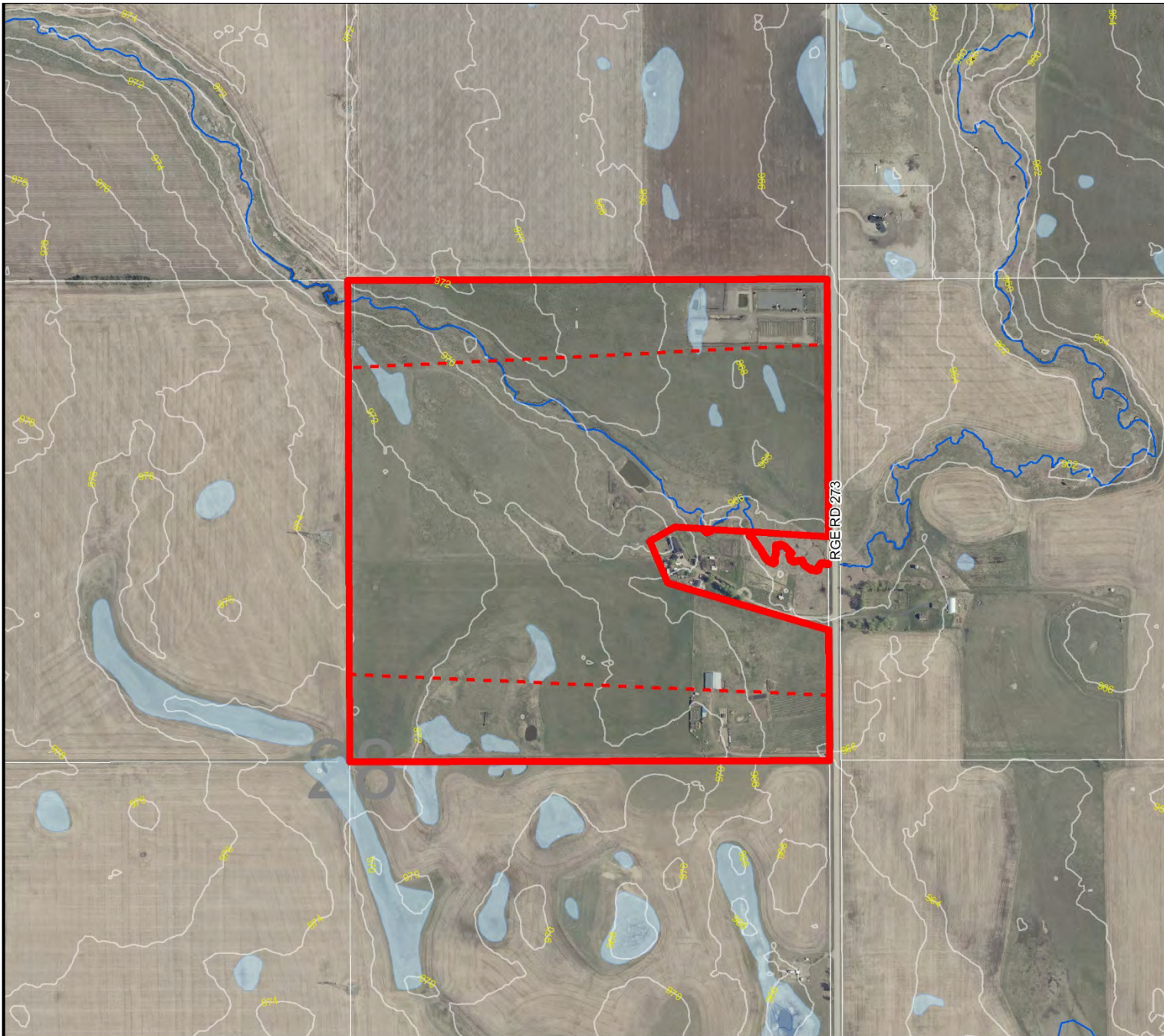
To create a ± 10.22 hectare (± 25.25 acre) parcel (Lot 1), another ± 10.22 hectare (± 25.25 acre) parcel (Lot 2), and a ± 40.88 hectare (± 101.02 acre) remainder (Lot 3).



Environmental

Subdivision Proposal

To create a ± 10.22 hectare (± 25.25 acre) parcel (Lot 1), another ± 10.22 hectare (± 25.25 acre) parcel (Lot 2), and a ± 40.88 hectare (± 101.02 acre) remainder (Lot 3).

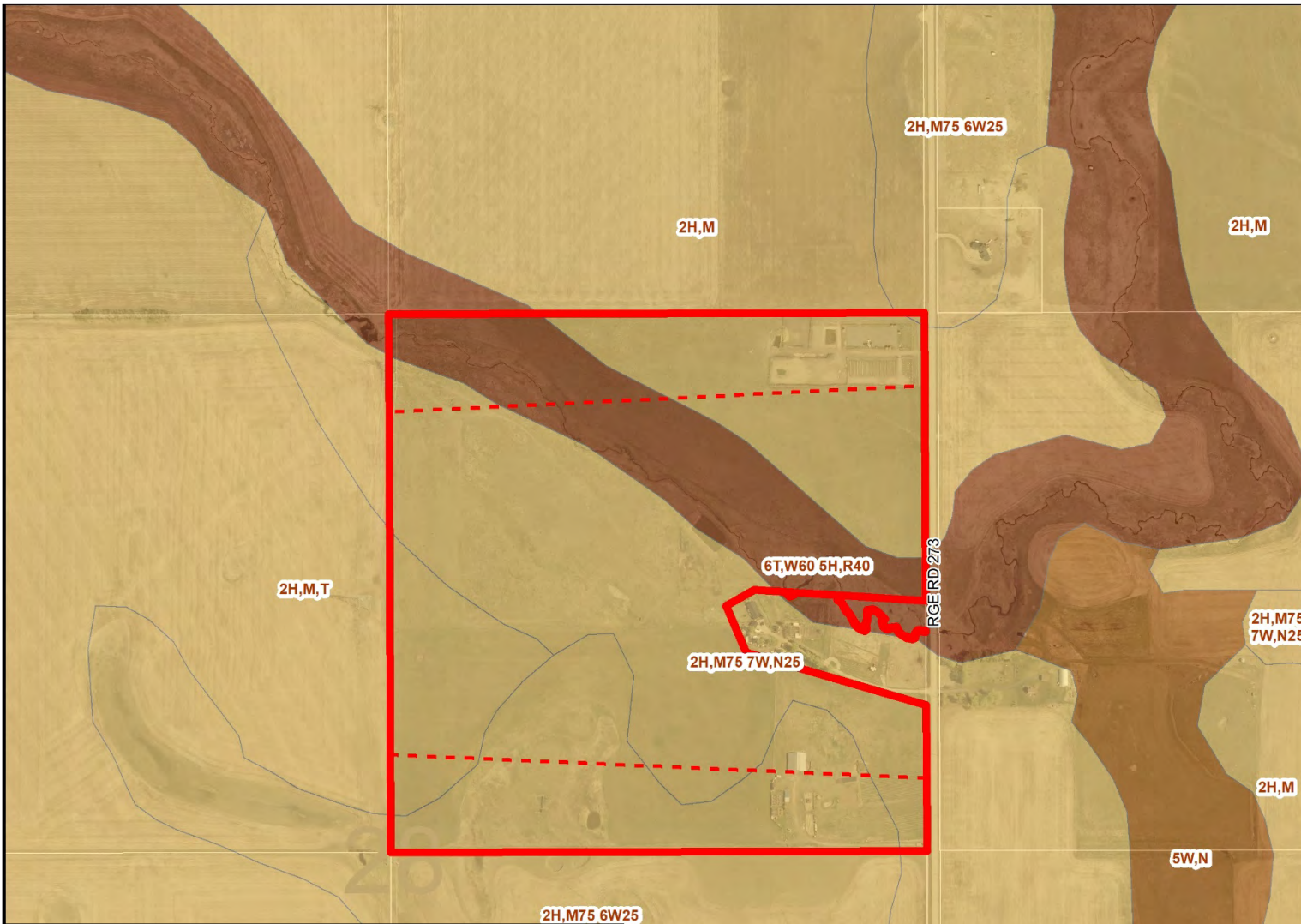


-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Soil Classifications

Subdivision Proposal

To create a ± 10.22 hectare (± 25.25 acre) parcel (Lot 1), another ± 10.22 hectare (± 25.25 acre) parcel (Lot 2), and a ± 40.88 hectare (± 101.02 acre) remainder (Lot 3).



LAND CAPABILITY CLASSIFICATION LEGEND		
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

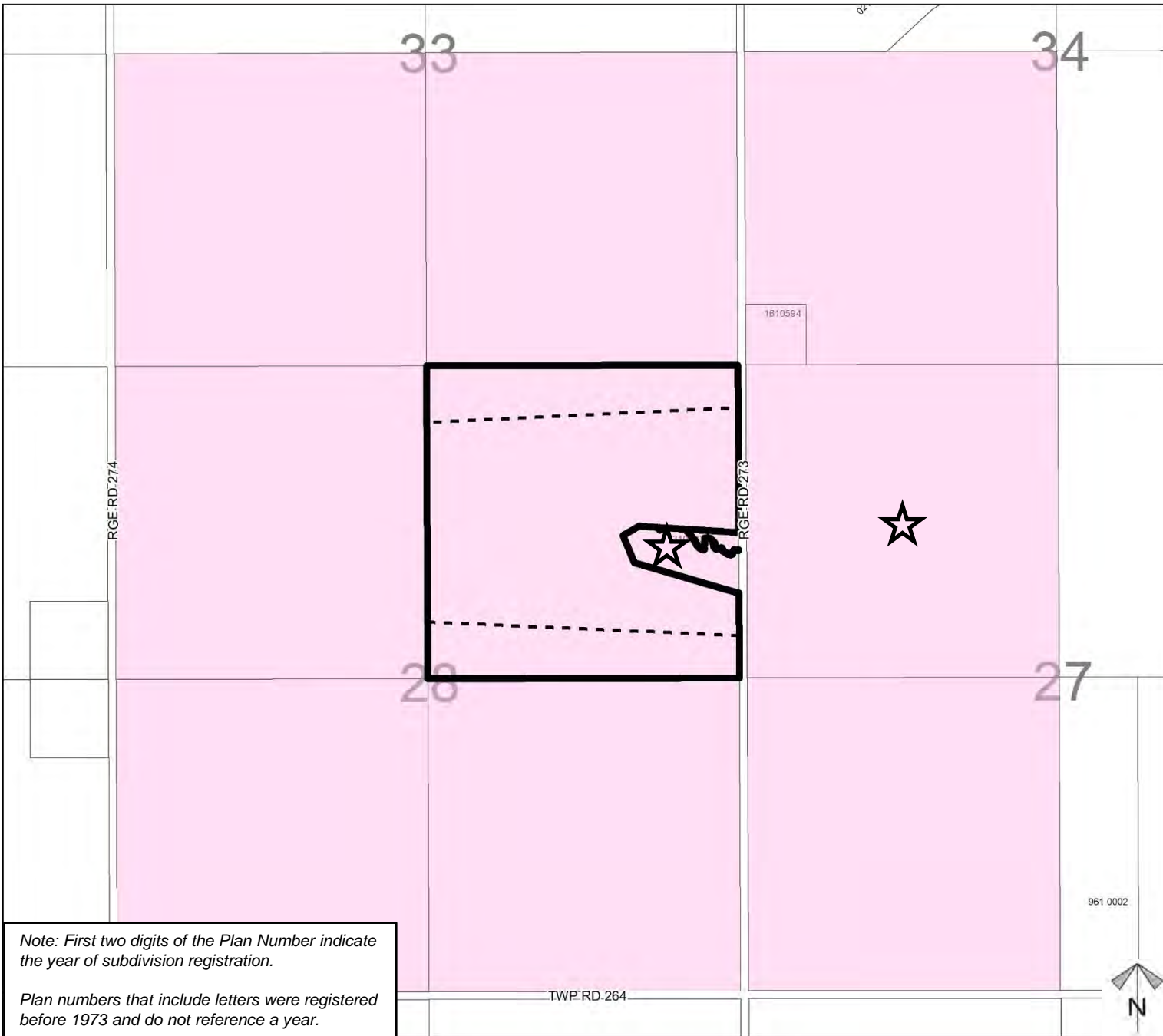


Division: 05
 Roll: 06228005
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 Printed: April 7, 2021
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 Page 41 of 169



**Landowner
Circulation
Area**

Subdivision Proposal

To create a ± 10.22 hectare (± 25.25 acre) parcel (Lot 1), another ± 10.22 hectare (± 25.25 acre) parcel (Lot 2), and a ± 40.88 hectare (± 101.02 acre) remainder (Lot 3).



Legend

- Support 
- Opposition 

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.

January 7, 2020

Attention: Rocky View County, Planning & Development Services

Fax: 403.277.3066
development@rockyview.ca

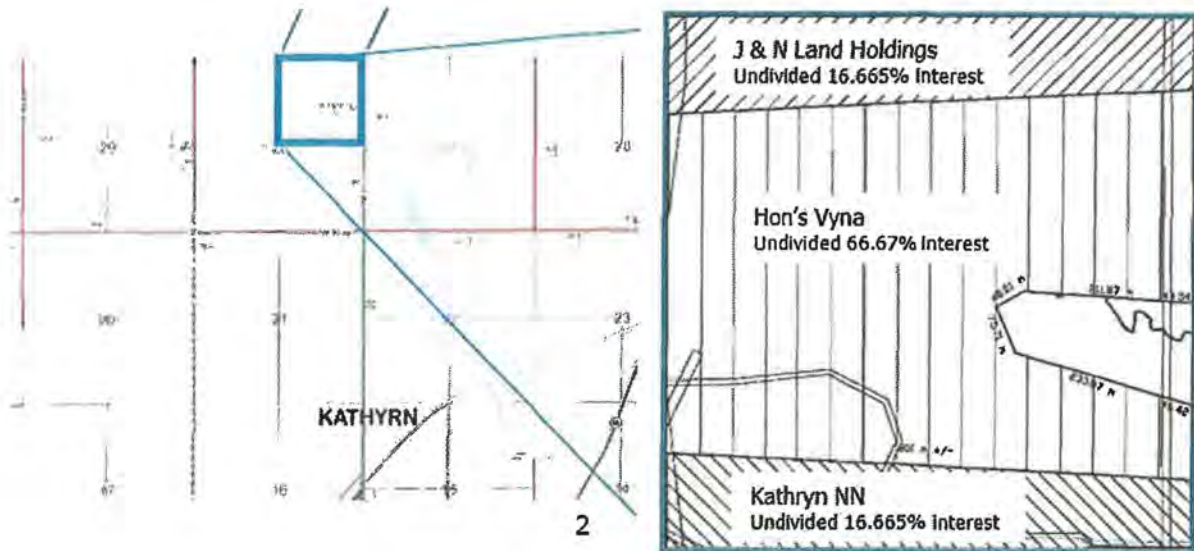
Re: Redesignation of neighbouring property on NE-28-26-27-W4M, Title No. 161 158 270
J & N Land Holdings Ltd., Hon's Vyna Carpentry & Flooring Ltd., Kathryn NN Ltd.

As an owner(s) having an interest on title in undivided parcel of NE-28-26-27-W04M, Title No. 161 158 270, I (we) support the application being made for Redesignation to Agricultural Holdings (AH) with the intent to later divide to property into three parcels proportional to their interest on title for the land.

Thank you,

Signature *Ed Stone* dated Jan 08, 2020

ED STONE : 264170 RANGE RD 273



January 7, 2020

Attention: Rocky View County, Planning & Development Services

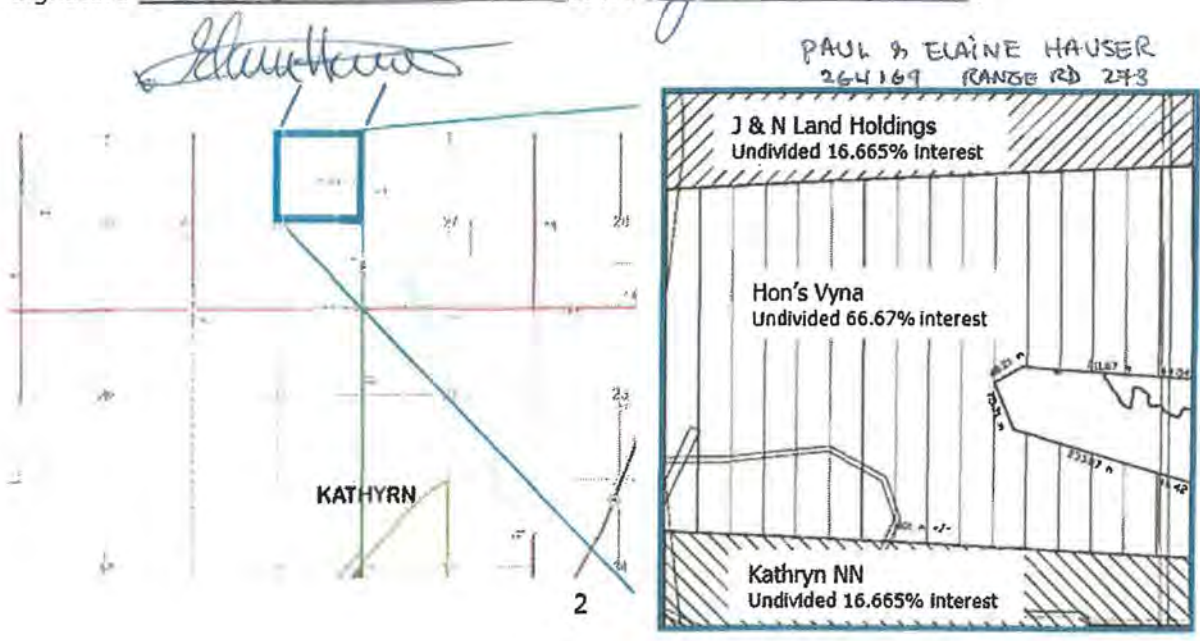
Fax: 403.277.3066
development@rockyview.ca

Re: Redesignation of neighbouring property on NE-28-26-27-W4M, Title No. 161 158 270
J & N Land Holdings Ltd., Hon's Vyna Carpentry & Flooring Ltd., Kathryn NN Ltd.

As an owner(s) having an interest on title in undivided parcel of NE-28-26-27-W04M, Title No. 161 158 270, I (we) support the application being made for Redesignation to Agricultural Holdings (AH) with the intent to later divide to property into three parcels proportional to their interest on title for the land.

Thank you,

Signature Paul Hauser dated Jan 8 2020





PLANNING AND DEVELOPMENT SERVICES

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

DATE: January 26, 2022 **APPLICATION:** PRDP20215386

FILE: 07315005

SUBJECT: Home-Based Business, Type II / Discretionary use, with Variances

APPLICATION: Application is for a Home-Based Business, Type II, for an automotive business (hobby shop for antique and classic automobiles/engine rebuilding) and relaxation of the allowable business use regulation.

GENERAL LOCATION: Located approximately 0.20 kilometres (0.13 miles) west of Range Road 282, on the north side of Highway 567.

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

EXECUTIVE SUMMARY: The Applicant is proposing to operate a Home-Based Business, Type II, for a hobby shop for classic/vintage automobiles and engine rebuilding, on the subject parcel. The Applicant states the business has three employees; one is a resident of the parcel. The business is proposed to operate from 9:00 a.m. to 4:00 p.m., Monday to Friday, and there are 3-4 business-related visits per day. The business utilizes approximately 128.60 sq. m (1,384.24 sq. ft.) of indoor storage space (existing accessory building/garage) and approximately 71.88 sq. m (773.71 sq. ft.) of outside storage, directly adjacent to the garage. There is one vehicle (truck) associated with the business that is parked on site. The site is well-screened from adjacent landowners.

The proposal requires a relaxation to the type of business regulation.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20215386 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20215386 be refused for the following reasons:

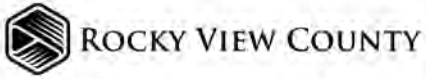
1. The application does not meet the requirements for a Home-Based Business, Type II, as specified in Section 145 (f) of the Land Use Bylaw, C-8000-2020.

Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

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

Administration Resources

Wayne Van Dijk, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



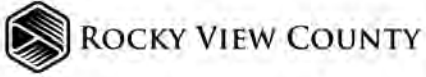
APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • Home-Based Business, Type II is listed as Discretionary Use 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

Section 145 (f) of the Land Use Bylaw states that automotive related businesses shall not be permitted as a Home-Based Business, Type II. The proposed development has the potential to unduly interfere with the amenities of the neighbourhood or materially interfere with and affects the use, enjoyment, and value of neighbouring parcels of land. The Applicant has gained written support from nine (9) adjacent landowners.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

WV/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:

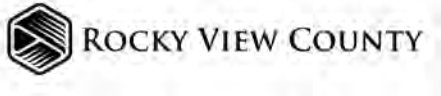
Approval subject to the following conditions:

Description:

1. That a Home-Based Business, Type II, for automotive hobby shop for antique/classic automobiles and engine rebuilding may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
 - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.

Permanent:

2. That the number of non-resident employees, for the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, shall not exceed two at any time.
3. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business, Type II, shall not change the residential character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent residential dwellings shall be preserved, 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 the Home-Based Business shall be limited to the dwelling and its accessory buildings.
8. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the outside storage area.
9. That all outside storage that is part of this Home-Based Business, Type II, shall be screened from adjacent lands, to the satisfaction of the Development Authority, shall meet the minimum setback requirements for buildings, and shall not exceed **71.88 sq. m (773.71 sq. ft.)** in general accordance with the Site Plan.
 - i. That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
10. That there shall be no signage, exterior display, or advertisement of goods and services discernable from the outside of the building.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, may generate up to a maximum of eight business-related visits per day.
13. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.



14. That this Development Permit shall be valid until **January 31, 2023**.

Advisory:

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



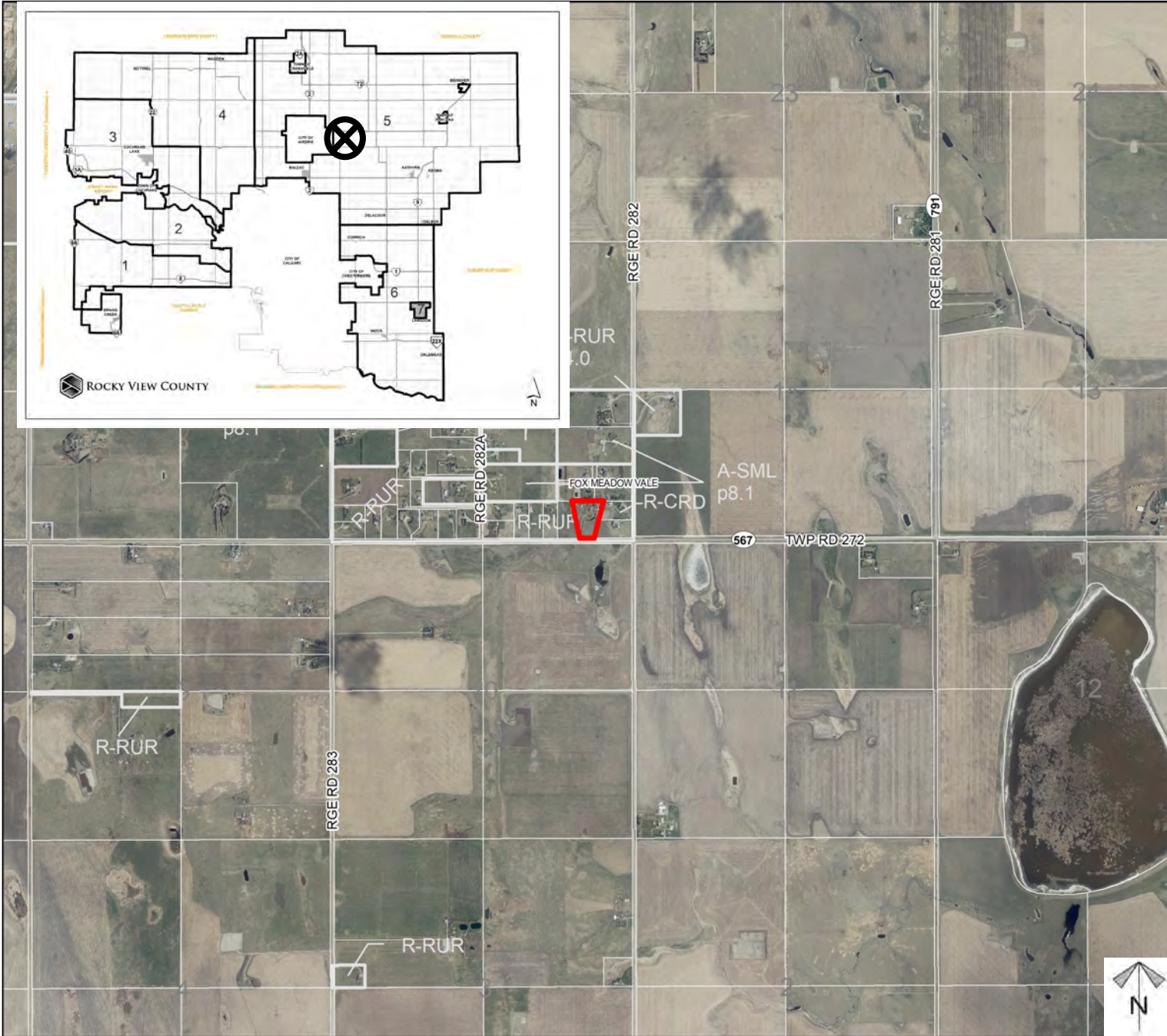
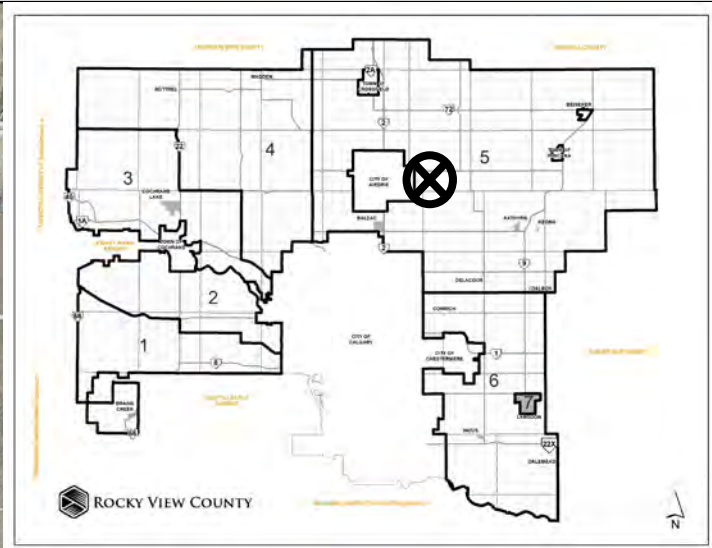
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Adelmo L. Sciore	OWNER: Adelmo L. Sciore
DATE APPLICATION RECEIVED: November 8, 2021	DATE DEEMED COMPLETE: November 15, 2021
GROSS AREA: ± 2.53 hectares (± 6.25 acres)	LEGAL DESCRIPTION: Lot 3, Block 8, Plan 9611667, SE-15-27-28-W04M (282050 Twp. Rd. 272)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> No previous development permit history 	
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

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use



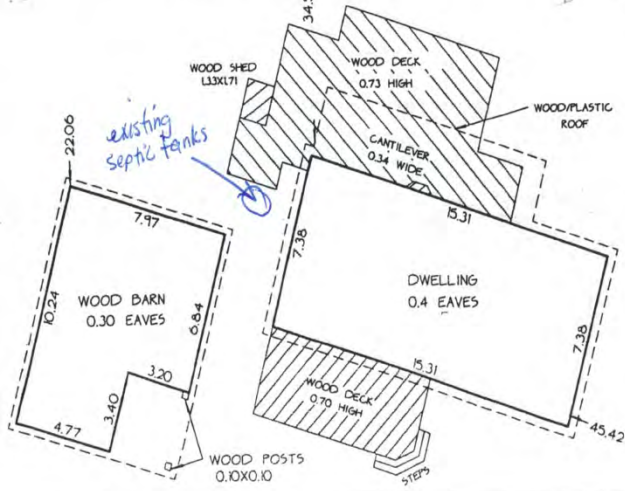
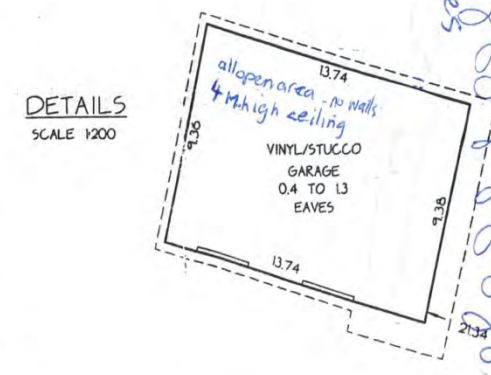
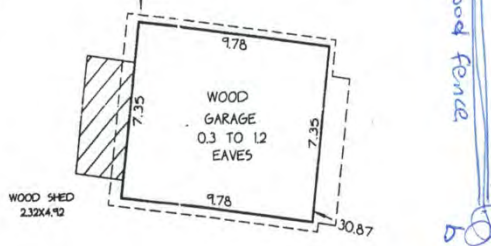
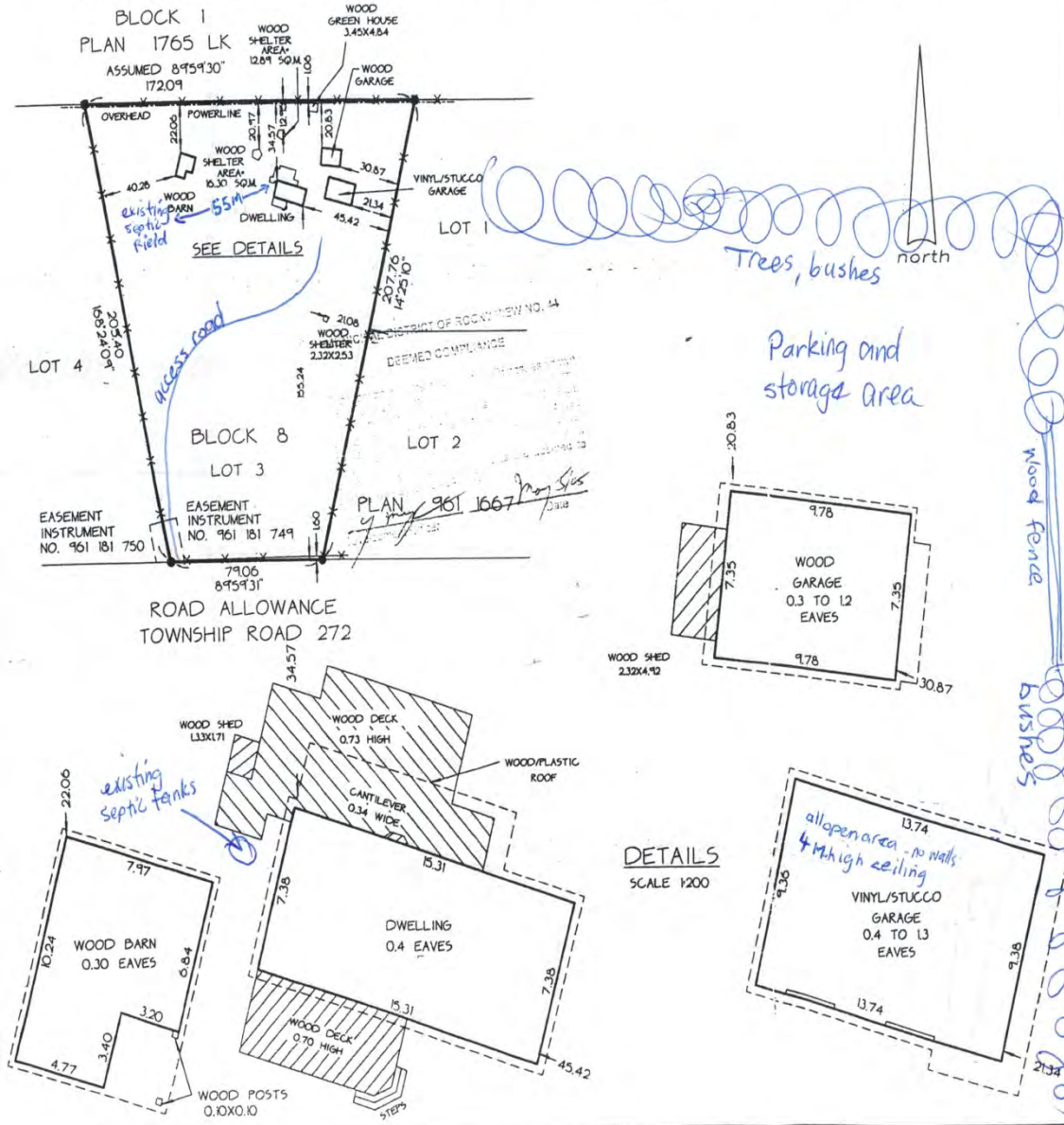
Aerial Imagery

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LEGAL DESCRIPTION :
 LOT 3
 BLOCK 8
 PLAN 961 1667
 CLIENT : SEHN / BELL-SEHN

CIVIC ADDRESS :
 282050 TWP. RD. 272
 M.D. OF ROCKY VIEW NO. 44

Date of Title Search : APRIL 15, 2005 ; T
 Date of Survey : JUNE 5, 1996 TO APRIL 19, 2000

- CERTIFICATION :**
 I hereby certify that this report and related survey, w
 under my personal supervision and in accordance with
 Practice of the Alberta Land Surveyors' Association an
 Accordingly within those standards and as of the date
 the opinion that:
1. the Plan illustrates the boundaries of the property
 as defined in Part D, Section 7.6 of the Alber
 Association's Manual of Standard Practice, regi
 right-of-way affecting the extent of the title
 2. the improvements are entirely within the boundari
 3. no visible encroachments exist on the Property fr
 situated on an adjoining property;
 4. no visible encroachments exist on registered ease
 affecting the extent of the property.
 5. PROPERTY IS SUBJECT TO:
 751 057 287 - UTILITY RIGHT OF WAY
 961 181 749 - EASEMENT
 961 181 750 - EASEMENT

LEGEND :
 All dimensions are in metres and decimals thereof.
 Statutory Iron Post found shown thus : ●
 Iron Bar found shown thus : ◆
 c.s. denotes counter sunk.
 Unless otherwise specified, the dimensions shown rel
 from property boundaries to extent of the foundat
 time of the survey.
 Fences are within 1.00 metres of property line unless
 Fences shown thus : x x x x x
 Eaves are dimensioned to the fascia line and shown
 Subject property is outlined thus : _____

PURPOSE :
 This Report has been prepared for the benefit of the
 owners and any of their agents, for the purpose of (i
 of a subdivision application, a mortgage application, a
 for a compliance certificate, etc.) Copying is permitte
 these parties. Where applicable, registered easements,
 other legal interests affecting the extent of the proper
 report. Unless shown otherwise, property corner mark
 during the survey for this report. This report should
 boundaries due to the risk of misinterpretation or res
 The information shown on this Real Property Report re
 property as of the date of survey only. Users are enc
 Real Property Report updated for future requirements.

Dated at Calgary, Alberta
 this 20 day of APRIL, 2005.

(Signature)
 William Pang, A.L.S.
 (Copyright reserved)

This Report is not valid unless original signature (blue ink)
 and W. Pang Surveys Inc. Permit stamp (red ink).

SCALE = 1:2000
 © COPYRIGHT W. PANG SURVEYS INC. 2005.

Site Plan

Development Proposal

Home-Based Business,
 Type II, for an automotive
 business (hobby shop for
 antique/classic
 automobiles) and
 relaxation of the allowable
 business use

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

272034 Rng Rd 282A
Address

Wanda Prescott
Name

[Signature]
Signature

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

272032 RGE RD 282A
Address

DARCY MUNRO
Name

[Signature]
Signature

Adjacent Landowner Consent

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use

**Adjacent
 Landowner
 Consent**

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

RR 2 5th Main 272030 RR282A
 Address

Daniel Cooper
 Name


 Signature

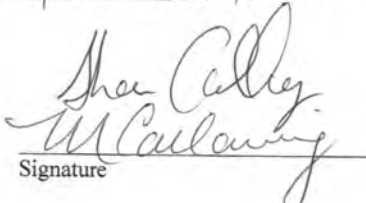
December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

272028 Rge Rd 282A Rocky View Center, AB T4A 2Y4
 Address

Shane & Michelle Callaway
 Name


 Signature

Adjacent Landowner Consent

Development Proposal

Home-Based Business,
Type II, for an automotive
business (hobby shop for
antique/classic
automobiles) and
relaxation of the allowable
business use

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

272015 RR 242
Address

Kyle German
Name

[Signature]
Signature

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

282036 Fox meadow lake
Address

Jessie Ashley
Name

[Signature]
Signature

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

Maple 272019, RR-282

Address

Lidia Unrau

Name

Maple

Signature

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

282039 Fox Meadow Vale Rocky View County, AB

Address

Diane Mackka

Name

D. Mackka

Signature

Adjacent Landowner Consent

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

282052 Twp Rd 272
Address

Vivian Mizera
BRAD MIZERA
Name

V. Mizera
[Signature]
Signature

Adjacent Landowner Consent

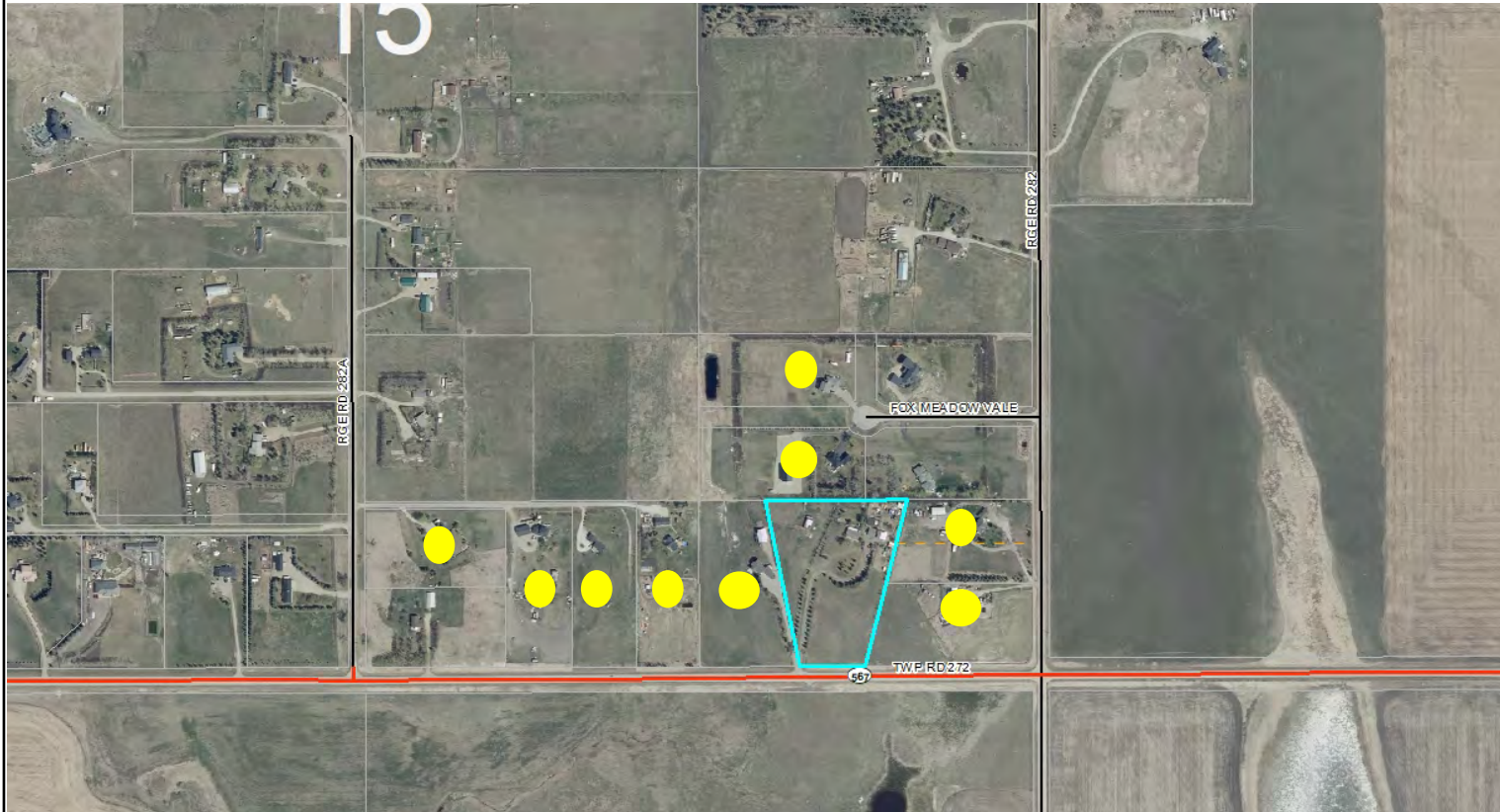
Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use


Adjacent Landowner Consent

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use



 Adjacent landowner consent

 Subject parcel

Site Photo

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use



Looking north from Hwy 567

Looking west from Hwy 567



Looking south from residence

Looking west from residence

Site Photo

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use



Garage/shop



Looking east from residence



Screening to the east



Looking south from residence

Site Photo

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use



Looking north from east side of shop



Screening to the northeast



Looking NW from corner of shop



Screening to the north



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority **DIVISION:** 6

DATE: January 26, 2022 **APPLICATION:** PRDP20215448

FILE: 03332011

SUBJECT: Outdoor Storage / Discretionary use, with no Variances

APPLICATION: Application is for Outdoor Storage for the establishment of an RV and container storage facility on the subject parcel.

GENERAL LOCATION: Located approximately 1.01 kilometres (0.63 miles) south of Township Road 240 and on the west side of Range Road 284.

LAND USE DESIGNATION: Industrial, Light District (I-LHT) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The Applicant/Owner is proposing to develop the site for Outdoor Storage for the establishment of RV and container storage. The parcel is approximately 4.19 hectares (10.35 acres). An area of approximately 3.44 hectares (8.51 acres) will be graded to accommodate approximately 330 RV stalls and a stormwater pond of approximately 3,164 sq. m (34,057.01 sq. ft.). There is an existing dwelling on the parcel, occupied by the owner, and an existing 327 sq. m (3,519.80 sq. ft.) accessory building (garage) that would be used as an office and for maintenance and repairs for RVs. The hours of operation would be from 9:00 a.m. to 5:00 p.m., with key card access for clients 24/7.

Access to the site is via an existing driveway on the north of the property and there is an easement in place. The site would be fenced for screening and security and would have indoor and outdoor video surveillance. Additional screening would be supplemented by the existing residence, to the east, and via landscaping: existing trees on the northern property line with some additional in-fill landscaping along the north and west boundaries. Lighting on the site would be installed to maximize effectiveness and security on the property while minimizing impacts to adjacent landowners and surrounding properties.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20215448 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20215448 be refused for the following reasons:

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

Administration Resources

Wayne Van Dijk, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020; • Janet Area Structure Plan; • Canna Park Conceptual Scheme 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Public Engagement (from re-designation) • Traffic Impact Assessment • Site Specific Stormwater Implementation Plan • Water Balance and Statistical Analysis
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • Outdoor storage 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

Redesignation application (PL20190149) and Master Site Development Plan (PL20190148) were approved May 25, 2021, to redesignate parcel from Residential Two (R-2) District to Industrial Light (I-LHT) District to accommodate RV storage and industrial uses.

The Applicant has provided some adjacent landowner letters of support that were part of the redesignation application.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

WV/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:

Approval subject to the following conditions:

Description:

1. That Outdoor Storage for RV and Container storage may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
2. Fenced and gravelled outdoor storage area, approximately 3.44 hectares (8.51 acres) in area;
3. Site stripping and grading and establishment of a stormwater pond approximately 3,164.00 sq. m (34,057.01 sq. ft.) in area.
4. The existing dwelling unit shall remain as accessory to principal use.

Prior to Release:

5. That prior to release of this permit, the Applicant/Owner shall submit confirmation that all fire suppression requirements for the proposed development are in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws.
6. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report conducted by a professional geotechnical engineer for all areas of fill greater than 1.20 m (3.93 ft.) in depth, in accordance with the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at the time of Development Permit approval, for the total area of the lands being developed.
8. That prior to release of this permit, the Applicant/Owner shall provide payment of the Stormwater Levy in accordance with Bylaw C-8008-2020 Stormwater Off-Site Levy Bylaw.
9. That prior to release of this permit, the Applicant/Owner shall provide a lighting plan that provides details of the proposed site lighting to ensure compliance with Sections 227-230 of Land Use Bylaw C-8000-2020.
10. That prior to release of this permit, the Applicant/Owner shall provide an updated landscaping plan that is in accordance with Section 260 of Land Use Bylaw C-8000-2020.
11. That Prior to Release of this permit, the Applicant/Owner shall contact County Road Operations to confirm if any improvements are required for the approach to Range Road 284, and with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system, and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Prior to Occupancy:**

12. That prior to site occupancy, the Applicant/Owner shall submit as-built drawings certified by a professional engineer. The as-built drawings shall include verification of the as-built stormwater infrastructure and any other information that is relevant to the approved SSIP onsite.
 - i. That upon the County receiving the as-built submissions, the County shall complete an inspection of the site to verify the infrastructure has been completed as per the stamped drawings.
13. That prior to occupancy, all landscaping and final site surfaces shall be completed, and a final inspection completed.
14. 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:

15. That the Applicant/Owner shall submit compaction testing verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the Deep Fills report accepted by the County.
16. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
17. That there shall be a minimum of four (4) parking stalls maintained on site at all times.
18. That all on site lighting shall meet sections 227-230 of the Land Use Bylaw and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
19. That the entire site shall be maintained in a neat and orderly manner at all times. That all garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
20. That there shall be no parking or signage at any time in the County road right-of-way.
21. That any signage is required to meet Sections 212-224 of Land Use Bylaw C-8000-2020.
22. That for purposes of this permit, a recreational vehicle is defined as a tent trailer, a fifth wheel travel trailer, a self-contained motor home recreational vehicle, a travel trailer or a boat on a trailer which is attached to one of the above-listed recreational vehicles, but does NOT include any cars, trucks, snowmobiles, motorcycles, trailers, sheds or boats not attached to a recreational vehicle.



23. That there shall be no residential occupancy of any recreational vehicles that are stored in the recreational vehicle storage area.
24. That no travel trailer or recreational vehicles shall have any skirting or other construction placed on the perimeter of the unit.
25. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
26. That any site regrading work is not to direct any additional surface drainage into County road rights-of-way, or to negatively impact surface drainage patterns in the area.
27. That no topsoil shall be removed from the site.
28. 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.
29. That all landscaping and topsoil placement shall be in accordance with the landscaping details provided on the Landscape Plan, as amended.
30. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants, within 30 days, or by June 30th of the next growing season.
31. The vegetation type has to endure the irrigation from May to September.
32. That water for irrigation and landscaping purposes shall only be supplied by the re-use of stormwater and not via the use of potable water.
33. That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.
34. That the commercial/industrial operation shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
35. That the Applicant/Owner shall implement appropriate erosion and sedimentation control measures during the construction of the proposed development in accordance with County Servicing Standards
36. 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.



ROCKY VIEW COUNTY

37. That if this Development Permit is not issued by **January 31, 2023**, or an approved time extension received from the Development Authority, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
- 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].
- That the Applicant/Owner shall ensure that the wastewater servicing is in accordance with County Standards and Policy 22.8 of the Janet Area structure Plan.
- That the Applicant/Owner shall ensure that water servicing is in accordance with County Standards and Policy 22.5 of the Janet Area Structure Plan.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



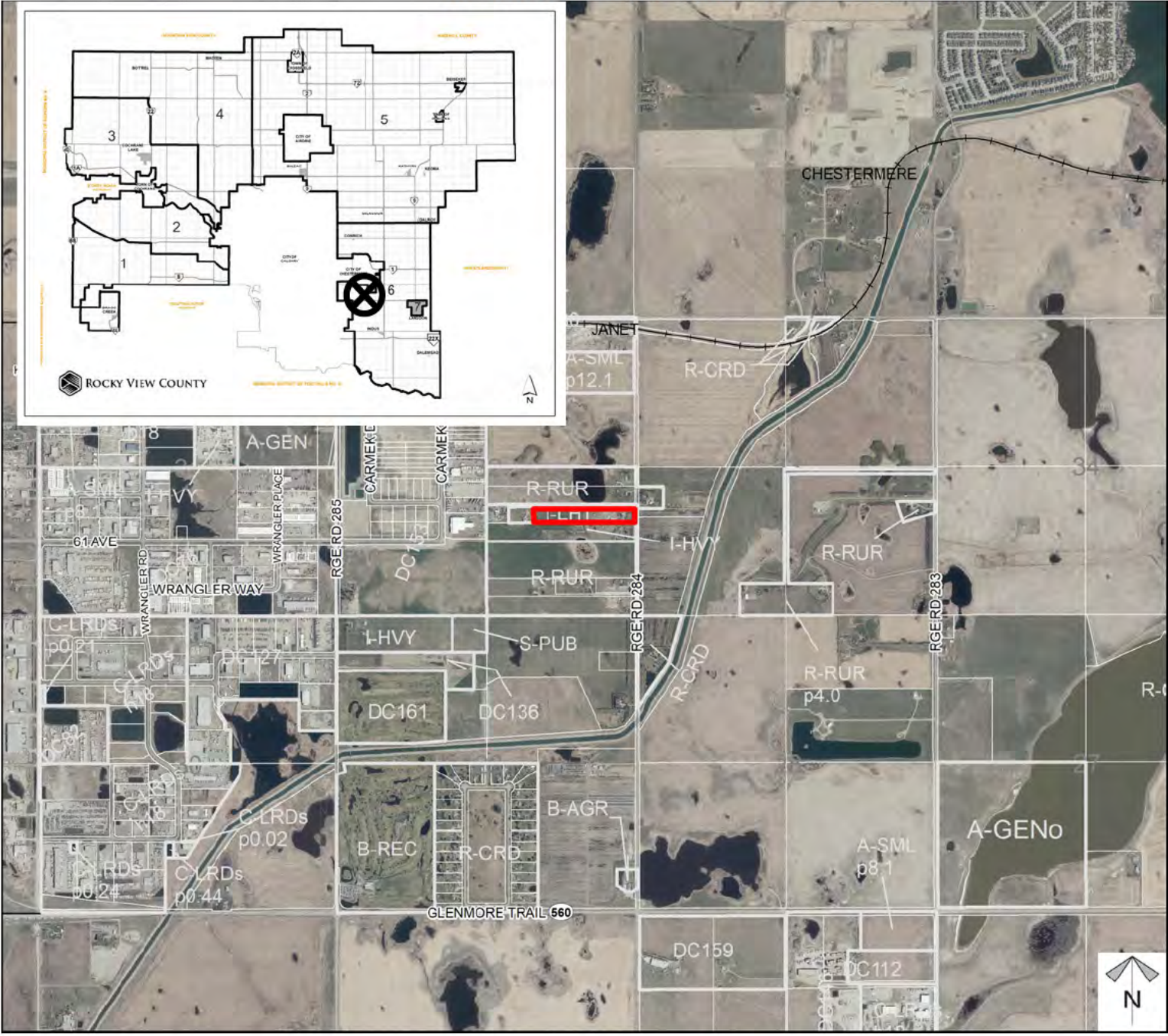
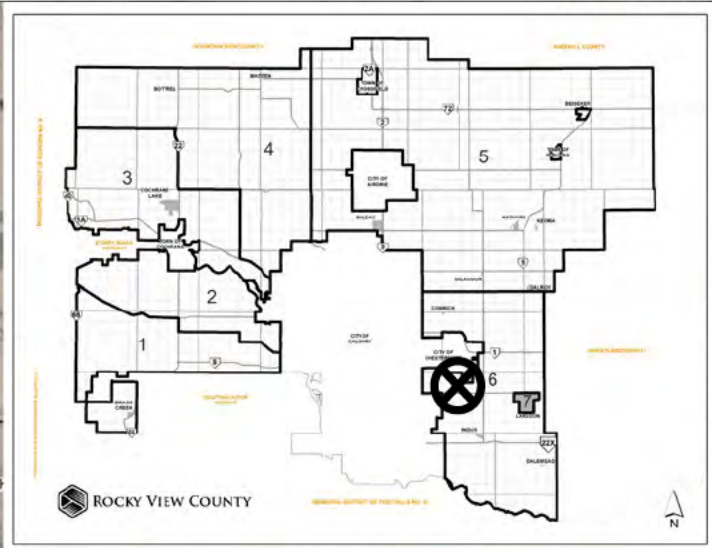
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Carswell Planning Inc. (Bart Carswell)	OWNER: Paul Sackney
DATE APPLICATION RECEIVED: November 16, 2021	DATE DEEMED COMPLETE: November 26, 2021
GROSS AREA: ± 4.19 hectares (± 10.35 acres)	LEGAL DESCRIPTION: Lot 1, Block 2, Plan 9210992, SE-32-23-28-W04M (235091 Rge. Rd. 284)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • PL20190149: redesignation from Residential 2 (R-2) to Industrial Light (I-LHT) • PL20190148: Conceptual Scheme and Master Site Development Plan to accommodate RV storage and industrial uses. • 2005-DP-11606: Home-Based Business, Type II • 2004-DP-10889: Home-Based Business, Type II 	
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

Outdoor Storage for RV and Container Storage Facility



Division: 6
 Roll: 03332011
 File: PRDP20215448
 Printed: Nov 26, 2021
 Legal: Lot: 1 Block: 2
 Page 9 of 169
 23-28-W04M

Aerial Imagery

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility



Cover Letter

Development Proposal

Outdoor Storage for RV and Container Storage Facility

DEVELOPMENT PERMIT PLANNING BRIEF

November, 2021

Project: Sackney Proposal PL 2019-0149
Location: 235091 Range Road 284 in Rocky View County (RVC)
Proposal: Development Permit (DP) for outdoor storage in I-LHT land-use district

Introduction

Rocky View County held a public hearing on May 25, 2021 to approve the application to redesignate the subject lands from Rural Residential District to Light Industrial District to accommodate RV storage and industrial.

Scope of DP

The DP emphasizes site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. More specifically, it is to address:

- a) building placement and setbacks;
- b) building height and general architectural appearance;
- c) parking and public lighting;
- d) landscaping for visual appearance and/or mitigation measures;
- e) agriculture boundary design guidelines

An **Operational Plan** to fulfill criteria previously mentioned, basic hours of operation and how the facility is looked after. The hours of operation will be from 9 am to 5 pm, with key card access 24/7 for clients. Security will be provided by fencing, security lighting and owner residing on the property.

Location

Lands are 4.185 ha (10.34 acres) in SE-32-23-28-W04M; being Plan 9210992, Block 2, Lot 1; municipally known as 235091 Range Road 284, Rocky View County, AB.

Figure 1: Location Map, shows where the subject land is located and the surrounding lands.

Agent

Carswell Planning Inc. has been retained to act as agent on behalf of the owner.

Ownership and Legal Description

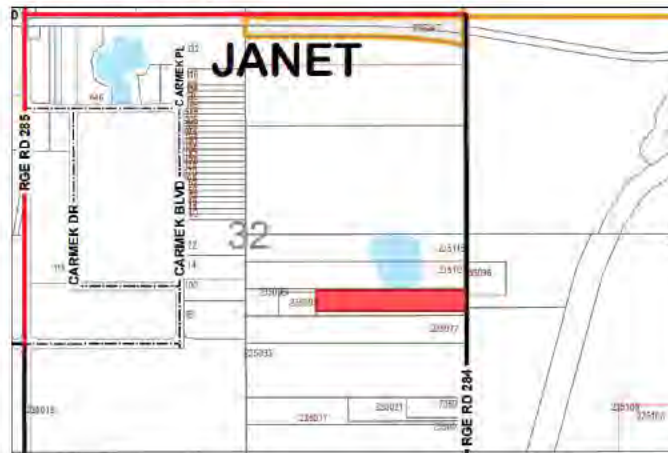
Paul Sackney and Froydis Ellingsen are the owners of the property. Legal description is Lot 1, Block 2, Plan 9210992; Title number 015 485 254; Linc 002 568 639. Access to the proposed RV/Shipping Container storage is via the existing driveway north of the property on Lot 2, Block 2, Plan 9210992, by easement as per registration number 981 335 331.

Cover Letter

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility

Figure 1: Location Map



History

The Canna Park Conceptual Scheme (CS) and concurrent land use redesignation to Industrial – Light District (I-LHT) were approved for the property by Council on May 25, 2021. The CS was prepared to address potential development in the quarter section.

Policy Analysis

Canna Park CS Cell E

Figure 2: Cell E, is specific to the subject lands and provides guidance for the Development Permit. Cell E has a number of potential land uses based on the existing site characteristics.

Landscaping - the existing trees on the northern property line will be supplemented with additional vegetation to screen from the driveway serving neighbouring lands.

Screening/Buffering - additional screening will also be provided to the residence to the west.

Access - there are sufficient sight-lines at the existing entrance. Ample parking currently exists as a gravel area in proximity to the large garage on the property. The driveway to the north on separate title has a caveat for access to the subject lands as well.

Environment - no wetlands were found on the subject lands.

General Matters - as stated in the general policies, matters such as: transportation, stormwater, landscaping, lighting, parking, building placement, etc. will be addressed at the DP stage. In addition, this report addresses those matters of the CS, namely: the use proposed, hours of operation, volume of traffic expected, parking, impervious/impervious lot coverage, buildings, and storage proposed.

Cover Letter

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility

Figure 2: Cell E



Janet Area Structure Plan

The Janet Area Structure Plan (ASP) supports the area within the plan to be developed for industrial uses. Currently, the subject lands are within the *Residential Transition* zone of the ASP. Under Section 10.0 Industrial, an objective states that the plan supports transitions from residential (among others) to industrial uses.

Land Use District

Industrial, Light District (I-LHT) is the land use for the subject property. Minimum parcel size for Industrial – Light District is 1.0 ha (2.47 acres). The parcel size of the subject lands, being 4.18 ha (10.35 acres), fits within the parameters for this proposed land use district 1.62 ha (4 ac.) – 6.09 ha (20 ac.). The existing dwelling and accessory building more than meet the setback requirements.

I-LHT is outlined in Section 436 of the Land Use Bylaw. The purpose it to “accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.”

“Industrial Light” means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

Cover Letter

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility

Permitted Uses Related to the Proposal

Specifically, "Outdoor Storage" means an outdoor area that may contain a building or structure used for the keeping of goods, inventory, materials, machinery, equipment, unregistered vehicles, or Vehicles (Recreation), outside.

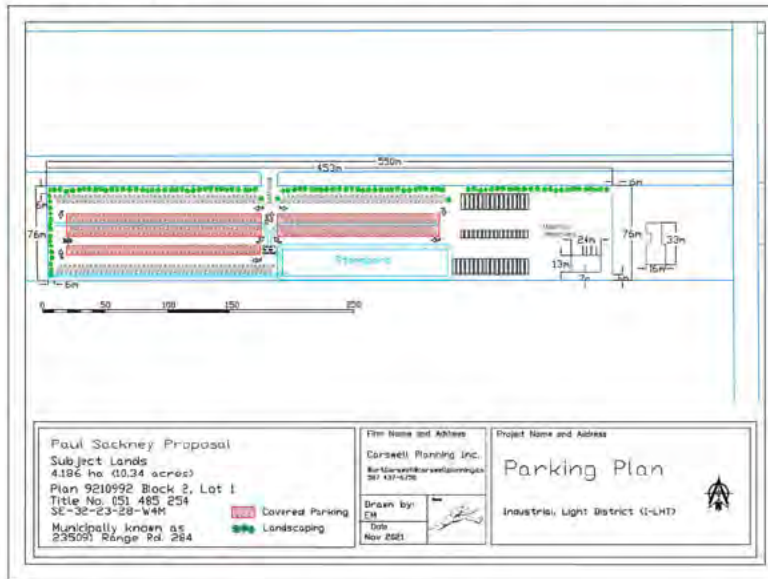
"Accessory Building" means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.

"Dwelling Unit, Accessory to a Principal Use" means a dwelling that is accessory to a non-residential principal use of the parcel.

The Site

Figure 3a and 3b: Site Plan, shows RV parking, landscaping, storm pond, and material storage.

Figure 3a: Site Plan

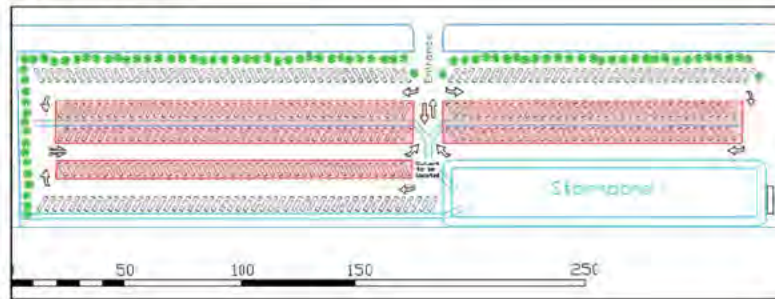


Cover Letter

Development Proposal

Outdoor Storage for RV and Container Storage Facility

Figure 3b: Site Plan



Building Placement and Setbacks

The existing buildings will not be altered in any way.

Accessory Building

An existing 327 m² garage on the property will act as an accessory building designed for repairs to RVs stored on site. Parking will be out front for a minimum of four spaces large enough to accommodate RVs. The building will also have office space for the two employees on site. Hours of operation will be the same as the RV/shipping container storage yard.

Lighting

In keeping with the character of its country setting, lighting is proposed to be dark sky friendly. RV parking which is illuminated will have all lighting positioned in such a manner that ambient light falling onto abutting properties is minimized. The intent is to ensure that all light fixtures installed maximize their effectiveness and security on the property and minimize impact beyond the property to avoid direct glare on surrounding properties or on the night-sky. This is consistent with Policy 10.6 of the Janet ASP, which states that "All private lighting including security and parking area lighting shall be designed to respect the County's 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties."

Landscaping

There will be a buffer on the west side between the industrial use of RV parking and storage and the existing buildings to keep privacy as shown in Figure 3: Site Plan. There is also a 6m wide landscaped buffer on the north side of the site. In order to collect runoff from the site into a central stormpond, these areas are proposed to be raised above the adjacent property elevations. On the west side of the site, it is proposed that the landscaped buffer be constructed on top of a topsoil borrow pit, with a swale directed through culverts and ditches to the site's stormpond. On the north side of the site, the landscaped area is proposed to drain to the north into the south ditch of the private lot, following the existing drainage pattern.

Cover Letter

Development Proposal

Outdoor Storage for RV and Container Storage Facility

Fencing and Security

Outdoor and indoor video surveillance should be installed. Outside lighting should be active by motion sensor. Consideration is given to dark sky friendly lighting. The owner lives at the site in a residential dwelling. When away, a third-party company could also be engaged to provide security services to the facility. A gate and fencing will be provided controlling access to the site.

Parking Plan

Ample parking currently exists in the gravel area west of the residence. With the new layout, approximately 330 RV stalls are proposed as per the site plan.

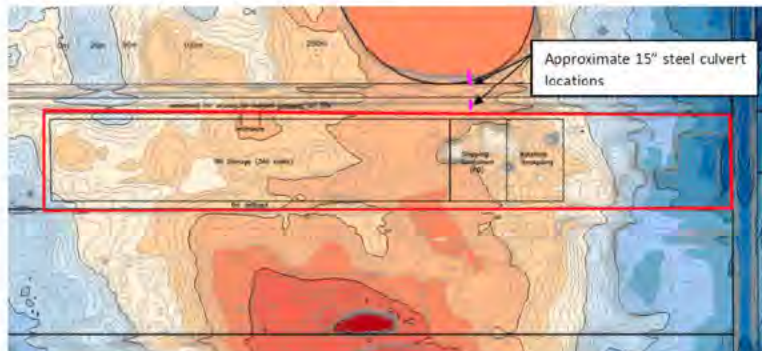
Traffic

Jason Dunn of Bunt & Associates was retained to complete a Traffic Impact Assessment (TIA). The report found that the study intersection operates acceptably, even after development. However, it is recommended that the intersection of Highway 560 and Range Road 284 be upgraded to a type IV configuration going westbound. The TIA also recommends that Alberta Transportation include the upgrade of the intersection into their forward planning program. Illumination is not warranted for this intersection.

Stormwater

Ross Thernier of Scheffer Andrew Ltd. was retained to complete a Stormwater Management Plan entitled, *Site Specific Stormwater Implementation Plan (SSIP)*, dated October 25, 2021. Figure 4: Site Topography with 0.10m Contour Intervals, shows that the low area of the land is located essentially where the stormwater pond is proposed. Test holes on the site revealed clay, which can be used for the pond lining.

Figure 4: Site Topography with 0.10m Contour Intervals



Cover Letter

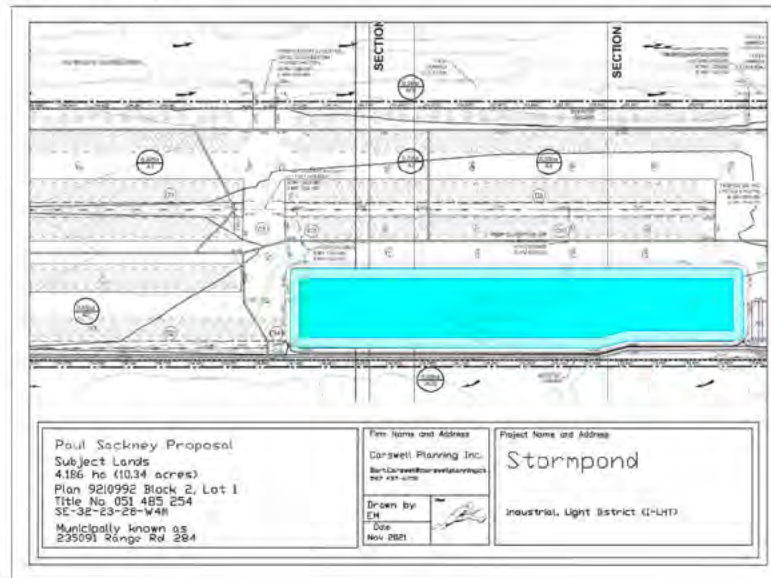
Development Proposal

Outdoor Storage for RV
and Container Storage
Facility

Pre-development calculations of imperviousness are 7%. Post-development calculations of imperviousness are 33%. Calculations included a portion of the site being developed with compacted gravel and some covered storage. The pond is designed to store the 1:100 year return frequency runoff, and the 1:500 year return frequency at its freeboard level. Runoff directed to the evaporation pond will dissipate through evaporation only. The Minimum Building Opening Elevations (MBOE) for any potential buildings adjacent to the evaporation pond are to be set at least 0.50m above the freeboard elevation.

Figure 5: Stormpond, shows the proposed stormpond in detail. Map underlay is taken from Scheffer Andrew's *SS/P*. The stormpond is 3164 m² in area (from report) and 2707 m³ in volume (AutoCAD calculations).

Figure 5: Stormpond



Cover Letter

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility

Public Engagement

Consultation with neighbouring property owners took place on October 15, 2020 at the home of the previous owners Larry and Patricia Schlichenmayer. Current owners are Paul Sackney and Froydis Ellingsen. Figure 6: Public Engagement, shows a number of people attended. Seven letters of support were provided with the knowledge that a development permit would be applied for an RV lot.

Figure 6: Public Engagement



Conclusions

Carswell Planning Inc. recommends approval for this Development Permit as it aligns with the Canna Park CS and Janet ASP.

Respectfully submitted,



Bart Carswell
Carswell Planning Inc.



Evan McGregor
Carswell Planning Inc.

Office Address: #209, 1324 – 11 Ave SW, Calgary, AB T3C 0M6
 Mailing Address: UPS Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
bart.carswell@carswellplanning.ca
 Mobile: 587-437-6750

Site Plan

Development Proposal

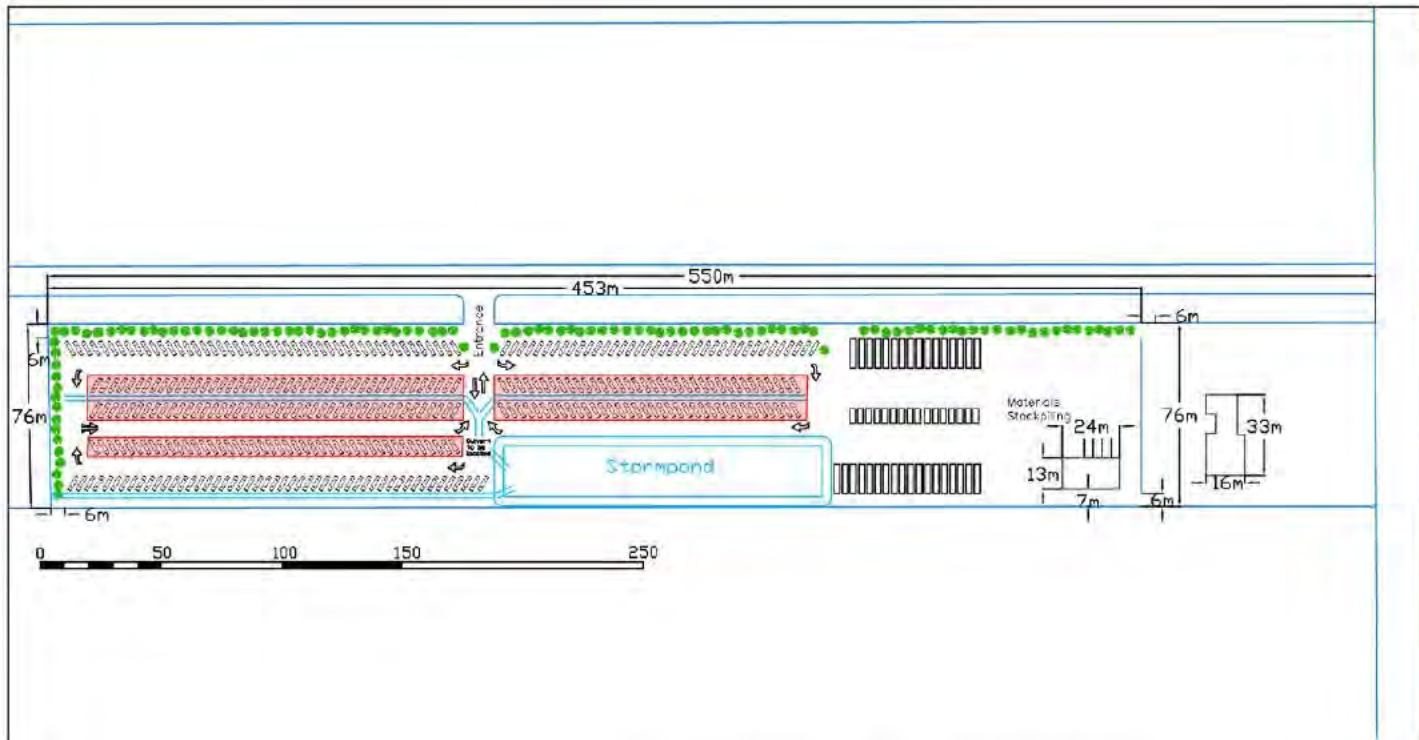
Outdoor Storage for RV
and Container Storage
Facility





Site Plan

Development Proposal

Outdoor Storage for RV
 and Container Storage
 Facility



<p>Paul Sackney Proposal Subject Lands 4.186 ha (10.34 acres) Plan 9210992 Block 2, Lot 1 Title No. 051 485 254 SE-32-23-28-W4M Municipally known as 235091 Range Rd. 284</p>	<p> Covered Parking  Landscaping</p>	<p>Firm Name and Address Carswell Planning Inc. Bar L.Carswell@carswellplanning.ca 587 437-6750</p>	<p>Drawn by: EM Date Nov 2021</p> 	<p>Project Name and Address Parking Plan Industrial, Light District (I-LHT)</p>	
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Site Photo

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility



Looking west from Range Road 284



Looking south towards existing residence, from north property line

Site Photo

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility



Looking south from north property line



Looking south from north property line

Site Photo

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility



Looking southwest
from north property
line



Looking west from
north property line

Site Photo

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility



Looking southeast
from north property
line



Looking northwest
from north property
line



September, 2019

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Redesignation
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-1A) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature: Bart Carswell date: OCT 21/19

name: CARLO SIMONELLI address: 7147-110 AV. S.E.

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

Handwritten notes:
SE-32-22-29 W447
40000
RVC-D3932001

**Adjacent
Landowners
(letters of support)
Development Proposal**

Outdoor Storage for RV
and Container Storage
Facility

October 21, 2019

Letter of Support

County Contact: ?
 File No.: ?
 Application No.: Redesignation approval Bylaw C-7866-2019
 DP ?
 Agent: Andre Chabot, ARJ Consulting dachabo7@telus.net
 Owner: Jaroc Holdings Ltd.
 Proposal: Industrial - Industrial Activity (Industrial - Heavy) for Cannabis Cultivation and Cannabis Facility, as provided in Section 20.9 of the Land Use Bylaw (LUB)
 Process: Development Permit
 Location: SE-32-23-28-W4M; Block 3, Plan7410673 (20.08 ac.) and Lot 3, Block 2, Plan 9210992 (5.07 ac.); municipally known as 235077 and 235095 – Range Rd. 284, Rocky View County


To whom it may concern,

We are Larry and Patricia Schlichenmayer, neighbouring owners of the adjacent property at 235091 Range Road 284.


First, congratulations on your Redesignation. We are aware that one of the conditions of I-IA for this discretionary use is to be 75 m, measured from the cultivation field and/or facility building, to a residential site. The intent of this guideline is to ensure that the neighbouring owners continue to have the enjoyment of their property without concern with the Cannabis Cultivation and Cannabis Facility.

As neighbours, we support one another in our ventures going forward provided it is supported through good planning. We have no concerns with the Cannabis Cultivation and Cannabis Facility proposed.

Thank you for this opportunity to provide comment,



 Signature, Larry Schlichenmayer



 Signature, Patricia Schlichenmayer

Oct 21 / 2019
 Date

Adjacent Landowners (letters of support)

Development Proposal

Outdoor Storage for RV and Container Storage Facility

**Adjacent
Landowners
(letters of support)**

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility



Delivered by Email:
janderson@rockyview.ca

Rockyview County

September 2, 2020

Attn: Members of Council and Jessica Anderson (file manager)

Re: Landuse Application PL20190149

I am the owner of the property directly adjacent to the property seeking landuse approval under the captioned application.

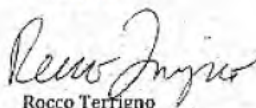
I am writing this letter to express my strong support of the said landuse application.

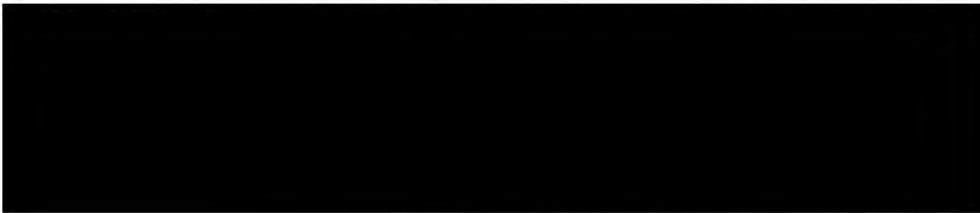
I support the application because the suggested use fits within the area context as there are other home businesses in the transition area that conduct business that the applicant seeks under its landuse application. Furthermore, the landuse aligns with the Janet ASP and most importantly further develops the transition zone that we need foster to ensure the redevelopment initiatives of the Janet ASP move forward and property owners obtain that which the Janet ASP directs.

Thank you for your time and consideration.

Be safe and well.

Sincerely yours


Rocco Terrigno





September, 2019

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Redesignation
235091 Range Rd 284, Rocky View County (RVC)

To Whom It may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature Gerald Ziegler date Sept 28 2019 235107 R224
name GERALD ZIEGLER address 32-23-2804 LOT 1

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

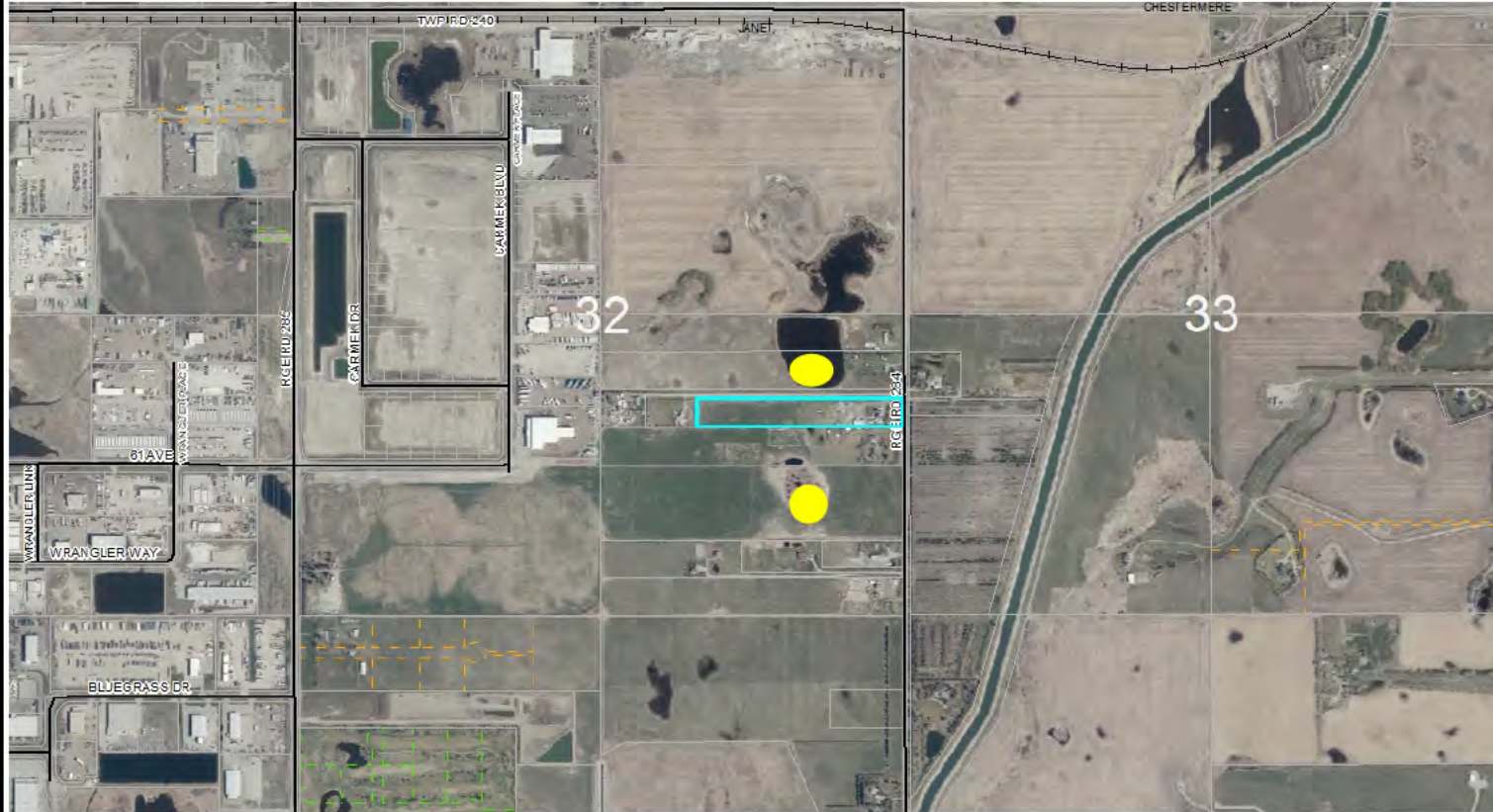
**Adjacent
Landowners
(letters of support)
Development Proposal**

Outdoor Storage for RV
and Container Storage
Facility

Adjacent
Landowners
(address provided)

Development Proposal

Outdoor Storage for RV
and Container Storage
Facility



Subject Parcel



Landowner
consent



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority **DIVISION:** 6

DATE: January 26, 2022 **APPLICATION:** PRDP20214886

FILE: 04332029

SUBJECT: Dwelling, Single Detached, Accessory Dwelling Unit, and Single-lot Regrading / Permitted and Discretionary Uses with no Variances

APPLICATION: Construction of a Dwelling, Single Detached including an Accessory Dwelling Unit (Basement Suite), and single-lot regrading and placement of clean fill.

GENERAL LOCATION: Located approximately 0.20 kilometres (0.12 miles) west of Conrich Road and on the south side of Township Road 250

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020 (LUB)

EXECUTIVE SUMMARY: The application is for the construction of a dwelling, single detached, including an Accessory Dwelling Unit (Basement Suite) and single-lot regrading. The Accessory Dwelling Unit, approximately 95.50 sq. m (1,028.00 sq. ft.) in gross floor area, would be entirely situated in the basement of the proposed Dwelling, Single Detached. The applicant is also proposing the placement of approximately 6,000.00 cu. m of clean fill not exceeding 2.88 m (9.44 ft.) in grade change for the dwelling, to protect the proposed dwelling from potential flooding hazards on the property and provide better site drainage. There are no relaxations requested, and the application appears to comply with R-CRD regulations and the LUB. This application coincides with a second application for the construction of an Accessory Building (oversize shop), and single lot regrading and placement of clean fill on the same parcel.

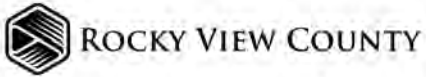
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

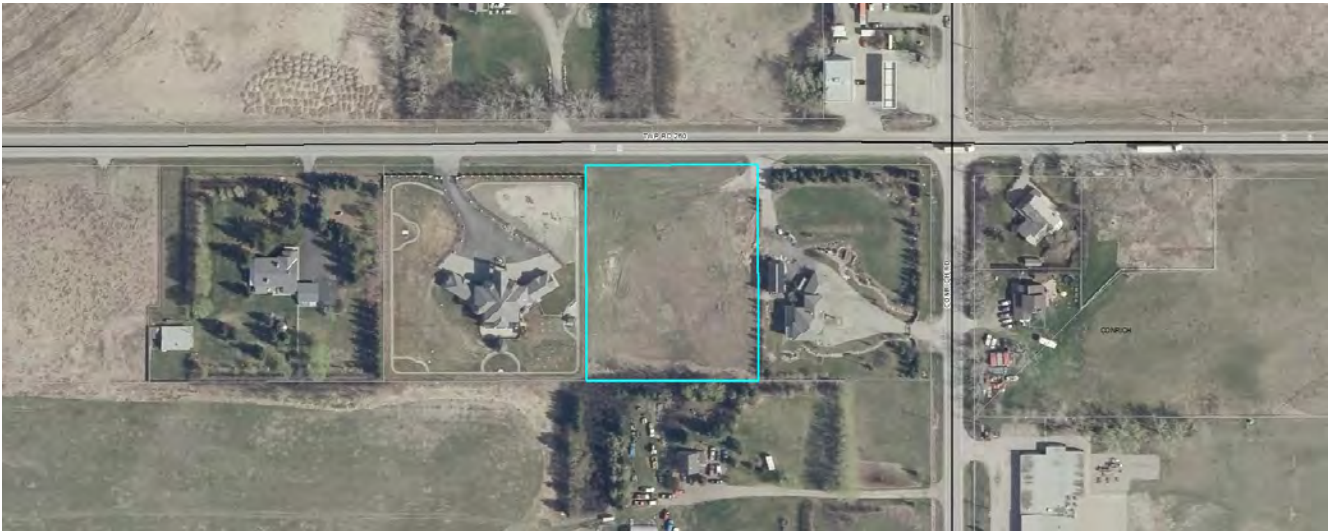
Option #1: THAT Development Permit Application PRDP20214886 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20214886 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 and site plan 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 (County Plan); • City of Calgary Intermunicipal Development Plan; • City of Chestermere Notification Zone; • Conrich Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Site Plan • Topographical Site Plan • Floor Plan
<p>DISCRETIONARY AND PERMITTED USES:</p> <ul style="list-style-type: none"> • Dwelling, Single Detached is a permitted use in the R-CRD District • Accessory Dwelling Unit is a discretionary use in the R-CRD District • Stripping and Grading is a discretionary use within the Land Use Bylaw 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

The application was assessed in accordance with sections 324 to 330, 122 to 124, and 157 to 158 of the LUB.

The accessory dwelling unit would be approximately 95.50 sq. m (1,028.00 sq. ft.) in gross floor area and would be situated within the basement of proposed dwelling. The dwelling complies with building height and setback requirements and there are no variances requested. As per the application, the



principal dwelling and accessory dwelling unit will be serviced via an existing groundwater well and a new private sewage treatment system (PSTS). All details shall be confirmed at the Building Permit stage.

The Applicant has also proposed to regrade the subject land, approximately ± 2,500.00 sq. m (26, 909.78 sq. ft) in size. The parcel is approximately 2-3 meters lower than the paved municipal road (Township Road 250) which creates a potential flooding hazard. In the interest of protecting the proposed dwelling, lot regrading and hauling of fill is requested.

- Fill will be brought on site during winter or summer months.
- The highest grade change the applicant is proposing is approximately 2.88 m (9.44 ft.) for the southeast corner of the dwelling. The average grade change is 2.50 m (8.20 ft.).
- It is anticipated that approximately 6,000.00 cubic meters of material will be brought on site. The applicant has noted this is approximately 100 truckloads.

Table 2(v) of the LUB allows the placement of clean fill up to 1.00 m (3.28 ft.) and the excavation of up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has an approved Building Permit does not require a development permit. As the placement of clean fill proposed with this application exceeds that requirement, development permit approval is required.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

BC/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS****Option #1:**

Approval, subject to the following conditions:

Description:

1. That construction of a dwelling, single detached may commence on the subject parcel, in accordance with the site plan prepared by Innovative Design & Build, dated January 4, 2022, (project no. 21-001) and conditions noted herein:
2. That an accessory dwelling unit (basement suite), approximately 95.50 sq. m (1,028.00 sq. ft.) in area, shall be permitted on the subject parcel, in accordance with the submitted site plan and application.
3. That single-lot regrading and the placement of clean fill shall be permitted in accordance with the drawings submitted and the application details and includes:
 - i. Total area of approximately \pm 2,500 sq. m (26, 909.78 sq. ft) and placement of approximately 6,000 cubic meters of clean fill not exceeding 2.88 m (9.44 ft.) in grade change.

Prior to Release:

4. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, evacuation plan, hazardous material containment and all other relevant construction management details, in accordance with the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report conducted by a professional geotechnical engineer for all areas of fill greater than 1.20 m (3.93 ft.) in depth, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
7. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Plan (SSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with the Shepard Regional Drainage Plan. The SSIP shall include a grading plan that delineates the proposed area to be graded and identifies pre-development and post-development grades and determines any measures required to mitigate impacts to adjacent properties.
 - i. The SSIP shall consider the impacts from the accessory building (oversize shop) from a separate DP application PRDP20214902 for the same site.
8. That prior to release of this permit, the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County's Servicing Standards and best management practices, to the satisfaction of the County.



9. That prior to release of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary 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 residential unit.

Permanent:

10. That the Applicant/Owner shall submit compaction testing verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the Deep Fills report accepted by the County.
11. That it shall be the responsibility of the Applicant/Owners to ensure that any fill placed onsite, has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
12. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
13. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
14. That any material entering into or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
15. That during lot regrading and placement of fill, the Applicant/Owner shall not direct any additional overland surface drainage into the County's road right-of-way of Twp Rd 250 nor negatively impact existing ditch drainage patterns in County's road right-of-way of Twp Rd 250.
16. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands or road infrastructure from drainage alteration.
17. That the subject land shall be maintained in a clean and tidy manner 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.
18. That no topsoil shall be removed from the subject property.
19. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the accessory dwelling unit.
20. That the accessory dwelling unit shall be constructed on a permanent foundation and shall include sleeping, sanitary, and cooking facilities.
21. That the accessory dwelling unit shall be subordinate to the dwelling, single detached.
22. That a distinct County address for each new dwelling unit, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), shall be located on the subject site, to facilitate accurate emergency response.

Note: The address for the proposed Accessory Dwelling Unit is
A 284023 TWP RD 250



23. That there shall be adequate water servicing provided for the dwelling, single detached and accessory dwelling unit.
24. That any undeveloped graded areas shall have a minimum of six inches of topsoil placed on top, which shall then be spread and landscaped, to the satisfaction of the County.
25. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
26. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
27. That if this Development Permit is not issued by **August 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- That should the Applicant/Owner intend to improve the mutual approach to Township Road 250, they shall contact County Road Operations.
- That in accordance with Policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards shall be required to service this lot.
- 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.
- That Building Permits and any applicable sub-trade permits for the dwelling, single detached and accessory dwelling unit shall be obtained through Building Services prior to any construction taking place.
- That water conservation measures shall be implemented in the accessory dwelling unit, such as low-flow toilets, shower heads, and other water conserving devices.
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020, in perpetuity.
- 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*].
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



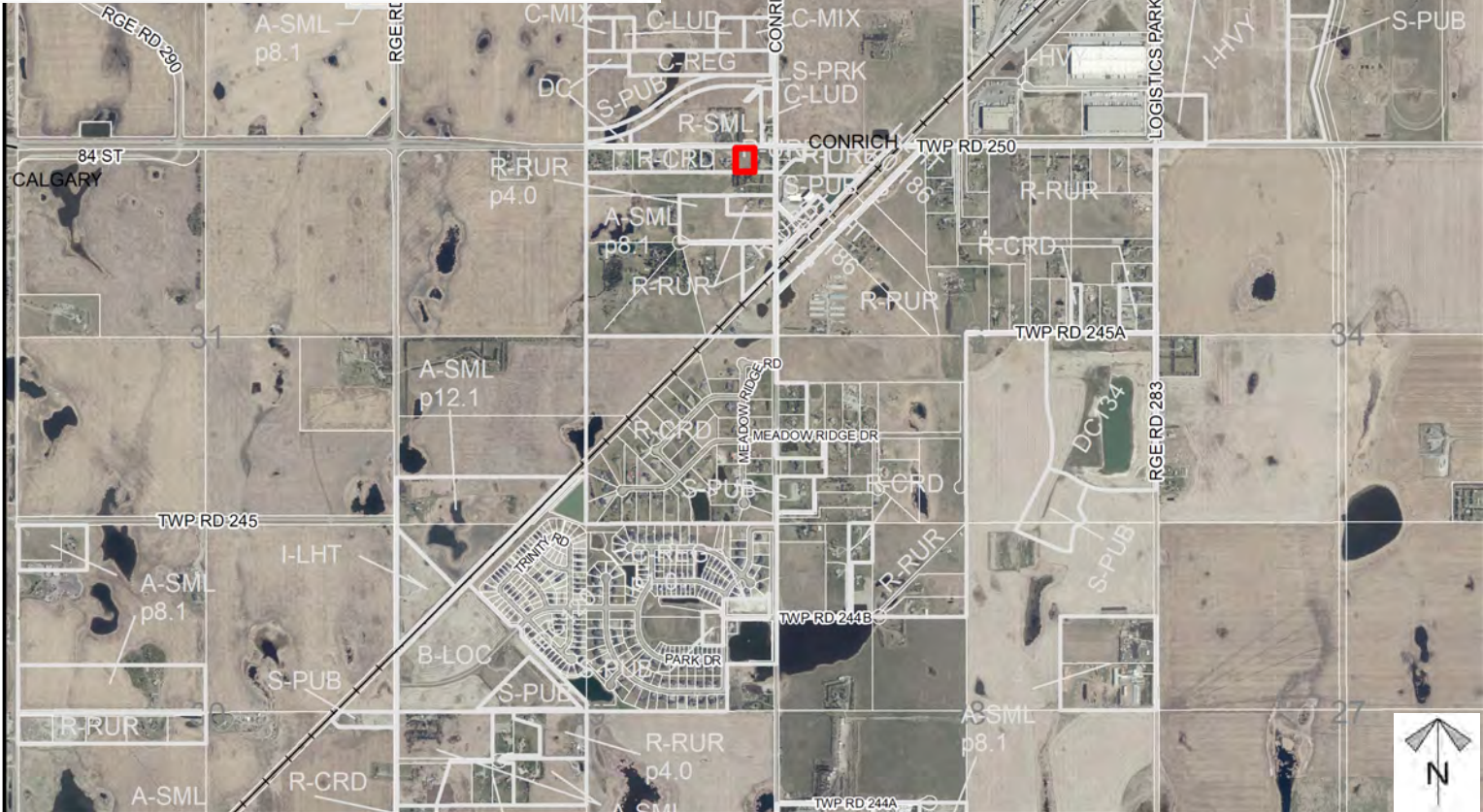
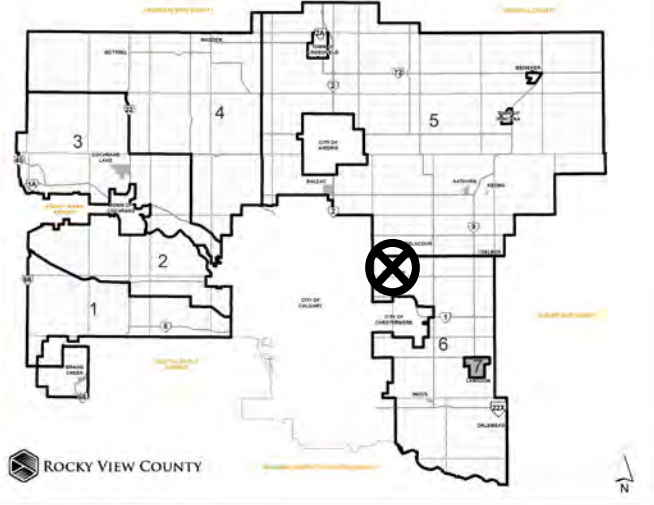
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Innovative Design & Build Inc.	OWNER: Gill, Kulwinder S & Amandeep K
DATE APPLICATION RECEIVED: October 13, 2021	DATE DEEMED COMPLETE: November 23, 2021
GROSS AREA: ± 0.80 hectares (± 2.00 acres)	LEGAL DESCRIPTION: Lot 7 Block Plan 0112905, NE-32-24-28-04; (284023 TWP RD 250)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: Building Permit (PRBD2016412) Pre App Meeting for Construction of New SFD - Pre-Application Closed Development Permit (PRDP20214902) Construction of an Accessory Building (oversize shop), relaxation of the maximum building height, relaxation of the maximum building area, relaxation of the maximum parcel coverage, and single lot regrading and placement of clean fill - On same MPC date	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Development Proposal

construction of a Dwelling, Single Detached including an Accessory Dwelling Unit (Basement Suite) and single-lot regrading and placement of clean fill

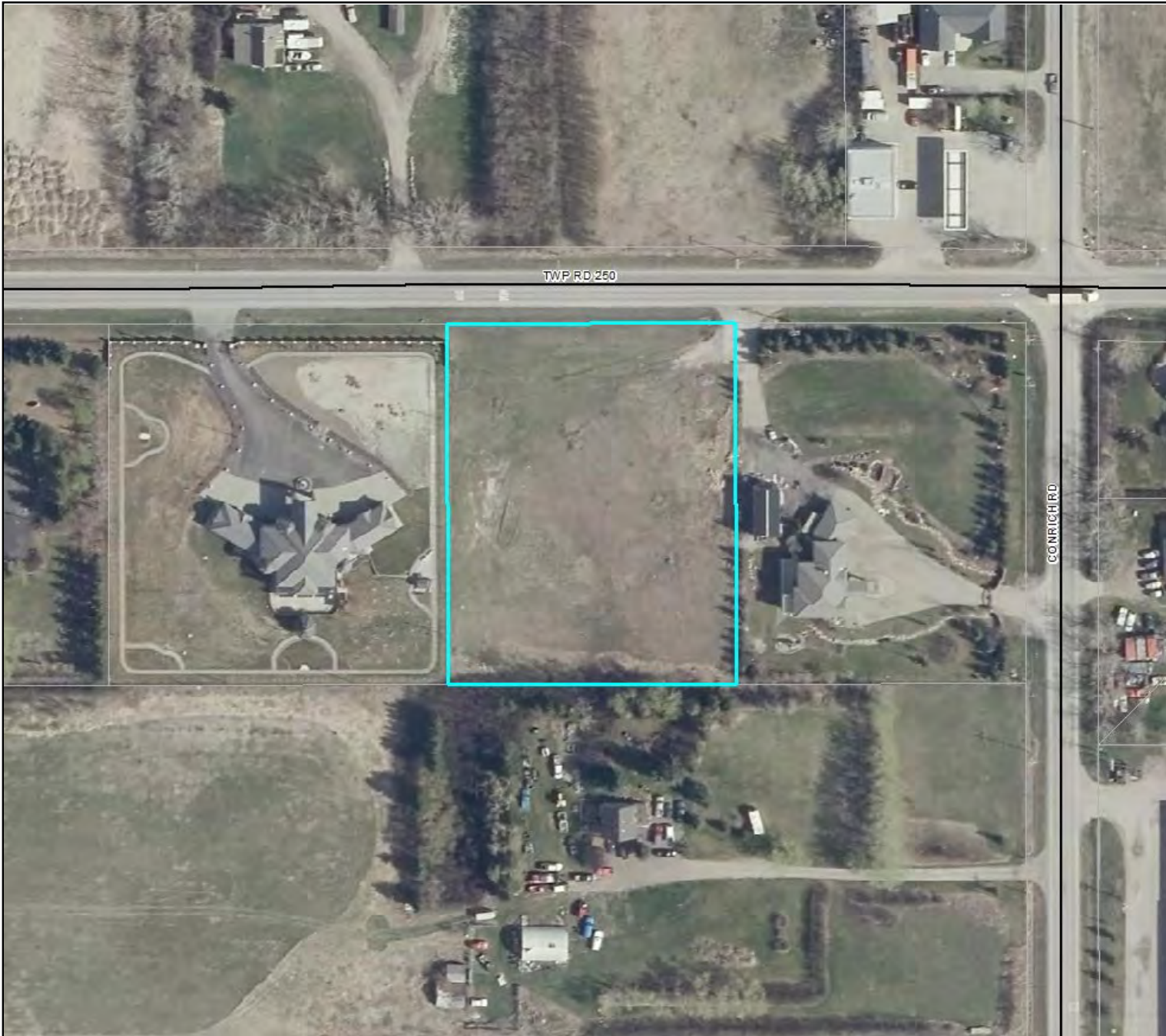


Division: 6
 Roll: 04332029
 File: PRDP20214886
 Printed: Nov 4, 2021
 Legal: Lot:7 Plan:0112905
 with Page 9 of 16 AM

Location & Context

Development Proposal

construction of a Dwelling, Single Detached including an Accessory Dwelling Unit (Basement Suite) and single-lot regrading and placement of clean fill

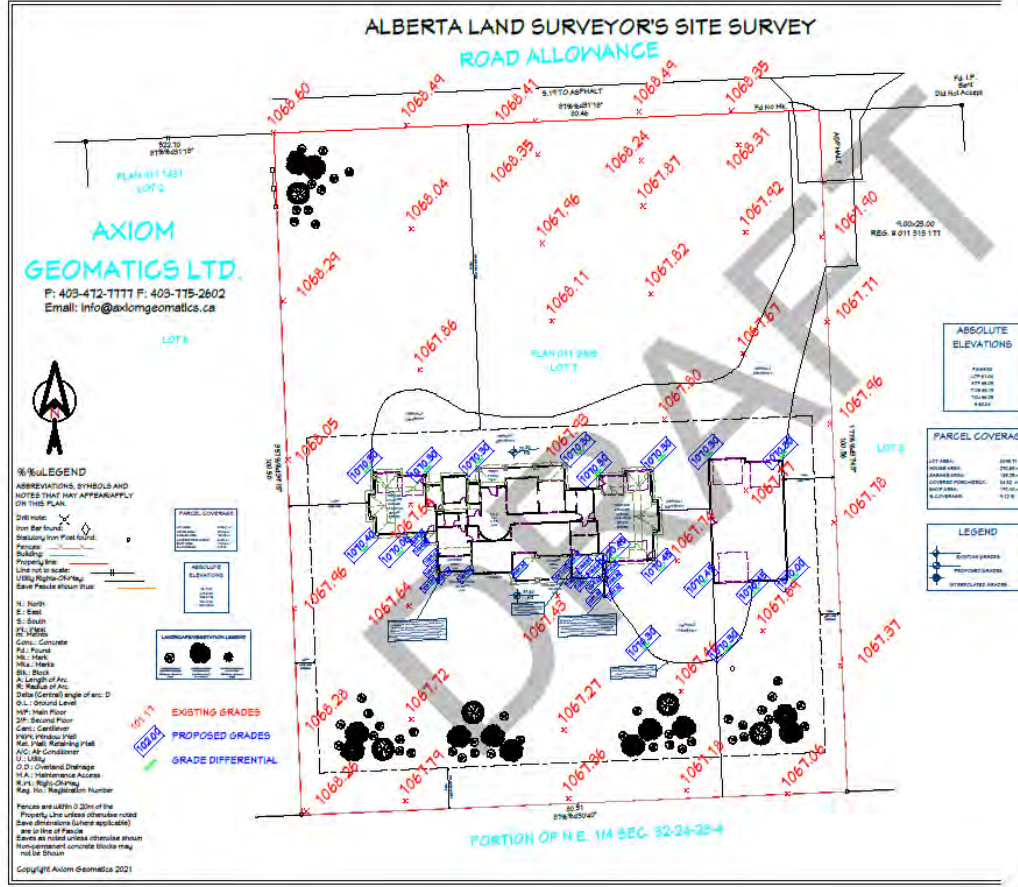


Site Plan

Development Proposal

construction of a Dwelling, Single Detached including an Accessory Dwelling Unit (Basement Suite) and single-lot regrading and placement of clean fill

DRAWING FOR DEVELOPMENT PERMIT SUBMISSION



ERRORS AND OMISSIONS:

- ANY OTHER DESIGN & PLANNING CHANGES TO LIABILITY FOR ANY ERRORS OR OMISSIONS, INCLUDING ANY OTHER CONNECTIONS TO THE RESPONSIBILITY OF THE BUILDING OFFICIAL, MUST BE APPROVED AND SIGNED BY THE BUILDING OFFICIAL BEFORE THE PERMIT IS ISSUED.
- DO NOT SCALE DIMENSIONS FROM THE DRAWING. DIMENSIONS TO VERIFY ALL DIMENSIONS FROM THE MOST ACCURATE INFORMATION SHOULD BE OBTAINED FROM THE ORIGINAL PLANS OR FROM THE FIELD.
- ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE ANY CONSTRUCTION BEGINS.
- ANY OTHER CHANGES TO THESE PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE ANY CONSTRUCTION BEGINS.
- ANY OTHER CHANGES TO THESE PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE ANY CONSTRUCTION BEGINS.

SITE PLAN NOTES:

- THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SITE PLAN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SITE PLAN.
- THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SITE PLAN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SITE PLAN.
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GENERAL NOTES:

- ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE CURVE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE CURVE UNLESS OTHERWISE SPECIFIED.
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LANDSCAPE/VEGETATION LEGEND

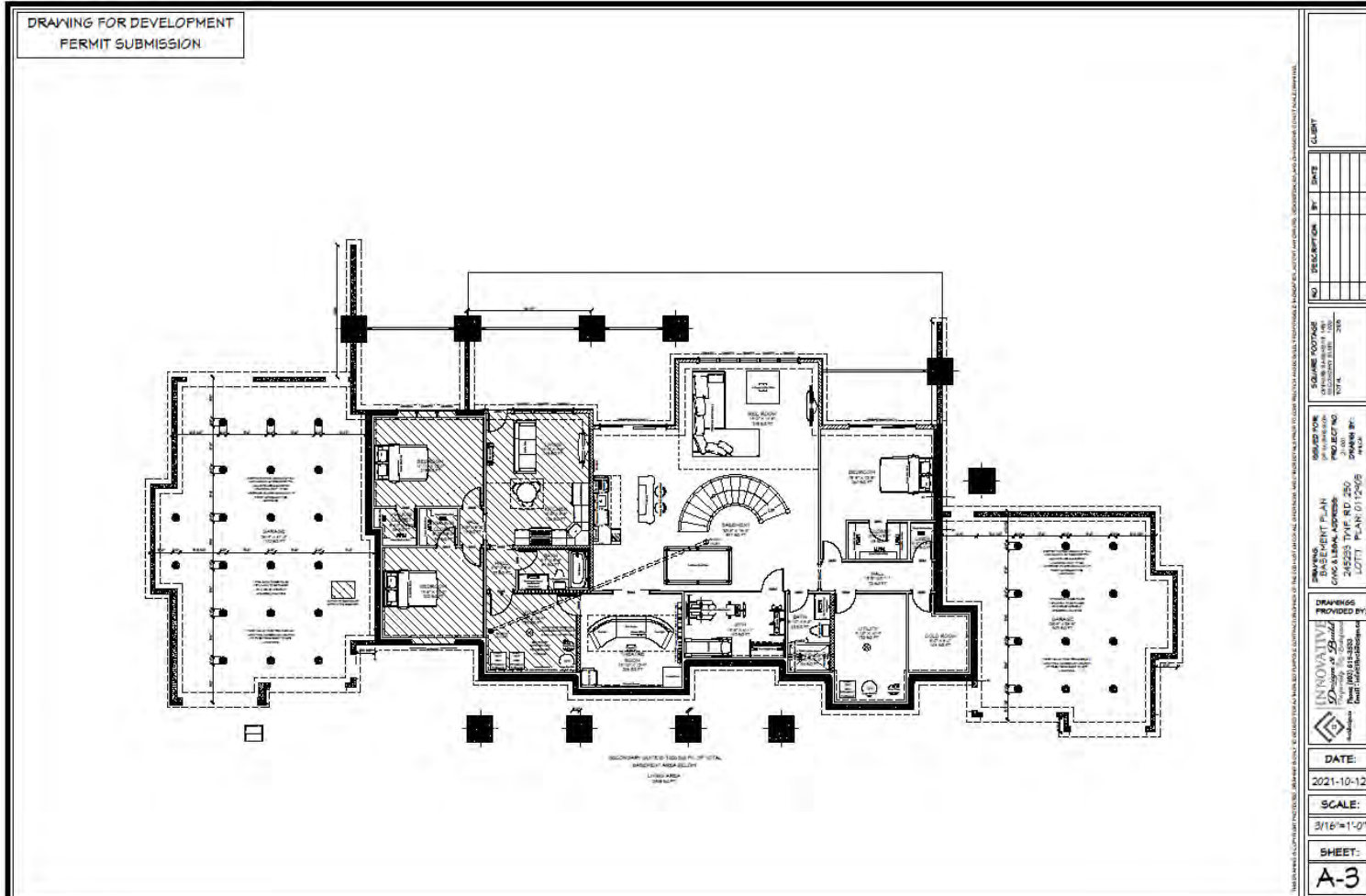
- Aspen
- Birch
- Poplar
- Willow
- Juniper
- Spirea
- Yucca
- Small Trees
- Shrub
- Grass
- Decorative Rock
- Water Feature

DATE:	2022-01-04
SCALE:	AS NOTED
SHEET:	A-2
DRAWING PROVIDED BY:	INNOVATIVE PLANNING & DESIGN
PROJECT NO.:	202205 TKF RD. 250
PROJECT NAME:	LOT 7 PLAN 0112905
CLIENT:	
DATE:	
DESCRIPTION:	
NO.:	
SCALE:	
SHEET:	

Floor Plan

Development Proposal

construction of a Dwelling, Single Detached including an Accessory Dwelling Unit (Basement Suite) and single-lot regrading and placement of clean fill



Division: 6
Roll: 04332029
File: PRDP20214886
Printed: Nov 4, 2021
Legal: Lot:7 Plan:0112905
Page 11 of 15
Printed: 11/04/2021 10:09 AM

Inspection Photos
January 13, 2022



Inspection Photos
January 13, 2022



Inspection Photos
January 13, 2022



Inspection Photos
January 13, 2022





PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority **DIVISION:** 6

DATE: January 26, 2022 **APPLICATION:** PRDP20214902

FILE: 04332029

SUBJECT: Accessory Building and Single-lot Regrading / Discretionary Uses with Variances

APPLICATION: Construction of an Accessory Building (oversize shop), relaxation of the maximum building height, relaxation of the maximum building area, relaxation of the maximum parcel coverage, and single lot regrading and placement of clean fill.

GENERAL LOCATION: Located approximately 0.20 kilometres (0.12 miles) west of Conrich Road and on the south side of Township Road 250.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020 (LUB).

EXECUTIVE SUMMARY: The application is for the construction of an Accessory Building (oversize shop), relaxation of the maximum building height, relaxation of the maximum building area, relaxation of the maximum parcel coverage, and single lot regrading and placement of clean fill. The Accessory Building would be approximately 197.32 sq. m (2,124.00 sq. ft.) in gross floor area and 8.38 m (27.50 ft.) in height. The shop would be used by the owners for storage of equipment, vehicles, and tractors for their needs and use on the parcel. The applicant is also proposing the placement of approximately 6,000.00 cubic meters of clean fill not exceeding 2.75 m (9.02 ft.) in grade change for the accessory building, to protect the proposed dwelling and accessory building from potential flooding hazard on the property and provide better site drainage. There are three variances being requested and the application appears to comply with Residential, Country Residential District (R-CRD) regulations and the LUB. This application coincides with a second application for the construction of a Dwelling, Single Detached including an Accessory Dwelling Unit (Basement Suite) and single lot regrading and placement of clean fill.

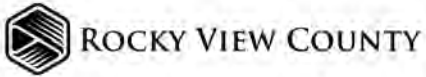
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

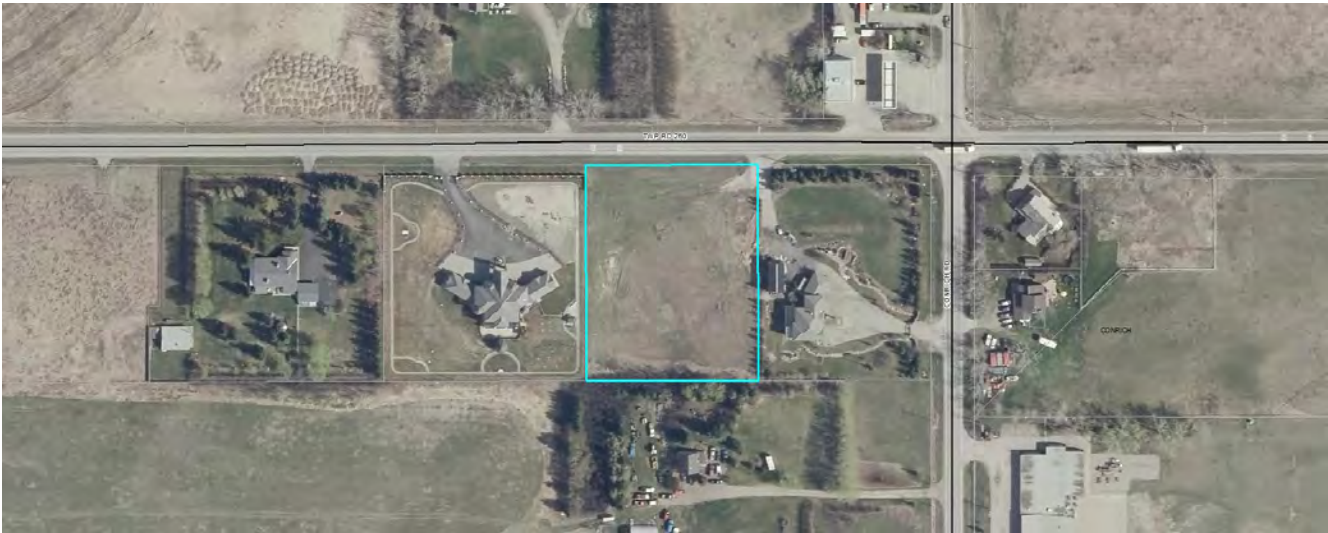
Option #1: THAT Development Permit Application PRDP20214902 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20214902 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:



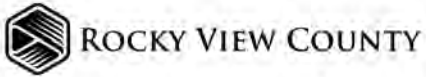
VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Maximum Accessory Building Area	90.00 sq. m (968.75 sq. ft.)	197.32 sq. m (2,124.00 sq. ft.)	119.24%
Maximum Parcel Coverage	120.00 sq. m (1,291.67 sq. ft.)	197.32 sq. m (2,124.00 sq. ft.)	64.43%
Maximum Building Height	7.00 m (22.97 ft.)	8.38 m (27.50 ft)	19.71%

APPLICATION EVALUATION:

The application was evaluated based on the information and site plan 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 (County Plan); • City of Calgary Intermunicipal Development Plan; • City of Chestermere Notification Zone; • Conrich Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Site Plan • Topographical Site Plan • Floor Plan • Elevations
<p>DISCRETIONARY USES:</p> <ul style="list-style-type: none"> • Accessory Building > 90 m² (968.75 ft²) is a discretionary use in the R-CRD District 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Municipal Planning Commission



<ul style="list-style-type: none"> • Stripping and Grading is a discretionary use within the Land Use Bylaw 	
--	--

Additional Review Considerations

The application was assessed in accordance with sections 324 to 330 and 157 to 158 of the LUB.

The Accessory Building would be approximately 197.32 sq. m (2,124.00 sq. ft.) in gross floor area and 8.38 m (27.50 ft.) in height.

The Applicant has also proposed to regrade the subject land, approximately ± 2,500 sq. m (26, 909.78 sq. ft) in size. The parcel is approximately 2-3 meters lower than the paved municipal road (Township Road 250), which creates a potential flooding hazard. In the interest of protecting the proposed accessory building, lot regrading and hauling of fill is requested.

- Fill will be brought on site during winter or summer months
- The highest grade change the applicant is proposing is approximately 2.75 m (9.02 ft.) for the southwest corner of the accessory building. The average grade change is 2.50 m (8.20 ft.).
- It is anticipated that approximately 6,000 cubic meters of material will be brought on site. The applicant has noted this is approximately 100 truckloads.

Table 2(v) of the LUB allows the placement of clean fill up to 1.00 m (3.28 ft.) and the excavation of up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has an approved Building Permit does not require a development permit. As the placement of clean fill proposed with this application exceeds that requirement, development permit approval is required.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

BC/lh

ATTACHMENTS:

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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval, subject to the following conditions:

Description:

1. That an accessory building (oversize storage shed) may be constructed on the subject land, in accordance with the site plan prepared by Innovative Design & Build, dated October 12, 2021, (project no. 21-001) and conditions noted herein:
 - i. That the maximum accessory building area is relaxed from **90.00 sq. m (968.75 sq. ft.) to 197.32 sq. m (2,124.00 sq. ft.)**
 - ii. That the maximum accessory building parcel coverage relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 197.32 sq. m (2,124.00 sq. ft.)**
 - iii. That the maximum building height is relaxed from **7.00 m (22.97 ft.) to 8.38 m (27.50 ft.)**
2. That single-lot regrading and the placement of clean fill shall be permitted in accordance with the drawings submitted and the application details and includes:
 - i. Total area of approximately \pm 2,500 sq. m (26,909.78 sq. ft) and placement of approximately 6,000 cubic meters of clean fill not exceeding 2.75 m (9.02 ft.) in grade change.

Prior to Release

3. That prior to release of this permit, PRDP20214886 shall be issued.
4. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, evacuation plan, hazardous material containment and all other relevant construction management details, in accordance with the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report conducted by a professional geotechnical engineer for all areas of fill greater than 1.20 m (3.93 ft.) in depth, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
7. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Plan (SSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with the Shepard Regional Drainage Plan. The SSIP shall include a grading plan that delineates the proposed area to be graded and identifies pre-development and post-development grades and determines any measures required to mitigate impacts to adjacent properties.
 - i. The SSIP shall consider the impacts from the construction of a dwelling and ADU from a separate DP application PRDP20214886 for the same site.



8. That prior to release of this permit, the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County's Servicing Standards and best management practices, to the satisfaction of the County.

Permanent:

9. That the Applicant/Owner shall submit compaction testing verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the Deep Fills report accepted by the County.
10. That it shall be the responsibility of the Applicant/Owners to ensure that any fill placed onsite has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
11. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
12. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
13. That any material entering into or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
14. That during lot regrading and placement of fill, the Applicant/Owner shall not direct any additional overland surface drainage into the County's road right-of-way of Twp Rd 250 nor negatively impact existing ditch drainage patterns in County's road right-of-way of Twp Rd 250.
15. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands or road infrastructure from drainage alteration.
16. That the subject land shall be maintained in a clean and tidy manner 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.
17. That no topsoil shall be removed from the subject property.
18. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved through a Development Permit.
19. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
20. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
21. That any undeveloped graded areas shall have a minimum of six inches of topsoil placed on top, which shall then be spread and landscaped, to the satisfaction of the County.
22. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.



23. 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.
24. That if this Development Permit is not issued by **August 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- That should the Applicant/Owner intend to improve the mutual approach to Township Road 250, they shall contact County Road Operations.
- That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020, in perpetuity.
- 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*].
- That a Building Permit and sub-trade permits for the accessory building shall be obtained through Building Services, prior to any construction taking place.
- That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.

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



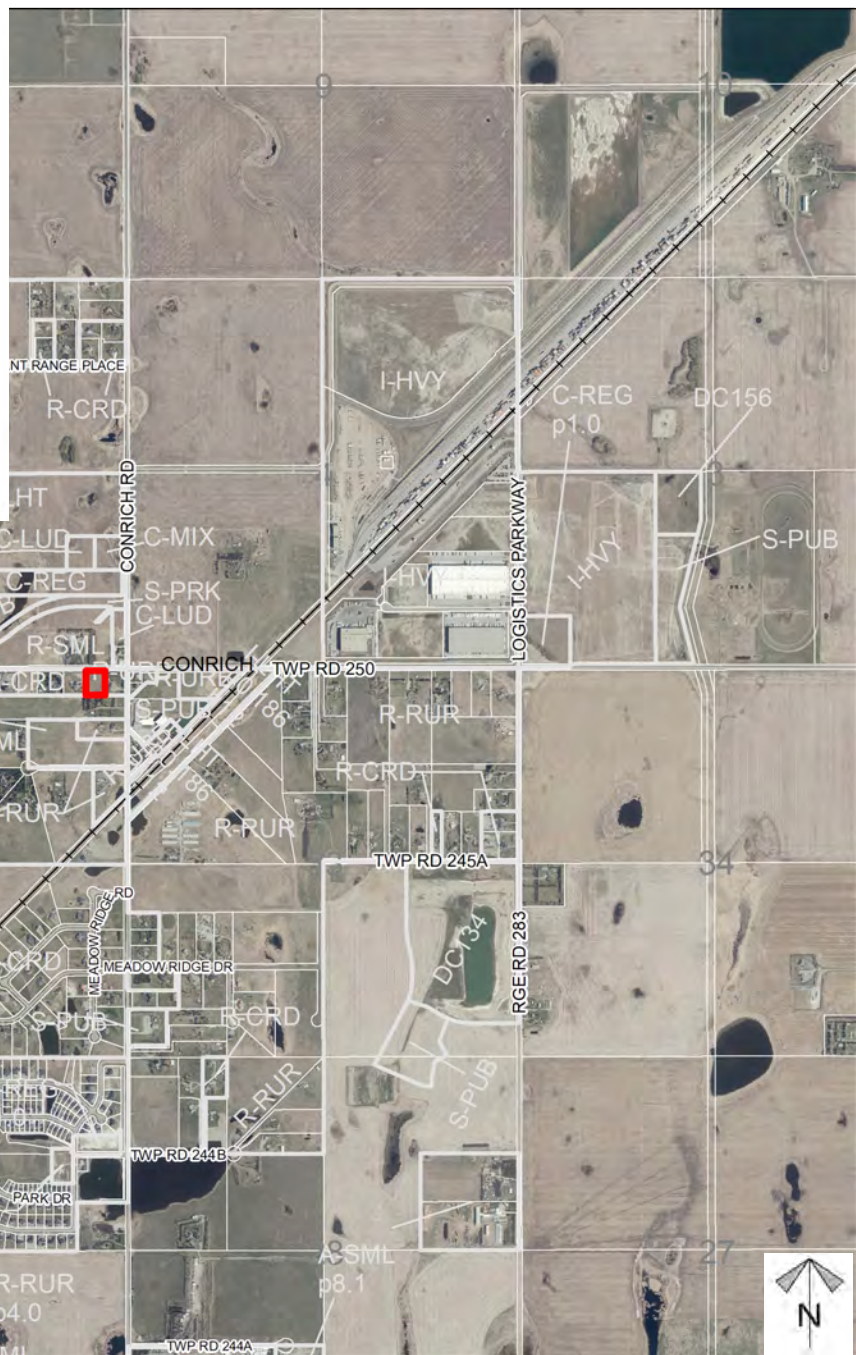
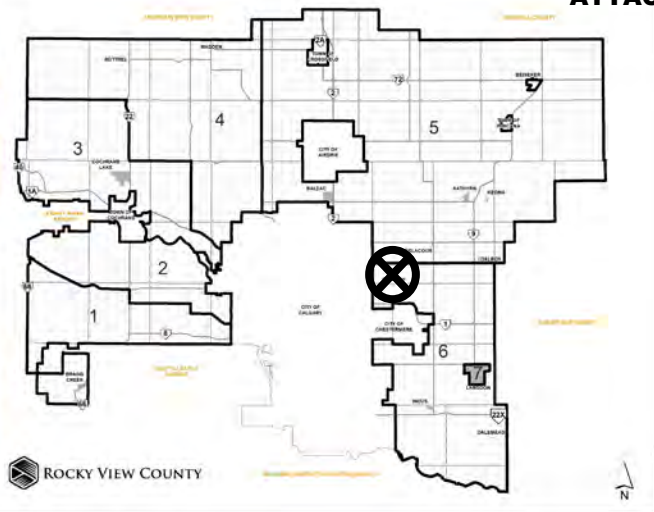
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Innovative Design & Build Inc.	OWNER: Gill, Kulwinder S & Amandeep K
DATE APPLICATION RECEIVED: October 13, 2021	DATE DEEMED COMPLETE: November 23, 2021
GROSS AREA: ± 0.80 hectares (± 2.00 acres)	LEGAL DESCRIPTION: Lot 7 Block Plan 0112905, NE-32-24-28-W04M; (284023 TWP RD 250)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>Building Permit (PRBD2016412) Pre App Meeting for Construction of New SFD - Pre-Application Closed.</p> <p>Development Permit (PRDP20214886) Construction of a Dwelling, Single Detached including an Accessory Dwelling Unit (Basement Suite) and single lot regrading and placement of clean fill - On same MPC date.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was also circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Location & Context

Development Proposal

Construction of an Accessory Building (oversize shop), relaxation of the maximum building height, relaxation of the maximum building area, relaxation of the maximum parcel coverage, and single-lot regrading and placement of clean fill

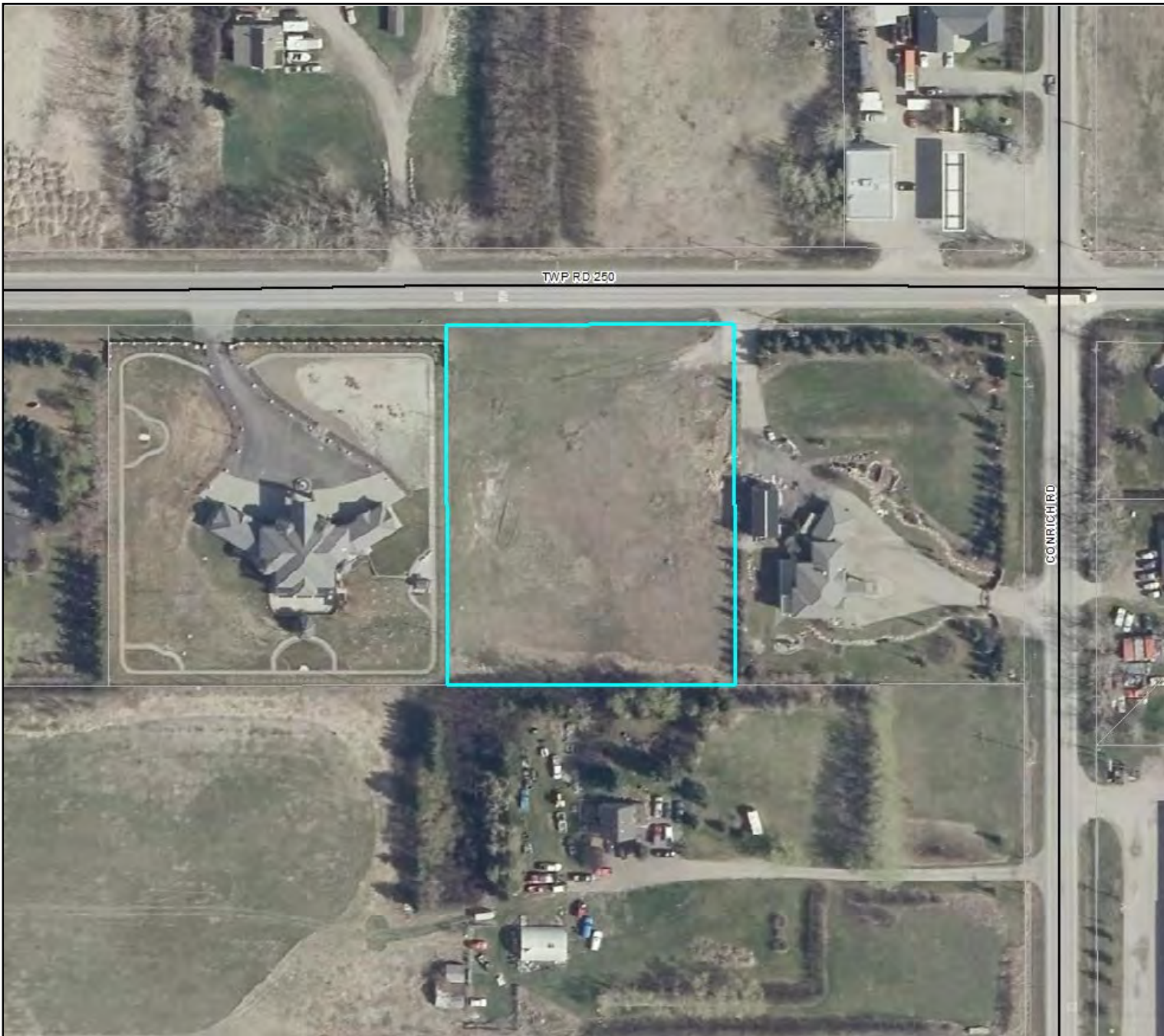


Division: 6
 Roll: 04332029
 File: PRDP20214902
 Printed: Nov 4, 2021
 Legal: Lot:7 Plan:0112905
 Page 8 of 16

Location & Context

Development Proposal

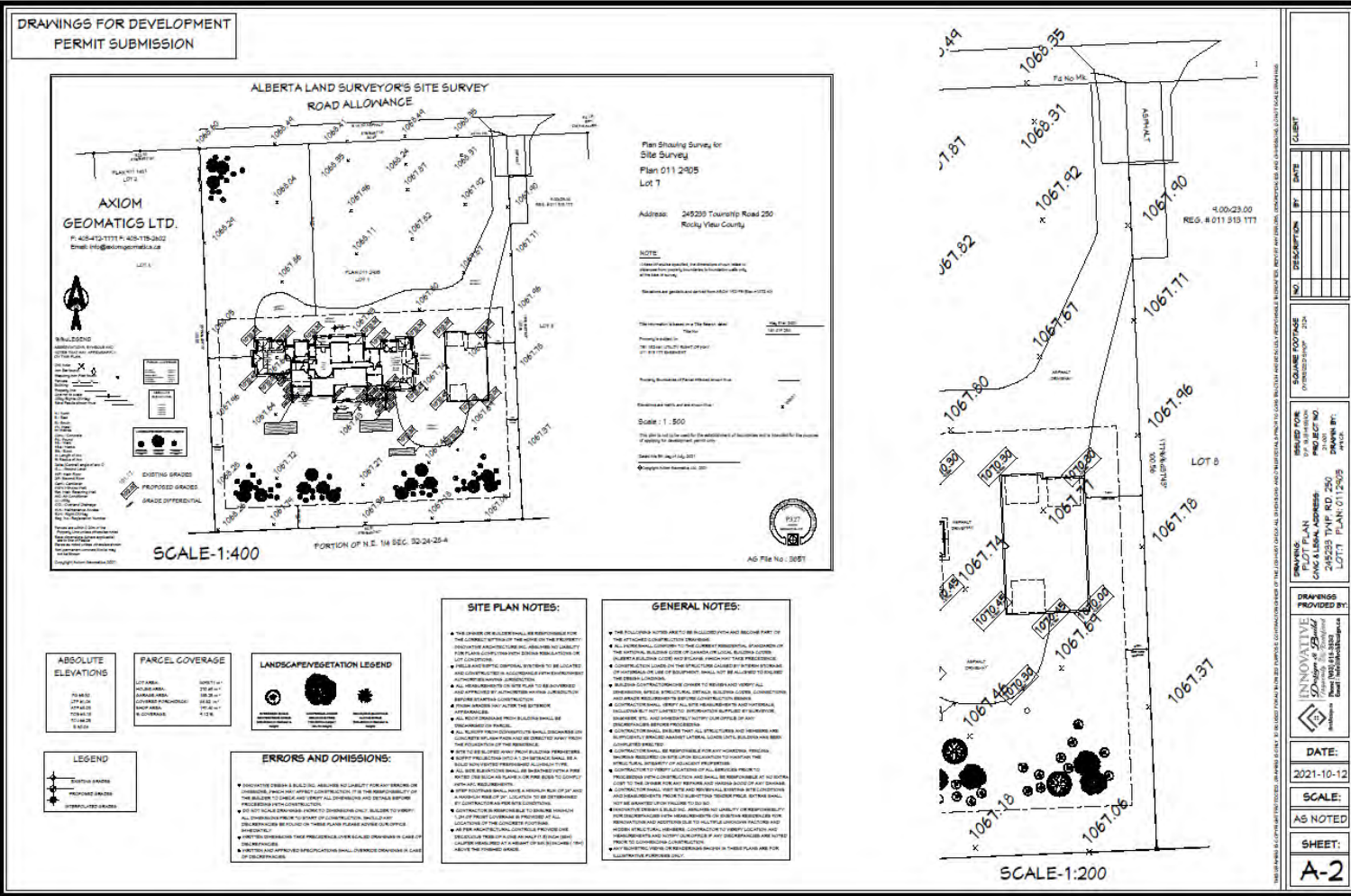
Construction of an Accessory Building (oversize shop), relaxation of the maximum building height, relaxation of the maximum building area, relaxation of the maximum parcel coverage, and single-lot regrading and placement of clean fill



Site Plan

Development Proposal

Construction of an Accessory Building (oversize shop), relaxation of the maximum building height, relaxation of the maximum building area, relaxation of the maximum parcel coverage, and single-lot regrading and placement of clean fill

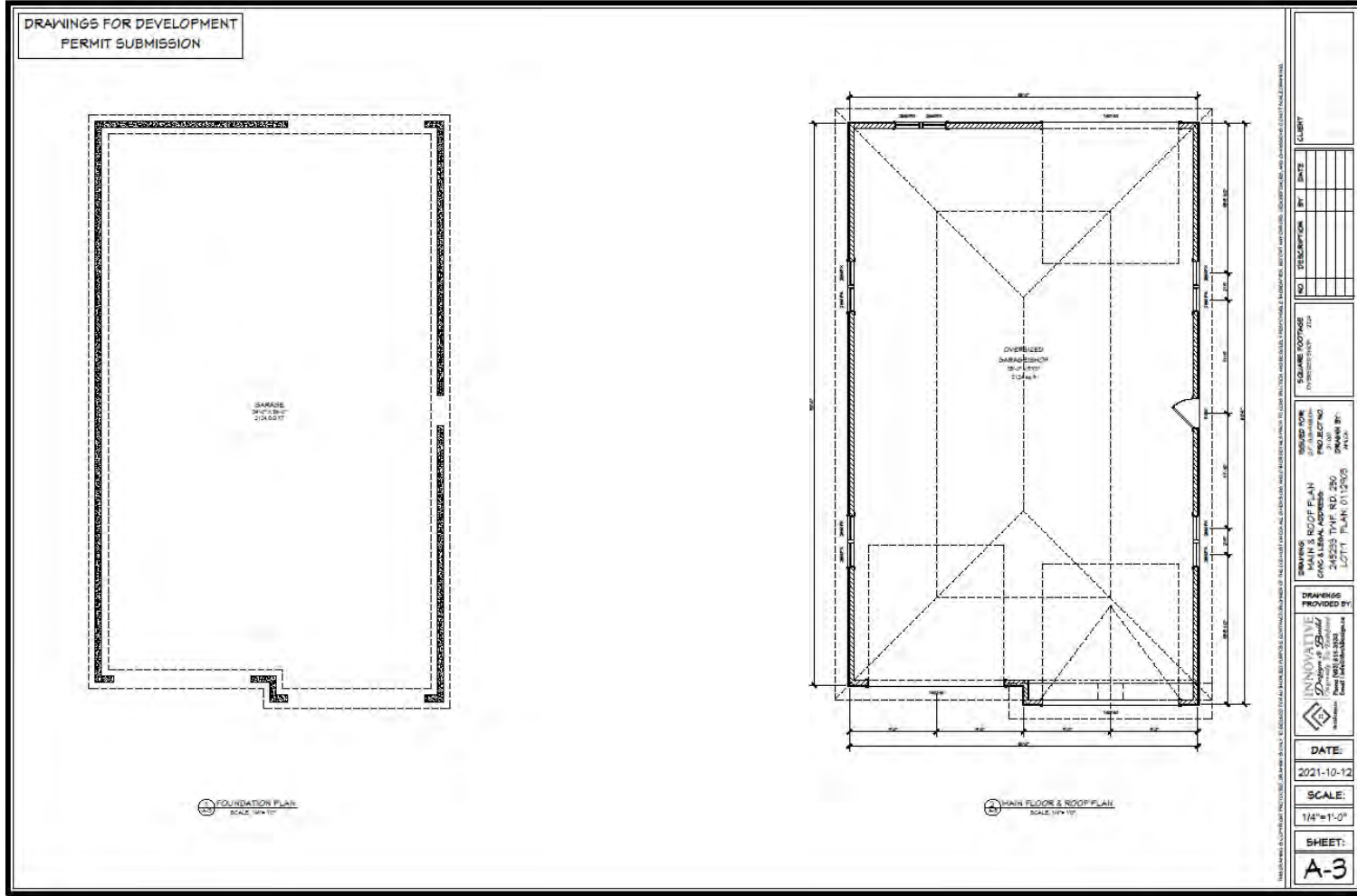


Division: 6
Roll: 04332029
File: PRDP20214902
Printed: Nov 4, 2021
Legal: Lot:7 Plan:0112905
Page 10 of 16

Floor Plan

Development Proposal

Construction of an Accessory Building (oversize shop), relaxation of the maximum building height, relaxation of the maximum building area, relaxation of the maximum parcel coverage, and single-lot regrading and placement of clean fill



Division: 6
 Roll: 04332029
 File: PRDP20214902
 Printed: Nov 4, 2021
 Legal: Lot:7 Plan:0112905
 Page 11 of 16

Elevations

Development Proposal

Construction of an Accessory Building (oversize shop), relaxation of the maximum building height, relaxation of the maximum building area, relaxation of the maximum parcel coverage, and single-lot regrading and placement of clean fill

DRAWINGS FOR DEVELOPMENT PERMIT SUBMISSION

FRONT ELEVATION SCALE: 1/4"=1'-0"

RIGHT ELEVATION SCALE: 1/4"=1'-0"

LEFT ELEVATION SCALE: 1/4"=1'-0"

REAR ELEVATION SCALE: 1/4"=1'-0"

CLIENT	
DATE	
DESCRIPTION	
NO.	
ESKAME FOOTING	
PROJECT NO.	
PROJECT NAME	
CLIENT ADDRESS	
LOT	
PLAN	

DRAWINGS FOR ELEVATIONS PROJECT NO. 248323 TRIF RD. 250 SHEETS 10 DRAWING PROVIDED BY INNOVATIVE DESIGN & ARCHITECTURE INC. 10000 W. 100TH AVE. SUITE 100, WESTMINSTER, CO 80040

DATE: 2021-10-12

SCALE: 1/4"=1'-0"

SHEET: A-4

Division: 6
 Roll: 04332029
 File: PRDP20214902
 Printed: Nov 4, 2021
 Legal: Lot:7 Plan:0112905
 Page 12 of 16

Inspection Photos
January 13, 2022



Inspection Photos
January 13, 2022



Inspection Photos
January 13, 2022



Inspection Photos
January 13, 2022





PLANNING AND DEVELOPMENT SERVICES

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

DATE: January 26, 2022 **APPLICATION:** PRDP20215518

FILE: 06532001

SUBJECT: Dwelling, Manufactured (existing) / Discretionary use with no Variances

APPLICATION: Dwelling, Manufactured (existing), located in a Riparian Protection Area.

GENERAL LOCATION: Located approximately 1.61 km (1.00 mile) north of Township Road 264 and on the west side of Range Road 14.

LAND USE DESIGNATION: A-SML p8.1

EXECUTIVE SUMMARY: The application is for the renewal of an existing Dwelling, Manufactured located in a Riparian Protection Area.

The subject dwelling was placed on the subject parcel in 2004 under an issued Building Permit. The subject dwelling remained as the principal dwelling until 2017, when it was converted to a secondary residence through an issued Development Permit, upon the construction of the westerly principal dwelling. The Mobile Home Development Permit was valid until March 7, 2019. A renewal application was never submitted to the County. As the dwelling remained on-site without a valid approval, the file was forwarded to Development Compliance for bylaw enforcement action.

Administration received the subject renewal application on November 11, 2021. On January 6, 2022, an on-site inspection of the subject parcel was conducted by Development Services. No changes to the dwelling were observed, and the dwelling did not appear to negatively impact the surrounding Riparian Protection Area. County Engineering Services did not state any concerns in their comments as part of the file circulation process.

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

OPTIONS:

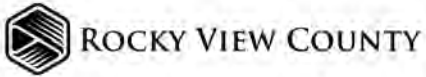
Option #1: THAT Development Permit Application PRDP20215518 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20215518 be refused for the following reasons:

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

Administration Resources

Jeevan Wareh, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

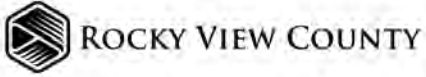
<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • Land Use Bylaw C-8000-2020; • County Servicing Standards; • Riparian Land Conservation and Management (Policy C-419) 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • N/A
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • Dwelling, Manufactured 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

Land Use Bylaw C-8000-2020:

Section 209) For any development within the Riparian Protection Area the Development Authority shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area. The Development Permit conditions may include but are not limited to:

- a) Preservation of natural vegetation,*
- b) Sediment and erosion control during construction,*
- c) Siting of construction equipment away from a watercourse, and*
- d) Siting of proposed development away from a watercourse.*



Upon implementation of the County’s new Land Use Bylaw C-8000-2020, *Mobile Home for Farm Help* is no longer a listed use within the bylaw and was replaced with *dwelling, manufactured*.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

JW/lh

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

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

1. That the dwelling, manufactured, may remain on the parcel in accordance with the approved site plan and the minimum setback requirements of the Land Use Bylaw.

Permanent:

2. That the dwelling, manufactured shall not be used for commercial or vacation rental purposes at any time, unless approved by a Development Permit.
3. That the Applicant/Owner shall minimize disturbance to the riparian area and follow the statements as per the County's Riparian Land Conservation and Management Policy (C-419). That the site shall incorporate best management practices for erosion and sedimentation control onsite, to mitigate any potential impact to the riparian protection area. These practices shall be followed to minimize impacts to adjacent lots and nearby watercourses including the Nose Creek Tributary.
4. 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 municipal address for the dwelling, manufactured is 31 HARMEN LANE.*

Advisory:

- That the occupancy of the dwelling, manufactured shall be in accordance with the Alberta Building Code and any permitting requirements. (Note: year-round occupancy of Park Models is not permitted).
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. Should the Applicant/Owner propose new development that has a direct impact on the onsite wetland or the Nose Creek Tributary, the Applicant/Owner shall be responsible for obtaining all required Alberta and Environment Park approvals.



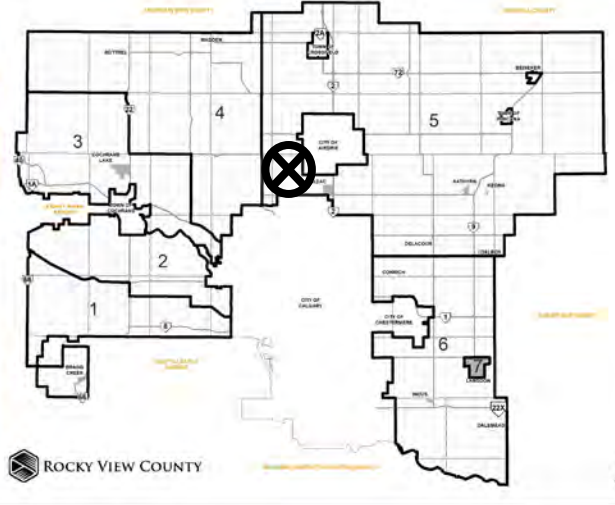
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Bancroft, Laura & Joel D	OWNER: Bancroft, Laura & Joel D
DATE APPLICATION RECEIVED: November 11, 2021	DATE DEEMED COMPLETE: December 10, 2021
GROSS AREA: ± 8.10 hectares (± 20.02 acres)	LEGAL DESCRIPTION: Lot:1 Block:4 Plan:1711320, SE-32-26-01-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
<p>HISTORY:</p> <p>March 7, 2018: Development Permit (PRDP20174391) issued for a Farm Dwelling, Mobile Home (existing).</p> <p>November 30, 2017: Building Permit (PRBD20174547) issued for a Dwelling, Single Detached.</p> <p>July 26, 2016: Application for a subdivision to create a ± 8.10 hectare (± 20.01 acre) parcel (Lot 1) with a ± 37.32 hectare (± 92.23 acre) remainder (Lot 2) was approved.</p> <p>June 14, 2016: Application to redesignate a portion of SE-32-26-01-W5M from Ranch and Farm District (RF) to Agricultural Holding District (AH) was approved.</p> <p>February 17, 2005: Development Permit (2004-DP-11083) issued for a Breeding Kennel.</p> <p>February 15, 2005: Application to adjust the boundaries between Lot 4 Plan 8811133 and the remainder lands in SE 32-26-1-W5M to create a ± 29.8 acre Agricultural Holdings parcel with a ± 112.2 acre Ranch and Farm District remainder was approved.</p> <p>December 7, 2004: Application to redesignate the subject lands from Ranch and Farm District and Residential One District to Ranch and Farm Two District and Agricultural Holdings District was approved.</p> <p>April 29, 2004: Building Permit (2004-BP-17305) issued for a Mobile Home.</p>	
<p>PUBLIC & AGENCY SUBMISSIONS:</p> <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Location & Context

Development Proposal

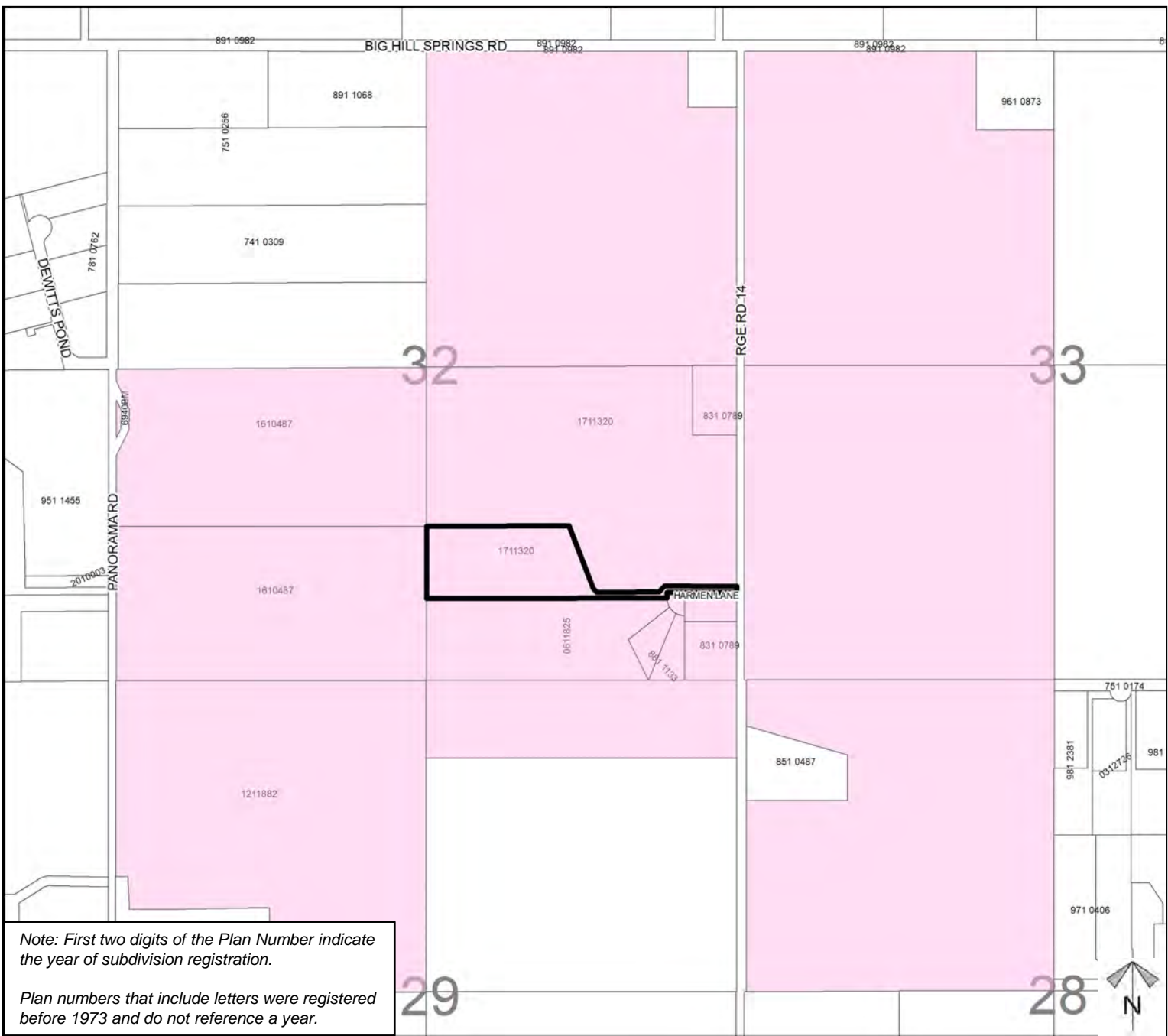
Dwelling, Manufactured (existing), located in a Riparian Protection Area



Landowner Circulation Area

Development Proposal



Dwelling, Manufactured (existing), located in a Riparian Protection Area



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.

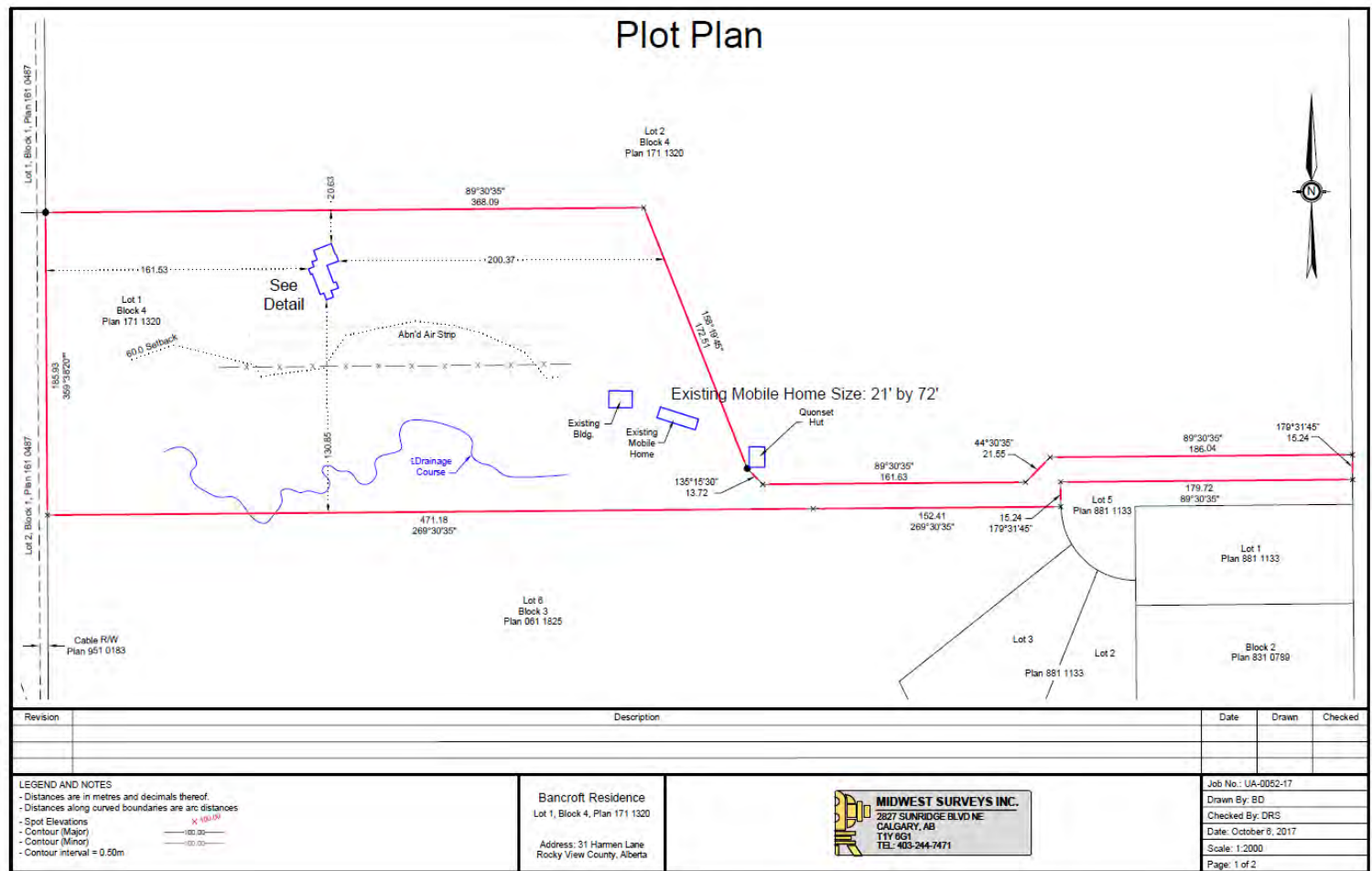
Legend

- Support 
- Not Support 

Site Plan

Development Proposal

Dwelling, Manufactured (existing), located in a Riparian Protection Area



Division: 5
 Roll: 06532001
 File: PRDP20215518
 Printed: Jan 6, 2022
 Legal: Lot:1 Block:4
 Page 1130 of 169
 26-01-W05M



Inspection Photos

January 6, 2022

Development Proposal

Dwelling, Manufactured
(existing), located in a
Riparian Protection Area



Application
Photos

January 17, 2022

Development Proposal

Dwelling, Manufactured
(existing), located in a
Riparian Protection Area





PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
 Development Authority **DIVISION:** 5
DATE: January 26, 2022 **APPLICATION:** PRDP20214139
FILE: 06421011
SUBJECT: Single-lot Regrading / Discretionary Use, with no Variances

APPLICATION: Single-lot regrading and placement of clean fill, for site improvements and reclamation.

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) west of Range Road 293 and 0.41 km (1/4 mile) north of Township Road 263.

LAND USE DESIGNATION: Agricultural, Small District (A-SML p8.1) under Land Use Bylaw C-8000-2020 (LUB).

EXECUTIVE SUMMARY: This proposal is for single-lot regrading and the placement of clean fill to correct various site improvements that commenced on the subject property since 2007, without the proper approvals in place. Various regrading and material was placed in the south-west corner of the property for the construction of a dirt track; an area of 1,235.61 sq. m (13,300.00 sq. ft.).

The intention of this application is to reclaim the site back to the pre-development grades, remove the dirt track and ensure that any adverse drainage impacts to neighbouring properties is corrected. Site improvements including removal of the dirt track, site regrading, and removal of the resulting standing water have commenced onsite but have since stopped until a decision on the application has been obtained.

This application is a result of enforcement action. If approved and issued, this application would help bring the property into compliance with the Land Use Bylaw on this matter.

The application was assessed against the Balzac East Area Structure Plan (ASP), and the County's LUB. The property also falls under the City of Airdrie Intermunicipal Development Plans, with no response received from the City.

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

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20214139 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20214139 be refused noted below:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • City of Airdrie Intermunicipal Development Plan; • Balzac East Area Structure Plan; • Land Use Bylaw C-8000-2020; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Application Site Plan, Real Property Report, as prepared by Jones Geomatics Ltd., dated March 4, 2015
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • Stripping, Grading, Excavation and Fill 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Land and Property Rights Tribunal

Additional Review Considerations

The application was assessed in accordance with Sections 272-278, and 280-283 of the LUB, which requires that any Stripping, Grading, Filling or Excavation proposal requires a Development Permit. The application appears to comply with the regulations as the intention is to reverse any negative impacts that may have been caused from the subject development and return the development area to pre-development condition. The site also includes an active wetland area, located in the north-east corner of the property.



The estimated development details include:

- Total Area of Work: 1,235.61 sq. m (13,300.00 sq. ft.)
 - Length: 57.91 m (190.00 ft.)
 - Width: 21.33 m (70.00 ft.)
 - Height: up to 1.22 m (up to 4.00 ft.)
- Total Volume: Estimated 1,506.00 cu. m (53,200.00 cu. ft.)
- Total Number of Truckloads: 200

As the complete extent of the development completed to date is unknown, as it was not completed by the landowner but rather a tenant, various technical submissions as pre-release conditions are required.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

JT/xx

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information

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

1. That single-lot regrading and the placement of clean fill for site improvements shall be permitted on the subject property in accordance with the application submitted, as amended, and includes:
 - i. A total Area of work of 1,235.61 sq. m (13,300.00 sq. ft.);
 - ii. A total Volume of ~1,506.00 cu. m (~53,200.00 cu. ft.).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to release of this permit, the Applicant/Owner shall confirm the final depth of fill required, and a Geotechnical Investigation shall be provided in accordance with the County's Servicing Standards, addressing deep fill placement. *Any areas of fill in excess of 1.20 m (3.93 ft.) require the submission of a Deep Fill report, including compaction certification post activity.*
4. That prior to release of this permit, the Applicant/Owner shall submit a grading analysis in accordance with the County's Servicing Standards, prepared by a qualified engineering professional, analyzing the pre and post site grades. The analysis shall determine if there are any impacts to adjacent properties or the public road network with the subject development. Conditions associated with site stormwater storage, site releases and offsite drainage conditions shall be confirmed by the engineer in both pre and post grading. The analysis shall also include recommendations for mitigating measures for Erosion & Sediment Control as a result of the activity.
5. That prior to release of this permit, the Applicant/Owner shall submit a Wetland Assessment and Impact Report, prepared by a qualified wetland professional, to confirm development setbacks, wetlands mitigation and other details.
 - i. Alternatively, the Applicant/Owner may submit a written letter from a qualified professional biologist, confirming that there is no wetland onsite and/or there has been no impact from the subject development proposal, to the satisfaction of the County;

Upon Final Completion:

6. That upon completion of the proposed development, the Applicant/Owner shall submit an as-built grading plan survey/submission, prepared by a qualified engineering professional, confirming as-constructed grades and drainage conditions comply with the approve grading and drainage analysis for the file.

Permanent:

7. That for any areas with greater than 1.20 m (3.93 ft.) of material placed, compaction testing results shall be submitted to County, in accordance with County Servicing Standards, upon completion.
8. That no native topsoil shall be removed from the site.



ROCKY VIEW COUNTY

9. That the proposed development graded area, as per the approved application, shall be spread with topsoil and seeded to native vegetation or landscaped upon completion.
10. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
11. That for any imported topsoil, if needed, soil testing analysis shall be completed before hauling to the site and shall be submitted to the County for approval. The analysis shall include where the topsoil originated from and confirm that:
 - i. Texture is balanced and not over 40.00% clay;
 - ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
 - iii. SAR/EC rating is at least "good"; and
 - iv. PH value is in the "acceptable" range for crop growth.
12. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
13. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
14. That any material entering into or leaving from the site shall be hauled on/off in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
15. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
16. That the subject lands shall be maintained in a clean and tidy fashion at all times.
17. That all proposed site works shall be completed within twelve (12) months from the date of issuance of this permit.
18. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
19. That if the Development Permit is not issued by **AUGUST 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- That the Applicant/Owners shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

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



ROCKY VIEW COUNTY

- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
- That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or watercourse disturbances for the proposed development if required.



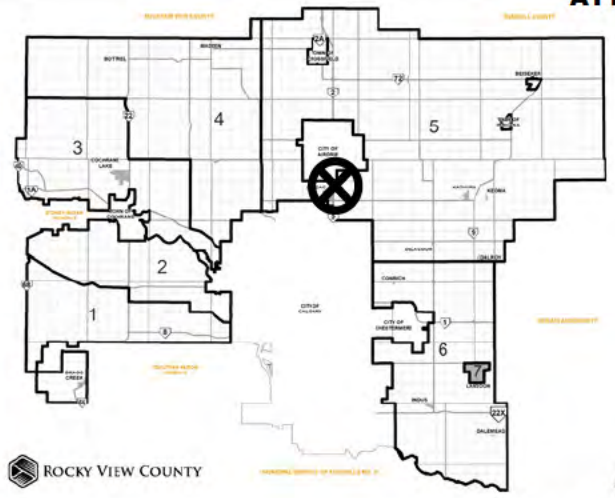
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Manjit & Sim Brar	OWNER: Brar Investment Corp. Ltd.
DATE APPLICATION RECEIVED: September 8, 2021	DATE DEEMED COMPLETE: October 13, 2021
GROSS AREA: ± 6.95 hectares (± 17.18 acres)	LEGAL DESCRIPTION: Block 5, Plan 1419 LK, SE-21-26-29-W04M
APPEAL BOARD: Land and Property Rights Tribunal	
HISTORY: <i>Planning Applications:</i> <ul style="list-style-type: none"> • 1972-C-334 / 03330001; Subdivision (To create 4 agricultural lots, ranging in size from 15.61 acres to 19.96 acres); Approved; <i>Development Permits</i> <ul style="list-style-type: none"> • PRDP20150611 (home-based business, type II, for vehicle sales and storage); Expiry: May 13, 2016 <i>Building Permits</i> <ul style="list-style-type: none"> • No history on record <i>Assessment:</i> <ul style="list-style-type: none"> • Dwelling w/ attached garage (1975) • Detached garage x 2 (1978) 	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

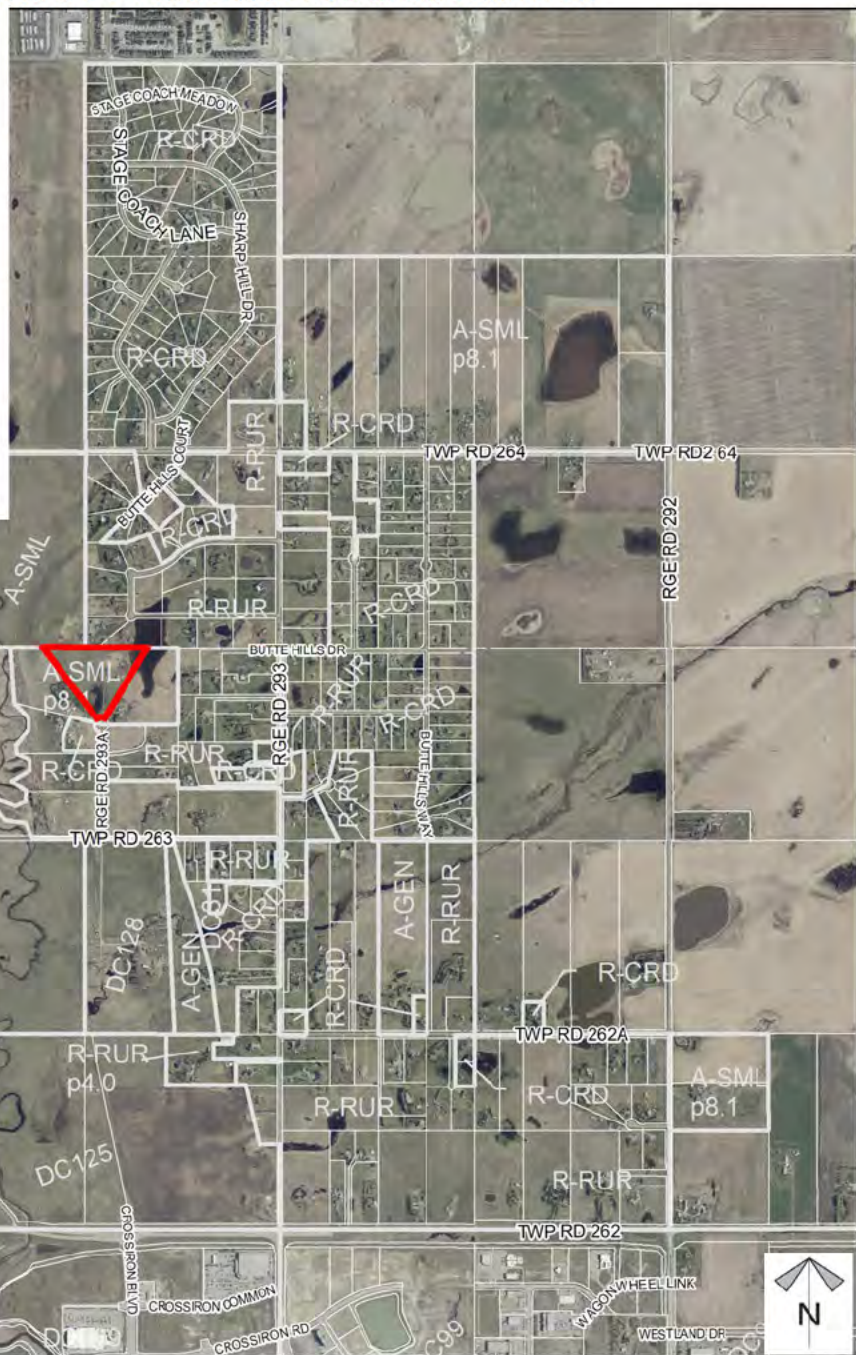
Location & Context

Development Proposal

single-lot regrading and placement of clean fill, for site improvements and reclamation



ROCKY VIEW COUNTY

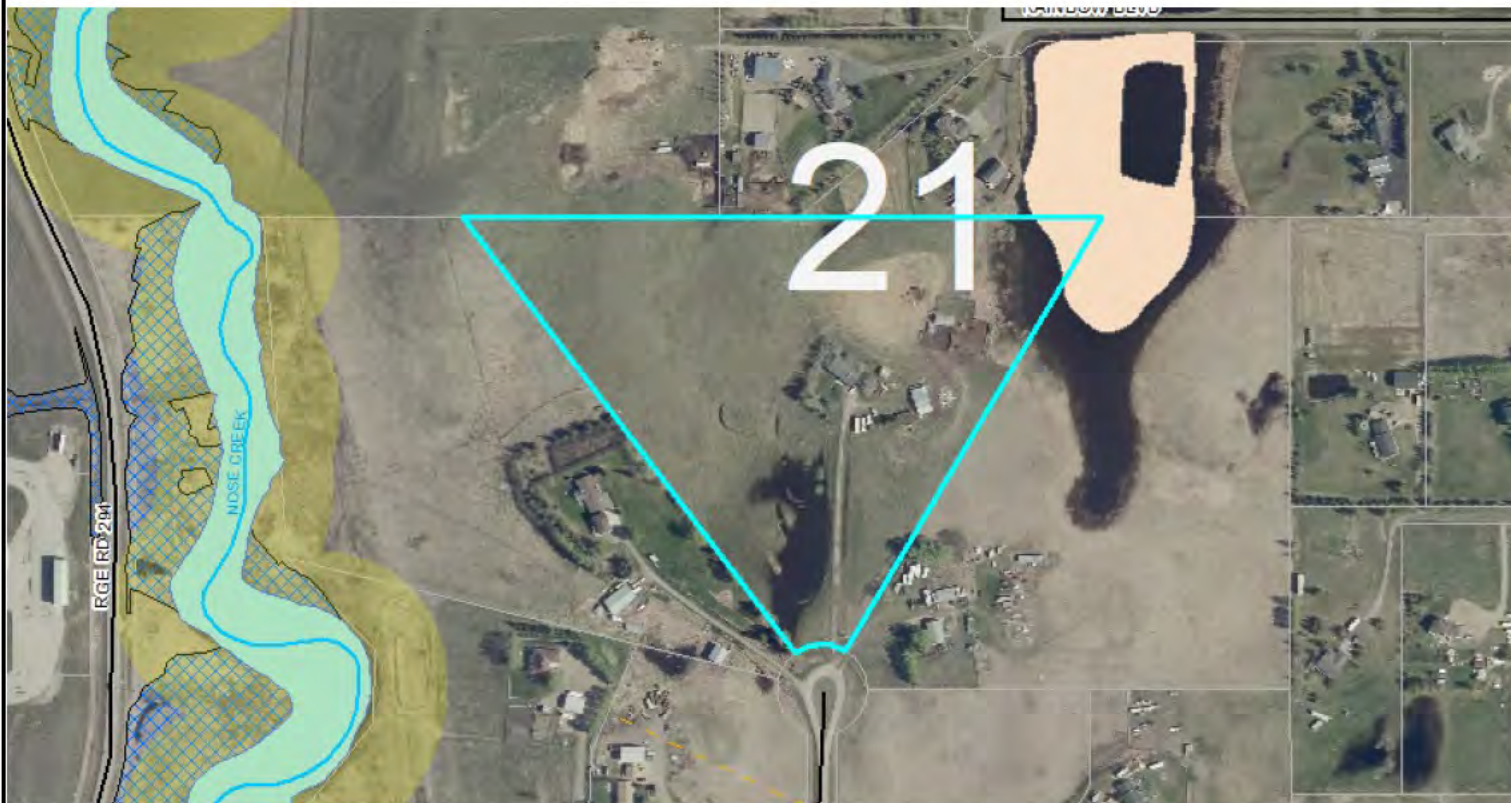


Division: 5
 Roll: 06421011
 File: PRDP20214139
 Printed: October 13, 2021
 Legal: Block: 5 Plan: 1419 LK
 Page: 140 of 169

Environmental Factors

Development Proposal

single-lot regrading and
placement of clean fill, for
site improvements and
reclamation



Aerial Comparison

Development Proposal

single-lot regrading and placement of clean fill, for site improvements and reclamation



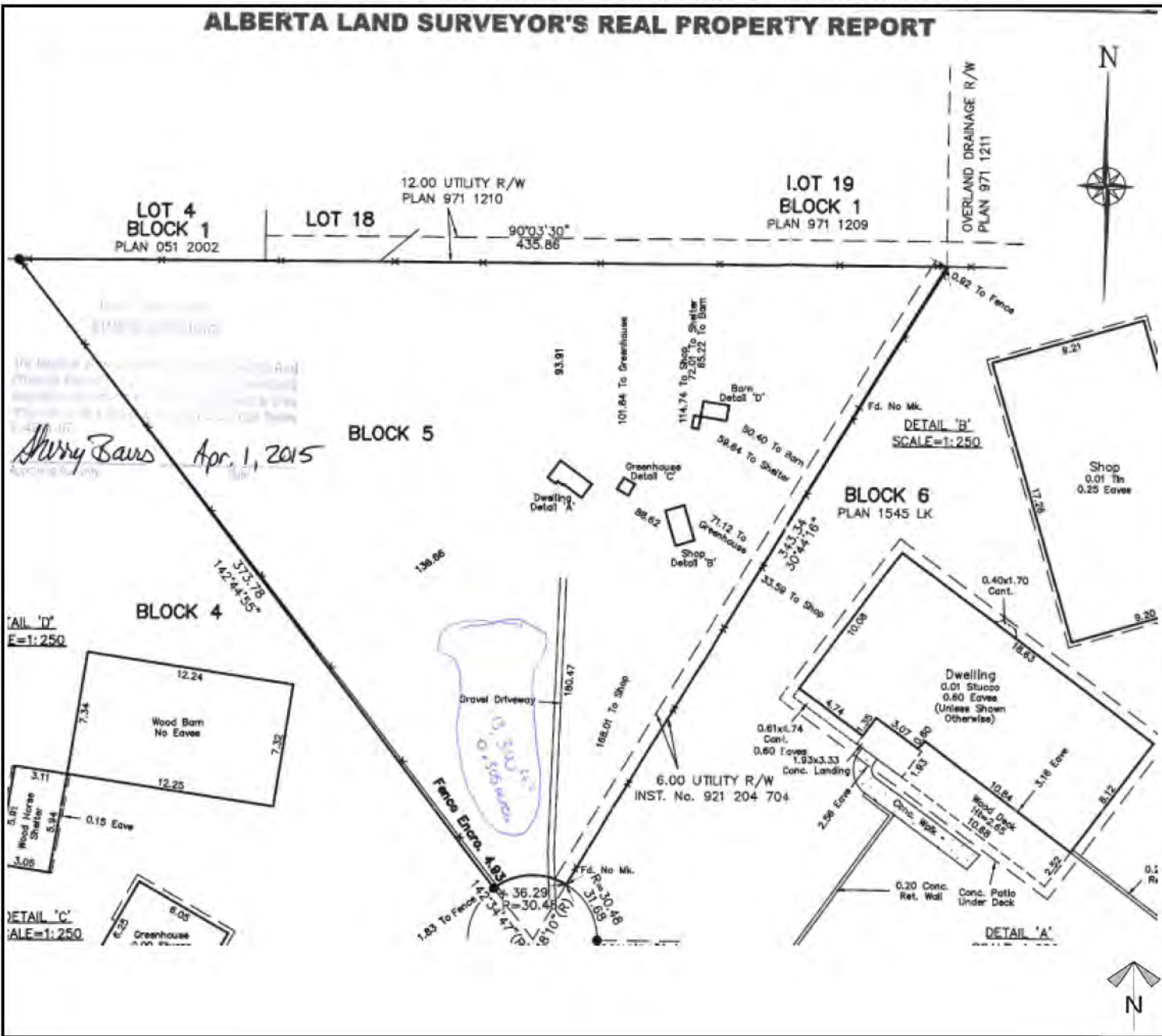
Division: 5
 Roll: 06421011
 File: PRDP20214139
 Printed: October 13, 2021
 Legal: Block:5 Plan:1419 LK
 Page 14 of 16

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Environmental
Factors

Development Proposal

single-lot regrading and
placement of clean fill, for
site improvements and
reclamation



Division: 5
Roll: 06421011
File: PRDP20214139
Printed: October 13, 2021
Legal: Block:5 Plan:1419 LK
Page: 11 of 16

Application Site Photos

Development Proposal

single-lot regrading and placement of clean fill, for site improvements and reclamation



Site Photos

January 14, 2022

Development Proposal

single-lot regrading and placement of clean fill, for site improvements and reclamation





ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20214139
ROLL NO.	06421011
RENEWAL OF	
FEES PAID	450.00
DATE OF RECEIPT	Sept 8, 2021

APPLICANT/OWNER

Applicant Name: MANJIT BRAR / SIM BRAR Email: [REDACTED]

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable): BRAR INVESTMENT CORP LTD.

Mailing Address: 67 CASTLEBROOK DRIVE NE Postal Code: T3J 1T2

Telephone (Primary): (403) 690-1780 Email:

LEGAL LAND DESCRIPTION - Subject site

All/part of: SE 1/4 Section: 28 Township: 26 Range: 29 West of: 04 Meridian Division:

All parts of: 5 Block: 1419 Plan: LK Parcel Area (ac/ha): 17.18

Municipal Address: 263080 RR293A Land Use District:

APPLICATION FOR - List use and scope of work

- RESTORE LAND TO ORIGINAL STATE (PRE-2009). TENANT MADE BIKE TRACK CHAIR ON PROPERTY WITHOUT OWNER'S CONSENT + KNOWLEDGE.
 - ARIAL PICTURES EMAILED OVER BY OFFICER ANDREW WIEBE HAS PIC OF 2007 + 2010.

Variance Rationale included: YES NO N/A DP Checklist Included: YES NO Name of RVC Staff Member Assisted:

SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s) YES NO
- b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) YES NO
- c. Abandoned oil or gas well or pipeline present on the property YES NO
(Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway) YES NO

AUTHORIZATION

I, SIM BRAR (Full name in Block Capitals), hereby certify (initial below):

- That I am the registered owner OR That I am authorized to act on the owner's behalf.
- That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
- That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.
- Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature Sim Brar
 Date AUGUST 30, 2021

Landowner Signature Manjit Kaw Brar
 Date AUGUST 30, 2021



STRIPPING, GRADING, EXCAVATION AND/OR FILL INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20214139
ROLL NO.	06421011
DISTRICT	A-SML p.81

DETAILS		APPLICATION FOR:
Total area of work (m ² / ft ² / ac.)	13,300 ft ²	<input type="checkbox"/> Site Stripping <input checked="" type="checkbox"/> Fill <input type="checkbox"/> Grading <input type="checkbox"/> Re-contouring <input type="checkbox"/> Excavation <input type="checkbox"/> Excavation (cut-to-fill) (borrow areas) <input type="checkbox"/> Construction of artificial waterbody (not including dugouts) <input type="checkbox"/> Stockpiling <input type="checkbox"/> Other:
Length (m / ft.)	190	
Width (m / ft.)	70	
Height (m / ft.)	4 ft	
Volume (m ³ / ft ³ .)	4-5 ft ³	
Number of truckloads (approx.)	200	
Slope factor (if applicable)		

DESCRIPTION OF WORK

Describe the purpose and intent of the work proposed (include cover letter for detailed description):

Indicate the timing/duration of work (which shall not coincide with bird nesting seasons, as determined):

TO BE COMPLETED BEFORE END OF SEPTEMBER

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, other waterbodies etc.) if applicable:

Confirm if proposed fill contains any rubble or hazardous substances:

ADDITIONAL REQUIREMENTS, in addition to DP Checklist - General requirements

- The following must be included with the application (select if provided):*
- Pre-development and Post-development grading plans
 - Other documents: Stormwater Management Plan, Fill Management Plan, Soil Quality Report may be required
 - Cover letter shall address ALL of the following:**
 - Soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition (include this information on the Site/Grading Plan as necessary)
 - Traffic control plan
 - Weed Management Plan
 - Costs (anticipated) to reclaim the site
 - Methods to dust and erosion resulting from ongoing work
- On the Site/Grading Plans:**
- Dimensions and area(s) of excavation, fill, and/or grading
 - Location of wetlands and watercourses and any ecologically sensitive features
 - Location where the excavation, stripping, or grading is to be taking place
 - Proposed access, haul routes, and haul activities

Applicant Signature Jim Bear

Date AUGUST 30, 2021

AUGUST 31, 2021

TO WHOM IT MAY CONCERN,

I AM WRITING TO YOU IN RELATION TO A LETTER I RECEIVED ON AUGUST 25TH (RE-VIOLATION OF LAND BYLAW) FOR OUR PROPERTY LOCATED AT 263080 RR293A, BALZAC, ALBERTA.

WE RECEIVED ANOTHER LETTER IN OR AROUND AUGUST 2020, RELATED TO RAINWATER THAT WAS POOLED ON OUR PROPERTY, DUE TO THE 2020 RAIN/HAILSTORMS. I CONTACTED MR. EVAN NIELSEN (DEVELOPMENT ASSISTANT) IMMEDIATELY TO DISCUSS THE PROCESS AND PLANS TO RECTIFY THE SITUATION. THIS ALL OCCURRED DUE TO ONE OF OUR PREVIOUS RENTERS WHO DID NOT GET ANY APPROVALS OR CONSENT FROM BRAR INVESTMENT CORPORATION, AS THE DIRECTOR/MANAGER WHO WAS MY FATHER WAS IN THE HOSPITAL IN APRIL 2009, AND PASSED AWAY ON APRIL 30, 2009.

THE TENANT WAS EVICTED THE SAME YEAR, ~~BE~~ AND THE LAND REMAINED UNTOUCHED. AFTER NOT HEARING BACK FROM EVAN FROM OCTOBER TO APRIL, I SENT AN EMAIL TO FOLLOWUP TO SEE WHY WE NEEDED A PERMIT WHEN OUR ONLY INTENTION IS TO RESTORE THE LAND AS BEST AS POSSIBLE TO ITS STATE PRE 2009. OFFICER ANDREW WIERBE WAS VERY HELPFUL TO PROVIDE US WITH THE ARIAL SHOTS OF THIS LAND FROM 2007 ONWARDS. EVAN NIELSEN RESPONDED TO MY EMAIL DATED APRIL 19, 2021 (PRIOR TO WHEN WORK STARTED) STATING THAT "ROCKY VIEW COUNTY WILL NOT BE REQUIRING A DEVELOPMENT PERMIT TO RESTORE THE LAND MORE OR LESS BACK TO ITS ORIGINAL STATE. WE ARE KINDLY REQUESTING AN APPROVAL TO OUR REQUEST SO WE CAN COMPLETE THIS AS SOON AS POSSIBLE - BEFORE WINTER. THANK YOU.

Page 148 of 169
Sim Brar



PLANNING AND DEVELOPMENT SERVICES

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

DATE: January 26, 2021 **APPLICATION:** PRDP20215777

FILE: 06404006/7/8

SUBJECT: Utilities, Automotive Services (Minor) / Agriculture (Intensive) [existing], Single-lot
Regrading / Permitted & Discretionary Uses, with no Variances

APPLICATION: Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], and single-lot regrading, for site improvements for deep utility servicing and the construction of a sanitary lift station.

GENERAL LOCATION: Located approximately 1.21 kilometres (0.75 miles) south of Highway 566 and on the east side of Highway 2.

LAND USE DESIGNATIONS: Commercial, Local Rural District h18 (C-LRD) under Land Use Bylaw C-8000-2020 (LUB) and Direct Control District 131 under Land Use Bylaw C-4841-97.

EXECUTIVE SUMMARY: This proposal is to improve the site servicing to the subject properties by connecting to and extending the area municipal water and wastewater servicing along Writing Creek Crescent.

- Lot 1, Block 1, Plan 0513007 is developed with Rocky Mountain Equipment, which operates as a retail dealer of CASE agricultural and construction equipment; currently serviced with holding tanks and water cisterns;
- Lot 2, Block 1, Plan 0513007 is developed with the Blue Grass Nursery Ltd., which operates as a retail nursery, sod and garden centre; currently serviced with holding tanks and water cisterns;
- Block C, Plan 1421 LK is developed with an accessory building (garage); currently unserviced;

The lift station compound area is proposed to be constructed on Block C, Plan 1421 LK that will include the lift station, an electrical building, a covered generator area and a terminal box. The electrical building is 11.25 sq. m (121.00 sq. ft.) [4.50 m (14.76 ft.) x 2.50 m (8.20 ft.)] in footprint. Minor site grading is required to establish the compound area grades, gravel access road and approach (off Writing Creek Crescent) and building foundation areas. Perimeter fencing around the lift station area is proposed for security purposes. The fencing will be black-vinyl steel chain-link in design and will be 2.00 m (6.56 ft.) in height. There will be no site or building lighting proposed.

The application was assessed against the Balzac East Area Structure Plan (ASP), the Nose Creek Conceptual Scheme (CS), Direct Control District 131 (DC 131) and the County's LUBs. The application aligns with the vision, intent, and purpose of the noted policies, as it modernizes existing commercial development to align with the intended area's policy servicing standards. All technical matters can be addressed as conditions of the permit including a signed Development Agreement. The City of Calgary was circulated for this application and no response was received.

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



OPTIONS:

- Option #1: THAT Development Permit No. PRDP20215777 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20215777 be refused for the reasons noted below:
 1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • City of Calgary Intermunicipal Development 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Application Dwgs., as prepared by CIMA+, Dwgs B-1.0, D-1.0, G-1.0, 201-202, 501-502; Project No.: C04-00425, dated August 23, 2021; • Blue Grass Lift Station Dwgs., as prepared
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<p>Plan;</p> <ul style="list-style-type: none"> Balzac East Area Structure Plan; Nose Creek Busines Park Conceptual Scheme; Land Use Bylaw C-8000-2020; Land Use Bylaw C-4841-97; and County Servicing Standards. 	<p>by CIMA+, Dwgs D001, D100, D101, D301, D302, D400, E0.0,E1.1-E1.6, E2.1-E2.5, E3.1-E3.8, E4.1-E4.6, E6.1-E6.8; Project No.: C04-00425, dated December 1, 2021;</p>
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> Utilities; Automotive Services (Minor) [existing]; Agriculture (Intensive) [existing]; and Single-lot regrading. 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> Subdivision and Development Appeal Board

Additional Review Considerations

This application was assessed in accordance with the following sections of the ASP, CS, DC (Cell 3) and LUB including:

- ASP Section 4.4.3 Development Regulations
- CS Section 4.11 Development Guidelines;
- DC 131, Section 4.0.0 & Section 6.0.0 Development Regulations
 - Land Use Bylaw C-4841-97
 - Section 7.21 Public Utilities
 - Section 33 Stripping, Filling, Excavation, and Grading
 - Section 8, Definitions,

Utility (Utilities) means the components of sewage, stormwater, or solid waste disposal systems or a telecommunication, electrical power, water, or gas distribution system;

- LUB:
 - Part 5, General Regulations:
 - Section 157-158 Stripping, Grading, Excavation and/or Fill;
 - Commercial, Local Rural District (Sections 409-414);
 - The proposal complies with minimum setback requirements and building height
 - Part 8, Definitions

Agriculture (Intensive) means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

Automotive Services (Minor) means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.



Utilities means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the Buildings that house the public utility, and any offices or equipment.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

JT/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], and single-lot regrading, for site improvements for deep utility servicing, and construction of a sanitary lift station may be permitted on in accordance with the drawings submitted with the application, *as prepared by CIMA+*, Project No.: C04-00425, dated August 23, 2021 (7 Dwgs) & dated December 1, 2021 (Blue Grass Lift Station, 41 Dwgs), as amended as part of conditions of approval, and includes:
 - i. Deep Utility (Water & Wastewater) Servicing Extension;
 - ii. Construction of a sanitary lift station, an electrical building (approximately 11.25 sq. m (121.00 sq. ft.) in footprint), a covered generator & pad and a terminal box ;
 - iii. Perimeter Security Fencing, black-vinyl steel chain-link up to 2.00 m (6.56 ft.) in height;
 - iv. Gravel access and approach;
 - v. Single-lot Regrading.

Prior to Issuance:

2. That prior to release of this permit, the Applicant/Owners shall submit a Construction Management Plan, to the satisfaction of Rocky View County ("the County") in accordance with the County's Servicing Standards, Section 1100. The Construction Management Plan shall include details on noise, weed management, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details.
3. That prior to release of this permit, the Owners shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved tentative plan and shall include the following:
 - i. All-weather access shall be provided to all offsite public infrastructure for operation and maintenance. Access will be in accordance with County Servicing Standards Figures 400.20 (6.00 m gravel access road in a 12.50 m access right of way);
 - ii. Design and construction of the piped wastewater system required to service the parcels via connection to the East Rocky View Wastewater System and related infrastructure;
 - iii. A detailed sanitary servicing study is required in order to determine if downstream upgrades are required. All improvements shall be constructed as part of a Development Agreement;
 - iv. Design and construction of a piped water distribution system and fire suppression system to service the parcels via connection to the East Rocky View Potable Water System;
 - v. 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 a Development Agreement.
 - vi. Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
 - vii. Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
 - viii. Dedication of necessary easements and right of ways for both shallow and offsite deep utility line assignments;



ROCKY VIEW COUNTY

- ix. Installation of power, natural gas and telephone lines;
 - x. Implementation of the recommendations of the Construction Management Plan;
 - xi. Implementation of the recommendations of the Geotechnical Report;
 - xii. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
 - xiii. Contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
 - xiv. The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.
4. That prior to release of this permit, the Applicant/Owner shall submit detailed cut/fill and site grading plans, as prepared by a qualified engineering professional, in accordance with the County's Servicing Standards.
 5. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation, in accordance with the County's Servicing Standards. For any areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report shall also be submitted.
 6. That prior to release of this permit, the Applicant/Owner shall submit a detailed sanitary servicing study, to support the offsite improvements related to the development. The study shall confirm the servicing capacity required for the servicing of the two existing parcels and detail the proposed catchment/service area of the proposed lift station. The sanitary collection system downstream of the connection point will also need to be confirmed as adequate.
 - i. If offsite upgrades or additional offsite capacity is required then all improvements shall be constructed under the above-noted Development Agreement;
 - ii. Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
 7. That prior to release of this permit, the Owner(s) shall enter into a Capacity Allocation Agreement for water and wastewater servicing allocation to the subject lands. The agreement shall be based on the servicing needs identified in the detailed sanitary servicing study noted above.
 8. That prior to release of this permit, the Applicant/Owner(s) shall submit a detailed site wastewater servicing design, which will tie into the offsite East Rocky View wastewater system, to the satisfaction of the County.
 9. That prior to release of this permit, the Applicant/Owner(s) shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations. *Note, the test manhole shall be located in an area easily accessible for the purposes of sampling and inspections. Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. If the test manhole be located within private property an access easement will be required to be registered for monitoring and testing purposes.*
 10. That prior to release of this permit, the Applicant/Owner(s) shall submit a detailed potable water servicing and hydraulic design brief to ensure the pipelines meet the requirements of the County's master network plan. The design brief shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County's Servicing Standards.
 11. That prior to release of this permit, the Applicant/Owner(s) shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in



ROCKY VIEW COUNTY

accordance with the County Servicing Standards, which will tie into the East Balzac potable water system. The design shall address the need for a pressure reducing valve and backflow preventer and if required, shall be installed and an inspection report for the back flow preventer shall be sent to the County's Utility Operations.

12. That prior to release of this permit, the Applicant/Owner(s) shall submit a limited scope site-specific stormwater implementation plan for the proposed lift station site, in accordance with the County's Servicing Standards. The plan shall also provide for any necessary easements or rights-of-way required for drainage. The set of drawings shall include the proposed finished surface/grading plan and any drainage infrastructure required to accommodate the proposed improvements.
 - i. It is assumed no changes are occurring on the two existing parcels being serviced that would warrant stormwater management updates.
 - ii. It is assumed that all areas disturbed by pipeline installations will be restored to existing grade, avoid changes to existing drainage patterns.
13. That prior to release of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control plan and report, in accordance with the County's Servicing Standards. *Note: based on the size of the disturbed area, a full report is required.*
14. That prior to release of this permit, the Applicant/Owner(s) shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations

Levies/Payments:

15. That prior to release of this permit, the Owner(s) shall submit payment of the County's Transportation Off-Site Levy, including the Base Levy and the Special Area 1 Levy, in accordance with the Transportation Off-Site Bylaw C-8007-2020, as amended. The levy shall apply to the Lift Station development area only and additional dedicated public roads (if any), to the satisfaction of the County.
16. That prior to release of this permit, the Owner(s) shall submit payment of the County's Water and Wastewater Offsite Levy, in accordance with the Water and Wastewater Off-Site Levy Bylaw C-8009-2020, as amended.
17. That prior to release of this permit, the Applicant/Owner(s) shall submit payment to the County for the supply and installation of a water meter and remote transmitter unit. The water meter shall be sized based on calculations to be provided by the Applicant/Owner(s).

Prior to Occupancy:

18. That prior to site occupancy, the Applicant/Owner(s) shall contact and obtain signoff from County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
19. That prior to site occupancy and prior to connecting to the offsite waste & water mains, the Owner(s) shall enter into a Customer Service Agreement for wastewater and water for the subject lands. The Owner(s) shall be required to purchase and allocate a sanitary capacity for



ROCKY VIEW COUNTY

this lot which will be reflected in the Customer Service Agreement for water and wastewater based on the projected demands for the facility.

20. That prior to site occupancy, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built sanitary and water infrastructure.
 - i. Following receiving 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".

Permanent:

21. 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.
22. That if the facility changes commercial usage, the Owner(s) shall submit to the County a revised description of the process and subsequent water and wastewater requirements.
23. That this facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
24. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of Rocky View County's Utility Operations.
25. That no potable water shall be used for irrigation purposes or for the cleaning of exterior surfaces of the building or hard surfaced areas. That no hose bibs installed on the exterior of the building.
26. That the subject lot shall obtain water and wastewater from the County's East Balzac Water & Wastewater Distribution system.
27. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
28. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
29. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
30. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That no potable water shall be used for grading and/or construction purposes.
 - ii. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
31. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.



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32. That any graded areas, once completed as per the approved application, shall be spread and seeded to native vegetation, topsoil or landscaped, to the satisfaction of the County.
33. That the site shall be maintained in a neat and orderly fashion at all times.
34. That the County staff or agents shall have access to the site at all times.
35. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
36. That if proposed, any on-site lighting and all private lighting, including site security lighting and mounted building lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate to the Development Office, the lighting design will reduce the extent of spill-over glare and minimizes glare as viewed from nearby residential properties and motorists.
37. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure.
38. 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.
39. That if the 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.

Advisory:

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

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance, the invoices shall be paid as per the required deadline.
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 and Road Use Agreement Bylaw C-8065-2020, in perpetuity.
- 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*].
- That a Building Permit and any applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, if required.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - i. The Applicant/Owner shall submit a copy of the issued Roadside Development Permit from Alberta Transportation to the County once obtained.

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: CIMA+ (Cody Warren)	OWNERS: 893701 Alberta Ltd. Blue Grass Holdings Ltd. Judy Fong
DATE APPLICATION RECEIVED: December 8, 2021	DATE DEEMED COMPLETE: December 12, 2021
GROSS AREAS: \pm 23.46 hectares (\pm 57.98 acres) <ul style="list-style-type: none"> • \pm 4.04 hectares (\pm 10.00 acres) • \pm 12.15 hectares (\pm 30.03 acres) • \pm 7.26 hectares (\pm 17.95 acres) 	LEGAL DESCRIPTIONS: Lot 1, Block 1, Plan 0513007; Lot 2, Block 1, Plan 0513007; Block C, Plan 1421 LK
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <u>Roll 06404006</u> <i>Planning Applications:</i> <ul style="list-style-type: none"> • 1972-C-2 (Subdivision) Approved April 14, 1973 • 2009-RV-262 (Redesignation) (<i>To redesignate the subject lands from Direct Control Districts 98 and 109 and Residential Two District to Direct Control District 131 in order to accommodate a wider variety of office, industrial, commercial, and flex space.</i>) Approved July 7, 2010 <i>Development Permits</i> <ul style="list-style-type: none"> • 1999-DP-8617 • 2001-DP-9351 • 2003-DP-10191 • 2005-DP-11354 • 2005-DP-11813 • 2007-DP-12421 • 2007-DP-12866 • 2013-DP-15401 • 2013-DP-15278 • PRDP20140268 <i>Building Permits</i> <ul style="list-style-type: none"> • 2001-BP-14864 • 2003-BP-16317 • 2006-BP-19032 	



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- 2007-BP-20125
- 2008-BP-21475
- PRBD20144302

Assessment:

- SFD (1972); Garage (1972)
- Playhouse (1999)
- Retail, Office (2001)
- Quonset (Greenhouse) (2003)
- Warehouse (2006)
- Frame & Fabric Building (2010)
- Warehouse (2010)

Roll 06404007**Planning Applications:**

- 1972-C-2 (Subdivision) Approved April 14, 1973
- 2009-RV-262 (Redesignation) *(To redesignate the subject lands from Direct Control Districts 98 and 109 and Residential Two District to Direct Control District 131 in order to accommodate a wider variety of office, industrial, commercial, and flex space.)* Approved July 7, 2010

Development Permits

- 2006-DP-11551
- 2006-DP-11921
- 2013-DP-15340
- PRDP20162937

Building Permits

- 2006-BP-18945
- PRBD20173560

Assessment:

- Warehouse (2006)
- Equipment Shop (2017)

Roll 06404008**Planning Applications:**

- 1972-C-2 (Subdivision) Approved April 14, 1973
- 2009-RV-262 (Redesignation) *(To redesignate the subject lands from Direct Control Districts 98 and 109 and Residential Two District to Direct Control District 131 in order to accommodate a wider variety of office, industrial, commercial, and flex space.)* Approved July 7, 2010



ROCKY VIEW COUNTY

Development Permits / Building Permits

- No history

Assessment:

- Garage (1973)

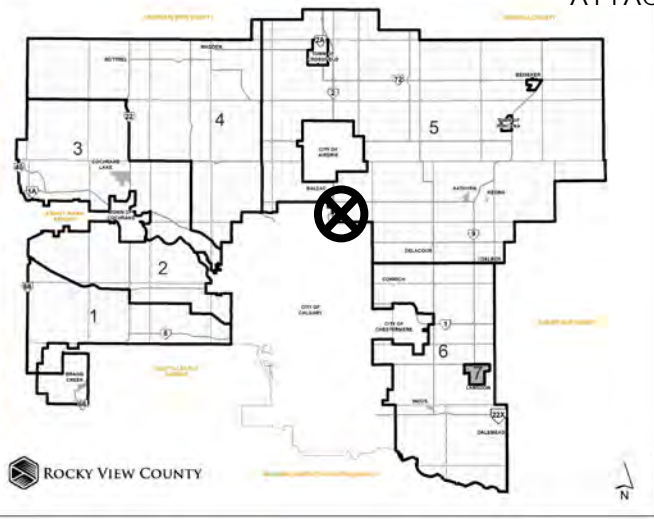
AGENCY SUBMISSIONS:

The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

Location & Context

Development Proposal

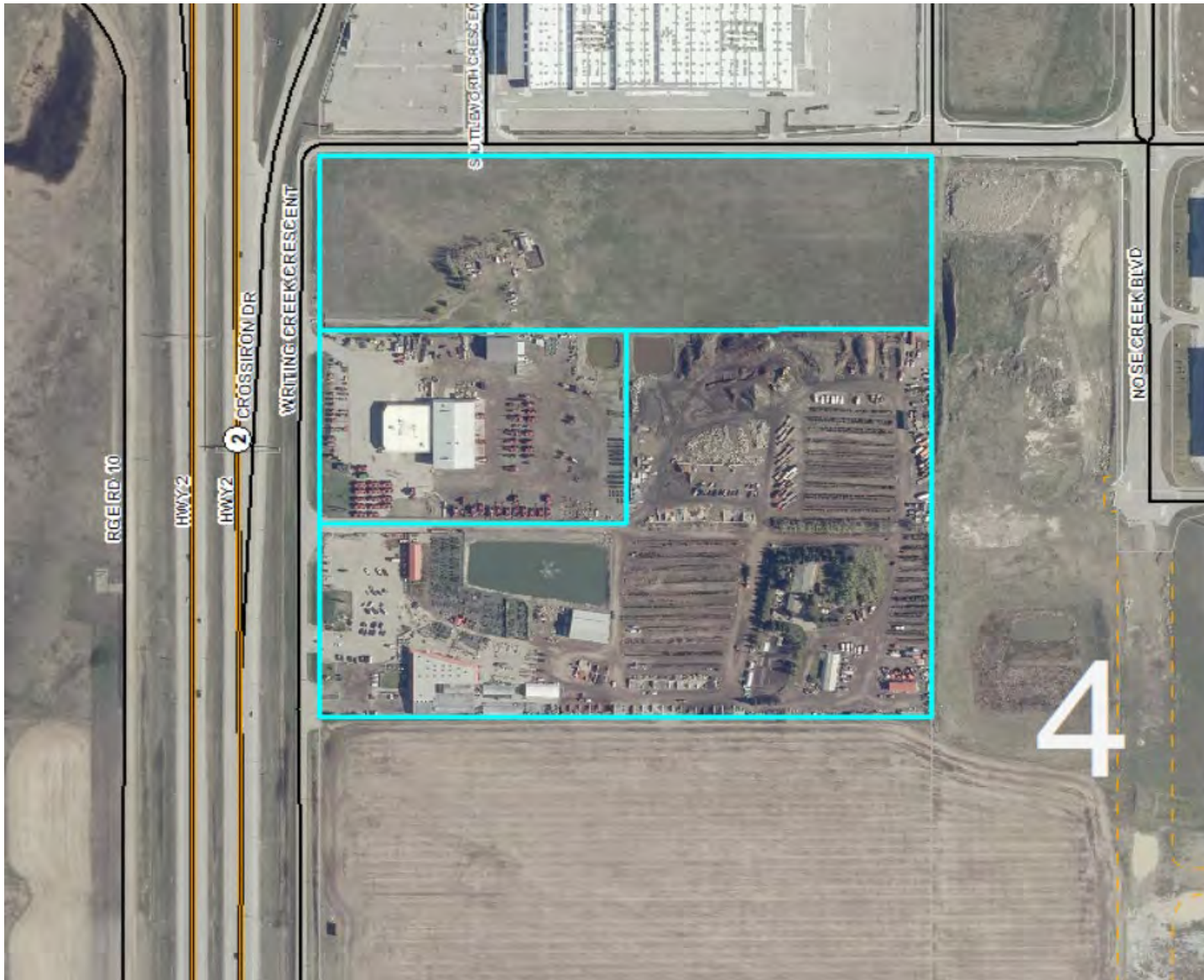
Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station



Location & Context

Development Proposal

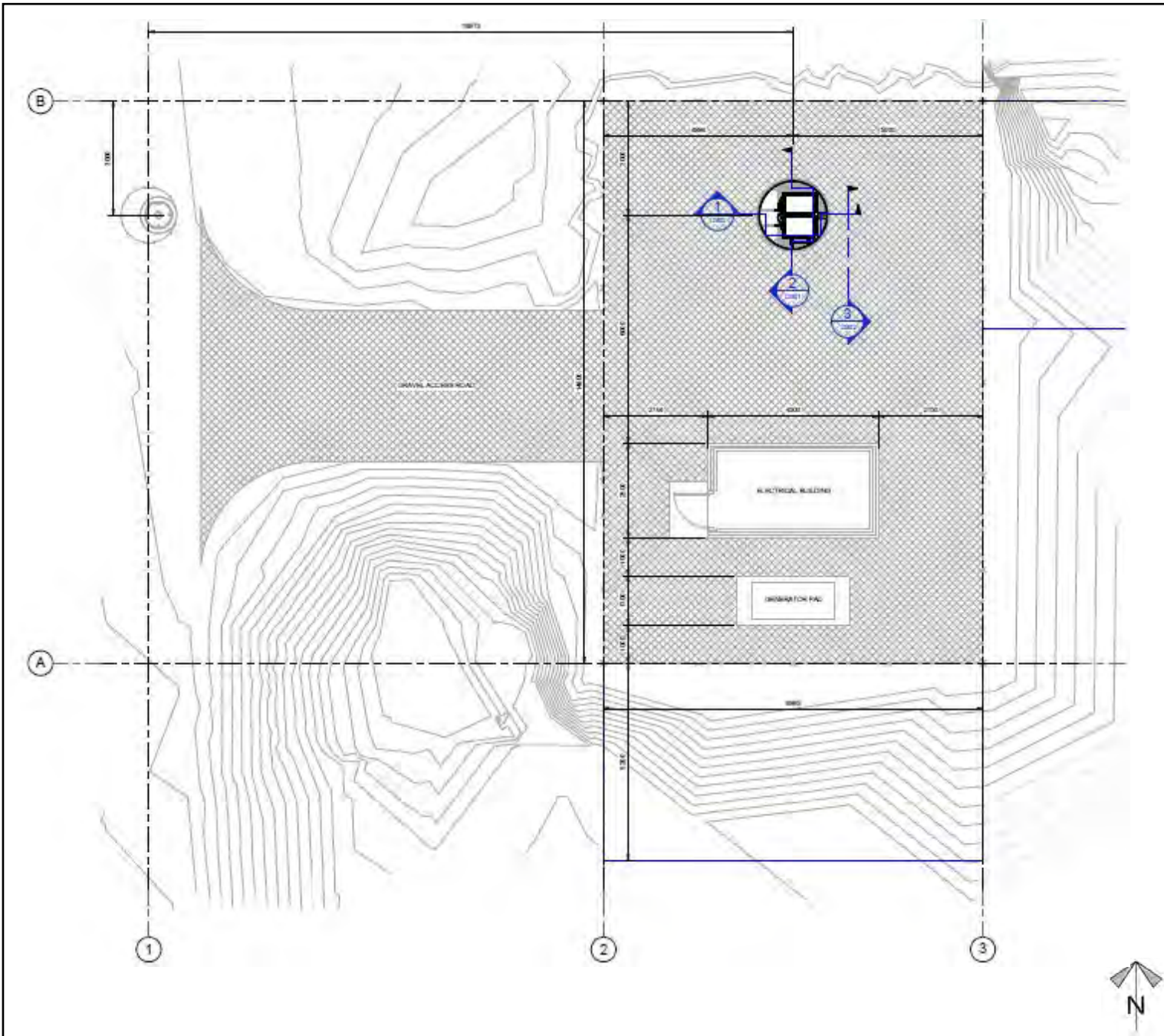
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Site Plan

Development Proposal

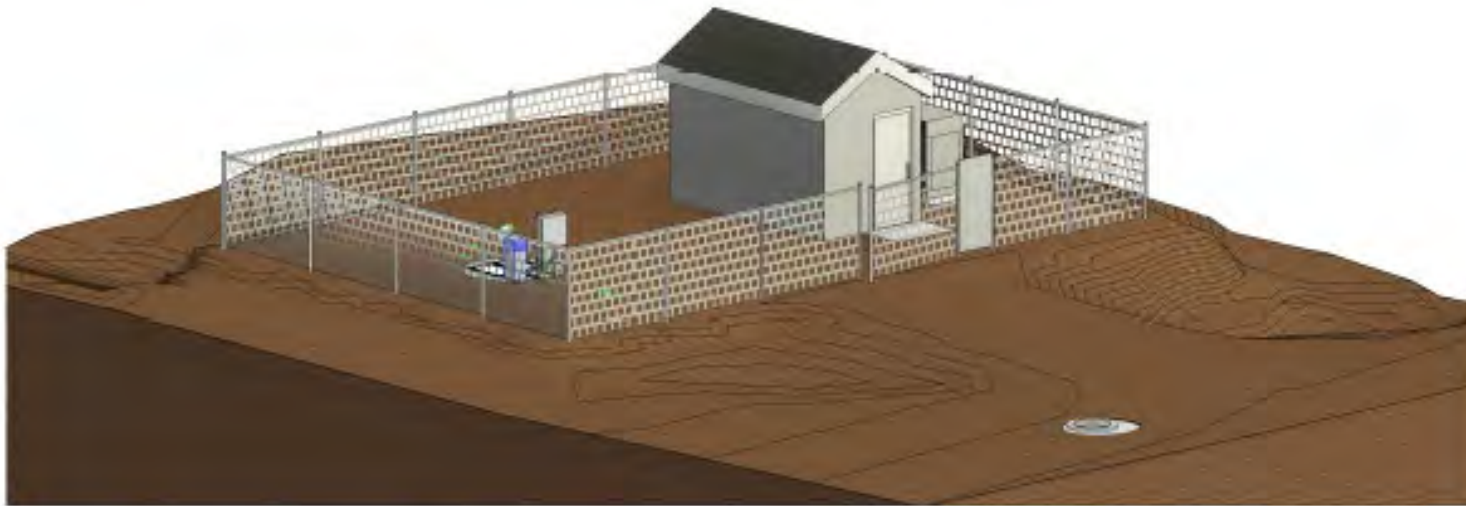
Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station



Lift Station Rendering

Development Proposal

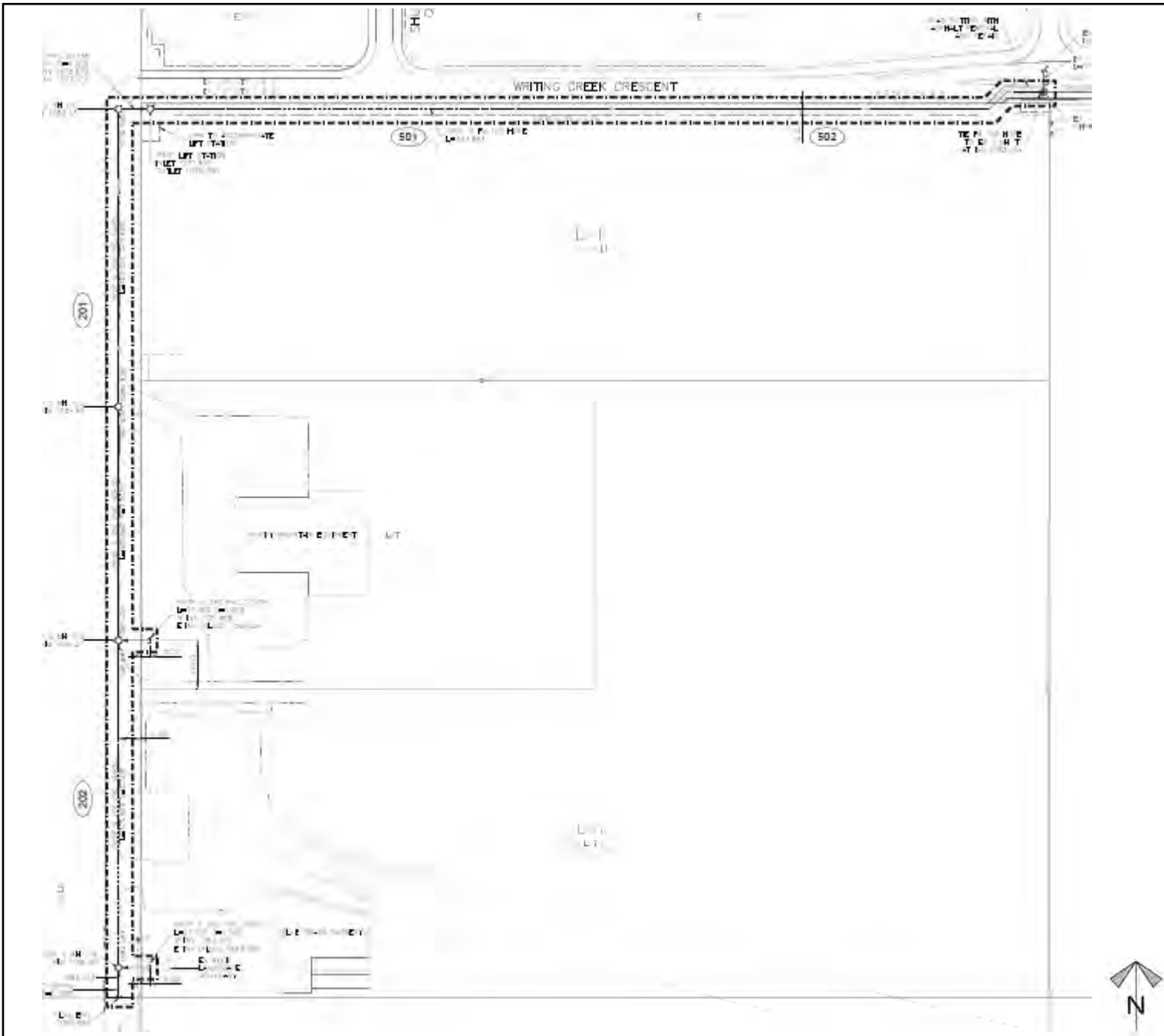
Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station



Sanitary Sewers

Development Proposal

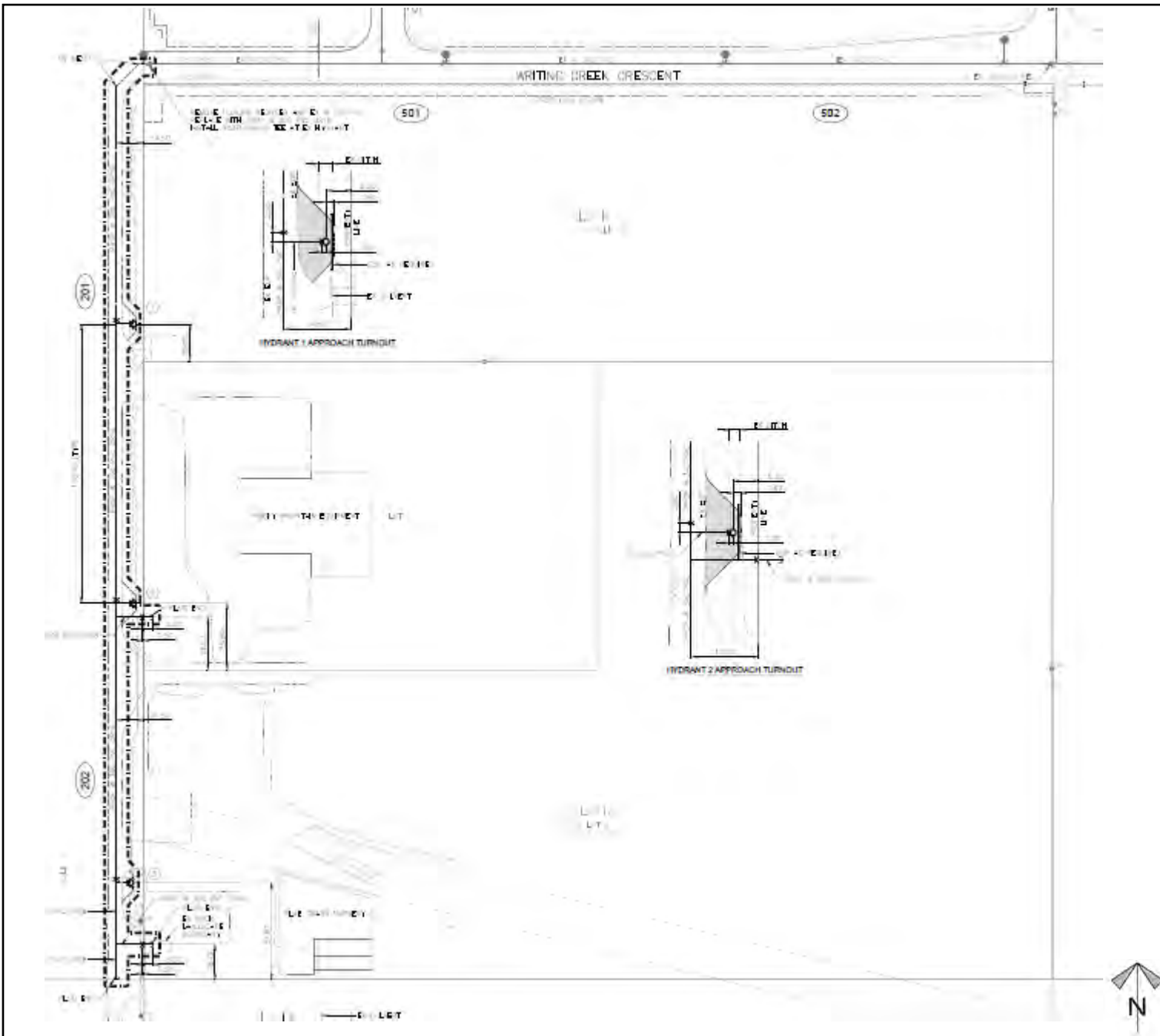
Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station



Water Mains

Development Proposal

Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station



Site Inspection Photos

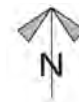
January 14, 2022

Development Proposal

Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station



Division: 5
Roll: 06404006/06404007/
06404008
File: PRDP20215777
Printed: Dec 13, 2021
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DEVELOPMENT PERMIT APPLICATION

APPLICATION NO.	
ROLL NO.	
RENEWAL OF	
FEES PAID	
DATE OF RECEIPT	

APPLICANT/OWNER

Applicant Name:		Email:	
Business/Organization Name (if applicable):			
Mailing Address:			Postal Code:
Telephone (Primary):		Alternative:	
Landowner Name(s) per title (if not the Applicant):			
Business/Organization Name (if applicable):			
Mailing Address:			Postal Code:
Telephone (Primary):		Email:	

LEGAL LAND DESCRIPTION - Subject site

All/part of:	¼	Section:	Township:	Range:	West of:	Meridian	Division:
All parts of :		Block:	Plan:	Parcel area (ac/ha):			
Municipal Address:				Land Use District:			

APPLICATION FOR - List use and scope of work

Variance Rationale included: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A				DP Checklist Included: <input type="checkbox"/> YES <input type="checkbox"/> NO		Name of RVC Staff Member Assisted:	
--	--	--	--	---	--	------------------------------------	--

SITE INFORMATION

- | | |
|---|--|
| a. Oil or gas wells present on or within 100 metres of the subject property(s) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property
(Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway) | <input type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

I, _____ (Full name in Block Capitals), hereby certify (initial below):

_____ That I am the registered owner **OR** _____ That I am authorized to act on the owner's behalf.

_____ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

_____ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

_____ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature _____
Date _____

Landowner Signature _____
Date _____

