



MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: Thursday, November 12, 2020
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

	Pages
A. CALL MEETING TO ORDER	
B. UPDATES/APPROVAL OF AGENDA	
C. APPROVAL OF MINUTES	
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D. SUBDIVISION APPLICATIONS	
E. DEVELOPMENT APPLICATIONS	
1. Division 7 - Single-Lot Regrading File: PRDP20202773 (06532010)	23
2. Division 5 - Accessory Building File: PRDP20202959 (05333001)	49
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7. Division 7 - Golf Driving Range File: PRDP20194577 (06517005)	131
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9. Division 3 - Single-Lot Regrading File: PRDP20202377 (05631200)	164

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File: PRDP20202797 (03222222)	
11. Division 4 - Automotive Services (minor)	200
File: PRDP20202460 (02335054)	

F. OTHER BUSINESS

G. ADJOURN THE MEETING

H. NEXT MEETING

Thursday, November 26, 2020

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A regular meeting of Rocky View County Municipal Planning Commission was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on October 29, 2020 commencing at 9:00 a.m.

Present:	Division 5	Chair J. Gautreau
	Division 4	Vice-Chair A. Schule
	Division 1	Member M. Kamachi
	Division 2	Member K. McKylor
	Division 3	Member K. Hanson (arrived at 9:01)

Absent:	Division 6	Member G. Boehlke
	Division 7	Member D. Henn
	Division 8	Member S. Wright

Also Present:

- A. Hoggan, Chief Administrative Officer
- B. Riemann, Executive Director, Operations
- T. Cochran, Executive Director, Community Development Services Division
- G. Nijjar, Manager, Planning and Development Services
- H. McInnes, Development Supervisor, Planning and Development Services
- S. MacLean, Planning Supervisor, Planning and Development Services
- J. Anderson, Senior Planner, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- S. Khouri, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Targett, Senior Development Officer, Planning and Development Services
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office
- M. Mitton, Legislative Coordinator, Municipal Clerk's Office
- E. Neilsen, Development Assistant, Planning and Development Services
- W. Van Dijk, Development Assistant, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Member Hanson who arrived at 9:01 a.m.

2020-10-29-01 (B-1)

Updates/Acceptance of Agenda

MOVED by Member McKylor that the October 29, 2020 Municipal Planning Commission meeting agenda be accepted as presented.

Carried

2020-10-29-02 (C-1)

Approval of Minutes

MOVED by Member McKylor that the October 8, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

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2020-10-29-03 (D-1)

Division 1 – Subdivision Item – Agricultural First Parcel Out Subdivision

File: PL20200080 (04817002)

MOVED by Vice-Chair Schule that Subdivision Application PL20200080 be lifted from the table.

Carried

Presenter: Ray Nicholl, the Applicant

MOVED by Member McKylor that Subdivision Application PL20200080 be approved with the conditions noted in Attachment 'B':

- A. The application to create a ± 32.37 hectare (± 80 acre) parcel with a ± 32.37 hectare (± 80 acre) remainder at NW-17-24-4-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with the Statutory Policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) That the Owner shall enter into 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) Design and construction of a public road (Regional Low Volume Standard) along the undeveloped Range Road 45 Road Allowance from Township Road 244 to Lots 1 and 2 (approximately 2 km in length), with associated infrastructure which includes the following:
 - (a) Road Approaches to Lots 1 and Lot 2;
 - (b) A cul-de-sac at the termination point of the road;
 - (c) Signage;

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- ii) Should the wetland located within the road allowance be impacted by the proposed development, the Owner shall provide a Biophysical Impact Assessment (BIA) and/or Wetland Impact Assessment conducted by a qualified professional to assess the existing wetland and the impacts the proposed development will have on the wetland. The BIA and/or the Wetland Impact Assessment shall provide recommendations on mitigation and compensation measures to address the impacts to the wetland;
 - iii) Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
 - iv) Implementation of the recommendation of the Construction Management Plan;
 - v) Implementation of the recommendation of the Erosion and Sediment Control Plan; and
 - vi) Alberta Environment and Parks approvals are required for disturbance to any wetlands, prior to signing of the Development Agreement.

Construction Management

- 3) The Owner is to provide a Construction Management Plan, which is to include, but not limited to noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, construction and management details in accordance with the County's Servicing Standards.
- 4) The Owner shall submit an Erosion and Sediment Control Plan in accordance with the County Servicing Standards.

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

2020-10-29-04 (D-2)

Division 6 – Subdivision Item – Agricultural, Small Parcel District

File: PL20190130 (08101002)

MOVED by Vice-Chair Schule that Subdivision Application PL20190130 be approved with the conditions noted in Attachment 'B':

- A. The application to create a ± 12.70 hectare (± 31.39 acre) parcel with a ± 34.93 hectare (± 86.31 acre) remainder, within NW-1-28-26-W4M, 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 recommended to be approved as per the Tentative Plan for the reasons listed below:

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- 1) The subject lands hold the appropriate land use designation;
 - 2) The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.

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

C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) The Owner shall construct a new paved approach accessing Lot 1, as shown on the approved Tentative Plan.
 - i) The approach shall access Range Road 261, no access to Highway 9 is permitted.

Municipal Reserves

- 3) The provision of Reserve in the amount of 10 % of the area of Lot 1, 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 prepared by Bernie Seifert, dated Sept. 3, 2019, pursuant to Section 666(3) of the *Municipal Government Act*;
 - i) Reserves for Lot 2 are to be deferred with Caveat pursuant to Section 669(2) of the *Municipal Government Act*;

Payments and Levies

- 4) 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

- 5) 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

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2020-10-29-05 (D-3)

Division 8 – Subdivision Item – Residential Subdivision

File: PL20190124 (06701023)

MOVED by Member Hanson that Subdivision Application PL20190124 be approved with the conditions noted in Attachment 'B':

- A. The application to create a ± 0.864 hectare (± 2.14 acre) parcel (Lot 1), a ± 1.22 hectare (± 3.01 acre) parcel (Lot 2), and ± 1.06 hectare (± 2.62 acre) parcel (Lot 3) at Block 1, Plan 9010325, 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.
 - i) The Owner is to dedicate by Plan of Survey, a 5.00 m wide portion of land for road widening along the eastern boundary of proposed Lots 1 and 2, and a 5.00 m wide portion of land for road widening along the southern boundary of Lots 2 and 3.

Transportation and Access

- 2) The Owner shall upgrade the existing road approach to a single paved standard as shown on the Approved Tentative Plan, in order to provide access to Lot 1. The owner shall contact County Road Operations to arrange a pre-construction inspection to confirm the proposed approach location and County Servicing standards to which the approach is to be built.

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- 3) The Owner shall upgrade the existing road approach to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 2 and 3. The owner shall contact County Road Operations to arrange a pre-construction inspection to confirm the proposed approach location and County Servicing standards to which the approach is to be built. In addition, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 4) The Owner is to provide confirmation of tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lots 1, 2, and 3, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots 1, 2, and 3;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1, 2, and 3; and,
 - c) Documentation proving that all necessary water infrastructure is installed.
- 5) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include:
 - a) In accordance with the Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability prepared by Sedulous Engineering Inc. dated July 2020; and,
 - b) For the construction of advanced packaged treatment systems for new Lots 1 and 2.

Stormwater

- 6) The Owner is to provide and implement a Site Specific Stormwater Implementation Plan (SSIP) that addresses runoff generated due to increased impervious area associated with driveway and home construction. Implementation of the Stormwater Management Plan in accordance with the Bearspaw-Glenbow Master Drainage Plan and Nose Creek Watershed Water Management Plan and shall include:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then a Site Improvements / Services Agreement shall be entered into;
 - b) Registration of any required easements and / or utility rights of way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation;
 - d) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system;

Municipal Reserves

- 7) The provision of Reserve in the amount of 10 percent of the area of Lots 1, 2, and 3, 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 prepared by R. Blair Code, CRA, File 20190906, dated September 25, 2019, pursuant to Section 666(3) of the Municipal Government Act:

Payments and Levies

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

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- 9) 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;
- i) from the total gross acreage of lot(s) 1 and 2 as show on the Plan of Survey; and/or
 - ii) The Levy shall be deferred on Lot 3 as shown on the Approved Tentative Plan.

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

2020-10-29-06 (D-4)

Division 9 – Subdivision Item – Residential Subdivision

File: PL20190147 (06710018)

MOVED by Member Hanson that Subdivision Application PL20190147 be approved with the conditions noted in Attachment 'B':

- A. The application to create a ± 4.05 hectare (± 10.00 acre) parcel (Lot 1), a ± 1.64 hectare (± 4.05 acre) parcel (Lot 2), and a ± 1.89 hectare (± 4.67 acre) parcel (Lot 3) at Block 6, Plan 1630 LK within SE-10-26-3-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.

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Transportation and Access

- 2) The Owner shall construct a mutual gravel approach to Badger Road in order to provide access to Lots 2, and 3. The Owner shall:
 - c) Provide an access right of way plan; and
 - d) Prepare and register respective easements on each title, where required.
- 3) The Owner is to enter into an Access Easement Agreement with the County, to provide a public access through a graveled cul-de-sac within the subject land as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right of way plan.
- 4) The Owner is to 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 25.00 m (+/- 0.95 ha) road acquisition along approximately \pm 392m of the panhandles of Lots 1 and 2).
- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 1 that restricts the erection of any structure on or within 15.00m metres of a future road right-of-way, as shown on the approved Tentative Plan.

Stormwater/Developability

- 6) The Owner is to provide and implement a Site-Specific Stormwater Implementation Plan (SSIP) incorporating the onsite stormwater management strategies for Lots 2 and 3.
 - e) If the recommendations of the SSIP require improvements, then a Site Improvements / Services Agreement shall be entered into;

Site Servicing

- 7) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) In accordance with the Level 3 Private Sewage Treatment System (PSTS) Assessment, prepared by Mountain View Development Ltd. dated July 27, 2020 and reviewed by Osprey Engineering Inc. on August 20.
 - b) For the construction of a treatment mound with thickened layer sand for each of Lots 1, 2, and 3.
- 8) Water is to be supplied by an individual well on Lots 1, 2, and 3. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot in accordance with County's servicing Standards.
 - b) The results of the aquifer testing meet the requirements of the Water Act.
 - c) The Owner has provided a Well Driller's Report to determine whether an adequate supply of water is available for Lot(s) 1, 2, and 3.
 - d) Verification is provided that each new well is located within each respective proposed lot boundaries.

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- 9) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1, 2, and 3, indicating:
- a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems when such services become available;

Municipal Reserves

- 10) The provision of Reserve in the amount of 10 % of the area of Lots 2 and 3, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in the amount of \$45,950.17 per acre as listed in the land appraisal prepared by Atkinson & Associates, File No. 20073496, dated September 13, 2019, pursuant to Section 666(3) of the Municipal Government Act;
- i) Reserves for Lot 1 are to be deferred with Caveat pursuant to Section 669(2) of the Municipal Government Act;
 - ii) The existing registered deferred caveat on title (7732KY) may be discharged and replaced with a revised caveat to defer reserves in the amount of 10% of the area of Lot 1 as determined by Plan of Survey.

Payments and Levies

- 11) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.
- 12) 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 of Lots 2 and 3 as shown on the Plan of Survey;

Taxes

- 13) 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 9:33 a.m. and called the meeting back to order at 9:40 a.m. with all previously mentioned members present.

2020-10-29-07 (E-1)

Division 7 – Development Item – Sign - Digital Sign and Fascia Sign

File: PRDP20202519 (36401004)

MOVED by Member Hanson that Development Permit Application PRDP20202519 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That Signs, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by ASAP Signs; WO#33706.1 dated August 14, 2020, submitted with the application:

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- i. One freestanding pylon containing two signs; one internally illuminated, approximately 5.95 sq. m (64.00 sq. ft.), and the second, approximately 2.87 sq. m (30.91 sq. ft.) with a variance to allow LED digital moving signage;
 - a) Hours of operation for the LED digital sign are 5:00am to 9:00pm;
 - b) Digital sign shall be multi-colour, full colour board;
 - c) Digital sign to have static copy with hold time of a minimum of six seconds or more; no moving or flashing images.
 - ii. One fascia sign, internally illuminated channel lettering (west elevation);
2. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.

Prior to Issuance:

3. That prior to issuance of this permit, the Applicant/Owner shall submit a survey plan, identifying the CNOOC Petroleum North America ULC (CNOOC) pipeline right-of-way, closest to the proposed pylon sign, to the satisfaction of the County, to ensure that the sign does not encroach into the pipeline right-of-way.
 - i. If the sign is encroaching, written confirmation shall be provided by CNOOC, accepting the location of the freestanding pylon.

Permanent:

4. That the signs shall be kept in a safe, clean and tidy condition at all times.

Advisory:

5. That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.

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 but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

6. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
7. 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.
8. That if this Development Permit is not issued by **May 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

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2020-10-29-08 (E-2)

Division 4 – Development Item – Kennel

File: PRDP20202671 (02320004)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20202671 be tabled until the November 12, 2020 MPC meeting.

Carried

2020-10-29-11 (E-4)

Division 9 – Development Item – Accessory Building

File: PRDP20202876 (06812031)

MOVED by Member Hanson that Development Permit Application PRDP20202876 be approved with the conditions noted in the Development Permit Report, attached.

Description

1. That an accessory building (garage) may be relocated/constructed on the parcel in accordance with the approved site plan and application.
 - a. That the total building area for all accessory buildings is relaxed from **285.00 sq. m. (3,067.71 sq. ft.) to 493.08 sq. m. (5,307.46 sq. ft.)**.

Permanent

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for commercial purposes at any time, except for a home-based business, type I.
4. That the accessory building shall not be used for residential occupancy purposes at any time.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

Advisory

6. That during construction of the accessory 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.
7. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
8. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to construction commencement, using the Accessory Building checklist.
9. 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.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

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2020-10-29-12 (E-5)

Division 9 – Development Item – Dwelling, Single Detached

File: PRDP20202435 (10013115)

MOVED by Member Kamachi that Development Permit Application PRDP20202435 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That the addition to the second floor of the existing *Dwelling, Single Detached* may remain on the subject property, in accordance with the submitted application details and site plan, as follows:
 - i. That the maximum total habitable floor area of the dwelling, single detached is relaxed from **88.00 sq. m (947.22 sq. ft.)** to **93.92 sq. m (1,011.00 sq. ft.)**.

Advisory:

1. That revised Building plans shall be submitted to Building Services, related to Building Permit #PRBD20193588I, identifying all relevant details for the addition.
2. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

2020-10-29-13 (E-6)

Division 1 – Development Item – Accessory Building

File: PRDP20202423 (03909050)

MOVED by Vice-Chair Schule that condition 1(ii) for development permit application PRDP20202423 as noted in Administration's report be amended to read:

- That the maximum accessory building parcel coverage is relaxed from 285.00 m² (3,067.71 ft²) to ~~323.30 m²~~ **324.69 m²** (~~3,480.00 ft²~~) (**3495.04 ft²**); and

Carried

MOVED by Vice-Chair Schule that Development Permit Application PRDP20202423 be approved with the conditions noted in the report, as amended.

Description:

1. That construction of an accessory building (oversize shop), **approximately 222.96 m² (2,400.00 ft²) in area**, may be constructed on the subject land in general accordance with the approved Site Plan, supporting Plot Plan drawings and submitted application, as amended.
 - i. That the maximum height requirement for the building is relaxed from **7.00 m. (22.97 ft.)** to **7.86 m. (25.80 ft.)**;
 - ii. That the maximum accessory building parcel coverage is relaxed from **285.00 m² (3,067.71 ft²)** to **324.69 m² (3,495.04 ft²)**; and
 - iii. Single-lot regrading and placement of clean fill in accordance with the final grading site plan.

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Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a grading site plan that shows the extent of the proposed grading work, in accordance with County Servicing Standards. The grading plan shall provide pre-development and post-development contours.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a slope stability analysis, conducted and stamped by a professional engineer, that assess the stability of the slope and provides recommendations for the proposed construction over the slope, to the satisfaction of the County.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a memo and/or stormwater drainage drawing, conducted and stamped by a professional engineer, that demonstrates that post-development drainage does not exceed pre-development drainage conditions in accordance with County Servicing Standards.
5. That prior to issuance of this permit, the Applicant/Owner shall submit an erosion and sediment control plan, to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the grading work and in perpetuity, in accordance with County Servicing Standards.
6. That prior to issuance of this permit, the Applicant/Owner shall submit a deep fills report, that provides placement recommendations for areas of fill greater than 1.20 m (3.93 ft.) in depth, to the satisfaction of the County.
7. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

8. That the exterior siding and roofing materials of the accessory building shall be similar/cohesive to the existing dwelling, single detached.
9. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved by the separate Development Permit.
10. That the existing trees and terrain shall be retained onsite except as required to meet the development proposal and conditions of this permit. Any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover upon development completion.
11. That during construction, 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.
12. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent dust/small rocks from blowing onto the road, or from causing issues with other vehicles on the road.
13. That the entire site shall be maintained in a neat and orderly 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.

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14. That all on-site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
 15. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity including any recommendations of the stormwater memo and/or deep fills report.

Advisory:

16. 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.
17. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
18. 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 date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.
19. That if this Development Permit is not issued by **May 31, 2021**, then this approval is null and void and the Development Permit shall not be issued.
20. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Carried

2020-10-29-14 (E-7)

Division 6 – Development Item – Dwelling, Manufactured

File: PRDP20202633 (07031003)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20202633 be approved with the conditions noted in the report.

Description:

1. That the *Dwelling, Manufactured* may be placed in general accordance with the submitted application and Site Plan.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. 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.
 - ii. with details on the existing road approach and if any upgrades are required to a gravel standard, as per County Servicing Standards.
 - i. If any upgrade is required, the Applicant/Owner shall submit an Application for Road Approach and complete all requirements.

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- iii written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

- 3. That 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.
- 4. That there shall be no more than 1.00 m (3.28 ft.) of fill placed/cut adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit that is used to establish approved final grades unless a Development Permit has been issued for additional.
- 5. That the *Dwelling, Manufactured* shall not be used for *commercial* or *vacation rental* purposes at any time unless approved by a Development Permit.

Advisory:

- 6. 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.
- 7. That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, prior to commencement of development.
- 8. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 9. 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.
- 10. That if this Development Permit is not issued by **May 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

2020-10-29-10 (E-3)

Division 1 – Development Item – Vacation Rental

File: PRDP20202490 (03913093)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20202490 be approved with the conditions noted in the Development Permit Report, attached.

Description:

- 1. That the *Vacation Rental* (Airbnb) may operate on the subject property, within the existing dwelling, single detached, in accordance with the approved site plan, floor plans 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).

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4. That the *Vacation Rental* shall be limited to the dwelling, single detached.
 5. That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
 6. That all customer parking shall be on the Owner's property at all times.
 7. That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
 8. That the operation of this *Vacation Rental* shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
 9. That the operation of the *Vacation Rental* shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
 10. That any minimal exterior modification of the structure or grounds may be considered by the County upon request, to ensure that no additional permits are required and that it is not changing the residential character of the property.

Advisory:

11. That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement of the *Vacation Rental*.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
13. That this Development Permit shall be valid until **November 25, 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

The Chair called for a recess at 10:10 a.m. and called the meeting back to order at 10:22 a.m. with all members previously mentioned present.

Carried

2020-10-29-15 (E-8)

Division 8 – Development Item – Vacation Rental

File: PRDP20202740 (05736016)

MOVED by Member Hanson that Development Permit Application PRDP20202740 be approved with the conditions noted in the report.

Description:

1. That the *Vacation Rental* (Airbnb) may operate on the subject property, within the existing dwelling, single detached, in accordance with the approved site plan, floor plans and the conditions of this permit.

Permanent:

2. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.

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

Advisory:

11. That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement of the *Vacation Rental*.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
13. That this Development Permit shall be valid until **November 25, 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

2020-10-29-16 (E-9)

Division 7 – Development Item – Commercial Communication Facility, Type B

File: PRDP20202835 (06518005)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20202835 be approved with the conditions noted in the report.

Description:

1. That a telecommunications tower for a Communications Facility, Type B, may be situated on the subject parcel in accordance with the approved Site Plan and drawing set (*as prepared by Trylon, Customer XPLORNET*) and details submitted with the application, and includes the following:
 - i. Placement of one self-supporting telecommunications tower approximately 18.50 m (60.70 ft.) high;
 - ii. Placement of an equipment shelter; and
 - iii. Site grading for Tower Base/Foundation (as required).

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Permanent:

2. That the existing 15.00 m (49.21 ft.) high Communication Facility shall be removed from the property, within three months, upon final completion/installation of the proposed Communications Facility.
3. 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.
4. That no topsoil shall be removed from the site.
5. That the Commercial Communication Facility shall be neutral in color 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.

Advisory:

7. That that the Applicant/Owner shall acquire all required sub-trade permits, through Building Services, for the development project.
8. That it is advised that the Applicant shall contact the County's Emergency Services to discuss or provide an emergency response plan, indicating the response measures to be taken in case of an emergency at the site and the location of emergency equipment on the proposed facility site.
9. That any other federal, provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
10. 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.

Carried

2020-10-29-17 (E-10)

Division 9 – Development Item – Equestrian Center

File: PRDP20201510 (07919003)

Presenter: John Owens, the Applicant

MOVED by Member Kamachi that Development Permit Application PRDP20201510 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That an Equestrian Centre, for a riding camp and lessons, and signage may take place on the subject site in accordance with the submitted site plan and details, as amended, with the application.
2. That the existing accessory buildings (horse shelters, sea container, office) and the proposed buildings (barn) onsite may be used for ancillary uses related to the Equestrian Centre.

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Prior to Issuance:

3. That prior to issuance of this permit, the Applicant/Owner shall submit a revised site plan, identifying:
 - i. The parking area(s) for staff and camp attendees;
 - ii. The revised location of or all any accessory buildings outside of the road and pipeline right-of-ways, to the satisfaction of the County.
4. That prior to issuance of this permit, the Applicant/Owner shall submit any signage details, for the Equestrian Centre, to the satisfaction of the County.

Permanent:

5. That for purposes of this permit, an equestrian event/camp is an activity that involves the training of horses and/or riders, horsemanship lessons, and camps & learning programs.
6. That a commercial use on the site, which is any event/camp where there is a fee for admission or for use of the facilities or for services provided, shall be for equestrian events only.
7. That food services shall be limited to participants and the guests of participants.
8. That the total number of participants at any outdoor event shall not exceed 60 people.
9. That once approved, the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
 - i. Upon request of the County, the Applicant/Owner may have to update the approved Manure and Grazing management plan if any issues arise or complaints are received on the property, to the satisfaction of the County.
10. That there shall be no spreading or storage of manure within 50.00 m of any watercourse.
11. That this Development Permit does not permit any overnight camping on the site.
12. That all parking of vehicles, including buses, trailers and participant/spectator parking, shall be limited to on-site only, to the approved parking area, as per the revised site plan. The parking areas shall be available at all times. At no time shall there be parking on the roadway.
13. That all outdoor building or site lighting shall use full cut-off (shielded) fixtures that direct the light downward, and that no direct glare shall be visible from adjacent properties, roadways, and highways. All lighting shall be dark-sky complaint in accordance with the County's Dark-Sky principles.
14. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings. The containers shall be screened from view from all adjacent properties and public thoroughfares.
15. That the subject property shall be adequately fenced and maintained at all times when livestock are present. No livestock shall be allowed on unfenced areas.

Advisory:

16. That all facilities on the subject site that are involved with the equestrian centre shall conform to the Alberta Building Code. Any Building Permit(s) / Farm Building Exemption(s) shall be obtained through Building Services, if required.
17. That the Applicant/Owner shall be aware of any Registered Instruments on title, relating to the subject property.
18. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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19. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
 20. That if the Development Permit is not issued by **MAY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

2020-10-29-18 (E-11)

Division 5 – Development Item – Dwelling, Single Detached & Accessory Building

File: PRDP20202818 (04312019)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20202818 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That the dwelling, single detached (existing) and the accessory building (existing shed), approximately 9.18 sq. m (98.81 sq. ft.) in area, may remain on the subject in general accordance with the submitted application and site plan, as shown on the Real Property Report, prepared by Vista Geomatics Ltd.; File #20065070, dated August 20, 2020.
 - i. That the minimum front yard setback requirement for the dwelling, single detached is **relaxed from 15.00 m (49.21 ft.) to 14.12 m (46.32 ft.)**.
 - ii. That the minimum side yard setback requirement for the accessory building (shed) is **relaxed from 3.00 m (9.84 ft.) to 0.60 m (1.96 ft.)**.

Advisory:

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

Carried

Adjournment

MOVED by Vice-Chair Schule that the October 29, 2020 Municipal Planning Commission meeting be adjourned at 10:42 a.m.

Carried

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 7
SUBJECT: Development Item: Single-Lot Regrading
USE: Discretionary use, no Variances

DATE: November 12, 2020
APPLICATION: PRDP20202773

APPLICATION: Single-lot regrading and placement of clean fill for the construction of a berm, ditch, and swale.

GENERAL LOCATION: located approximately 1.61 km (1 mile) north of Twp. Rd. 264 and on the west side of Rge. Rd. 14

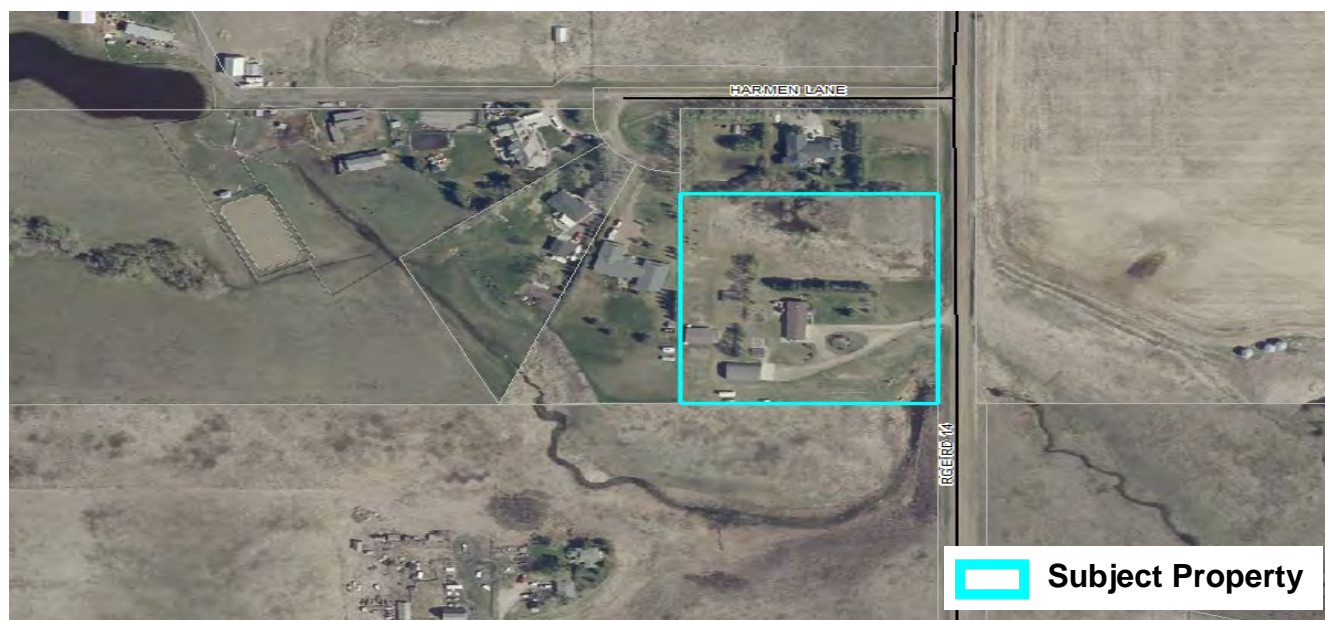
LAND USE DESIGNATION: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20202773 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20202773 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri, Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: September 15, 2020	File: 06532010
Application: PRDP20202773	Applicant/Owner: Wearmouth, Dan & Vicki
Legal Description: Block 2, Plan 8310789, SE-32-26-01-05	General Location: located approximately 1.61 km (1 mile) north of Twp. Rd. 264 and on the west side of Rge. Rd. 14
Land Use Designation: Residential, Rural District (R-RUR) under Land Use Bylaw, C-8000-2020.	Gross Area: 2.02 hectares (± 5.00 acres)
File Manager: Sandra Khouri	Division: 7

PROPOSAL:

The proposal is for the single-lot regrading and placement of clean fill for the construction of a berm, ditch, and swale. *Note, this application was assessed in accordance with Land Use Bylaw C-8000-2020.*

Under Section 157 of Land Use Bylaw C-8000-2020, site stripping, grading, excavation, or fill is a discretionary use in all land use districts.

The intent of the application is to keep standing water from accumulating on the property by redirecting drainage towards the ditch in the County road right-of-way.

- A **swale** will be constructed along half of the north property line (from west to east) to pool water draining from Harmen Lane. Swale dimensions:
 - 49.00 m (160.76 ft.) L x 5.00 m (16.40 ft.) W x 0.30 m (0.98 ft.) D
- Then a **v-ditch** will be constructed on the second half of the north property line to direct flow towards the County ditch. V-ditch dimensions:
 - 89.00 m (291.99 ft.) L x 9.00 m (29.52 ft.) W x 0.90 m (2.95 ft.) D
- There are **two existing culverts** at the end of the proposed v-ditch that will facilitate water flow to the County ditch. The 12" culvert will be removed, the 24" culvert will be re-centered, and the County ditch will be dropped by 30 cm. The existing approach here will be moved further south to facilitate construction of the v-ditch.
 - **Note:** work within a County road ROW needs authorization from Road Operations.
- A **berm** will be constructed just north of the proposed v-ditch to prevent water from flowing to the north neighbor's property. The berm will be landscaped in the future. Berm dimensions:
 - 40.00 m (131.23 ft.) L x 4.00 m (13.12 ft.) W x 0.50 m (1.64 ft.) H
- There is a **low area** on the property just east of the house where water pools. This area will be filled to meet the current grade and slightly sloped towards the north so that water will flow towards the proposed ditch. Area dimensions are:
 - 28.00 m (91.86 ft.) L x ~4.00 m - 12.00 m (~13.12 ft. – 39.37 ft.) W x 0.45 m (1.47 ft.) H

Riparian Protection Area

There is a Riparian Protection Area on the southeast corner of the parcel, with the fill area indicated on the site plan appearing to almost encroach into the protection area. However, as the protection area encompasses an existing driveway and road approach, any earthworks north of the driveway would not be of concern.

STATUTORY PLANS:

The subject property is not located within any statutory plans. As such, the application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

October 16, 2020

- Site well kept
- No construction started
- No concerns at time of inspection

CIRCULATIONS:

Alberta Environment and Parks

No comments received.

Development Compliance Officer Review

Development Compliance has no comments or concerns related to the attached application.

Planning and Development Services – Engineering Review

General

- The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures.

Geotechnical - Section 300.0 requirements:

- Based on County GIS review, site slopes are less than 15%.
- As per the application, the proposal is to construct a ditch and berm for drainage purposes.
- As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.
- Engineering has no requirements at this time.

Transportation - Section 400.0 requirements:

- Access to the parcel is provided off Range Road 14.
- This is unlikely to increase traffic on local road networks. Traffic Impact Assessment and TOL are not required.
- The proposal involves moving the existing approach on north side of the property to facilitate the construction and tie-in of the V-ditch to the road ditch.
- Prior to issuance, the applicant shall obtain all necessary permits/approvals from Road Operations to perform any work within the road allowance to the satisfaction of Road Operations.

Sanitary/Waste Water - Section 500.0 requirements:

- No information was provided.
- Engineering has no requirements at this time.

Water Supply and Waterworks - Section 600.0 & 800.0 requirements:

- No information was provided.
- Engineering has no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- As per the application, the proposed development involves excavation, stripping and filling throughout the north portion of the property to eliminate the water pooling caused by the water runoff from the properties to the west and north of the subject land. The plan is to fill low areas on the property and build a swale to direct water to road ditch of Range Road 14. A berm will be constructed along the northern property line to prevent water from running into the subject land.
- Prior to issuance, applicant shall provide a stormwater memo, prepared by a qualified profession, to confirm that proposed solution/development is adequate to manage on-site stormwater without causing any adverse impacts to drainage patterns and neighboring properties. If the findings of the memo require local improvements, site specific stormwater management plan should be provided identifying onsite stormwater management strategy for the proposed development in accordance with the County Servicing Standards and Nose Creek Watershed Water Management Plan.
- As a permanent condition, the applicant will be required to implement and maintain the approved stormwater management system in perpetuity.

Environmental – Section 900.0 requirements:

- As per County's GIS system, proposed development is in proximity of nose creek tributary and associated riparian area.
- As a permanent condition, the applicant will be required to obtain all necessary approvals from AEP under the Water Act for any watercourse disturbance.
- As a permanent condition, the applicant shall conserve and manage the riparian land in accordance with County Policy # 419: Riparian Land Conservation and Management.
- As an advisory, the applicant is responsible for ensuring that proper dust mitigations measures and ESC controls are adhered to on site.

OPTIONS:

Option #1 (this would allow the development to commence)

APPROVAL, subject to the following conditions:

Description:

1. That single-lot regrading and placement of clean fill for the construction of a berm, ditch, and swale shall be permitted in general accordance with the drawings submitted with the application and the conditions of this permit.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. 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;
 - ii. To obtain a consent letter, permit, and/or approvals for any construction within the County road right-of-way, including filling, regrading, culvert work, and approach relocation; and
 - iii. Written confirmation shall be received from County Road Operations confirming all components of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to issuance of this permit, the Applicant/Owner shall provide a stormwater memo, prepared by a qualified professional, to confirm that the proposal is adequate to manage on-site stormwater without causing any adverse impacts to drainage patterns and neighboring properties.
 - i. If the findings of the memo require local improvements, a Site Specific Stormwater Management Plan should be provided identifying an onsite stormwater management strategy for the proposed development, in accordance with the County Servicing Standards and Nose Creek Watershed Water Management Plan.

Permanent:

4. 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 condition shall be implemented and adhered to in perpetuity.
5. That upon completion of the proposed development, should there be areas of fill that are greater than 1.20 m (3.93 ft.) in depth, the Applicant/Owner shall submit compaction testing results prepared by a qualified professional.
6. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
7. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
8. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto any County roads during hauling, shall be the responsibility and cost of the Applicant/Owner for clean-up.
9. That no topsoil shall be removed from the site.
10. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
11. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.



12. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
13. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
14. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

Advisory:

15. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
16. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
17. 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*].
18. That if the development authorized by this Development Permit is not completed within twelve (12) months of the date of issuance, the permit is deemed to be null and void.
19. That if this Development Permit is not issued by **May 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #2 (this would not allow the development to commence)

REFUSAL, for the following reasons:

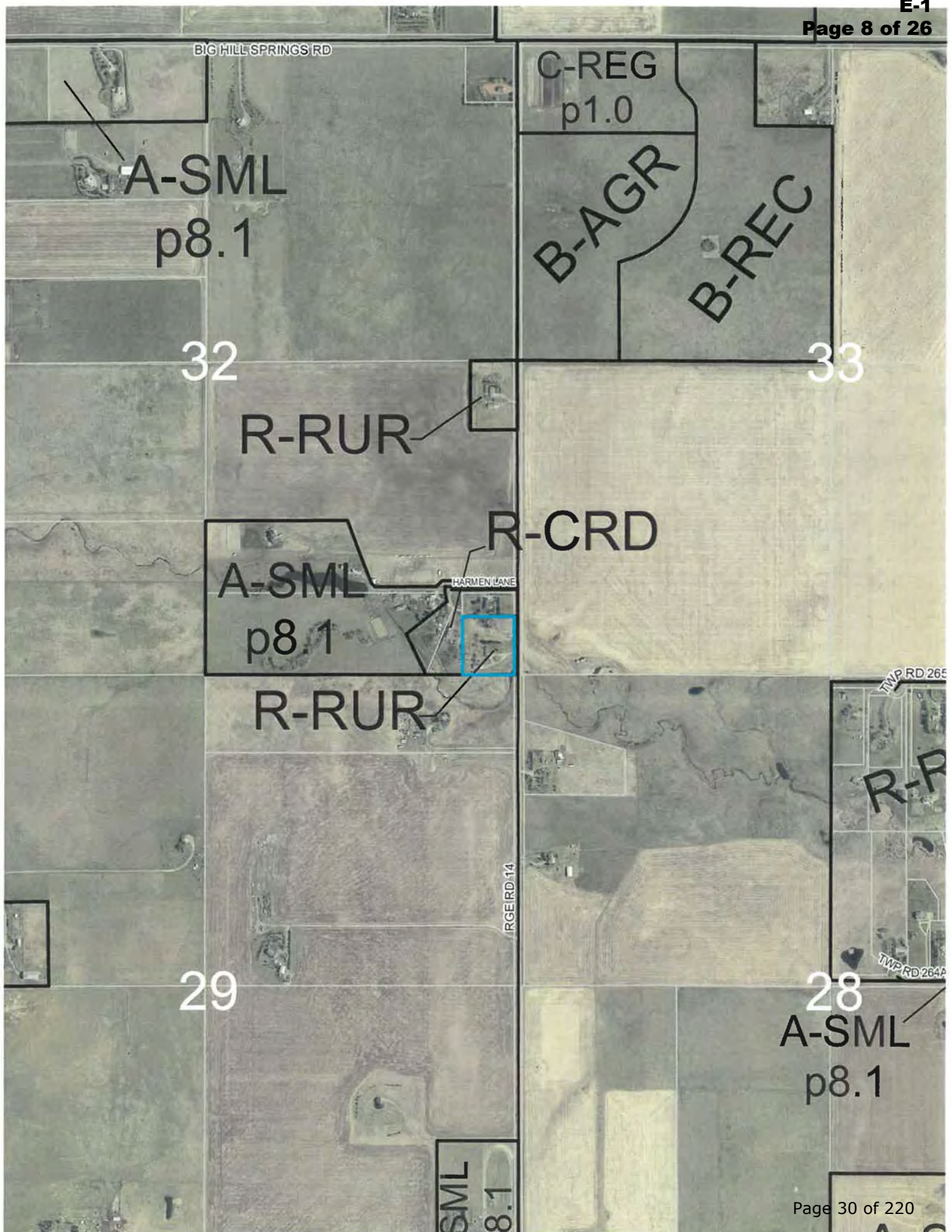
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

R-CR

HARMEN LANE

RCEIRD 14

UR







ROCKY VIEW COUNTY
Cultivating Communities

20202773

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$450.00	File Number 06532010
Date of Receipt 09/15/2020	Receipt # 202005497

Name of Applicant Dan & Vicki WearmouthEmail [REDACTED]Mailing Address [REDACTED]Postal Code [REDACTED]

Telephone (B) _____

(H) [REDACTED]

Fax _____

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____

(H) _____

Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE $\frac{1}{4}$ Section 32 Township 26 Range 1 West of 5 Meridian
- b) Being all / parts of Lot _____ Block 2 Registered Plan Number 8310789
- c) Municipal Address 265015 Range Road 14, Rocky View County
- d) Existing Land Use Designation Residential 2 Parcel Size 5.00 Acres Division 7

2. APPLICATION FOR

Stripping, filling, excavating & grading of parcel of land and create a new approach

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No X
- b) Is the proposed parcel within 1.5 kilometres of a sour gas facility?
(Sour Gas facility means well, pipeline or plant) Yes _____ No _____
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No X
- d) Does the site have direct access to a developed Municipal Road? Yes X No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I DAN WEARMOUTH & VICKI WEARMOUTH hereby certify that X I am the registered owner
(Full Name in Block Capitals)

_____ I am authorized to act on the owner's behalf

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

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

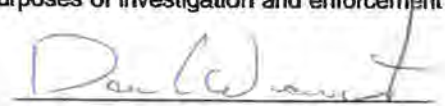
Applicant's Signature _____

Date _____

Owner's Signature Dan & Vicki WearmouthDate 20/09/15

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Dan Wearmouth ^{VICKI WEARMOUTH} hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

 20/09/15
Signature Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Applicant Dan & Vicki Wearnmouth

Address of Applicant [REDACTED]

Telephone (C) [REDACTED] (H) _____ (Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site stripping | <input checked="" type="checkbox"/> Re-contouring |
| <input checked="" type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? Construct a ditch for drainage purposes and to keep standing water from

accumulating on the landscaped area and the undeveloped area.

Construct a berm beside the drainage ditch to prevent water from running

out of the ditch onto neighbouring property.

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

The excess water will be channeled away to the main County ditch and will not pool on

the property.

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height 60 cm

Volume _____ meters cubed

Width _____

Truckload _____ (approximately)

Length _____

Slope Factor 4 - 1 (if applicable)

Area _____ square metres

*** Please show all measurements in detail on your site plan.**

4. TERMS AND CONDITIONS

(a) General statement about conditions:

- The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
- Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
- The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
- As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

1. Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

VICKI WEARMOUTH
Daniel Wearmouth
 (Print Full Name)

hereby certify that

☒ I am the registered owner

☐ I am authorized to act on behalf of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

September 15, 2020

Rocky View County
Planning and Development
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

To Whom it May Concern;

We are submitting for your consideration the attached Development Permit application. We are wanting to do some excavating, stripping and filling throughout the north portion of our 5 acre property in an attempt to eliminate the excessive water pooling that is occurring. We receive substantial water runoff from properties to the west and north of us and it pools in low areas on our land. Our plan is to fill low areas on the property and build a swale to direct water from the west to a v-trench which will channel excess water to the ditch running along range road 14. A berm constructed along a portion of the northern property line will prevent water from running both into and out of our property. This berm will be landscaped

Any extra topsoil will be used to lift the grade in low areas. Any extra common materials will be placed on the access road.

We are also wanting to create a new approach which will include contouring the ditch to create a positive slope and digging up the existing culver and entering it in the ditch.

Thank you,



Dan & Vicki Wearmouth

Looking North, Existing
Culvert and Driveway



Looking South, Riparian
Protection Area



Looking West, Fill Area



Looking North, County
ROW Ditch and Culverts





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0014 813 620 8310789;2 991 089 519

LEGAL DESCRIPTION
PLAN 8310789
BLOCK 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.02 HECTARES (4.99 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;26;32;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 971 217 149

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

991 089 519 06/04/1999 TRANSFER OF LAND \$245,000 \$245,000

OWNERS

DAN WEARMOUTH

AND

VICKI WEARMOUTH

BOTH OF:

[REDACTED]
[REDACTED]
[REDACTED]

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF NAME 011221367)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

751 047 090 20/05/1975 UTILITY RIGHT OF WAY
GRANTEE - ROCKYVIEW GAS CO-OP LTD.
"AS TO THE INTEREST OF SID HASSEN"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

991 089 519

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

751 057 400	11/06/1975	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD. "AS TO THE INTEREST OF ALLEY HASSEN"
831 041 299	08/03/1983	CAVEAT RE : ROADWAY CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. VALERIE SCHMALTZ, ASSISTANT MUNICIPAL ADMINISTRATOR P.O. BOX 3009, STATION B CALGARY ALBERTA

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
SEPTEMBER, 2020 AT 11:27 A.M.

ORDER NUMBER: 40107824

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

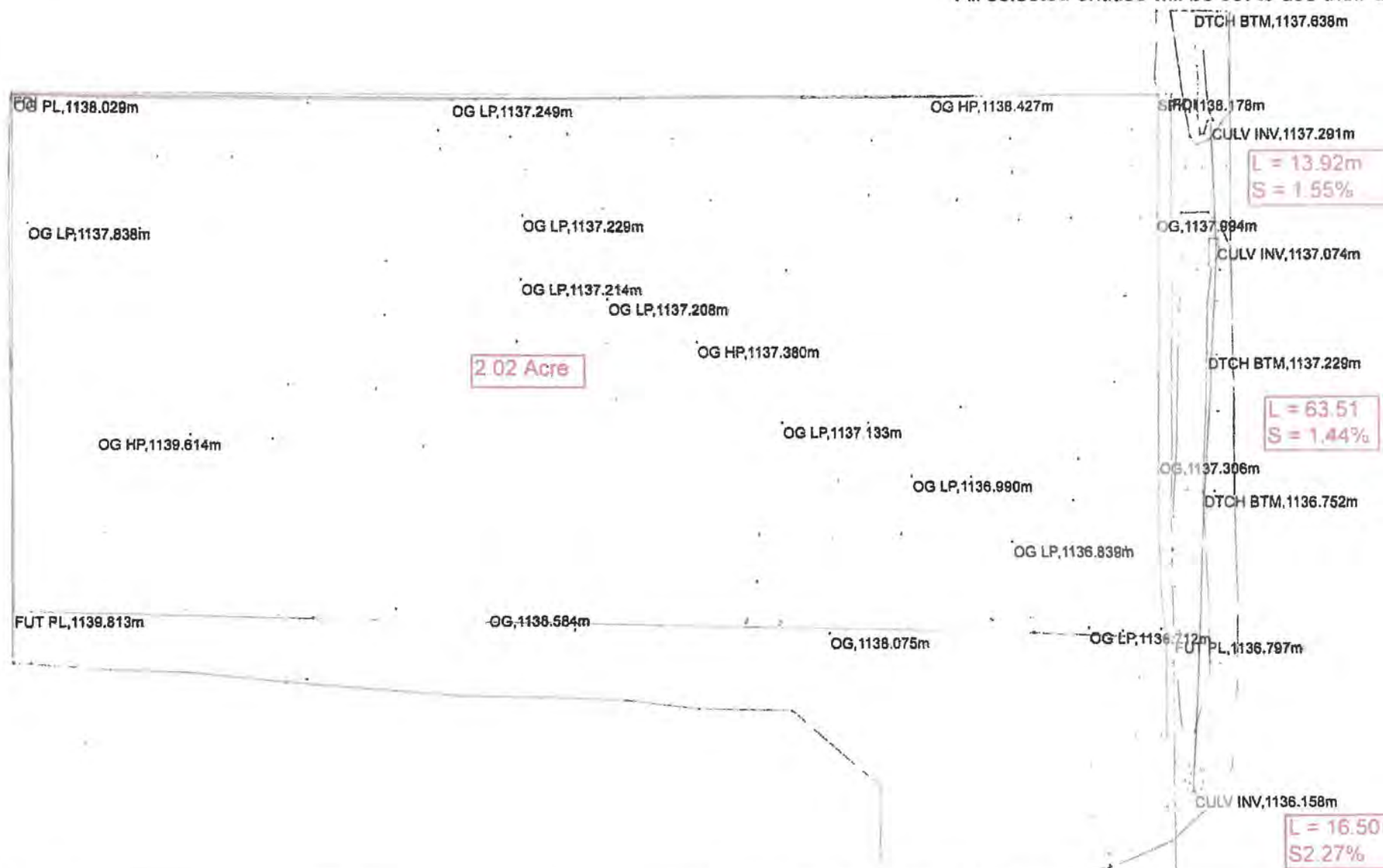
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

15m



All selected entities will be set to use their default



D Baldwin

Comment :Original Ground Drainage - 0.25m Contours

Project : Dan Hoe Block 2 Plane 831 0789

C:\Users\dbald\Documents\Dan Hoe\Dan Hoe Block 2 Plane 831 0789.tp3



ROCKY VIEW COUNTY

APPLICATION FOR ROAD APPROACH NOT CONDITIONAL TO SUBDIVISION (POLICY 402)

DATE: August 24 2020 DIVISION: 7
 APPLICANT: Dan & Vicki Wearmouth FILE # _____
 ADDRESS: [REDACTED] PHONE: _____ BUS: _____
 HOME: [REDACTED] FAX: _____

LEGAL DESCRIPTION OF PARCEL REQUIRING ACCESS

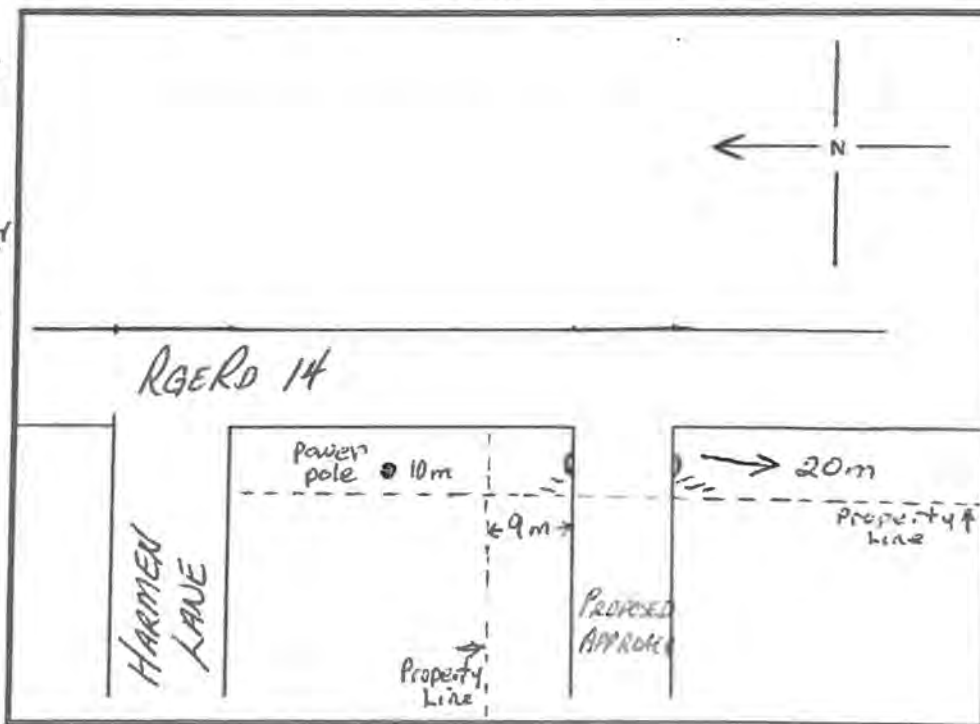
1/4 SE SECTION 32 TOWNSHIP 26 RANGE 1 MERIDIAN W5M
 PLAN 8310789 LOT _____ BLOCK 2

PURPOSE FOR APPROACH: To create entrance to proposed new lot

DIAGRAM SHOWING LOCATION OF REQUESTED APPROACH:

(Please indicate distances to approach from a corner or other landmark; road names; and legal description.
 Physically marking the desired location (with a ribbon or a stake) is appreciated.)

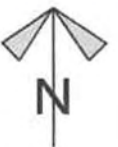
*Locates have been done
 Nothing in the area
 underground
 Overhead power line
 Ticket #
 20203315394*



*PROPOSAL
 - Dig up existing culvert & replace it centered in ditch
 - Drop the grade by 30 cm.
 Start cut at power pole
 - Contour ditch & cut to grade and slope
 20 m ditch bottom for positive slope.*

OFFICE USE ONLY:

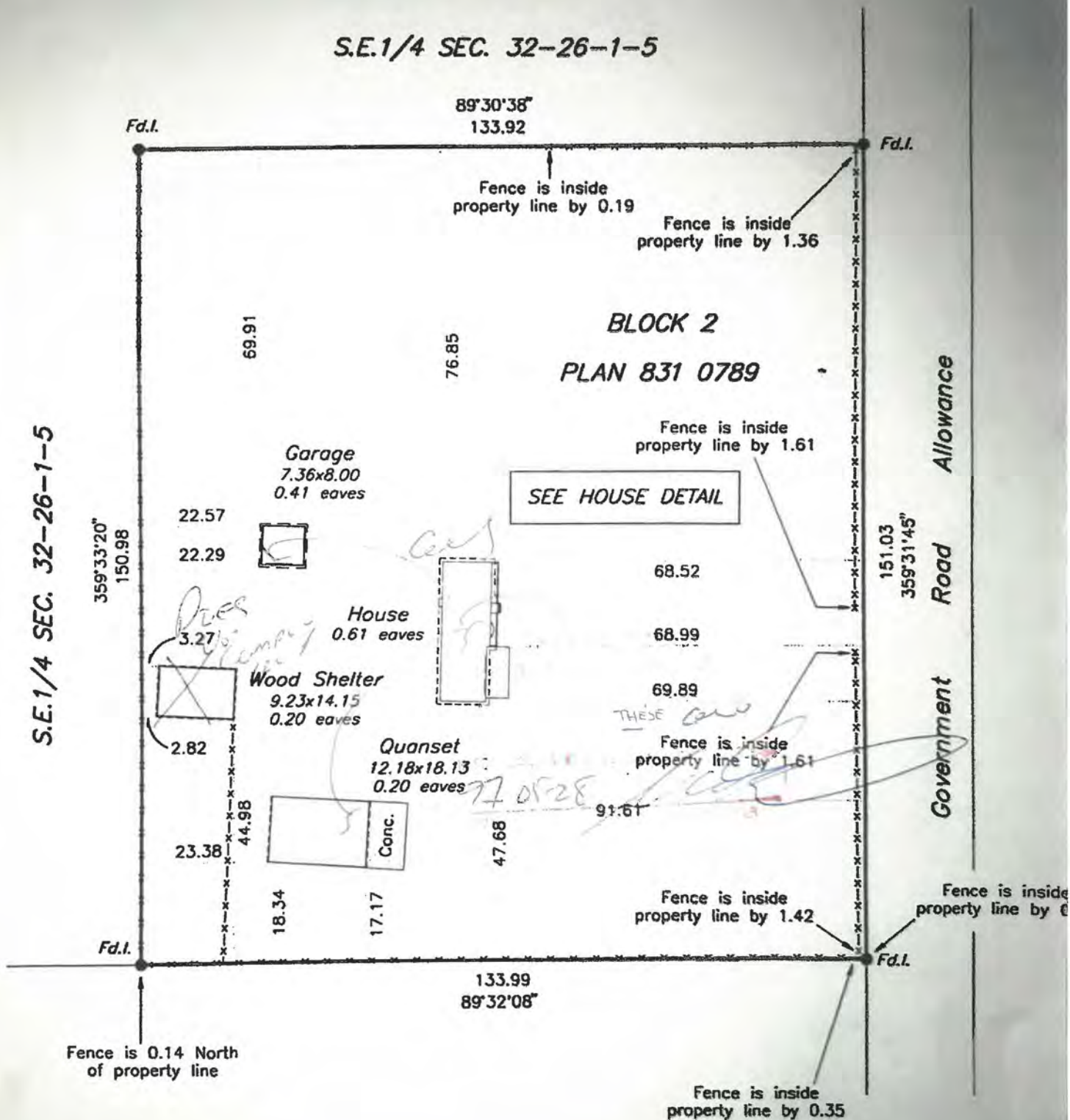
PRECONSTRUCTION INSPECTION:	20	BY:	_____
PERMISSION TO CONSTRUCT:	20	BY:	_____
NOTIFIED OF COMPLETION:	20	BY:	_____
APPROVED ON	20	BY:	_____



ALBERTA LAND SURVEYOR'S REAL PRO

S.E.1/4 SEC. 32-26-1-5

S.E.1/4 SEC. 32-26-1-5



Fill Area

Original Ground

Before

Max fill height 1.5m

Bar

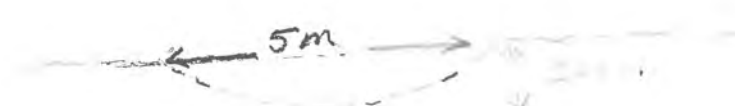


Warning in 1/2 mile

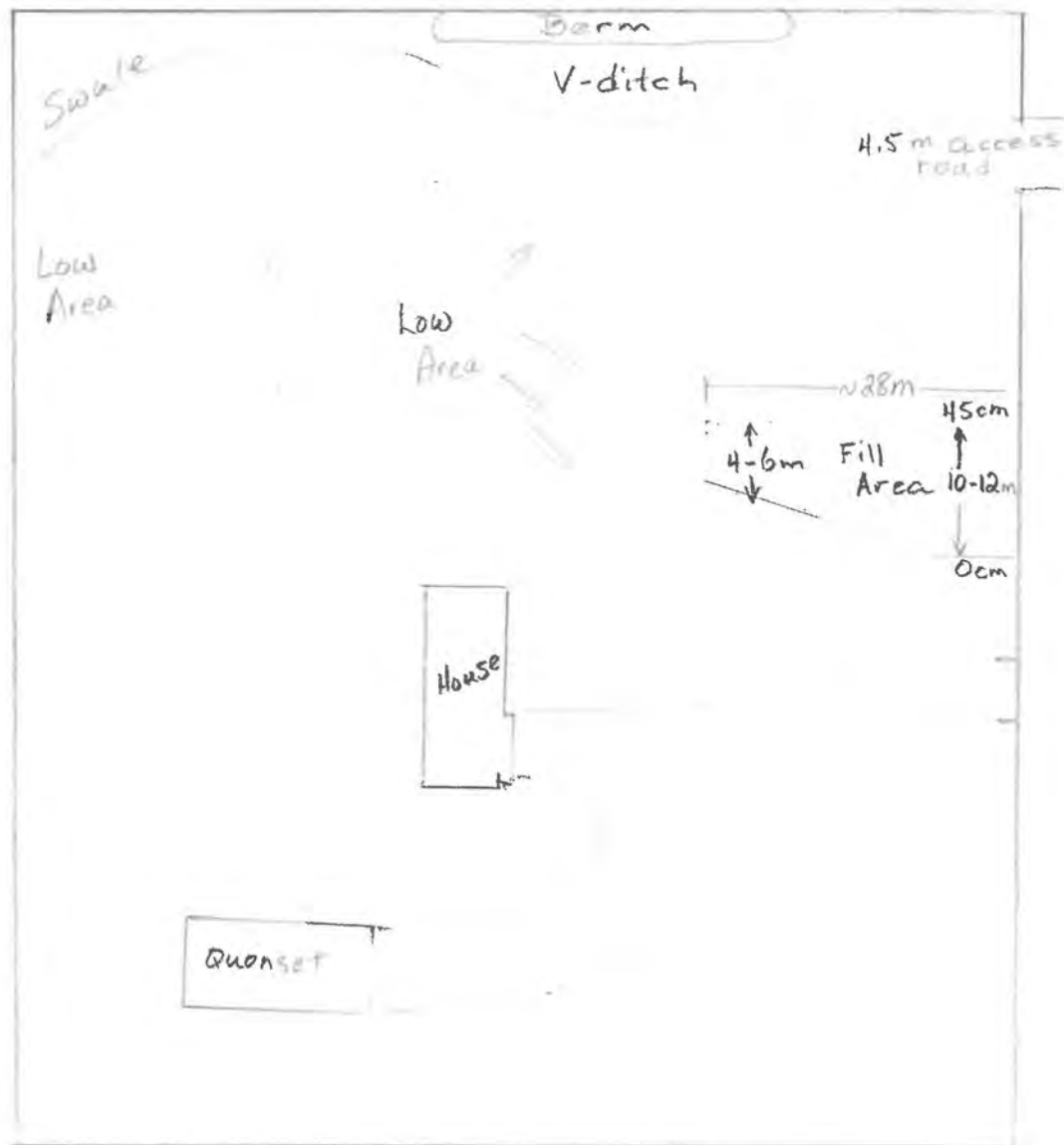


Section of 1/2 mile
0-45m

Swale



~49m in length.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 5
SUBJECT: Development Item: Accessory Building
USE: Discretionary use, with Variances

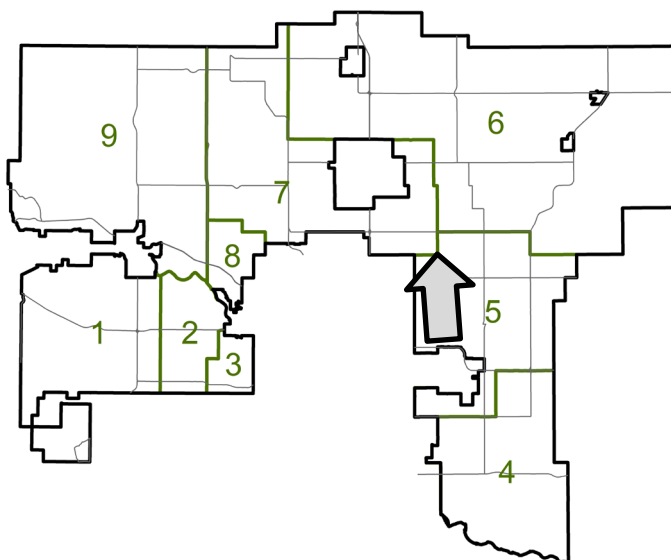
DATE: November 12, 2020
APPLICATION: PRDP20202959

APPLICATION: construction of an accessory building (oversize shop), relaxation of the maximum accessory building parcel coverage, and relaxation of the minimum rear yard setback requirement

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) south of Twp. Rd. 260 and on the west side of Rge. Rd. 283

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

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



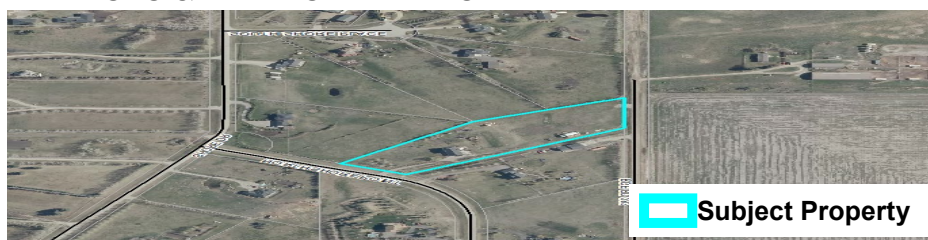
VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Maximum Building Area	190.00 sq. m (2,045.14 sq. ft.)	312.15 sq. m (3,360.00 sq. ft.)	64.28%
Maximum Accessory Building Parcel Coverage	285.00 sq. m (3,067.71 sq. ft.)	487.05 sq. m (5,242.58 sq. ft.)	70.90%
Rear Yard – from any road	30.00 m (98.43 ft.)	15.24 m (50.00 ft.)	61.40%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20202959 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20202959 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri – Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: September 25, 2020	File: 05333001
Application: PRDP20202959	Applicant/Owner: Colbourne, Don W
Legal Description: Lot 22, Block 1, Plan 0211172, NE-33-25-28-04	General Location: located approximately 0.41 km (1/4 mile) south of Twp. Rd. 260 and on the west side of Rge. Rd. 283
Land Use Designation: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020	Gross Area: (± 1.62 hectares) ± 4.00 acres
File Manager: Sandra Khouri	Division: 5

PROPOSAL:

The proposal is for the construction of an accessory building (oversize shop), approximately 312.15 sq. m (3,360.00 sq. ft.) in size, relaxation of the maximum accessory building parcel coverage and relaxation of the minimum rear yard setback requirement. *Note, this application was assessed in accordance with Land Use Bylaw C-8000-2020.*

- The proposed building is 312.15 sq. m (3,360.00 sq. ft.) in size;
 - The building will include an uncovered deck, approximately 22.29 sq. m (240.00 sq. ft.) in area. The deck is 3.66 m (12.00 ft.) wide and encroaches even further into the minimum rear yard setback requirement.
- The building will be used as a workshop and for storage;
- The building will be located at the rear of the property;
- The exterior will be finished in white metal cladding, is one and a half stories (mezzanine on the second floor), and includes 2 man doors and 2 overhead doors.
- There are multiple other accessory buildings onsite (*Sea Container, Quonset, Horse Shelter, Shed, Playhouse, Chicken Coop*)

LAND USE BYLAW:

R-RUR Residential, Rural District

Requirements				
Section	Regulation	Required	Proposed	Variance
318	Uses, Discretionary	Accessory buildings > 190.00 sq. m (2,045.14 sq. ft.)	312.15 sq. m (3,360.00 sq. ft.)	64.28%
321 a)	Maximum Building Height (accessory buildings)	7.00 m (22.97 ft.)	6.93 m (22.74 ft.)	0%
322	Maximum Accessory Building Parcel Coverage	285.00 sq. m (3,067.71 sq. ft.)	487.05 sq. m (5,242.58 sq. ft.)	70.90%

323	Front Yard – from other roads	15.00 m (49.21 ft.)	lots	0%
323	Side Yard – from other uses	3.00 m (9.84 ft.)	6.06 m (19.88 ft.) / lots	0%
323	Rear Yard – from any road (undeveloped road allowance)	30.00 m (98.43 ft.)	15.24 m (50.00 ft.) / 11.58 m (37.99 ft.) to deck	61.40%

Approval Rationale:

The property backs onto agricultural lands and the addition of a larger accessory building will likely have minimal impact to adjacent lands. As such, the application is recommended for approval.

STATUTORY PLANS:

The subject property is not located within any statutory plans. As such, the application was assessed in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

Inspection not completed at the time this report was written.

CIRCULATIONS:

Building Services Review

- No comments received.

Development Compliance Officer Review

- No comments received.

OPTIONS:

Option #1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That construction of the proposed accessory building (oversize shop), approximately 312.15 sq. m (3,360.00 sq. ft.) in area, may take place on the subject property, in accordance with the submitted site plan and application and includes:
 - i. That the maximum accessory building parcel coverage is relaxed from **285.00 sq. m (3,067.71 sq. ft.)** to **487.05 sq. m (5,242.58 sq. ft.)**.
 - ii. That the minimum rear yard setback requirement, including the rear deck, is relaxed from **30.00 m (98.43 ft.)** to **11.58 m (37.99 ft.)**.

Permanent:

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for commercial or residential occupancy purposes at any time, unless otherwise permitted.

Advisory:

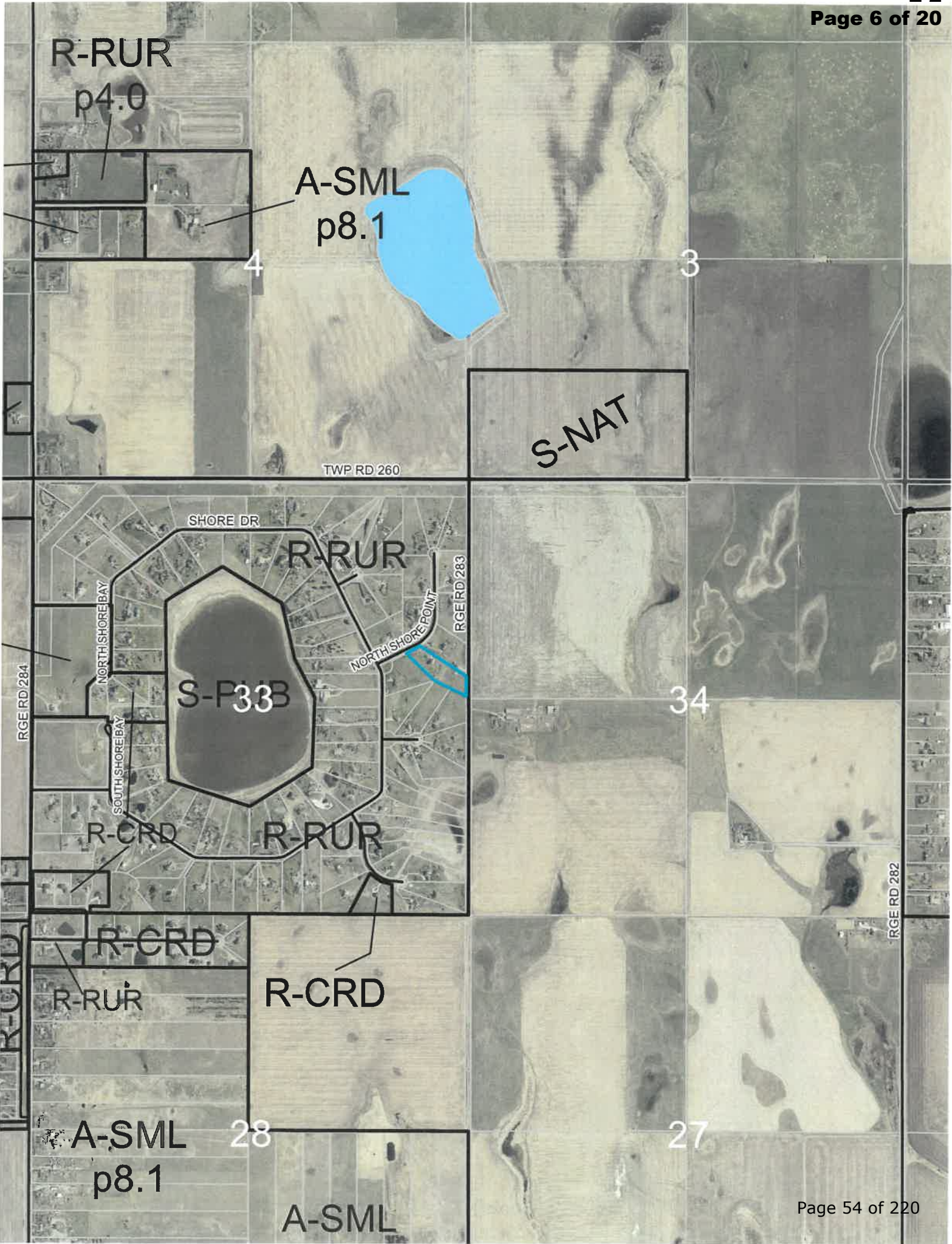
4. That during construction of the accessory building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
5. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
6. That a Building Permit shall be obtained through Building Services prior to any construction taking place, using the Accessory Building checklist.
7. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
8. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option #2: (this would not allow the development to proceed)

REFUSAL, 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.
- 2.







ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

E-2

FOR OFFICE USE **Page 7 of 20**

APPLICATION NO.	20 202 959
ROLL NO.	05333 001
RENEWAL OF	
FEES PAID	265.00
DATE OF RECEIPT	Sept 25/20

APPLICANT/OWNER

Applicant Name: Don Colbourne

Email: [REDACTED]

Business/Organization Name (if applicable):

Mailing Address: [REDACTED]

Postal Code: [REDACTED]

Telephone (Primary): [REDACTED]

Alternative: [REDACTED]

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: $\frac{1}{4}$ Section: Township: Range: West of: Meridian Division: 5

All parts of Lot(s)/Unit(s): 22 Block: 1 Plan: 021172 Parcel Size (ac/ha): 4

Municipal Address: 6 North shore Point, rocky view Land Use District:

APPLICATION FOR - List use and scope of work

Personal Acc Bldg relaxation of maximum size

Variance Rationale included: ☐ YES ☐ NO ☐ N/A

DP Checklist Included: ☐ YES ☐ NO

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, DON COLBOURNE (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: [Signature]

Date _____



ROCKY VIEW COUNTY

ACCESSORY BUILDING(s)

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

DETAILS		USE TYPE
Building total floor area (footprint)	3360 (m ² / ft. ²)	<input checked="" type="checkbox"/> * Residential
Height of building	16 ft (m / ft.)	<input type="checkbox"/> Agricultural
Total area of all accessory buildings (For Residential/Agricultural parcels)	(m ² / ft. ²)	<input type="checkbox"/> Related to <i>Home-Based Business (HBB), Type II</i> (attach HBB Information Sheet)
		<input type="checkbox"/> Other (specify):
BUILDING DESCRIPTION		BUILDING TYPE
Purpose/use of building (workshop, studio, storage etc.): workshop storage		<input checked="" type="checkbox"/> Storage Shed
Building material(s): metal, wood		<input type="checkbox"/> Barn
		<input type="checkbox"/> Quonset
		<input type="checkbox"/> Farm Building
		<input type="checkbox"/> Detached Garage
		<input type="checkbox"/> Gazebo
		<input type="checkbox"/> ** Shipping Container (Seacan)
		<input type="checkbox"/> Personal Greenhouse/Nursery
		<input type="checkbox"/> Horse Shelter/Stable
		<input type="checkbox"/> Tent (covered)
		<input type="checkbox"/> Other (specify):
Exterior colour(s): white		
Age of building(s), if permits not issued/available: NA		

VARIANCE(s) REQUESTED (If applicable)
Describe variances requested:
Describe reasons for variances (location, storage needs, etc.):

NOTE: Application must include a Site Plan identifying dimensions, area, and location of the building (including setbacks), floor plan(s), elevations, and requirements of the Development Permit Checklist.

Accessory Buildings, Land Use Bylaw, C-8000-2020:

* An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.

** Where the Accessory Building is a Shipping Container it:

- Shall not be attached, in any way, to a principal building;
- Shall not be stacked in any Non-Industrial District; and
- Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

Applicant Signature _____

Date _____



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0029 279 916 0211172;1;22 151 026 177

LEGAL DESCRIPTION
PLAN 0211172
BLOCK 1
LOT 22
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.62 HECTARES (4 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;25;33;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 051 473 797

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 026 177	27/01/2015	TRANSFER OF LAND	\$790,000	CASH & MORTGAGE

OWNERS

DONALD W COLBOURNE

[REDACTED]
[REDACTED]
[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
6799LI	28/08/1972	RESTRICTIVE COVENANT
4386LO	27/09/1972	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
151 026 177

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

OF WAY 021119180)
(DATA UPDATED BY: CHANGE OF NAME 041479925)

731 027 475	26/06/1973	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
741 007 134	23/01/1974	RESTRICTIVE COVENANT
021 120 224	11/04/2002	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N.E., BOX 3009, STATION 'B', CALGARY ALBERTA T2M4L6
021 120 225	11/04/2002	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - SHAW CABLESYSTEMS COMPANY. GRANTEE - 866565 ALBERTA LTD. AS TO PORTION OR PLAN:0211173 (DATA UPDATED BY: CHANGE OF NAME 041476903)
021 120 227	11/04/2002	EASEMENT OVER AND FOR BENEFITTING SEE INSTRUMENT (R/W PLAN 0211174)
081 132 498	10/04/2008	RESTRICTIVE COVENANT
081 132 499	10/04/2008	UTILITY RIGHT OF WAY GRANTEE - EAST PRAIRIE ROYALE RESIDENTS' ASSOCIATION. AS TO PORTION OR PLAN:0012041 0211173
081 132 500	10/04/2008	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. AS TO PORTION OR PLAN:0012041 0211173
151 026 178	27/01/2015	MORTGAGE MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
151 026 177

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

C/O FIRST NATIONAL FINANCIAL LP
100 UNIVERSITY AVE, SUITE 700 NORTH TOWER
TORONTO
ONTARIO M5J1V6
ORIGINAL PRINCIPAL AMOUNT: \$693,995

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 24 DAY OF
SEPTEMBER, 2020 AT 04:02 P.M.

ORDER NUMBER: 40188981

CUSTOMER FILE NUMBER: walkin-2



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

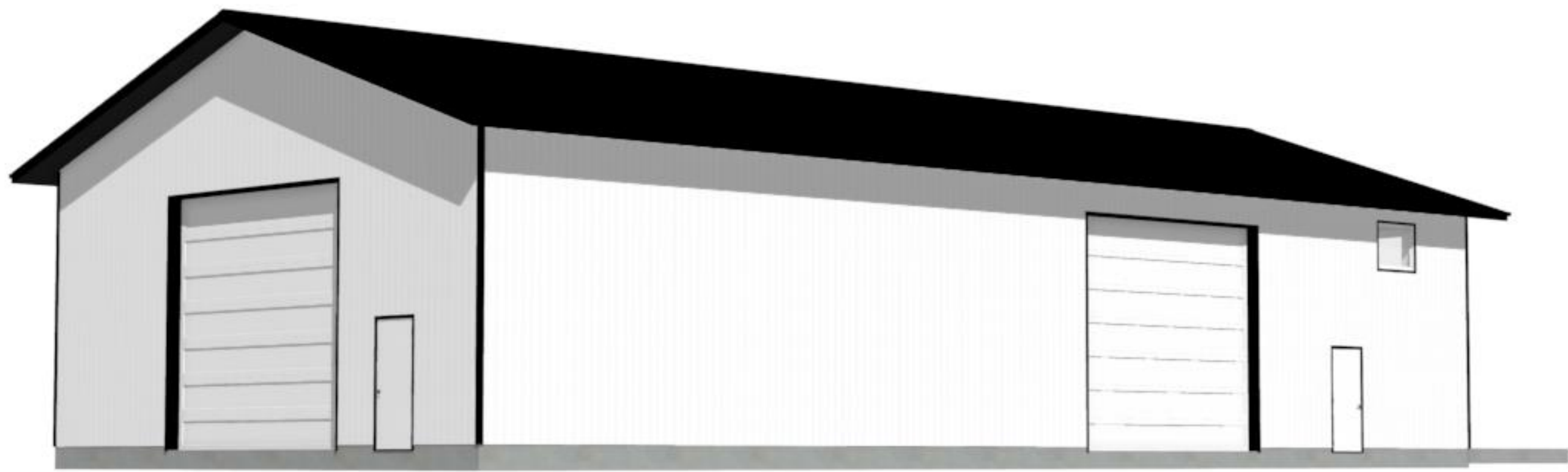


3,360 SQ FT SHOP

PREPARED FOR:
Don Colbourne

PROJECT SUMMARY:

- Dimensions: 40' x 84' x 16' building
- Ceiling Height: 8' below mezzanine, 7' above mezzanine, 16' in main building
- Total Developed Area: 4,320
- Colours Shown
 - Walls: Bright White
 - Roof and Trim: Black



NOT FOR CONSTRUCTION USE

Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com



CUSTOMER

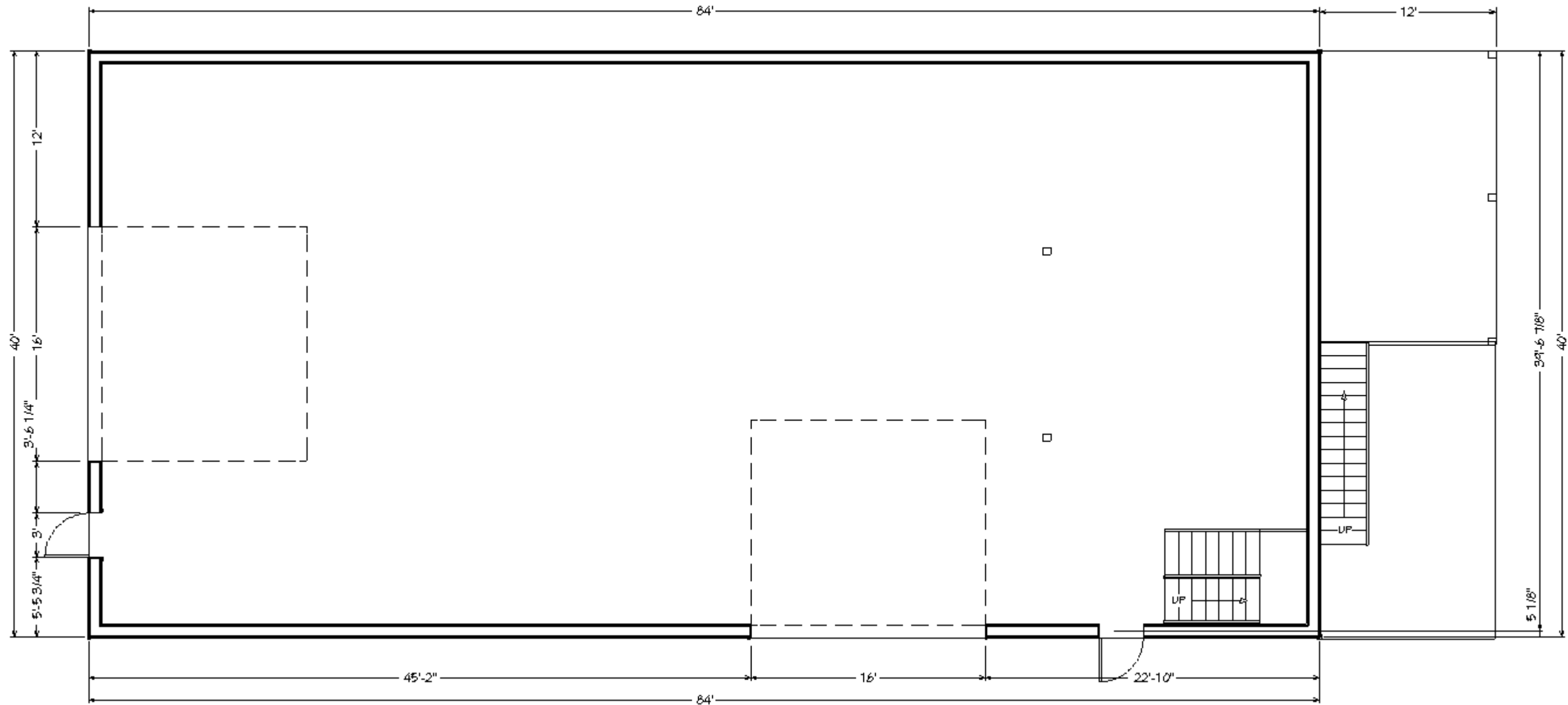
CUSTOMER NAME: Don Colbourne
CONCEPT #: Q41819

NEW
BUILDING
CONCEPT

Page 60 of 220

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

FLOORPLAN – LEVEL 1



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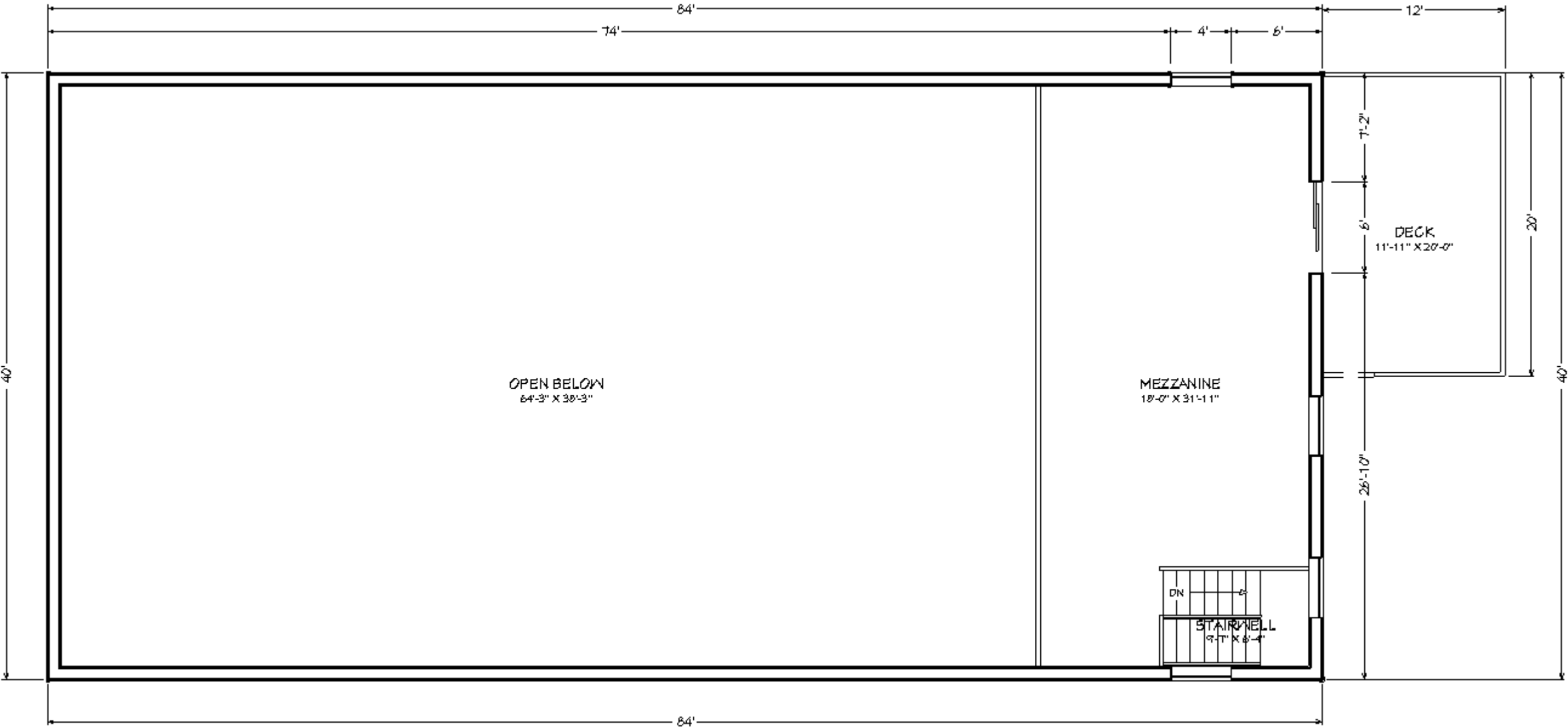
REMU DA
BUILDING

CUSTOMER
CUSTOMER NAME: Don Colbourne
CONCEPT #: Q41819



NEW
BUILDING
CONCEPT
Page 61 of 220

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

FLOORPLAN – LEVEL 2



NOT FOR CONSTRUCTION USE

   
Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

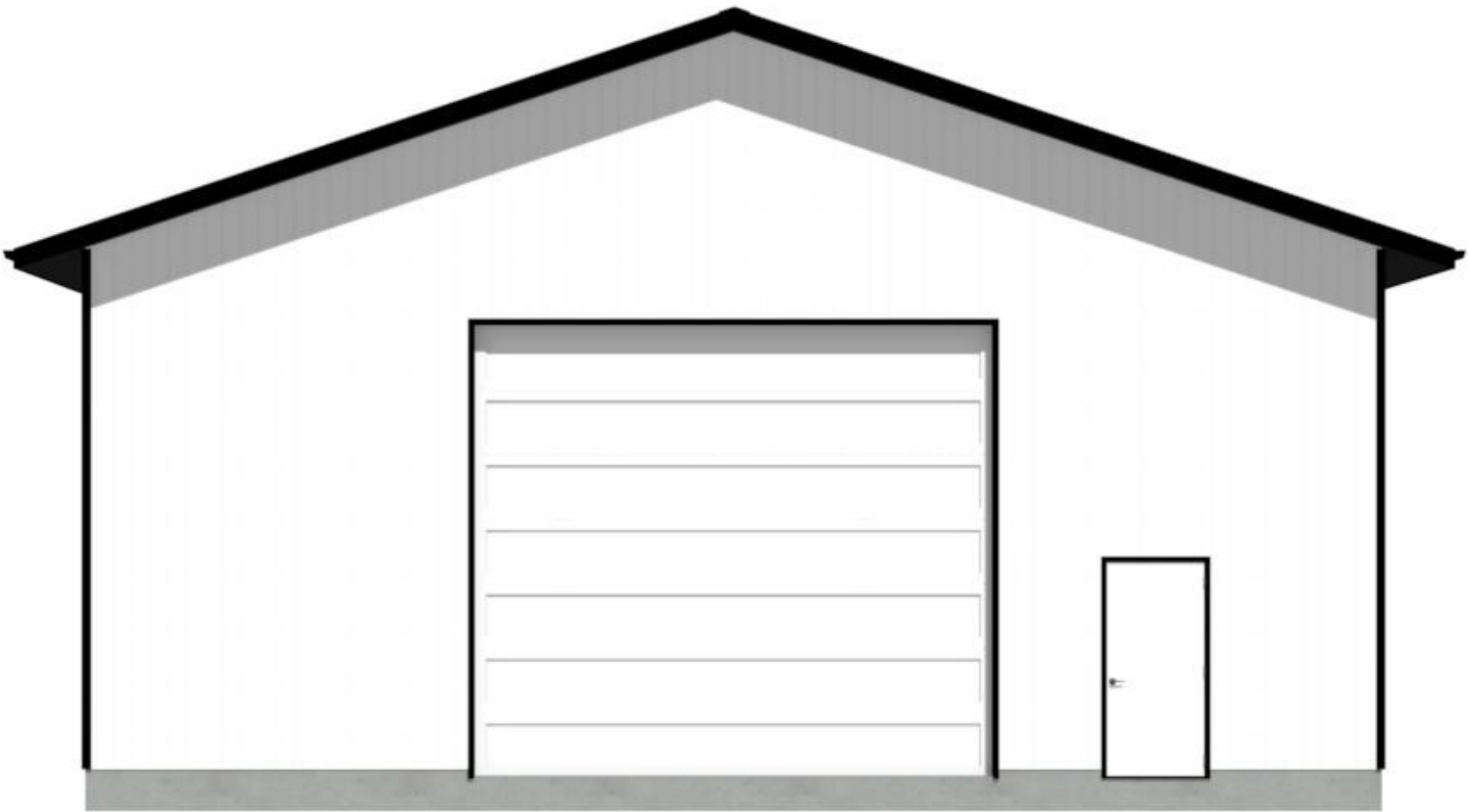
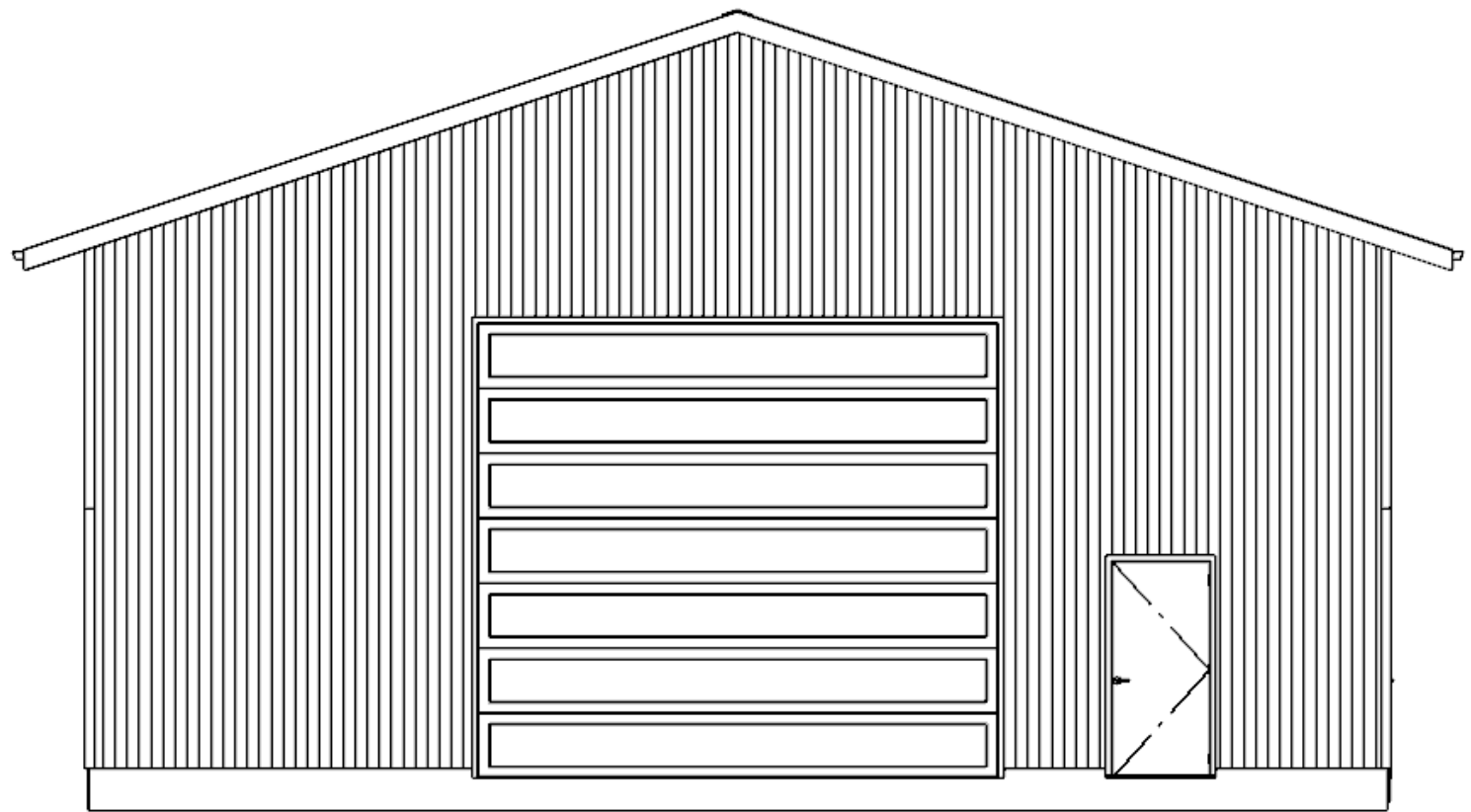


CUSTOMER
CUSTOMER NAME: Don Colbourne
CONCEPT #: Q41819

NEW
BUILDING
CONCEPT

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

FRONT ELEVATION



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

NEW
BUILDING
CONCEPT

CUSTOMER
CUSTOMER NAME: Don Colbourne
CONCEPT #: Q41819

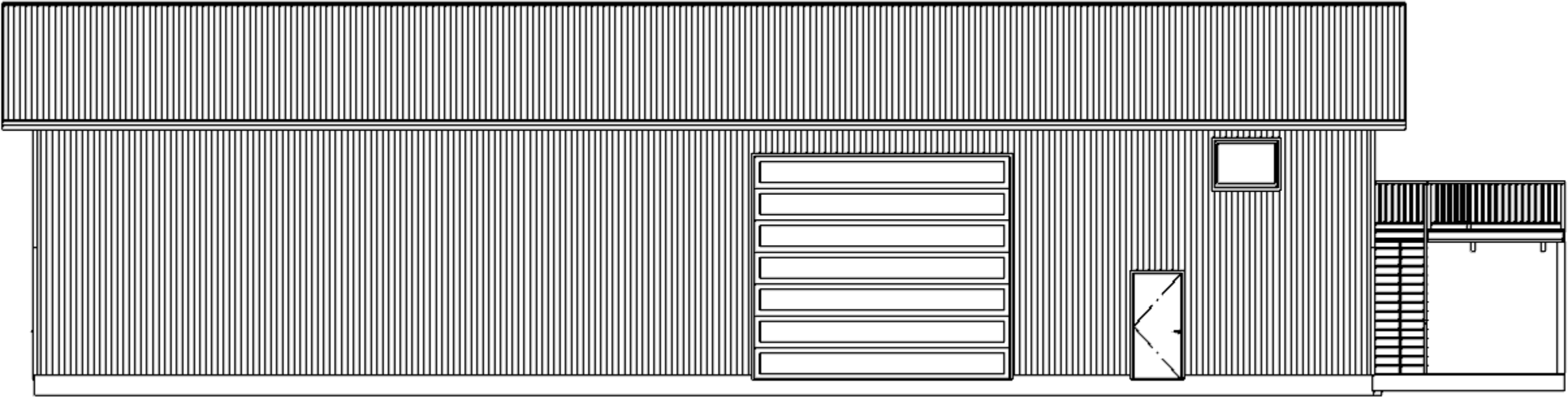
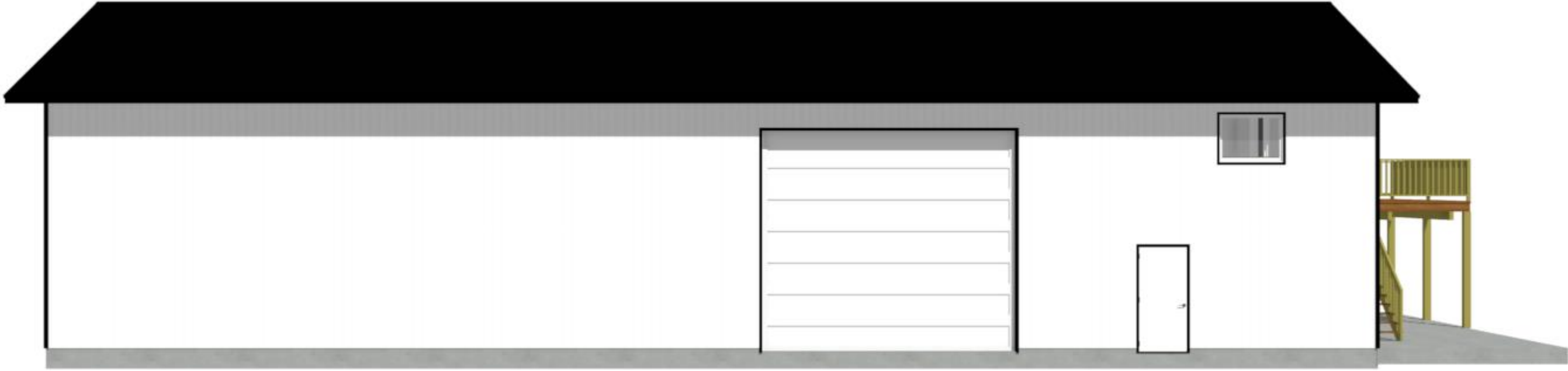


REMU
DA
BUILDING



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RIGHT ELEVATION




NOT FOR CONSTRUCTION USE





NEW
BUILDING
CONCEPT

CUSTOMER

CUSTOMER NAME: Don Colbourne

CONCEPT #: Q41819

REMUDA
BUILDING



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PAGE 5

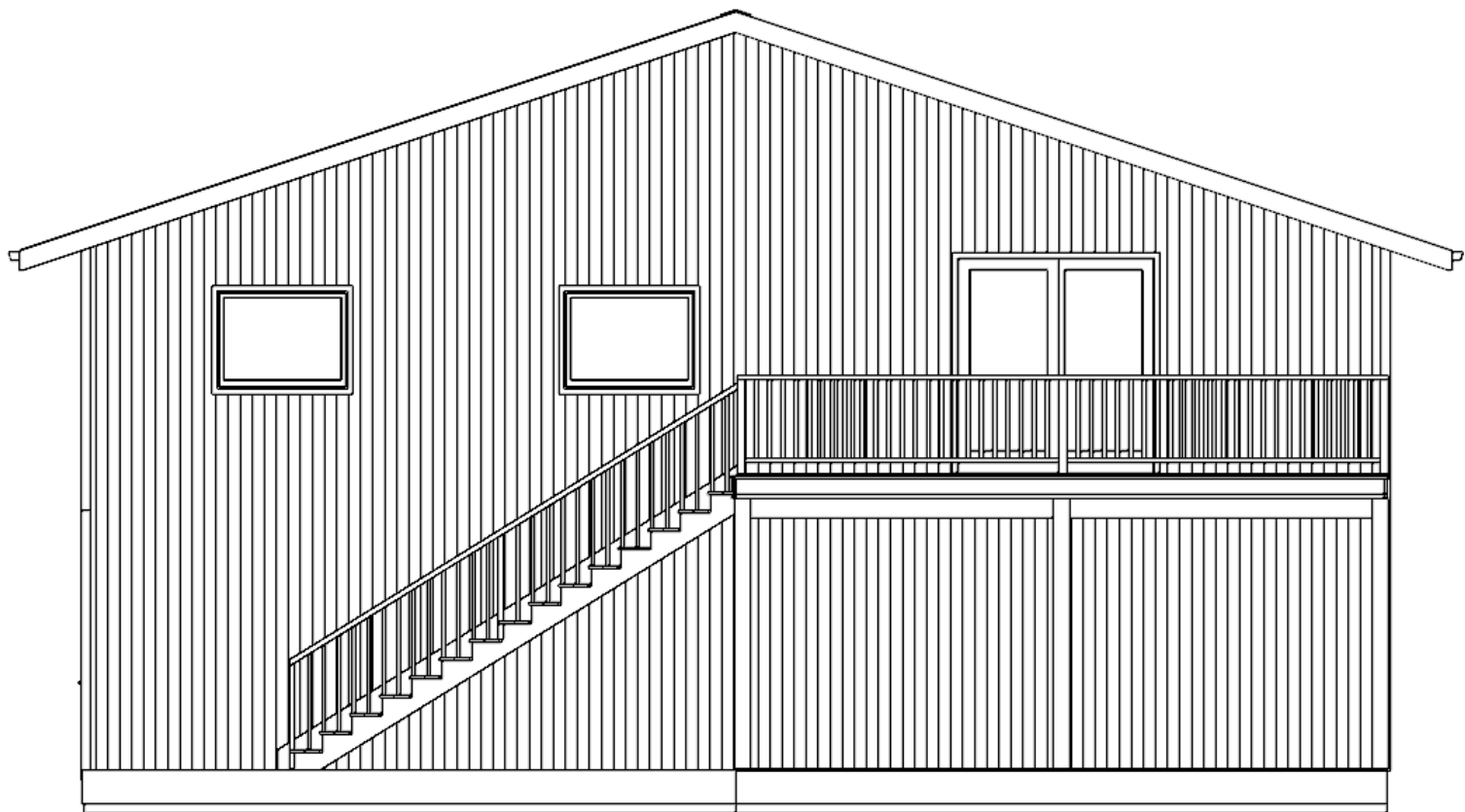
Page 16 of 20

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REAR ELEVATION



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

NEW
BUILDING
CONCEPT

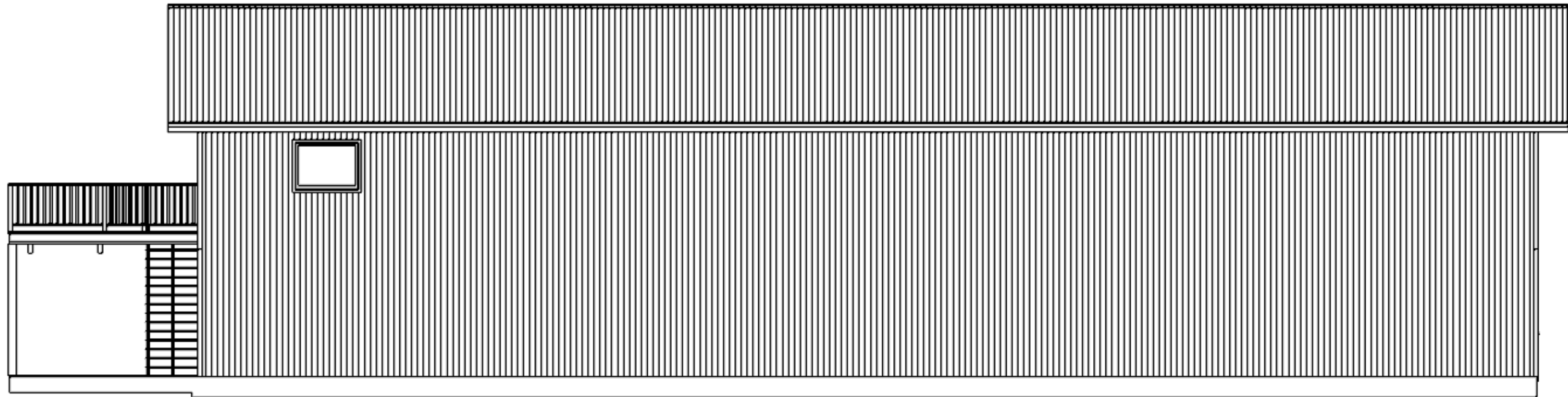
CUSTOMER
CUSTOMER NAME: Don Colbourne
CONCEPT #: Q41819



Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com



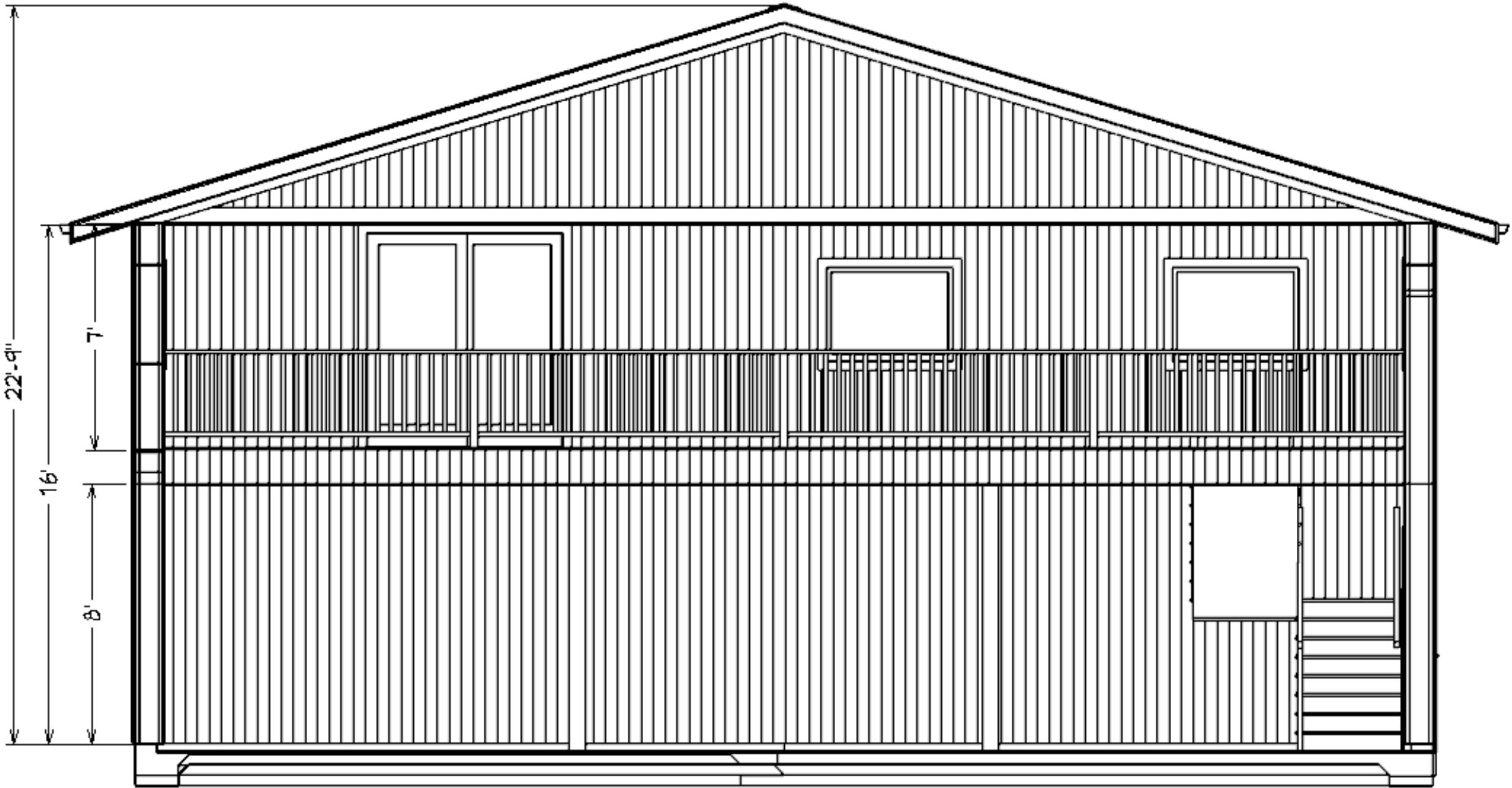
LEFT ELEVATION



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

CROSS SECTION ELEVATION



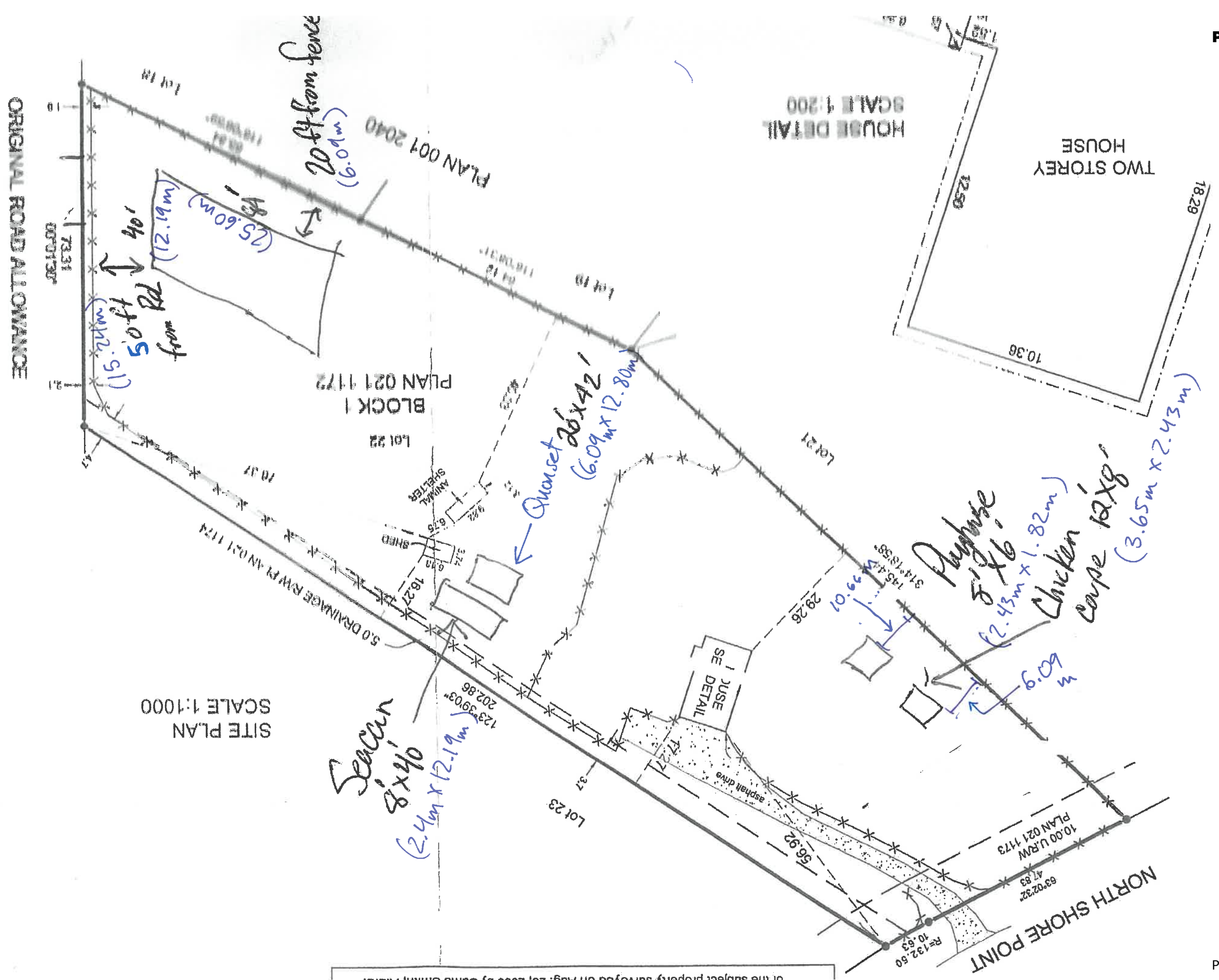
NOT FOR CONSTRUCTION USE

   
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Calgary, AB T2P 2G7
remudabuilding.com

 REMUDA
BUILDING

CUSTOMER
CUSTOMER NAME: Don Colbourne
CONCEPT #: Q41819

NEW
BUILDING
CONCEPT



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 4
SUBJECT: Development Item: Kennel
USE: Discretionary use, with no Variances

DATE: November 12, 2020

APPLICATION: PRDP20202671

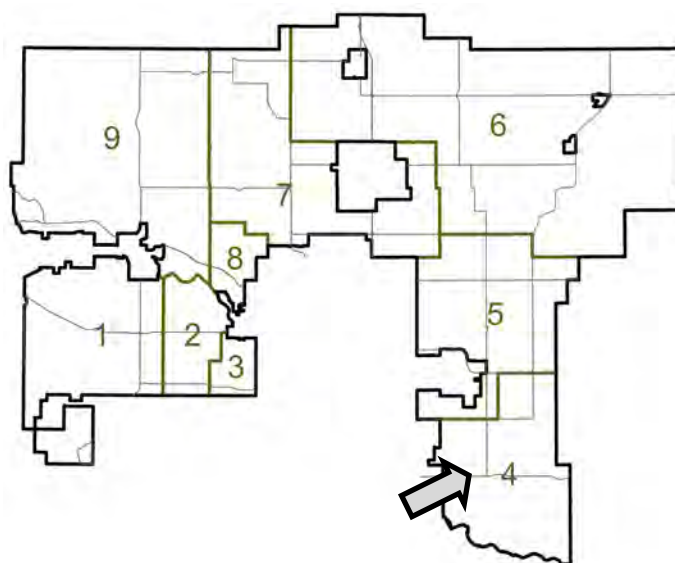
APPLICATION: Kennel, for a daycare with a maximum of fifty (50) dogs on site, boarding of up to eight (8) dogs and one (1) onsite sign [replacement of PRDP20200089].

GENERAL LOCATION: located approximately 2.42 km (1 1/2 mile) south of Hwy. 22X and on the west side of Rge. Rd. 284

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

ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.



OPTIONS:

Option #1: THAT Development Permit Application PRDP20202671 be approved with the conditions noted.

Option #2: THAT Development Permit Application PRDP20202671 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Jessica Anderson, Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: September 9, 2020	File: 02320004
Application: PRDP20202671	Applicant/Owner: Warren Flemming / Melo Developments Ltd.
Legal Description: NE-20-22-28-W04M (223169 Range Road 284)	General Location: Located approximately 2.42 km (1 1/2 mile) south of Hwy. 22x and on the west side of Rge. Rd. 284
Land Use Designation: Agricultural, General District under Land Use Bylaw C-8000-2020.	Gross Area: ± 32.37 hectares (± 80.00 acres)
File Manager: Jessica Anderson	Division: 4

PROPOSAL:

This application was scheduled for consideration by the Municipal Planning Commission on October 29, 2020; however, the item was tabled to November 12, 2020 at the request of the Applicant due to quarantine restrictions.

The purpose of this application is to provide for a *Kennel*. *This is a replacement application, for PRDP20200089. Note, this application was assessed in accordance with Land Use Bylaw C-8000-2020.*

The Applicant has submitted this replacement application to request changes to the previous development permit approval and correlating condition set for the *Kennel*.

The Kennel operations include a daycare for a maximum of 50 dogs, boarding for up to eight (8) dogs, and one sign. Day care includes morning session for 30 dogs, afternoon session 30 dogs, and full day sessions for 10-20 dogs (See Operational Details below).

Overall Business Details	Proposed (per application form)
Business Name	Paw Butler Inc.
Purpose	Dog socialization and boarding (8 dogs)
Size of Animals	Small, medium and large breed dogs
Hours / Days of Operation	7 am to 7 pm / Monday to Friday, 9 am to 7 pm (Saturday / Sunday)
Employees	Total 11 (2 part time, 9 full time)
Signage	YES, 1 on-site
Soundproofing	Minimal boarded dogs. Dogs will be housed in the Quonset which is already insulated. Soundproofing assumed as owners cannot hear dogs from outside.
Solid Waste Removal	Waste Removal company hired – 15 bins on property
Method of water waste removal	Septic System
Screening / Fencing	Entire site is fenced. Fencing provided around the 5 play areas. Fenced areas screened by trees along the north and partially on the east.

OPERATIONAL DETAILS (per cover letter emailed January 23, 2020 and February 19, 2020):

ENCLOSURES & SECURITY

- 5 fully fenced fields available for dogs
- Site fully fenced

PROGRAM MANAGEMENT

- Pick-up/ Drop-off for dogs in mini-vans equipped with kennels
- Approximately 10 dogs capacity in mini-vans
- Sorted by size, temperament and play style on site
- Each field supervised by staff member
- 2 sessions during day care (morning/ afternoon)
- Last session leaves park around 3:30 pm
- **Note:** Number of dogs will not exceed 50 at a given time according to the Applicant.
 - Includes 10-20 *Day Camp/ Dog Day Out* dogs and up to 30 unleashed dogs at one time.

OPERATIONS (Monday to Friday - 7 am to 7 pm)

Monday to Friday 10 am to 3:30 pm (approx.)

Dogs Unleashed - 1.5 hours

- Morning and afternoon sessions
- 30 dogs per session

Dogs Day Out - 4.5 hours (longer sessions)

- 10-20 dogs per session

Monday to Friday 7am to 6pm

Day Camp - up to 11 hours

- Capped at 10 dogs per day
- No dog kennels
- Outdoor run / play or in heated Quonset

Monday to Friday 4pm to 9pm

Saturday/ Sunday 9am to 7pm

Field Rentals

- Fenced fields for client to rent/run own dogs
- 5-client limit (except for rare special events)

Year Round Ranch Boarding

Overnight stays for max. 8 dogs (if required)

Must adhere to general rules

PARKING & ACCESS:

- Business vehicles and staff parking located north of the existing Quonset and Dwelling (*Refer to Site Plan submitted February 19, 2020*).
- Primary site access from existing approach located at east, from Range Road 284, with driveway leading to parking area shown on Site Plan.

OTHER SERVICES:

- Site services such as provide walks, grooming and boarding at client location.

SPECIAL EVENTS:

- Pet friendly events such as client appreciation BBQ in the summer, Animal Rescue events where dogs that are available for adoption, runs off leash in one of our fields, wearing a bandana saying that they are available for adoption, then potential adoption clients see how their dogs reacts to the dogs up for adoption.

Any events that could benefit from dogs being allowed.

SIGNS:

Refer to Sign Elevation and Site Plan - 1 sign by the entryway and 1 directional sign indicating to turn onto RR284, located on RR224. Refer to mock design sample for entryway sign below. Size of sign not provided.

Details of directional sign not provided; therefore, cannot be approved within this application. Should directional signage information be provided at a later time, a separate Development Permit application is required.



SITE INFORMATION:

- Site is adjacent to agricultural properties on the east, west, and north.
- Site is adjacent to Residential Two District to the south.
- There are small wetlands/ water bodies located on site.
- There is no oil & gas infrastructure on the property.
- Site has one (1) existing access off Range Road 284.
- Site topography appeared generally flat across the property.
- Entire site is fenced and screening by trees north and east of the dwelling and Quonset

Buildings & Setbacks

- There is presently one (1) single-family dwelling, one (1) accessory building (Quonset), attached to a Shop, and two (2) accessory buildings (Garage and Granary) onsite based on the submitted Site Plan (Real Property Report stamped in 2002).
- Buildings onsite meet the setback requirements of the Ranch and Farm District:

	Minimum (RF)	Proposed
Front Yard	45.00 m (147.63 ft.)	137.00 m (449.47 ft.) to Dwelling, Lots to Quonset
Side Yard (north)	3.00 m (9.84 ft.)	Lots to all buildings

Side Yard (south)	3.00 m (9.84 ft.)	Lots to all buildings
Rear Yard	7.00 m (22.96 ft.)	608.70 m (1,997.04 ft.) to Quonset; Lots to all buildings

PERMIT HISTORY

- There are no building permit records for the buildings on this site.
- Development Permit, PRDP20200089 was conditionally-approved by the Municipal Planning Commission on March 9, 2020, pending prior to issuance submissions.
- RPR stamped for compliance in 2002, located one dwelling and four (4) accessory buildings on this site, including the attached Shop, Quonset, detached garage and Granary.

LAND USE BYLAW:

Part 8 Definitions:

“Kennel” means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock.

Section 304 Discretionary Uses - Kennel

Section 151 Sign Regulations

Signage General Requirements:

- a) Signs shall be compatible with the general character of the prescribed District, to the satisfaction of the Development Authority,
- b) No sign or any part of a sign is allowed in a road allowances or County rights-of-way, and No sign or any part of a sign shall be within 3.0 m (9.84 ft) of overhead power and service lines.

STATUTORY PLANS:

The property does not fall within an Area Structure Plan or Conceptual Scheme; however, the lands are located within the RVC/City of Calgary Intermunicipal Development Plan. The plan does not provided guidance on the nature of the application; therefore, the application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR’S COMMENTS:

Inspection date: February 11, 2020

- Roughly 12-15 dogs on site at the time of inspection.
- 2 employees on site at any given time, depending on the number of dogs (10 dogs/employee).
- Dogs are separated based on temperament.
- One small sign on property, potentially 1 additional one.
- Operate five days a week; weekends clients have option to rent one or five fields.
- Waste bin is filled and cleared on a regular basis.
- Quonset is heated with large space for dogs.
- Entire site is fenced and will be upgraded with storage material come spring/summer.
- Dogs are always supervised.
- Main owner lives on site with his three personal dogs.
- Dogs not picked up or dropped off by owners but by using vans with cages in them.

- Two work vehicles seen on site.

CIRCULATIONS:Agricultural and Environmental Services, Rocky View County (February 6, 2020):

- No concerns.

Alberta Environment and Parks:

- No comments received.

Alberta Health Services (February 14, 2020):

- No concerns with application and information provided.
- AHS-EPH would like to note that soils, groundwater and surface water sources should not become polluted due to operations on the subject lands. Also, potable water sources on the property and beyond must be adequately protected from any run-off, nuisance or contaminants.

Building Services, Rocky View County (February 11, 2020):

- Advisory condition - Applicant is required to submit a Building permit application prior to the structures being used for their intended use.
- The attached link consists of a hyperlink to the checklist for the an industrial/commercial/institutional facility:
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional_Checklist.pdf
- Advisory condition – All Buildings shall conform to the National Energy Code 2017 or 9.36. subject to a Part 3 or Part 9 Building permit with documentation/design at Building Permit stage: <http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/resources/NECB-Submission-Requirements.pdf>
- The drawings and information listed in the checklist from items 1-11 (as applicable) shall be submitted as part of the Building permit application in a complete and satisfactorily manner.
- Further comments may follow upon receiving the building permit application once a comprehensive submission with to-scale drawings are submitted for approvals.

City of Calgary

- No comments received.

Development Compliance (Enforcement) Review (January 29, 2020)

- Recommend that adequate fencing be constructed to contain all animals on the property;
- Recommend that the applicant be required to adhere to the County's Animal Control Bylaw at all times;
- Recommend that adequate parking arrangements be made, to accommodate all visiting traffic on the property and not on public or private roads.
- Development Compliance file related to application: File #DC201909-0115 – Concern received that too many dogs were on the property causing a noise nuisance issue and that visiting traffic was spilling over onto public and private roads. Development Compliance investigated and determined that no permits were in place for a dog-related business on the property. Officer spoke with the landowner, who was directed to apply for a development permit.

Re-circulated September 25, 2020

- Thank you for the opportunity to add any comments or concerns. Based on numerous complaints that our office has received, this operation continues to operate without a valid Development Permit in place.
- One of our officers has reminded Mr. Flemming that he has prior to release conditions to meet before he can operate.
- In addition, barking is the point of contention with respect to the complaints coming in at all hours of the day and night.

Planning and Development Services - Engineering Review (February 4, 2020)**General:**

- The review of this file is based upon the application submitted. These conditions/ recommendations may be subject to change to ensure best practices and procedures.
- As per the application, the applicant is proposing Kennel, Commercial (daycare for up to 30 dogs morning and 30 dogs afternoon, and boarding for 8 dogs)

Geotechnical:

- Engineering has no requirements at this time as no changes to the current ground conditions are proposed.

Transportation:

- Access to the subject lands is via an approach off RGE RD 284.
- The proposed facility may cause an increase traffic in the road network. Prior to issuance of DP, the applicant is required to provide a Trip Generation Assessment indicating the volume of traffic to be drawn towards the site on a regular basis.
- Prior to the issuance of the DP, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 for the total gross area associated with the proposed kennel operation. The applicant will be required to submit a revised site plan identifying the development area of the proposal.
- The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw)

Sanitary/Waste Water:

- The proposed kennel is to be contained within and around the existing structures. Engineering has no further concerns.

Water Supply And Waterworks:

- The proposed kennel is to be contained within and around the existing structures. Engineering has no further concerns.
- As an advisory condition, all commercial licensees for water supply from AEP shall be the responsibility of the applicant.

Storm Water Management:

- Engineering has no requirements as no addition of hard surfaces or changes to current drainage or are proposed at this time.

Environmental:

- As the applicant is not proposing any further redevelopment, Engineering has no further concerns at this time.

Fire Services and Emergency Management Review

- No comments received

Operations Division Review - Utility Services, Rocky View County (January 27, 2020)

- No concerns.

RECOMMENDATION:

Development Authority recommends **approval**, to the satisfaction of the Municipal Planning Commission.

Development Authority Assessment:

- Based on assessment of the submitted cover letter, applicant details, Real Property Report, circulation responses, site inspection results, and the Land Use Bylaw, the keeping of 50 dogs for daycare and 8 dogs for boarding for the Kennel, Commercial operation, may have noise, parking, and traffic impacts neighbouring developments and roads.
- Applicant/Owner has at the time of this report has outlined measures to mitigate potential noise impact, parking requirements, visual impact, waste disposal, and water management concerns. However, a trip generation assessment is required indicating traffic volumes as a prior to issuance condition.
- If approved, Development Authority recommends a time limited permit for a period of one (1) year to monitor any issues/impacts resulting from the operation of the Kennel, Commercial. If the Applicant/Owner proposes to increase the number of dogs on site beyond 50, a development permit application will be required for the keeping of additional dogs.
- The proposed on-site signage may be approved under this development application, however the proposed directional sign will have to be applied as a separate development application.

OPTIONS:

Option #1: (this would allow the proposed development to commence)

APPROVAL subject to the following conditions:

Description:

1. That a *Kennel (50 dogs)* may operate on the subject property in accordance with the submitted Site Plan, cover letter, application details, and includes the following:
 - a. Two (2) existing accessory buildings (garage & quonset), and the existing dwelling may be used in the kennel operations;
 - b. A maximum of fifty (50) dogs may be allowed on the subject site at any one time; and,
 - c. Outside Dog Runs/fenced areas (as identified on the Site Plan submitted).
2. That one (1) on sign may be placed on site in accordance with the details provided with the application.

Prior to Issuance:

3. That prior to issuance of this permit, the Applicant/Owner shall submit a Trip Generation Assessment indicating the volume of traffic drawn towards the site on a regular basis, in accordance with County Servicing Standards.
4. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the development area of the proposal.

Permanent:

5. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
6. That all dogs shall be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.
7. That dogs residing on site, in the kennel operation shall not run outside at large, at any time.
8. That all waste shall be stored in solid metal or plastic containers, and shall be disposed of off-site.
9. That all water used for cleaning of pens and washing of animals shall be collected and disposed of in accordance with Provincial regulations.
10. That all waste shall be stored in metal or plastic containers and shall be disposed of offsite.
11. That the kennel area containing outside runs shall be enclosed with fencing (permanent wire containment fence / chain link), to ensure the dogs are contained and shall be maintained at all times.
12. That the maximum sound for the kennel operation shall not exceed 50 dba at the nearest residence, not at this property.
13. That upon request from the County, the operator shall engage a qualified Acoustical Engineer to monitor the sound levels at the nearest residence, not at this property and provide recommendations within the report, to help mitigate business noise levels.
 - a. If any recommendations are proposed within the report, the Applicant/Owner shall implement those recommendations, to the satisfaction of the County.
14. That the on-site signage shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
15. That the Applicant/Owner shall obtain any necessary Special Event Permit(s) prior to hosting events associated with the operation exceeding 50 dogs on site in accordance with the Special Events Bylaw C-7990-2020.
 - a. That for the purposes of this permit, a Special Event application may include but is not limited to client appreciation BBQs, Animal Rescue or Adoption events etc.;

Advisory:

16. That Dog Licenses shall be obtained yearly from the County Finance Department.
17. That the current the County's Animal Control Bylaw shall be adhered to at all times.
18. That the Applicant/Owner shall comply with the Canadian Veterinary Medical Association "Code of Practice for Canadian Kennel Operations" at all times while housing rescue dogs.
19. That any Building Permit(s) for change of occupancy shall be obtained through Building Services as required.



20. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
21. 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.
22. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
23. That this Development Permit, once the prior to issuance conditions have been satisfied, shall be valid until **NOVEMBER 25, 2021**.

Option #2: (this would not allow the proposed development to commence)

REFUSAL as per 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.

OLLERENSHAW RANCH

TWP RD 224

POE RD 224

20

TWP RD
223A

TWP RD 223A

34

HWY 22X

28

27

TWP RD 224

CALGARY

RGE RD 285

BCF B7 28

20

21

22

TWP RD 223A

RGE RD 283

16

15

TWP RD 222



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

APPLICATION NO.

20202671

ROLL NO.

02320004

RENEWAL OF

FEES PAID

156.25

DATE OF RECEIPT

Sept 9/20

APPLICANT/OWNER

Applicant Name: Warren Flemmings

Email:

Business/Organization Name (if applicable): Paul Butler

Mailing Address:

Postal Code:

Telephone (Primary):

Alternative:

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

Business/Organization Name (if applicable): MELO Development

Mailing Address:

Postal Code:

Telephone (Primary):

Email:

LEGAL LAND DESCRIPTION - Subject site

All/part of: NE ¼ Section: 20 Township: 22 Range: 28 West of: 4 Meridian Division: 4

All parts of Lot(s)/Unit(s):

Block:

Plan:

Parcel Size (ac/ha): 80ac

Municipal Address: 223169 Rge Rd 284

Land Use District: A-GEN

APPLICATION FOR - List use and scope of work

Kennel - re-assessment of conditions
PRDP 2020 0089Variance Rationale included: ☐ YES ☐ NO ☐ N/ADP Checklist Included: ☐ YES ☐ NO

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: <http://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☐ YES ☐ NO

AUTHORIZATION

I, WARREN FLEMMINGS (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

Landowner Signature

Date

Date



ROCKY VIEW COUNTY

KENNEL

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

ANIMAL DETAILS	LOCATION
Number and type of animals: 50 Dogs	Located within: <input type="checkbox"/> Dwelling OR <input type="checkbox"/> Accessory Building <input type="checkbox"/> Existing Building OR <input type="checkbox"/> New Building
Breed (if breeding):	
Size of animals (small, medium etc.): Small to Large	
Are the animals 3 months of age or more: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
BUSINESS OPERATIONS (if applicable)	
Name of kennel (if applicable): Paw Butler Inc.	
Type of kennel (i.e. boarding, breeding, training, etc.): Off Leash Group Play, Boarding, Field Rental, Boarding	
Detail number of play areas/runs and their location(s): 5 Play areas, surrounding the house on the property	
Days of operation: 7	Hours of operation: 7am to 7pm (mon - fri) 9am to 7pm (sat, sun, stat days)
Total number of employees (including residents/applicant):	Part-time: 2 Full-time: 9
Number of non-resident employees:	Part-time: 2 Full-time: 7
Number of vehicle trips for pick-up/drop-off of animals (per day): 15 pick up 15 drop off	
Number of parking stalls on site: 15+	
Location of client and business vehicle parking on site: Client Parking by Quonset/Field Rentals Staff Parking off driveway	
ADDITIONAL INFORMATION:	
Describe how the kennel building(s) are soundproofed: Brand New Roofing installed and sound dampening insulation in exterior wall	
Describe method of solid waste disposal: For humans we have an outhouse that is services weekly and 2 working washrooms connected to a newly installed septic system and septic field	
For dogs, we have staff on site who picks up waste throughout the day. It is disposed in a rented dump bin which is emptied frequently	
Describe method water waste disposal: Septic System on site	
SCREENING AND SIGNAGE	
Specify material/height of any screening provided on site: 5 ft privacy screening	
Kennel signage proposed on site? <input checked="" type="checkbox"/> YES - attach Signage - Information Sheet and documents <input type="checkbox"/> NO	
ADDITIONAL SITE PLAN REQUIREMENTS	
<input type="checkbox"/> Indicate location of kennel, building dimensions, and setbacks from property lines <input type="checkbox"/> Indicate location and dimensions of proposed runs/play areas <input type="checkbox"/> Indicate parking area with number of stalls accommodated <input type="checkbox"/> Indicate type of existing/proposed screening/fencing/soundproofing (landscaping, berms) around site/play areas <input type="checkbox"/> Identify location for any proposed signage on or off-site	

Applicant Signature

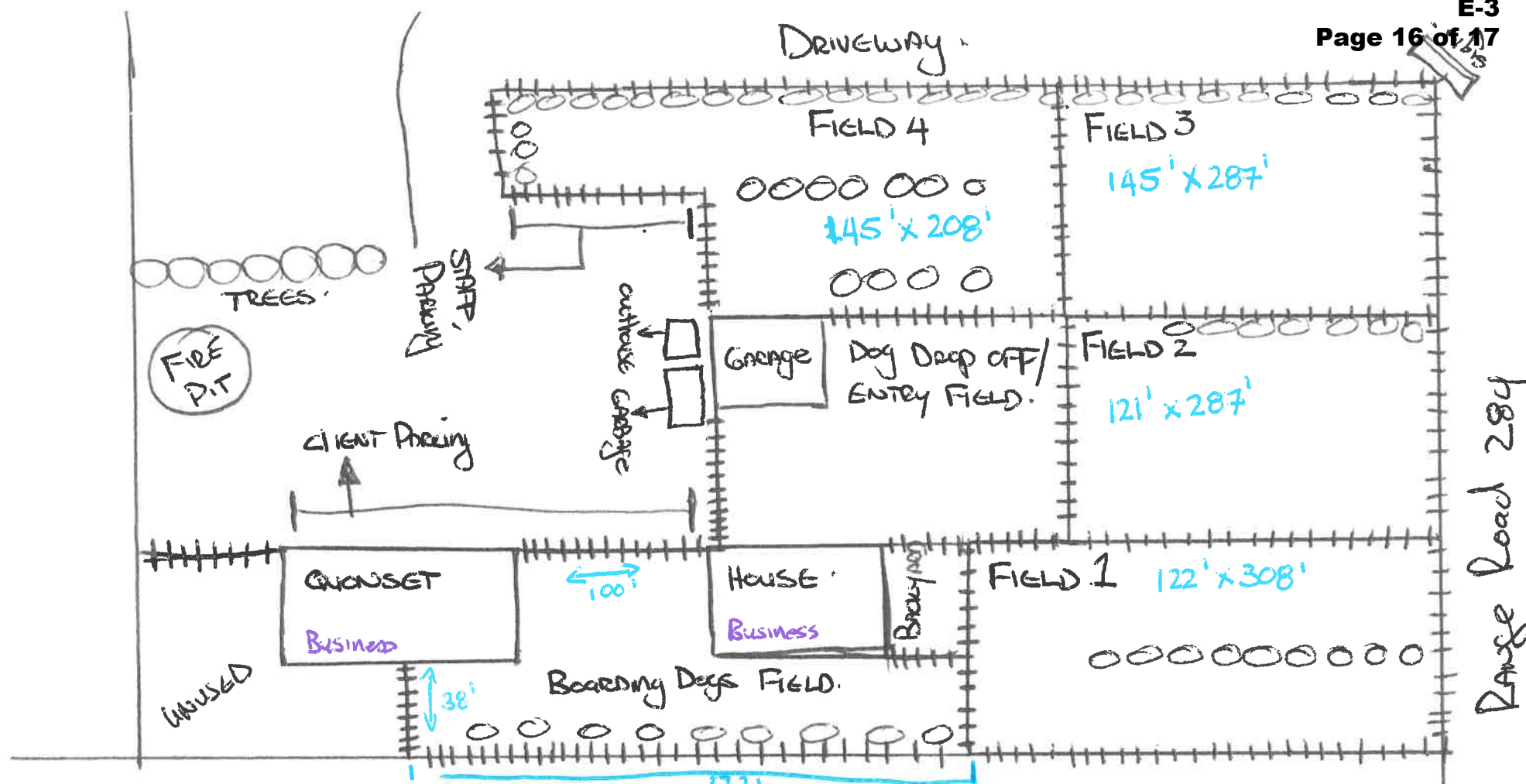
Date

PAW BUTLER' main operation is to ~~provide~~ have one of our employees pick up clients dogs, using one of our mini VANS, in Calgary Bring them out to the property so that they can run and socialize with other dogs for approx 1.5 - 4.5 hours (depending on service option selected), ... this operation runs from 10AM - 3pm Monday through Fri

We also offer day care, where clients drop off their own dogs, and the operating hours for that is 7am - 6pm Mon - Fri

The fields can also be rented by our clients to run their own dogs and that operating hours are Mon - Fri 4pm - 9pm and SAT + Sun 9am - 9pm.

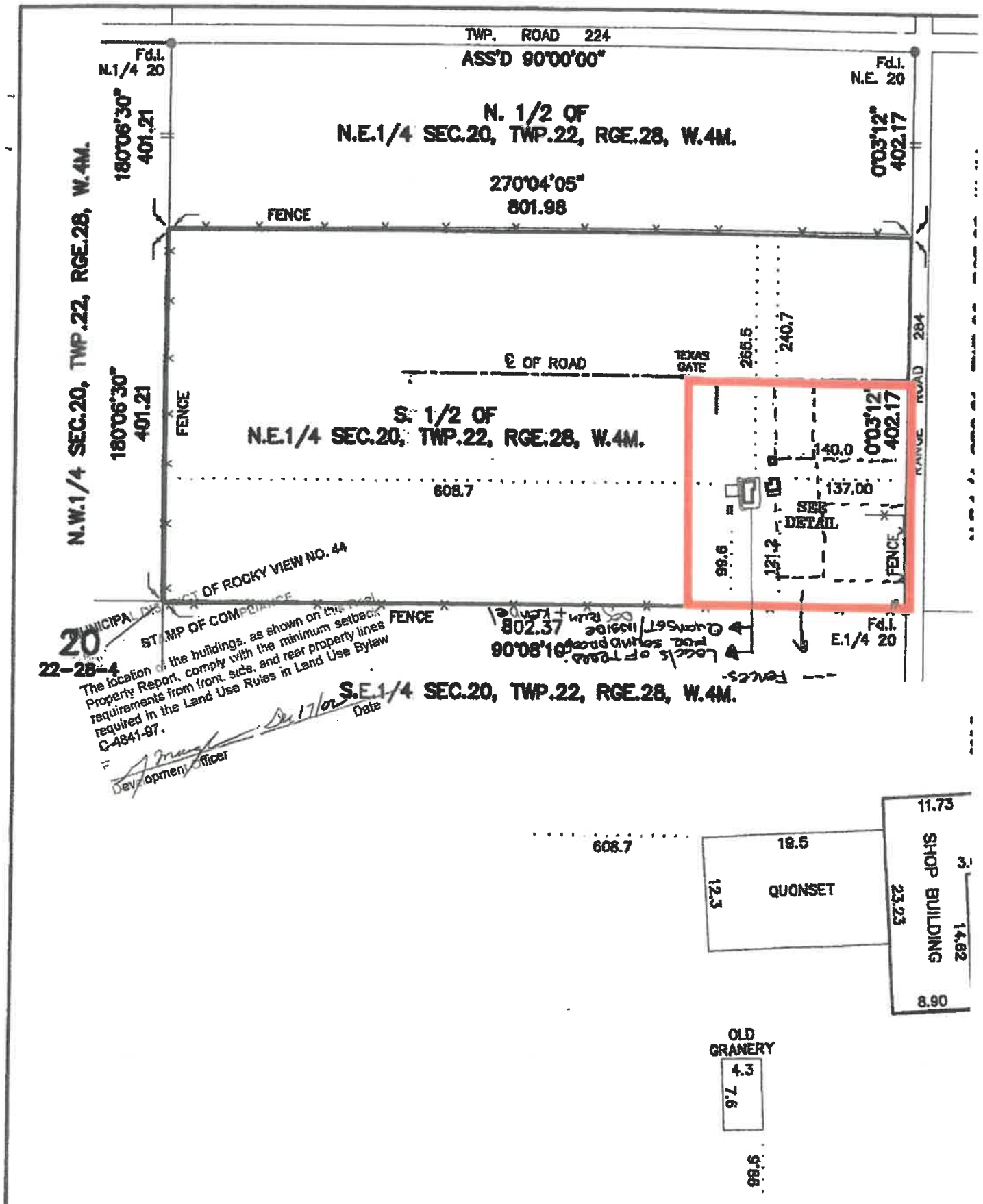
The final use for the property is MICRO BOARDING where we will board a maximum of 8 dogs overnight ... these dogs will spend most of their time outside and will sleep in the quonset. The property is fully fenced.



All FIELDS 1-4 Approx 1 Acre each.

+++++ (Fence + gates)

oooo (Trees)



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 2
SUBJECT: Development Item: Care Facility (Clinic)
USE: Discretionary use, with no Variances

DATE: November 12, 2020
APPLICATION: PRDP20203024

APPLICATION: Care Facility (Clinic) (existing dwelling, single detached)

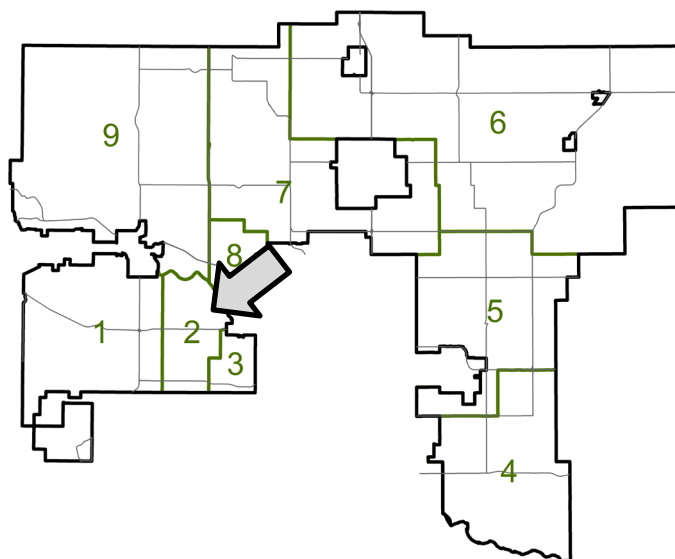
GENERAL LOCATION: Located approximately 2.30 km (1.50 mile) north of Twp. Rd. 250 and 2.00 km (1.24 miles) east of Rge. Rd. 32

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

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203024 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203024 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Wayne Van Dijk, Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: October 1, 2020	File: 05712017
Application: PRDP20203024	Applicant: Bruce Hoffman
Legal Description: NW-12-25-03 W5M Municipal Address: 142 Emerald Bay Drive	General Location: Located approximately 2.30 km (1.50 mile) north of Twp. Rd. 250 and 2.00 km (1.25 miles) east of Rge. Rd. 32.
Land Use Designation: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020.	Gross Area: ± 0.95 hectares (± 2.35 acres)
File Manager: Wayne Van Dijk	Division: 2

PROPOSAL:

The application is for a Care Facility (Clinic) within an existing dwelling, single detached. *Note: the application was assessed in accordance with Land Use Bylaw C-8000-2020.*

The proposal is for the development of a care facility (clinic) in the basement of the Applicant's dwelling. The application states that the care facility will use approximately 185.80 sq. m (2,000.00 sq. ft.) of the 333.80 sq. m (3,593.00 sq. ft.) basement area. There are no structural changes planned for the development of the clinic and that only furniture and décor changes will be implemented to accommodate the operation of the clinic.

The application states:

- The Hours of Operation are planned to be 8:00 a.m. to 4:00 p.m. on Monday, Wednesday and Friday;
- The application states that there may be up to 2 non-resident employees;
- There will be no signage and/or outside storage requested;
- Applicant states that many appointments will be done over Zoom or phone and the anticipated maximum number of daily in-person patients would be 5; and
- There is ample parking in the current driveway and no additional parking and/or overflow parking is anticipated.

Land Use Bylaw C-8000-2020

Section 325 Discretionary Uses

Care Facility (Clinic)

Table 5 - Parking Minimums

- **Required: Care Facility (Child) 3 per 100.0 m² (1076.39 ft²) gross floor area**
 - As the Care Facility will be using the basement level of the dwelling, the minimum requirement of parking stalls does not apply. Basement levels are exempt from the defined floor area. However, as noted above, it is anticipated that the site includes ample parking.

**Part 8 Definitions**

Care Facility (Clinic) means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics and counselling services

Floor Area means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development

Section 330 Minimum Setbacks

Permitted	Proposed	Variance
Front yard: 45.0 m (147.64 ft.)	98.50 m (320.00 ft.)	0
Side Yard: 6.0 m (19.69 ft.)	Side 1: lots Side 2: 136.50 m (443.00 ft.)	0
Rear Yard: 15.0 m (49.21 ft.)	Lots	0

STATUTORY PLANS:

The site falls within the Central Springbank Area Structure Plan and no Conceptual Schemes. As the Area Structure Plan does not address these types of applications, this application was assessed utilizing the Land Use Bylaw (C-8000-2020).

INSPECTOR'S COMMENTS:

- Parking for 2 vehicles in area adjacent to house.
- Adjacent parking area well-screened.
- Overflow parking available in round-about in front of dwelling.
- Overflow parking mostly screened from adjacent properties; partly screened from road.
- No inspection of building interior performed.

CIRCULATIONS:Development Compliance, Rocky View County

- No comments or concerns related with the attached application.

Fire Services and Emergency Management

- No comments at this time.

No other comments received at time of report writing

OPTIONS:

Option #1: (this would approve the proposed development)

APPROVAL subject to the following conditions:

**Description:**

1. That the Care Facility (Clinic) be permitted to operate on the subject parcel, in accordance with the submitted application and approved plans.

Permanent:

2. That there shall be no more than two (2) non-residential employees at any time.
 - i. That an employee for this Care Facility (Clinic) is a person who attends to the property more than once in a seven-day period for business purposes.
3. That the operation of this Care Facility (Clinic) may generate up to a maximum of five business related visits per day.
 - i. That for the purposes of this permit, one business (Clinic)-related visit would include one (1) pick-up/entry into the site and one (1) drop-off/exit from the site.
4. That the Care Facility (Clinic) shall not change the residential character and exterior appearance of the land and buildings.
5. That the operation of the Care Facility (Clinic) shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Care Facility (Clinic) shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent residential dwellings shall be preserved. The Care Facility (Clinic) shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That there shall be no signage, outside storage, exterior display, or advertising of goods or services discernable from the outside of the property.
8. That there shall be no off-site advertising associated with the Care Facility (Clinic).
9. That the Care Facility (Clinic) shall be limited to the dwelling and the parking area, as identified on the site plan submitted with the application.
10. That the Care Facility (Clinic) shall be secondary to the residential use of the subject parcel.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Advisory:

12. That a Building Permit shall be obtained through Building Services, for any interior renovations to the dwelling, single detached to establish the Clinic Facility (Clinic), using the Commercial Checklist.
13. That the County's Noise Bylaw, C-5772-2003, shall be adhered to at all times.
14. That any other Federal, Provincial, and/or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
15. That this Development Permit shall be valid until **DECEMBER 9, 2021**.



Option #2: (this would not allow the proposed development)

REFUSAL as per the following reasons:

1. That in the opinion of the Development Authority, 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.



ROCKY VIEW COUNTY
Cultivating Communities

20203024

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$530.00	File Number 05712017
Date of Receipt Sept 30/20	Receipt #

Name of Applicant Bruce Hoffman Email [REDACTED]
Mailing Address [REDACTED] Postal Code [REDACTED]
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]
For Agents please supply Business/Agency/ Organization Name _____
Registered Owner (if not applicant) _____
Mailing Address _____
Postal Code _____
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the _____ ¼ Section _____ Township _____ Range _____ West of _____ Meridian
b) Being all / parts of Lot 6. Block 1 Registered Plan Number 9310786
c) Municipal Address 142 Emerald Bay Drive, Rocky View AB T3Z 1E2
d) Existing Land Use Designation R-CRD Parcel Size 235 Division 2

2. APPLICATION FOR

care clinic

3. ADDITIONAL INFORMATION

a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No ✓
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility?
(Sour Gas facility means well, pipeline or plant) Yes _____ No ✓
c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ✓
d) Does the site have direct access to a developed Municipal Road? Yes ✓ No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I BRUCE HOFFMAN hereby certify that ✓ I am the registered owner
(Full Name in Block Capitals)

_____ I am authorized to act on the owner's behalf

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

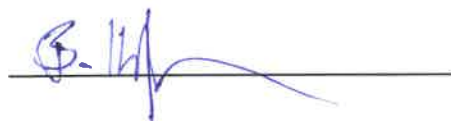
**Affix Corporate Seal
here if owner is listed
as a named or
numbered company**

Applicant's Signature B. Hoffman
Date 09/07/2020

Owner's Signature B. Hoffman
Date _____

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Bruce Hoffman, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


Signature

2020/06/10

Date



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ☒ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☒ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- ☒ **CURRENT LAND TITLES CERTIFICATE COPY** - dated within 30 days of application, and:
 - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☒ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☒ **COVER LETTER, shall include:**
 - ☐ Proposed land use(s) and scope of work on the subject property
 - ☐ Detailed rationale for any variances requested
 - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☒ **SITE PLAN, shall include:**
 - ☐ Legal description and municipal address
 - ☐ North arrow
 - ☐ Property dimensions (all sides)
 - ☐ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - ☐ Dimensions of all buildings/structures
 - ☐ Location and labels for existing/proposed approach(s)/access to property
 - ☐ Identify names of adjacent internal/municipal roads and highways
 - ☐ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - ☐ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - ☐ Identify site slopes greater than 15% and distances from structures
 - ☐ Location and labels for easements and/or rights-of-way on title
- ☒ **FLOOR PLANS/ELEVATIONS, shall include:**
 - ☐ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - ☐ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - ☐ Indicate type of building/structure on floor plans and elevations
- ☒ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☒ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): Care Clinic Land Use District: R

Applicable ASP/CS/IDP/MSDP: Central Springfield

Included within file: ☐ Information Sheet ☐ Parcel Summary ☒ Site Aerial ☐ Land Use Map Aerial ☒ Site Plan

NOTES:

Staff Signature: [Signature]

update coming



ROCKY VIEW COUNTY

CHANGE OF USE**INFORMATION SHEET****FOR OFFICE USE ONLY**

APPLICATION NO.

ROLL NO.

DISTRICT

TENANTTenant/Operator Name: Bruce HoffmanTelephone (Primary): [REDACTED]Business/Organization Name: Hoffman Centre for Integrative Medicine**USE(S) PER LAND USE BYLAW**Existing use(s)/Business: domestic spaceProposed use(s): Dr. office /**USE DETAILS**Total area for the proposed use(s) (including all floors, mezzanines, buildings etc.): _____ (m² / ft.²)

Briefly describe the nature of the proposed use(s) (attach cover letter for complete details):

basement: 2000 sq ft.**BUSINESS/USE OPERATIONAL DETAILS**Days of operation: Monday, Wed, Friday Hours of operation: 9-4 pm

Number of daily customer visits (anticipated): _____

Total number of assigned parking spaces: 2 For staff: 0 For customer: 2

How will overflow parking be managed? Are there overflow parking stalls available and how many?

there will be no need for overflow parking**OTHER**

Describe any changes proposed to the interior or exterior of the building/unit:

The practice will be on the lower floor. Photo's Submitted.Any outdoor storage required: ☐ YES, specify outdoor storage area: _____ (m² / ft.²) ☒ NOAny signage proposed on site: ☒ YES, attach Signage - Information Sheet with required documents ☐ NO**ADDITIONAL REQUIREMENTS****In addition to DP Checklist - General requirements, the application shall include:**

- ☐ Floor plans indicating overall floor area(s) and areas of specific uses (i.e. office, warehouse, storage etc.)
- ☐ Site Plan including:
- o location of building/unit
 - o proposed parking area (with number of stalls)
 - o existing/proposed access to property
 - o location of proposed outside storage area and/or signage (as applicable)

Applicant Signature B. HoffmanDate 25/09/2010



September 10, 2020

Rocky View County
26075 Rocky View Point
Rocky View County, Alberta T4A 0X2

RE: Application to Operate a Home-Based Business

I, Bruce Hoffman, owner of 1702343 Alberta Ltd., am applying for approval and license to operate out of my home at [REDACTED]. I am a medical professional in the province of Alberta and act under the College of Alberta Physicians and Surgeons.

I would like to see up to 4 patients a day and would have up to 2 outside employees on site. I have ample room for parking on my driveway and would not require parking on the access road. Presently, I would like to see patients from home 2 days a week.

I would like to use part of my basement to see patients. The total square footage of the basement is 3,593 sq. ft. however I will only be using a portion for an office, treatment room and waiting area. I have attached photos of the space, dimensions, application, title and a RPR. Please advise if you require anything further. You can reach my assistant Stacey at [REDACTED]

Sincerely,


Bruce Hoffman

Hoffman Centre For Integrative Medicine





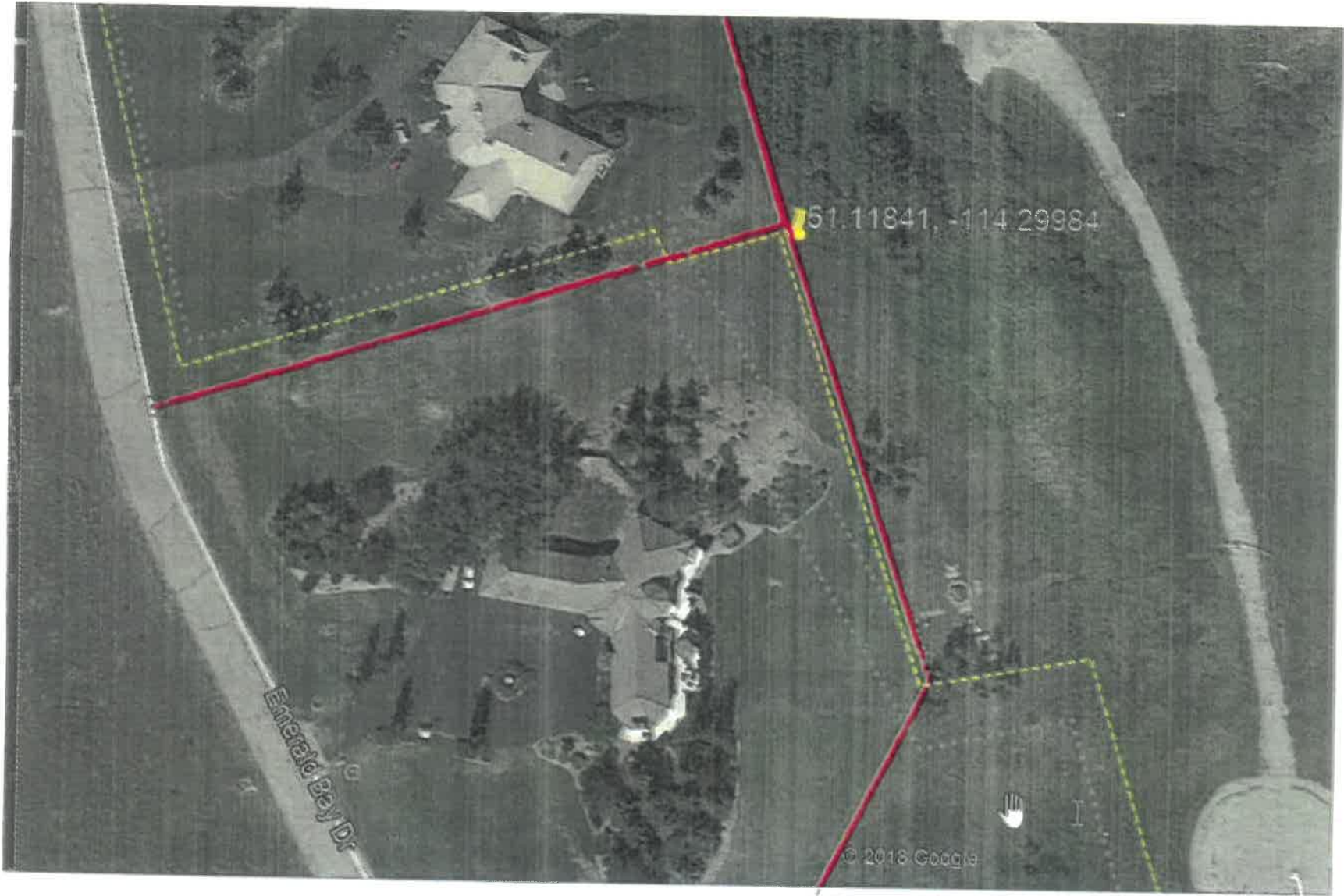
▼ Basement



Total Basement - 3593 sq. ft.
office/waiting room - 2000 sq. ft.

Basement to be used
only. Living room space to become
office. Bedroom will be treatment
room.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

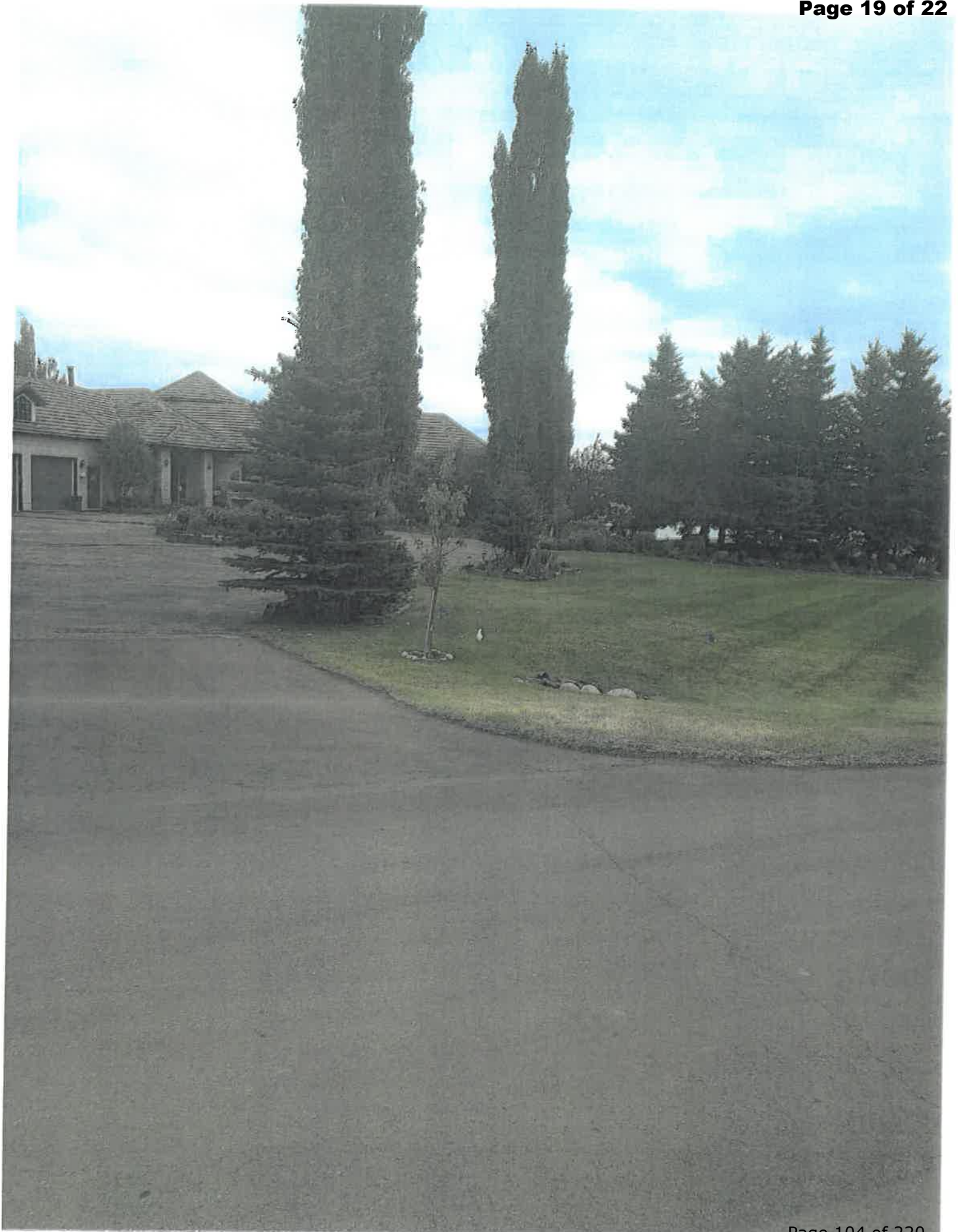


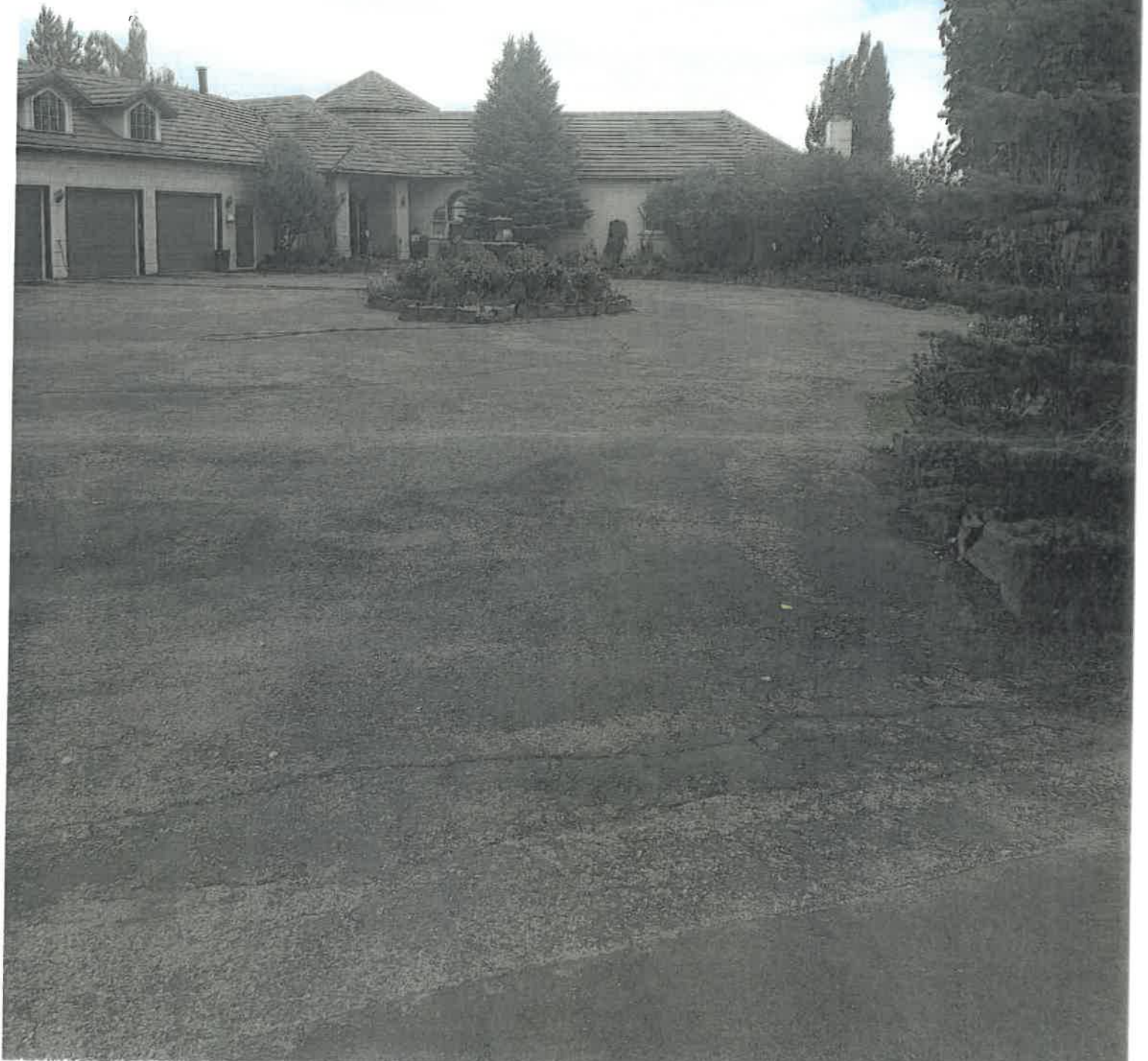












MEASUREMENT REPORT



DATE 03.08.2018
ADDRESS 142 Emerald Bay Rocky View No. 44
CLIENT NAME Papowich Real Estate
MEASURED AS Detached

MEASURING TECH Chris Hounghany

FLOOR TOTALS (As per RMS)

Main Level	3668.87 sq.ft/ 361.27 m2
Upper Level	
Third Level	
Lower Level	
*Basement	3,563.33 sq.ft/ 333.82 m2
RMS Area	3668.87 sq.ft/ 361.27 m2
*Total With Below Grade	7482.20 sq.ft/ 695.09 m2

CITY/PROVINCE Calgary, AB
ORDER PRODCURE Measure
EXTERIOR WALL SIZE 2 x 6
**Above Grade Inc.Ext

ROOM DIMENSIONS (feet/meters)

Kitchen	25'11" x 14'6" / 7.90 x 4.43	M	Laundry	11'6" x 5'8" / 3.51 x 1.63	M
Dining Room	18'10" x 12'7" / 4.83 x 3.85	M	Second Family Room	16'0" x 15'0" / 4.85 x 4.55	B
Den/Office	14'1" x 11'9" / 4.29 x 3.56	M	Utility Room	20'6" x 6'3" / 6.22 x 1.90	B
Living Room	16'10" x 16'2" / 5.11 x 4.95	M	Second Living Room		
Family Room	25'11" x 16'5" / 7.92 x 4.99	M	Deck	41' x 13'4" / 12.51 x 4.06	M
Atrium			Wine Cellar	20'6" x 7'3" / 6.31 x 2.22	B
Gym	16' x 13' / 4.88 x 3.97	B	Breakfast Nook		
Rec Room	20'4" x 15'0" / 6.20 x 4.55	B	Garage	49'6" x 27' / 15.09 x 8.25	M

BEDROOM DIMENSIONS (feet/meters)

Master	29'1" x 16'3" / 8.86 x 4.97	M	Bedroom Five		
Bedroom Two	19'4" x 12'4" / 5.90 x 3.76	M	Bedroom Six		
Bedroom Three	23'7" x 20'10" / 7.18 x 6.37	B	Bedroom Seven		
Bedroom Four	18'5" x 16'5" / 5.63 x 5.00	B	Bedroom Eight		

BATHROOM PIECES

2 Piece	
3 Piece	2 (1 ensuite)
4 Piece	2 ensuite
5 Piece	1 ensuite
Dry Sauna	1

OTHER ROOMS (feet/meters)

Mudroom	14'10" x 7'1" / 4.59 x 2.41	M
Wet Bar	11'1" x 9'3" / 3.36 x 2.84	B
Storage	19'6" x 5'11" / 4.11 x 1.80	B

YOUR measurements have been verified by SonaVisual™. Insured measurements are based on RMS guidelines.

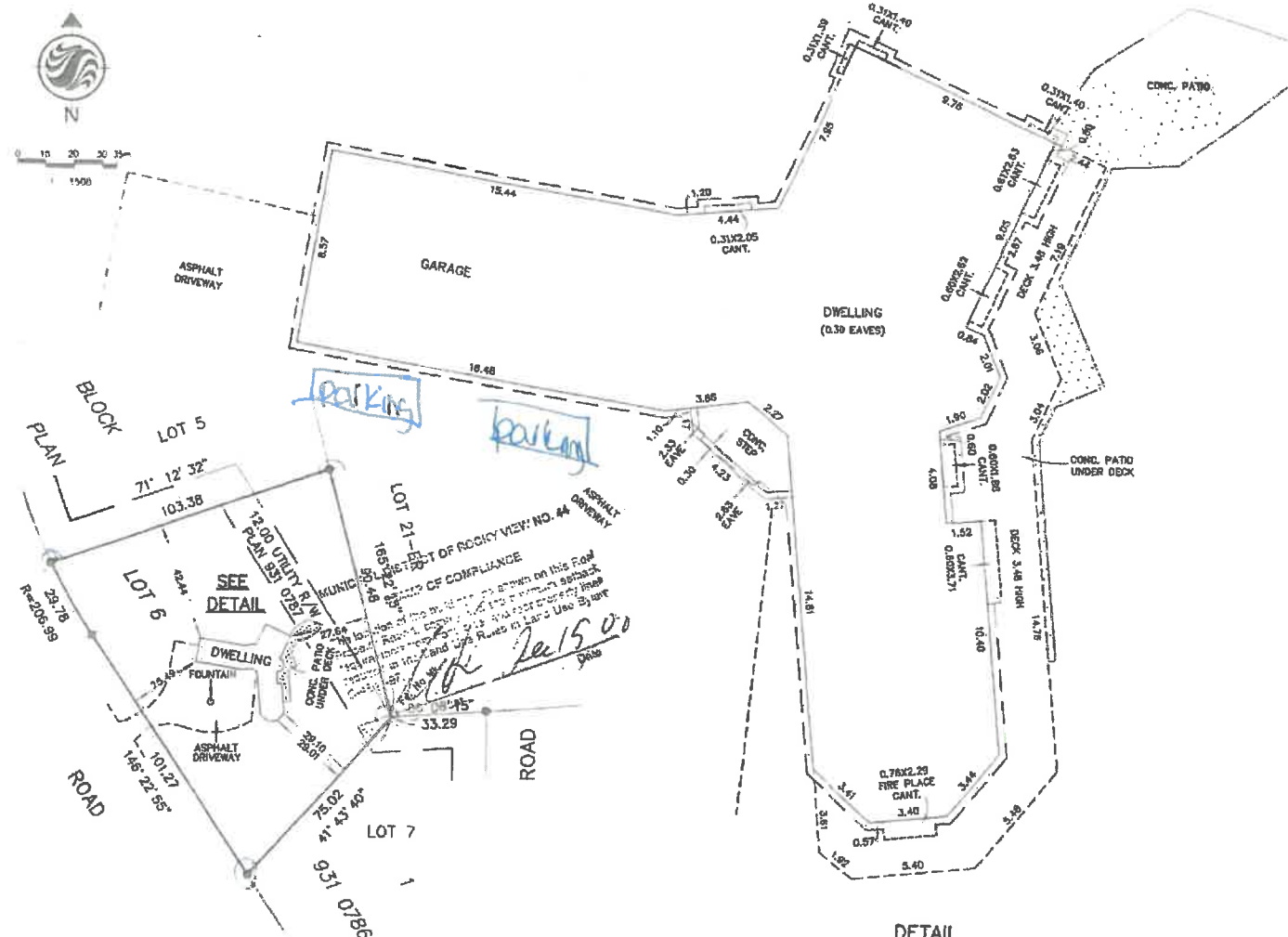
*Below grade measurements are to interior walls, and include the utility room and other unfinished areas meeting the minimum ceiling height requirements

(discussed in Principle 7 of the RMS guidelines). **Exterior wall dimensions are assumed for attached or semi-detached properties, and do not signify RMS

area (discussed in Principle 4 of RMS guidelines)

Down - 2 Gasline Bathroom
- 1 shower - tiled





DETAIL
(NOT TO SCALE)

Purpose: This report has been prepared and performed solely for the benefit of the client, the client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Where applicable, registered instruments, rights-of-way, and other registered instruments affecting the subject of this report have been indicated. Unless otherwise shown, property corner markers have not been placed during the survey for this report. This plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

Surveyed by: [Signature]
Date: 12/09/2000

Copyright Reserved: DO NOT scale the drawing - any errors and/or omissions shall be reported to Stattec Geomatics Ltd. without delay.
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C.T./L.P.



Stattec

Stattec Geomatics Ltd.
1122 - 4th Street SW
Calgary, Alberta, Canada
T2R 1M1
Tel. 403-716-8000
Fax. 403-716-8099
www.stattec.com

Alberta Land Surveyor's Real Property Report

Legal Description
LOT 6, BLOCK 1,
PLAN 931 0786

Municipal Address
142 EMERALD BAY DRIVE,
M.D. OF ROCKY VIEW NO. 44, ALBERTA

- Notes
1. DISTANCES ARE IN METRES.
 2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
 3. ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASDA.
 4. STATUTORY IRON POST FOUND SHOWN THUS: .
 5. FOUND NO MARK IS SHOWN THUS: .
 6. PROPERTY LINE IS SHOWN THUS: .
 7. TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE NO. 001 240 007, TITLE SEARCH DATED 12/09/2000.
 8. PROPERTY IS SUBJECT TO:
UTILITY R/W NO. 1031 081 081 (PLAN 931 0787),
231 081 081 (PLAN 931 0787) &
911 210 103
RESTRICTIVE COVENANT NO. 031 081 081

- Certification
1. I, STONEY H. LOFFICK, ALBERTA LAND SURVEYOR, DO HEREBY CERTIFY THAT:
 1. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT AND WAS MADE UNDER MY SUPERVISION.
 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE ALBERTA LAND SURVEYORS ASSOCIATION.
 3. THE SURVEY WAS COMPLETED ON THE 13th DAY OF SEPTEMBER, 2000.
 4. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, (EXCEPT AS SHOWN).
 5. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT PROPERTY FROM ANY IMPROVEMENT SITUATED ON AN ADJACENT PROPERTY.
 6. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS, RIGHTS-OF-WAY OR OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF TITLE (EXCEPT AS SHOWN).

DATED THIS 13th DAY OF September, 2000

[Signature]
ALBERTA LAND SURVEYOR



MACLEOD DOCK
50697050

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 6
SUBJECT: Development Item: Dwelling, Manufactured
USE: Discretionary use, with no Variances

DATE: November 12, 2020
APPLICATION: PRDP20203089

APPLICATION: Dwelling, Manufactured

GENERAL LOCATION: located approximately 1.21 km (3/4 mile) south of Twp. Rd. 270 and on the west side of Rge. Rd. 283.

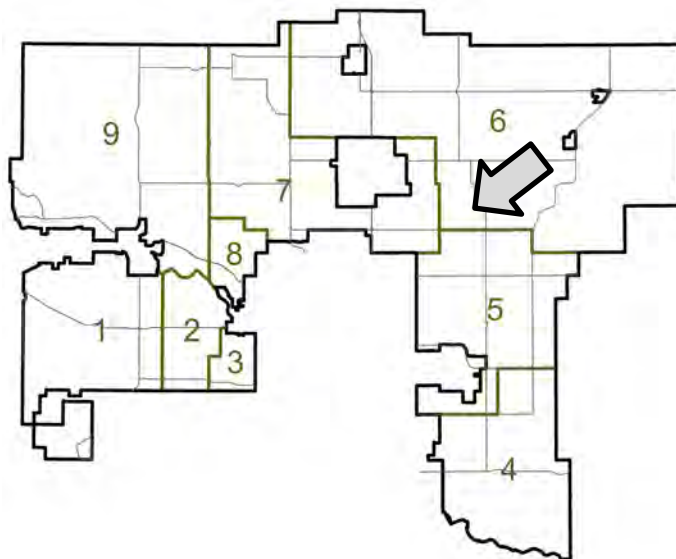
LAND USE DESIGNATION: Agriculture, General (A-GEN) under Land Use Bylaw C-8000-2020.

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

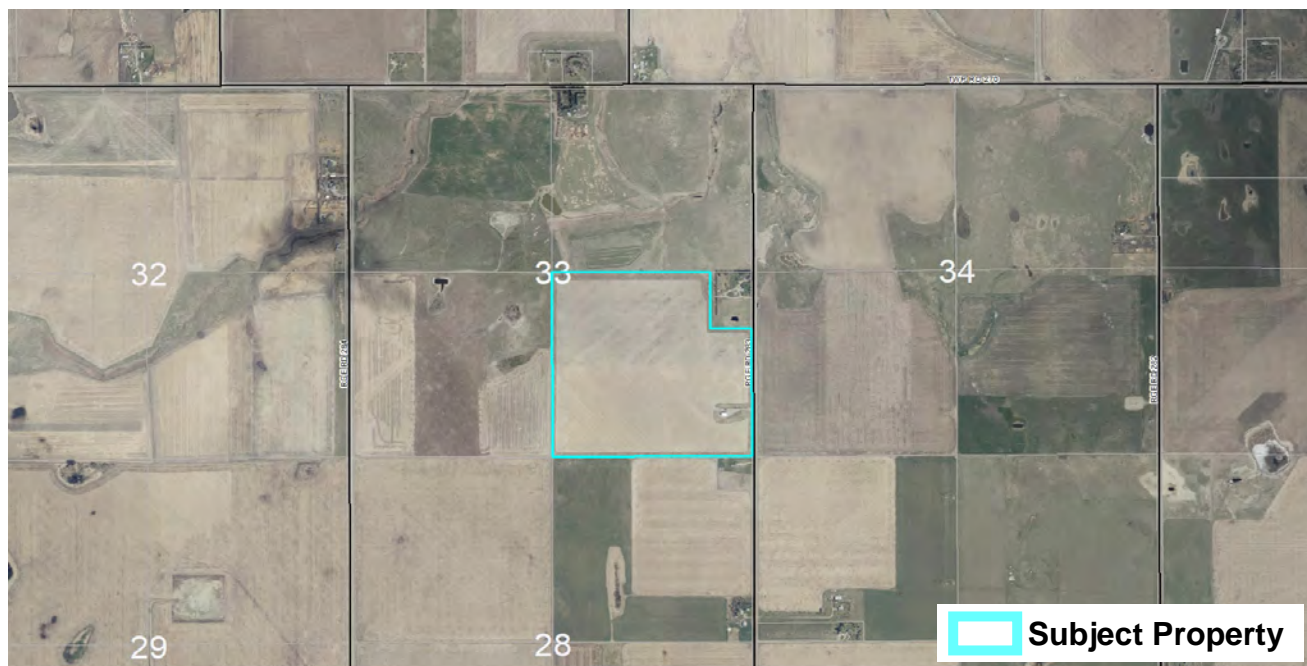
OPTIONS:

Option #1: THAT Development Permit Application PRDP20203089 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20203089 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk, Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: October 5, 2020	File: 06333005
Application: PRDP20203089	Applicant/Owner: Pete & Shayla Ottens
Legal Description: SE-33-26-28 W4M Municipal Address: 265035 Rge. Rd. 283	General Location: located approximately 1.21 km (3/4 mile) south of Twp. Rd. 270 and on the west side of Rge. Rd. 283.
Land Use Designation: Agriculture, General District (A-GEN) under Land Use Bylaw C-8000-2020.	Gross Area: ± 60.71 hectares (± 150.02 acres)
File Manager: Wayne Van Dijk	Division: 6

PROPOSAL:

The application is for a Dwelling, Manufactured to be placed on the parcel of land located at 265035 Rge. Rd. 283. *Note: the application was assessed in accordance with Land Use Bylaw C-8000-2020*

The Applicant proposes to move a new 111.50 sq. m (1,200.00 sq. ft.) manufactured dwelling onto the parcel.

From reviewing aerial imagery and the submitted site plan, there is currently a shop 290.00 sq. m (3,121.53 sq. ft.) [14.5 m. x 20 m. (48 ft. x 66 ft.)] that was approved under Farm Building Permit, FBL20090819_918. There are no other structures located on the parcel.

The Applicant has confirmed that there will be no new approach to the proposed manufactured dwelling and that access to the proposed dwelling will be via the existing approach.

Land Use Bylaw C-8000-2020

Section 304 Discretionary Uses

Dwelling, Manufactured

Section 306 Maximum Density

a) *On parcels greater than or equal to 32.4 ha (80.0 ac.), a maximum of 4 Dwelling Units- two Dwelling, Single Detached and two other Dwelling Units*

There is currently one accessory building (shop) [detailed above] located on the parcel.

Section 308 Minimum Setbacks

Permitted	Proposed	Variance (%)
Front Yard: 45.00 m (147.64 ft.)	98.50 m (320.00 ft.)	0
Side Yard: 6.00 m (19.69 ft.)	Side 1: Lots Side 2: 136.50 m (443.00 ft.)	0
Rear Yard: 15.00 m (49.21 ft.)	Lots	0



STATUTORY PLANS:

The site does not fall within any Area Structure Plan or Conceptual Schemes and was assessed utilizing the Land Use Bylaw (C-8000-2020).

INSPECTOR'S COMMENTS:

- No inspection completed at time of report writing

CIRCULATIONS:

Development Compliance, Rocky View County

- No comments or concerns with the attached application.

No other comments received at time of report writing

OPTIONS:

Option #1: (this would approve the proposed development)

APPROVAL subject to the following conditions:

Description:

1. That the Dwelling, Manufactured may be placed on the subject parcel, in general accordance with the site plan and the minimum setback requirements of the Land Use Bylaw.

Permanent:

2. 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.
3. That the *Dwelling, Manufactured* shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.

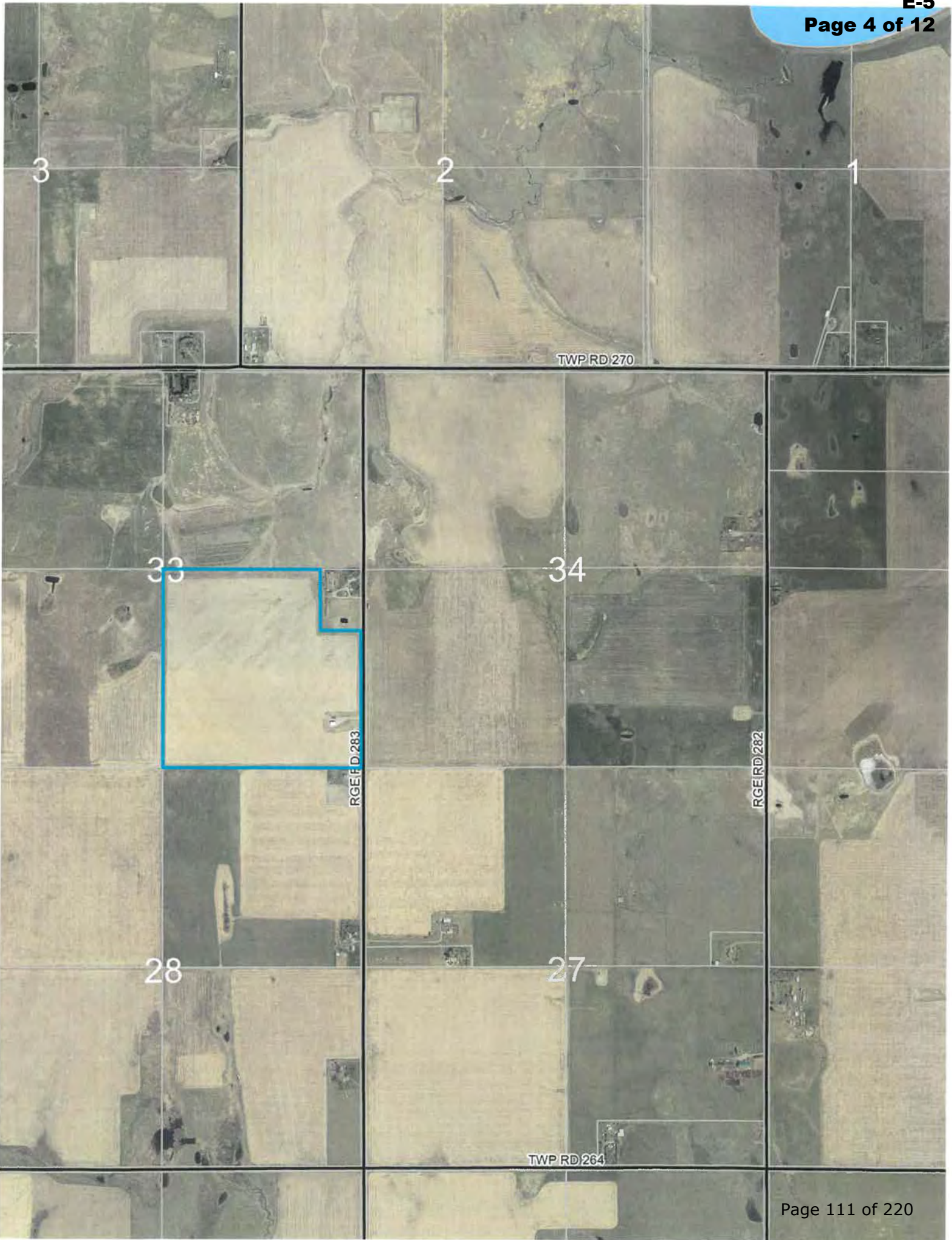
Advisory:

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

Option #2: (this would not allow the proposed development)

REFUSAL as per the following reasons:

1. That in the opinion of the Development Authority, 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.



33

ROE RD 283



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	20203089
ROLL NO.	06333 005
RENEWAL OF	
FEES PAID	\$315.00
DATE OF RECEIPT	Oct 5/20

APPLICANT/OWNER	
Applicant Name: <u>Pete Ottens / Shayla Ottens</u>	Email: _____
Business/Organization Name (if applicable): <u>Suck Truck Vac Services Ltd</u>	
Mailing Address: [REDACTED]	Postal Code: [REDACTED]
Telephone (Primary): [REDACTED]	Alternative: _____
Landowner Name(s) per title (if not the Applicant): <u>Suck Truck Vac Services Ltd.</u>	
Business/Organization Name (if applicable): _____	
Mailing Address: <u>Same as above</u>	Postal Code: _____
Telephone (Primary): _____	Email: [REDACTED]
LEGAL LAND DESCRIPTION - Subject site	
All/part of: <u>SE ¼</u>	Section: <u>33</u>
Township: <u>26</u>	Range: <u>28</u>
West of: <u>4</u>	Meridian
Division:	
All parts of Lot(s)/Unit(s):	Block: _____
Plan: <u>0714993</u>	Parcel Size (ac/ha): <u>150</u>
Municipal Address: <u>265035 RR 283 RUC</u>	Land Use District: <u>Aq</u>
APPLICATION FOR - List use and scope of work	
<u>move in a manufactured Home</u>	
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	
SITE INFORMATION	
a. Oil or gas wells present on or within 100 metres of the subject property(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)	<input type="checkbox"/> YES <input checked="" 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 checked="" type="checkbox"/> NO
d. Subject site has direct access to a developed Municipal Road (accessible public roadway)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
AUTHORIZATION	
I, <u>PETE OTTENS</u> (Full name in Block Capitals), hereby certify (initial below):	
<u>P.O.</u> That I am the registered owner OR _____ That I am authorized to act on the owner's behalf.	
<u>P.O.</u> 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.	
<u>P.O.</u> 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.	
<u>P.O.</u> 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 <u>[Signature]</u>	Landowner Signature <u>[Signature]</u>
Date <u>Oct 3 2020</u>	Date <u>Oct 3 2020</u>



the
SUCK TRUCK
Septic & Vac Services



October 5 2020

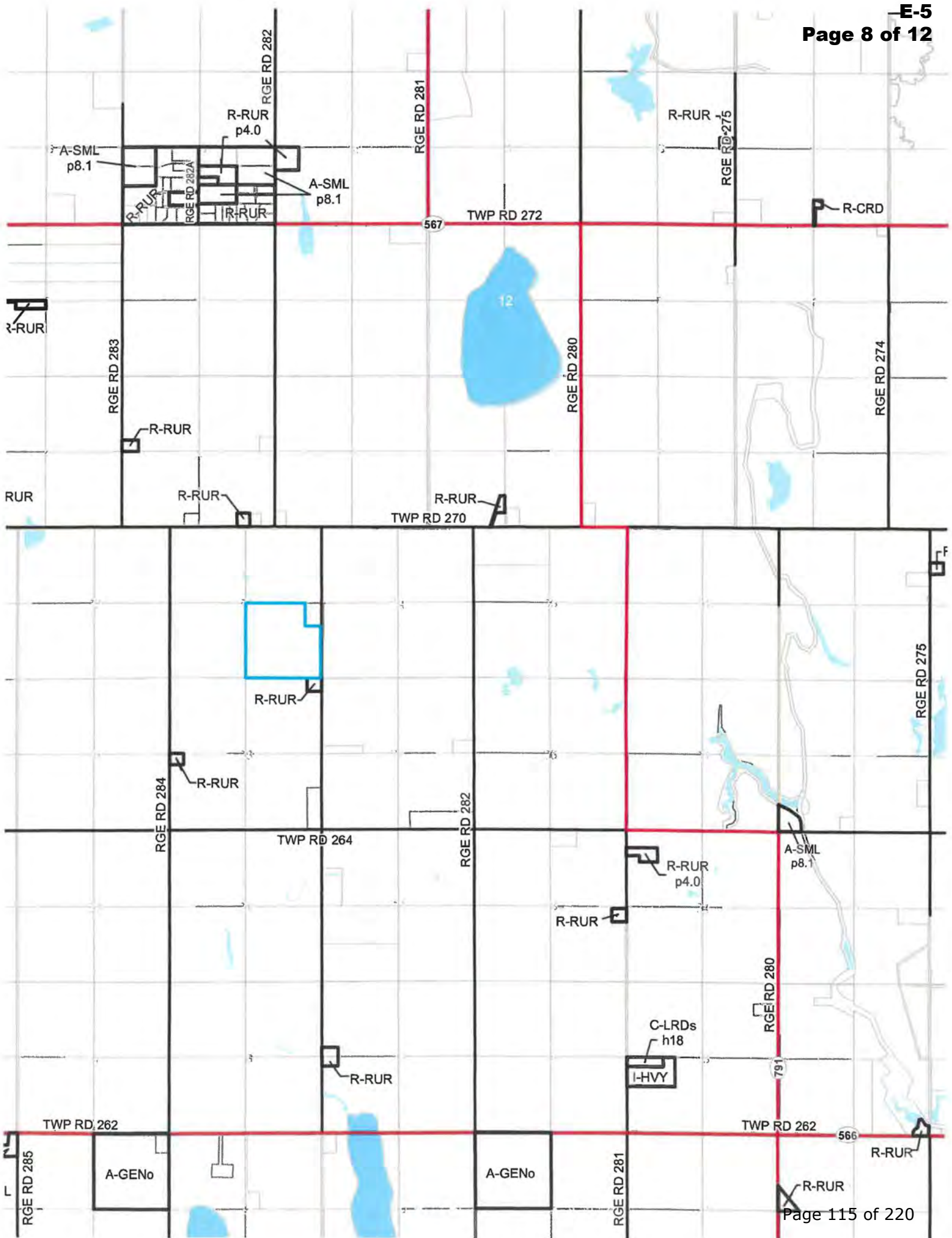
To: MD of Rockview County

Att: Natalie Robertson

I'm writing this cover letter to propose to the MD of Rockview the intent of receiving a development permit for moving in a new 1200 sq Ft (111.5 sq. meters) Manufactured House on to the Property of SE1/4, 33, 26, 28 W4. I've included pictures, proposed site plan and all necessary paper work.

Thanks

Pete Ottens

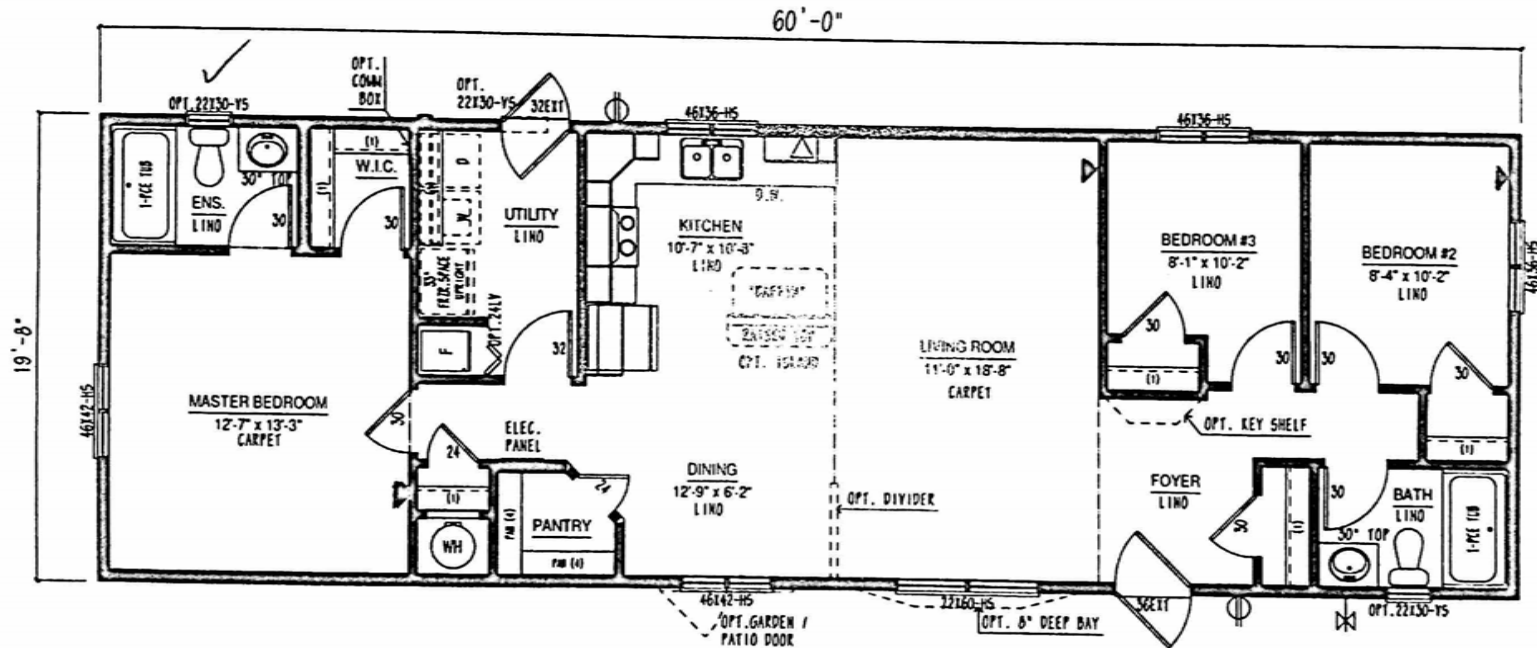



MW2060-117-C-2

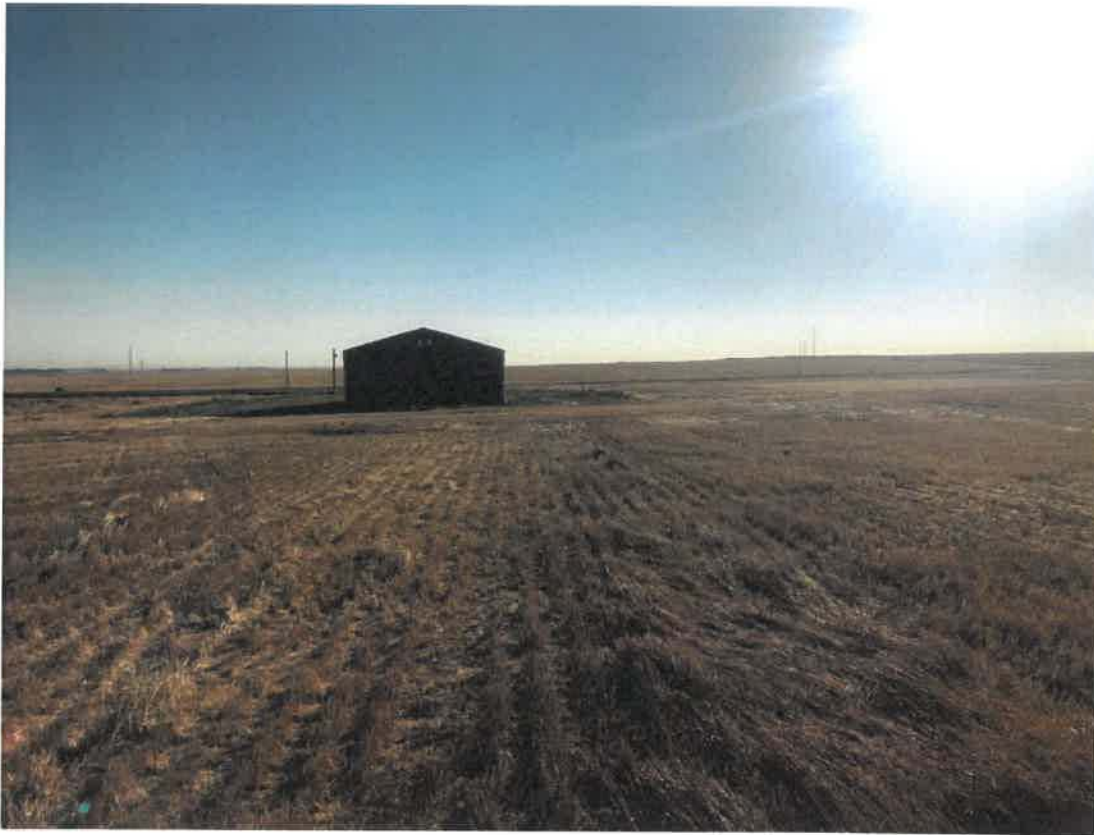
1200 sqft.

- 3 Bedroom

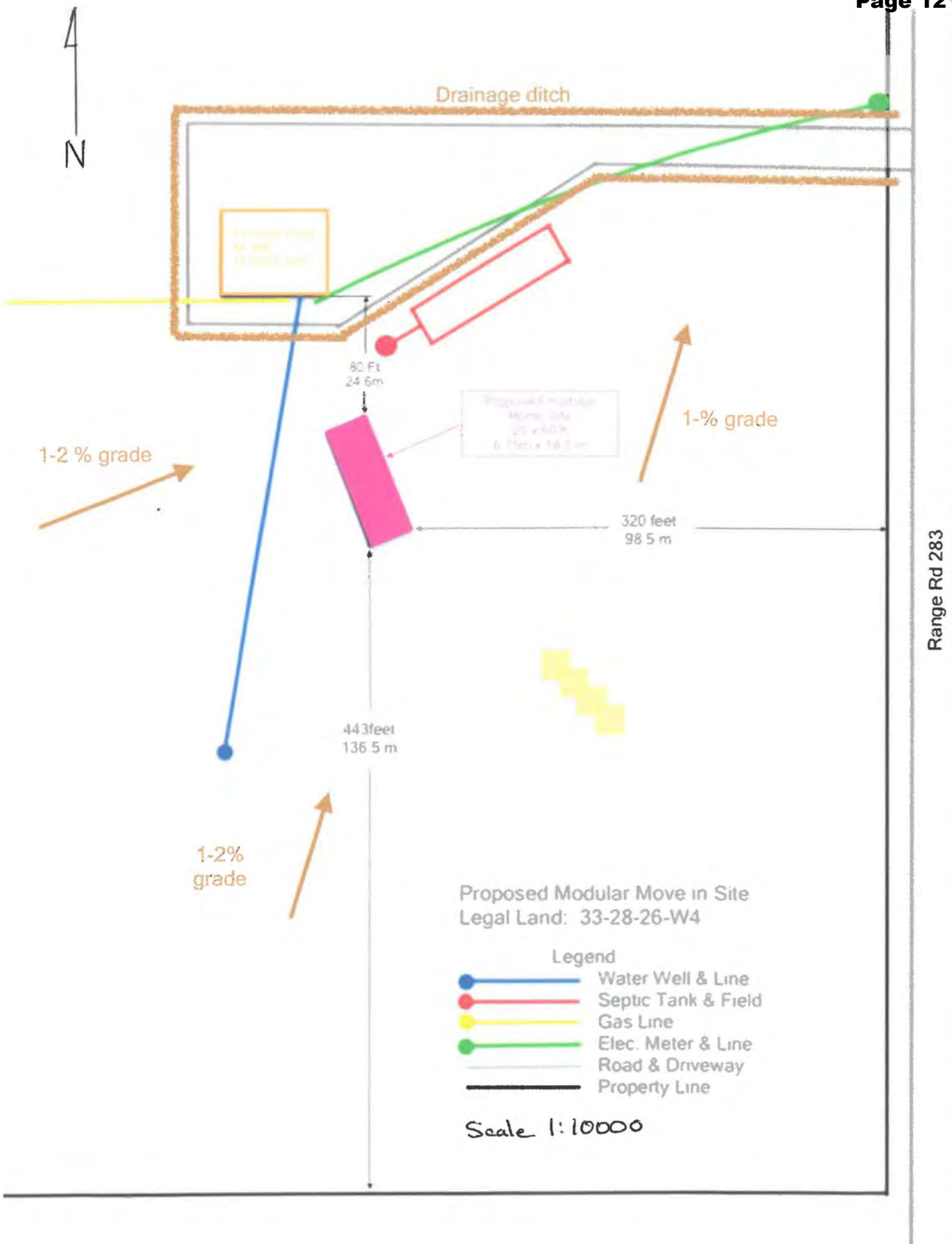
- 2 Bathroom



Triple M Housing
www.triplemhousing.com







PLANNING AND DEVELOPMENT SERVICES

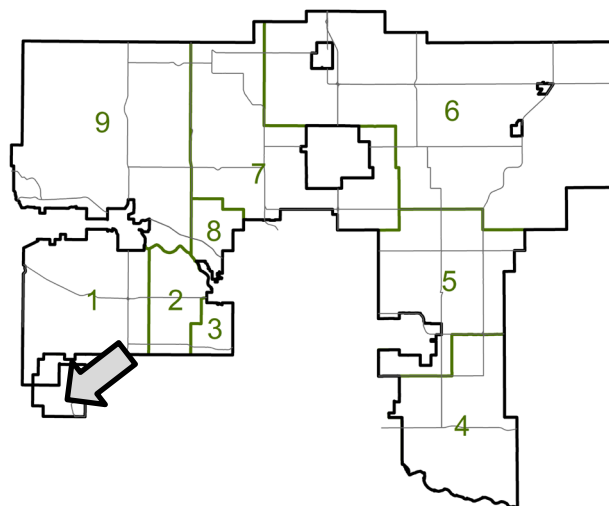
TO: Municipal Planning Commission **DATE:** November 12, 2020
DIVISION: 1 **APPLICATION:** PRDP20202887
SUBJECT: Development Item: Dwelling, Single Detached (deck)
USE: Permitted use, with Variances

APPLICATION: dwelling, single detached (existing), relaxation of the minimum rear yard setback requirement.

GENERAL LOCATION: located approximately 1.21 km (3/4 m) west of Rge. Rd. 54 and 0.20 km (1/8 m) north of Twp. Rd. 232.

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

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



VARIANCE SUMMARY:

<i>Applicable Requirements</i>	<i>Required</i>	<i>Proposed</i>	<i>% Relaxation Required</i>
Rear yard setback	6.00 m (19.68 ft.)	3.90 m (12.79 ft.)	35.00 %

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20202887 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit PRDP20202887 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Evan Neilson, Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: Sept 22, 2020	File: 03917017
Application: PRDP20202887	Applicant/Owner: Conrad Schiebel
Legal Description: Block: 7, Plan: 8410246 (181 Hawkeye Road)	General Location: Located approximately 1.21 km (3/4) west of Rge. Rd. 54 and 0.20 km (1/8 m) north of Twp. Rd. 232
Land Use Designation: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020.	Gross Area: ± 0.81 hectares (± 2.13 acres)
File Manager: Evan Neilsen	Division: 1

PROPOSAL:

This proposal is for the expansion of an existing deck into the required rear yard setback of the parcel.

Note, this application was assessed in accordance with Land Use Bylaw C-8000-2020

The parcel contains a single detached dwelling and is located west of the hamlet of Bragg Creek approximately 0.81 km (1/2 mi) from the border of Kananaskis Improvement District # 5. There is an existing deck, with the application requesting to construct deck additions, totaling approximately 55.74 sq. m. (607.73 sq. ft.) in area. Portions of the deck(s) would encroach 2.10 m (6.88 ft.) into the required 6.00 m (19.68 ft.) rear yard setback – which requires a 35.00 % relaxation.

Applicable Requirements	Required	Proposed	% Relaxation Required
<i>Rear yard setback requirement</i>	<i>6.00 m (19.68 ft.)</i>	<i>3.90 m (12.79 ft.)</i>	<i>35.00 %</i>

Section 186 EXTENSIONS INTO YARDS

- *The following items are permitted to extend into any rear or side yard: Cantilever extensions up to 0.6 m (1.97 ft.) in length, and Decks and patios that are greater than 0.61 m (2.00 ft.) in height shall not extend further than 2.00 m (6.56 ft.) and the resulting required minimum rear or side yard shall not be less than 1.20 m (3.94 ft.).*
 - As the proposed setback is greater than 2.00 m (6.56 ft.) into the allowable extension, a Development Permit is required.

STATUTORY PLANS:

- **Greater Bragg Creek Area Structure Plan (GBCASP)**
 - There are no policies that address residential renovations for existing dwellings. The GBCASP Hamlet Design guidelines are not applicable to parcels outside of the Hamlet core.

**INSPECTOR'S COMMENTS:**

Inspection Date: October 1, 2020

- Neat & Tidy
- Very well-screened.
- No concerns at time of inspection.

CIRCULATIONS:

- **RVC Building Services:** If the existing structure has been legally built and permitted, Building services has no comments. For the expansion onto the existing deck, the below listed will apply-
 - a) Advisory condition- Applicant is required to submit a Building permit application prior to the any deck construction taking place.
 - b) The attached link below includes the checklist for a deck application.-
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Decks_Checklist.pdf
 - c) Construction drawings and related documents referenced in the above checklist shall be provided for a BP submission.
- **Development Compliance:** Development Compliance has no comments or concerns with respect to the attached application.
- **Infrastructure and Operations:** No response at time of report writing.
- **Kananaskis Improvement District # 5:** We have no concerns but would like to comment that we require any structures within the KID to be FireSmart compliant and would encourage the applicant of any development near the boundary, particularly in a forested area, to familiarize themselves with the [FireSmartCanada.ca](https://firesmartcanada.ca) website and consider aligning their proposal with FireSmart principles. Instruction related to home construction, including decks & porches: <https://firesmartcanada.ca/homeowners/getting-firesmart/home-construction/>

OPTIONS:

Option #1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

Description:

1. That the proposed deck extensions, to the existing dwelling, single detached, may be constructed in accordance with the approved site plan submitted October 1, 2020.
 - i. That the total building area of the deck(s) are increased from 26.01 sq. m (279.96 sq. ft.) to **55.74 sq. m. (607.73 sq. ft.)**.
2. That the minimum rear yard setback requirement for the deck is relaxed from **6.00 m (19.68 ft.)** to **3.90 m (12.79 ft.)**.

Permanent:

3. 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 at an approved disposal facility.



4. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.

Advisory:

5. That a Building Permit(s) shall be obtained through Building Services, prior to any construction taking place.
6. That all materials used for the construction of the deck addition be compliant with FireSmart recommendations
7. That any other government permit approvals or compliances are the sole responsibility of the Applicant/Owner.
8. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option #2: (this would not allow the proposed development)

REFUSAL, for the following reasons:

1. That the proposed development does not meet the minimum required rear setback, for the Residential, Country District (R-CRD) district as defined in Section 330 of the Land Use Bylaw C-8000-2020:

Required: 6.00 m (19.69 ft.)
Proposed: 3.90 m (12.79 ft.)
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.







ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

APPLICATION NO.

20202887

ROLL NO.

039/7017

RENEWAL OF

PRDP 20182264

FEES PAID

\$330.00

DATE OF RECEIPT

Sept 22, 2020

APPLICANT/OWNER

Applicant Name: CONRAD SCHIEBEL

Email:

Business/Organization Name (if applicable):

Mailing Address:

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 Lot(s)/Unit(s): Block: 7 Plan: 841 0246 Parcel Size (ac/ha): 2.13 ac

Municipal Address: 181 Hawk Eye Road Land Use District:

APPLICATION FOR - List use and scope of work

Deck Easement

Variance Rationale included: ☒ YES ☐ NO ☐ N/ADP Checklist Included: ☒ YES ☐ NO

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, Conrad Schiebel (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

Conrad and Nicola Schiebel



September 20, 2020

Rocky View County
Planning and Development Board
262075 Rocky View Point,
Rocky View County, AB.
T4A 0X2

Re: Re-application for denied deck expansion at 181 Hawkeye Road

Dear Review Board Members,

Please find attached our re-application for a deck expansion to our private residence in West Bragg Creek. The initial expansion request was submitted by our contractor, Peter Haar on June 13, 2018. This application was denied for the reason that the deck encroached on the property line shared with the Municipal Reserve(MR) by over 20% of the allowable limit. The file number is 03917017.

Our justifications for requesting a relaxation of this easement allowance are as follows:

- 1). It allows us to slightly enlarge the existing deck to provide more usable and more easily accessible space.
- 2). It would accommodate more covered outside living space beneath it.
- 3). The planned stairway would provide another emergency egress route from the main level of the house and would allow access to the deck without going through the house.

The south property boundary adjacent to the proposed site contains a low berm that separates the yard from the Bragg Creek lowlands running beneath the property in the MR. During the flood of 2013, our property was not compromised by the high waters in the lowlands so bank stability concerns are not an issue. The MR lands below us are not easily accessible so impacts to public use are negligible.

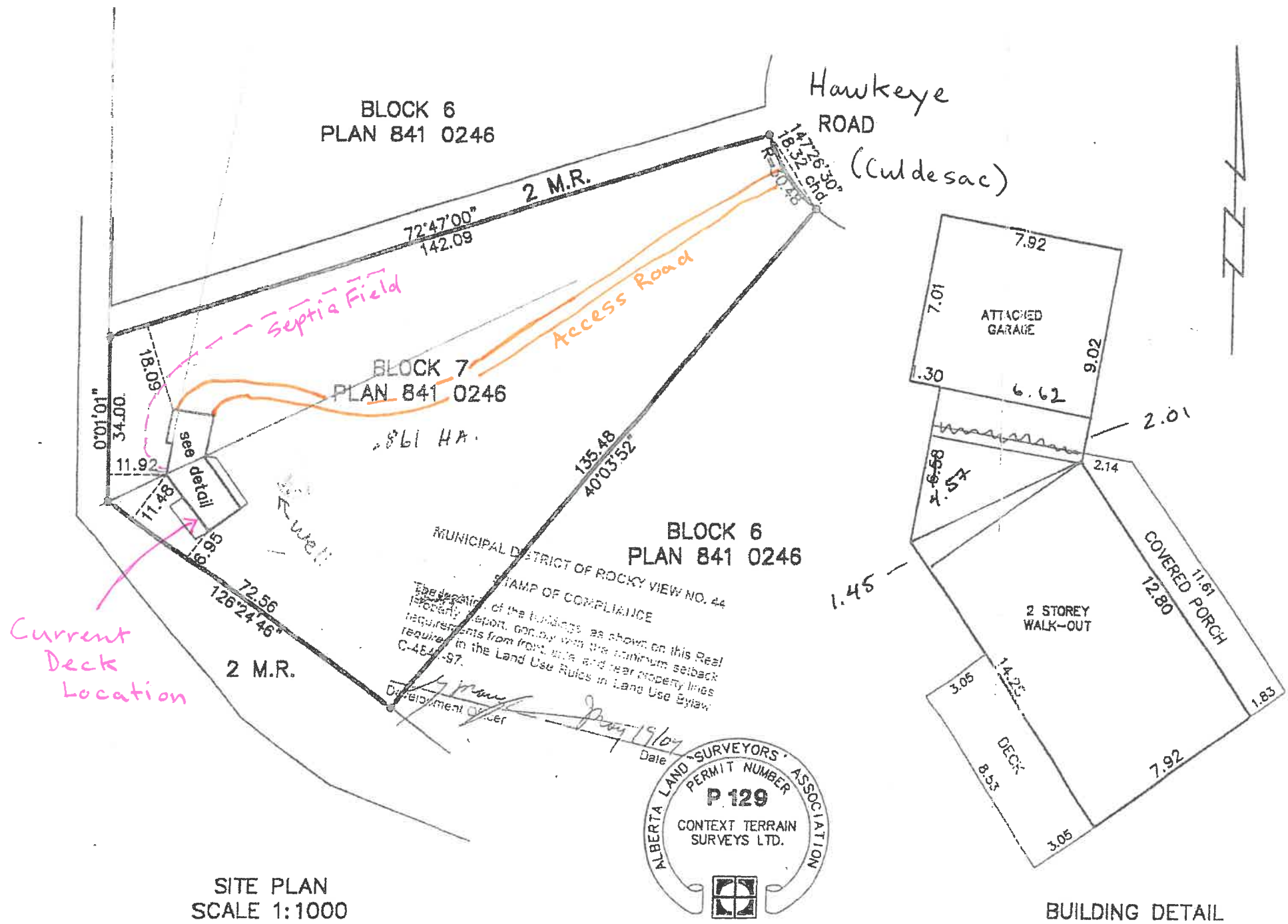
Sincerely,

Handwritten signatures of Conrad and Nicola Schiebel in cursive script.

Conrad and Nicola Schiebel

Development Permit Application - Deck Expansion at 181
Hawkeye Road (Schiebel Property)





SITE PLAN
SCALE 1:1000

BUILDING DETAIL
SCALE 1:200

[illegible]

Proposed Additions

$$A = 11.16 \text{ m}^2$$

$$C = 1.11 \text{ m}$$

$$G = 12,26 \text{ m}^2$$

$$D = 595 \text{ m}^2$$

$$= 30.48 \text{ m}^2$$

$(-0.75 \text{ m}^2 \text{ for angled corners})$

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 7
SUBJECT: Development Item – Golf Driving Range
USE: Discretionary use, without Variances

DATE: November 12, 2020
APPLICATION: PRDP20194577

APPLICATION: Golf Driving Range (30 tees) and construction of a Pro Shop Building

GENERAL LOCATION: Located approximately 1.61 km (1 mile) north of Hwy. 566 and on the west side of Rge. Rd. 14.

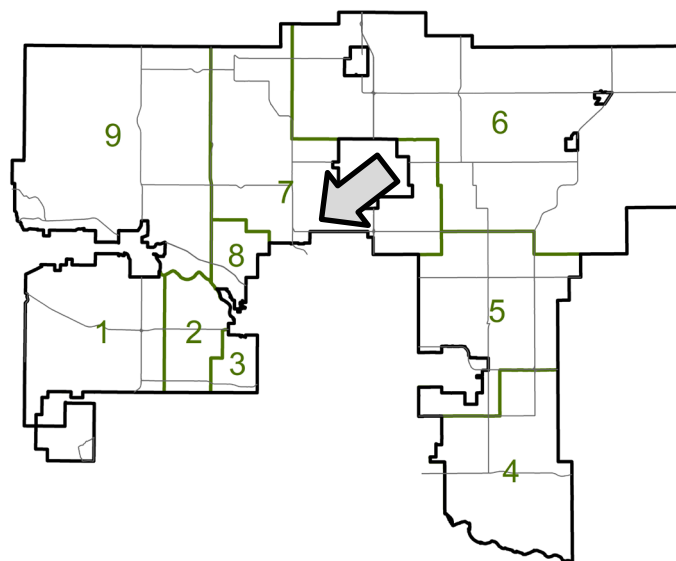
LAND USE DESIGNATION: Business, Leisure and Recreation District (B-LR) and Land Use Bylaw C-4841-97.

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

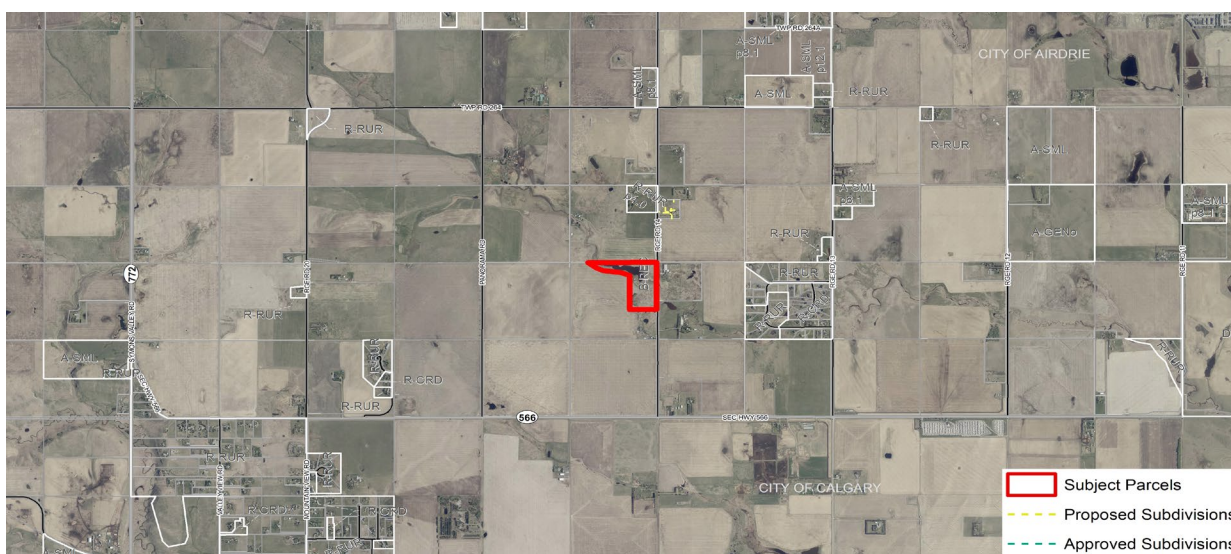
OPTIONS:

Option #1: THAT Development Permit Application PRDP20194577 be approved with the conditions noted in the report.

Option #2: THAT Development Permit Application PRDP20194577 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEX



Administration Resources

Xin Deng, Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: December 18, 2019 Application Complete: October 22, 2020	File: 06517005
Application: PRDP20194577	Applicant: Yeuang Yu Owner: Jianli Zhang, Di Zhang, Yuhong Li
Legal Description: NW-18-26-01-W05M	General Location: Located approximately 1.61 km (1 mile) north of Hwy. 566 and on the west side of Rge. Rd. 14.
Land Use Designation: Business, Leisure and Recreation District (B-LR) and Land Use Bylaw C-4841-97	Gross Area: ± 15.38 hectares (± 38.00 acres)
File Manager: Xin Deng	Division: 7

PROPOSAL:

The proposal is for a Golf Driving Range (30 tees), and construction of a Pro Shop Building.

Note: The application was received in December 2019, as such, the proposal was evaluated in accordance with the Land Use Bylaw (C-4841-97).

- The property contains a dwelling, single detached and accessory building (garage), which is accessed by the existing approach off Range Road 14.
- The proposed development will be accessed from the existing approach.
- The development area is 33,412.57 sq. m (8.25 acres).
- The proposed golf driving range will include a 130.90 sq. m (1,400.00 sq. ft.) pro shop building, 24 covered tees, 6 uncovered tees, a parking area and landscaping.
- No signage are proposed at this time.
- The site is proposing solar powered outdoor street lights (5000 lumens LED), 9 in the north parking area and 2 in the southern parking area. No building lighting is proposed.
- The development will include wooden and chain-link fencing, 2.13 m (6.00 ft.) high around the parking areas; There will also be range netting, 6.00 m (19.68 ft.) high netting along the western and eastern property line and 4.00 m (13.12 ft.) high netting along the southern property line.

LAND USE BYLAW (C-4841-97):

Section 77 Business - Leisure and Recreation District (B-LR)

77.3 Uses, Discretionary:

Golf Driving Range

- The proposed golf driving range is a discretionary use, therefore, a Development Permit is required.

77.6 Minimum and Maximum Requirement

(b)(i) Front yard from County Road (to the east):

- Required: 30.00 m (98.43 ft.)

- Proposed Pro Shop: Lots, which meets the requirement
- Proposed Covered Tee: Lots, which meets the requirement

(c)(iv) *Side yard from other parcels (to the north/south):*

- Required: 6.00 m (19.69 ft.)
- Proposed Pro Shop: Lots, which meets the requirement
- Proposed Covered Tee: Lots, which meets the requirement

(d)(ii) *Rear yard from other parcels (to the west):*

- Required: 15.00 m (49.21 ft.)
- Proposed Pro Shop: 15.14 m, which meets the requirement
- Proposed Covered Tee: 15.00 m, which meets the requirement

77.7 *Maximum Height of Buildings*

- Required: 12.00 m (39.37 ft.)
- Proposed Pro Shop: 5.10 m (16.73 ft.), which meets the requirement
- Proposed Covered Tee: 6.00 m (19.69 ft.), which meets the requirement

Section 30 *Parking and Loading*

In accordance with Schedule 5 of the Land Use Bylaw, 2 parking stalls are required per tee. The Applicant proposes 30 tees (6 uncovered tees and 24 covered tees).

- Required: 60 parking stalls (30 tees x 2 parking stalls/tee).
- Proposed: 62 parking stalls, which meets the parking requirement.

30.1 (h)(i) *Parking stall for the disabled shall be provided in accordance with the Alberta Building Code.*

- Table 3.8.2.2 Designated Parking Spaces of Alberta Building Code (ABC) lists the required disabled parking stalls. For example, 51-100 regular parking stalls will require four (4) disabled parking stalls;
- The proposed site plan shows 4 disabled parking stalls, which meets the Alberta Building Code parking requirement.

30.1 (k)(i) *each required space shall be minimum of 2.59 m (8.53 ft.) in width and a minimum of 5.48 m (18.04 ft.) in length.*

- The proposed parking stalls is 2.60 m (8.53 ft.) wide and 5.48 m (18.04 ft.) long each, which meet the minimum requirements.
- The proposed two disabled parking stalls is 2.8 m (9.18 ft.) wide each with a 2.40 m (7.87 ft.) wide access aisle, which meet the requirement in the 2014 Alberta Building Code. The other two disabled parking stalls need to be updated in order to meet the Alberta Building Code. As a prior to issuance condition, the Applicant/Owner is required to provide a revised parking plan.

Section 26 *Landscaping, Screening and Outdoor Display Area*

26.11(c) *A minimum of 10% of the development area shall be landscaped, in accordance with the Landscaping Plan approved by the County.*

- The development area is 3.33 hectares (8.25 acres); the minimum landscaped area should be 3, 338.66 sq. m (10% x 33,386.60 sq. m).
- The application is proposing 1,981.51 sq. m of hard landscaping and 30,662.17 sq. m of soft landscaping, for a total of 32,643.68 sq. m



- 26.5 *All yards and all open spaces on the site of business developments (excluding parking stalls; on-site circulation, outdoor storage, display, and service areas) shall be required to be landscaped with trees, shrubs, sod, or suitable hard landscaping. The number of trees required pursuant to this section, may be determined on the basis of a minimum of one (1) tree for each 46.00 sq. m (495.14 sq. ft.) of any required yard or setback at grade, or as required pursuant to a Landscaping Plan as a condition of a Development Permit.*
- A minimum of 73 trees will be required ($3,338.66 \text{ sq. m} \div 46 \text{ sq. m/tree}$).
- 26.3 (b) *the proportion of deciduous to evergreen trees shall be approximately 60:40, unless the Landscaping Plan is designed by a registered professional Landscape Architect;*
- A minimum of 44 deciduous trees ($73 \text{ trees} \div 10 \times 6$) and 29 coniferous trees ($73 \text{ trees} \div 10 \times 4$) will be required, for a total of 73 trees.
- 26.11 (t) *Up to 50% of the required number of trees may be substituted with shrubs at a ratio of 3 shrubs to 1 tree for deciduous trees, and 4 shrubs to 1 tree for coniferous trees, providing that any associated screening requirements are met to the satisfaction of the County.*
- 22 deciduous trees, 66 deciduous shrubs ($43 \times 50\% \times 3$), 15 coniferous trees, and 56 coniferous shrubs ($29 \times 50\% \times 4$) are required;
 - The application is proposing 22 deciduous trees, 66 deciduous shrubs, 15 coniferous trees, and 60 coniferous shrubs, meet the minimum requirement.
- 26.11 (d) *A landscaped strip of at least 4.00 m width shall be provided in front yards and side yards adjacent to a road. Alternate configurations that provide for equivalent area of landscaping, with a minimum width of 1.00 m, may be allowed at the discretion of the Development Authority.*
- The proposed site plan identifies a 4.00 m (13.12 ft.) width landscaped strip, along the eastern property line, with majority of the required trees and shrubs.

STATUTORY PLANS:

This property does not fall within any Area Structure Plans or Intermunicipal Development Plan. Therefore, the application was evaluated in accordance with the Land Use Bylaw.

PARCEL INFORMATION:

Development Permit History

- There is no history for the Development Permit.

Building Permit History

- 1995-BP-10010 Building Permit for "Garage" was issued on Oct 19, 1995.
- 1995-BP-4972 Building Permit for "Single Family Dwelling" was issued on Oct 12, 1995.

INSPECTOR'S COMMENTS:

- No inspection completed at the time of report being prepared.

**CIRCULATION:**Alberta Transportation:

- In reviewing the application, the proposed development does not fall within the control distance of a provincial highway as outlined in the *Highways Development and Protection Act / Regulations*, and will not require a roadside development permit from Alberta Transportation.
- The department does expect that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the *Municipal Government Act*.

City of Calgary:

- No comments were received.

Building Services, Rocky View County:

- Advisory Condition - Pro Shop and Covered Tees require separate building permits.
- Advisory Condition - Provide 3.2.2 Building Code Classification to Building Services for all buildings.
- Advisory Condition - Structural and Mechanical drawings will be required along with professional involvement.
- Advisory Condition - Architectural and electrical drawings will be required including sufficient details outlined in Part 3.
- Advisory Condition – Provide Access Routes design as per article 3.2.5.6., including centerline turning radius and clear widths.
- Advisory Condition – Additional washrooms are required as per occupant load calculations and per Table 3.7.2.2.A.
- Advisory Condition – 4 barrier-free parking stalls are required for 60 parking spaces, must conform to Table 3.8.2.5.
- Advisory Condition – Building and exterior walks require a barrier-free path of travel and access as per subsection 3.8.3.
- Advisory Condition - Spatial separations at property lines must be calculated as per Subsection 3.2.3.
- Advisory Condition - Buildings shall conform to the National Building Code 2019 AE and National Energy Code 2017, with documentation/design at Building Permit stage.

Fire Services & Emergency Management, Rocky View County:

- No comments were received.

Municipal Enforcement Services, Rocky View County:

- No issues with this development permit application at this time.

Operations Division, Rocky View County:

- Road Operations: No comment were received.
- Capital Delivery: No comment were received.
- Utility Services: No concerns.



Planning and Development Services - Engineering, Rocky View County:

General:

- The review of this file is based upon the application submitted. These conditions / recommendations may be subject to change to ensure best practices and procedures.
- Prior to the issuance of the DP, the applicant is required to submit a Construction Management Plan, in accordance with County's servicing standards.
- Prior to the issuance of the DP, the applicant is required to provide an erosion and sediment control (ESC) plan identifying ESC measures to be implemented during the construction of the proposed development and infrastructure in accordance with County's servicing standards.
- As an advisory condition, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.

Geotechnical:

- County GIS contours indicates that there are slopes less than 15%.
- Prior to the issuance of the DP, the applicant is required to conduct an onsite geotechnical investigation in accordance with County's Servicing Standards, providing the results of a soil characteristics and existing groundwater conditions and verifying the site is suitable for the proposed building and site works.
- As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.

Transportation:

- Access to the parcel is provided off Range Road 14.
- A traffic memo for Highway 566/Range Road 14 intersection review was provided at the time of re-designation, prepared by Bunt & Associates, dated December 13th, 2018. As per the memo, intersections of Hwy 560 & Range Road 14 would accommodate the current proposal and no intersection improvements are required. Review of daily volumes indicated that Range Road 14 will exceed its environmental capacity for Regional Low Volume roadway.
- Prior to issuance of the DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the Transportation Off-site Levy Bylaw C-8007-2020 for the proposed development area.
- Prior to issuance of the DP, if site final grading activities require the import or export of soil, the applicant shall enter into a Road Use Agreement with the County regarding use of the County's road system to haul soil off site or onto the site.
- As the proposed development is within 1.6 km of a provincial highway, the application is to be circulated to AT for their review. Should AT have any requirements, the applicant/owner will fulfill all of AT's requirements prior to the issuance.

Sanitary/Waste Water:

- No servicing has been proposed for the proposed development.
- Currently, an existing septic system services single-family dwelling and other accessory buildings.



- As per policy #449 and county standards, the county recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems.
 - Prior to issuance of the DP, applicant is required
 - To submit a site plan incorporating sewage holding tank for proposed development in accordance with County Policy #449 and county standards.
- OR
- To demonstrate typical wastewater strength and volumes and suitability of existing septic field for proposed development in accordance with County Policy #449 and county standards.

Water Supply And Waterworks:

- No servicing has been proposed for the proposed development. Engineering recommends the use of cistern with trucked water service.
 - Currently, a well services existing dwelling and other accessory buildings.
 - Prior to issuance of the DP, application is required
 - To submit a site plan incorporating water cistern for proposed development.
- OR
- To obtain approvals from Alberta Environment for using the groundwater from existing water well for business/commercial purposes.

Storm Water Management:

- Site-specific stormwater Implementation plan was submitted at re-designation, prepared by Westhoff Engineering Resources Inc., Dated April 3, 2019. The report proposes overland ditch/swale drainage system collecting and conveying runoff to an evaporation pond with emergency overland outlet to wet creek.
- Prior to occupancy, the applicant is required to provide as-built drawings of the onsite stormwater management facilities. Once received, the County shall perform an inspection of the proposed stormwater management facilities ensuring the proposed facilities were constructed as per the approved Stormwater designs.
- As a permanent condition, the applicant is required to operate and maintain the onsite stormwater management facilities in accordance with the approved site specific stormwater management plan prepared for the development.
- A site plan was submitted as a part of the application. The site plan does not incorporate the on-site stormwater improvements in accordance with the Site-specific Stormwater Implementation Plan.
- Prior to issuance of the DP, the applicant shall submit a site plan in accordance with approved Site-specific Stormwater implementation plan. (Westhoff Engineering Resources Inc, April 3, 2019).

Environmental:

- Based on GIS review, wet creek, lake and riparian areas are present on site. No disturbance is proposed at this time.
- As a permanent condition, application is required to obtain Alberta environment approval if any wetlands are to be disturbed.

**OPTIONS:**

Option 1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That a Golf Driving Range may be constructed on the subject land in general accordance with the approved application and site plans (as prepared by Atelier Yu Design Inc; Project (Driving Range) Location, Dwg. S-1 to S-5), as amended and included:
 - i. Construction of 24 covered tees and 6 uncovered tees;
 - ii. Construction of a Pro Shop Building, 137.40 sq. m (1,479.00 sq. ft.) in area;
 - iii. Construction of up to 6.00 m (19.68 ft.) of Range Perimeter Netting;
 - iv. Development Regrading (as required).

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan, showing the 4 disabled parking stalls in compliance with 3.8.3.22 of the Alberta Building Code, including mounted signage requirements.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a revised Lighting Plan, showing that the proposed lighting fixtures are full cutoff or shielded, to comply with the County's "dark sky" regulations.
4. That prior to issuance 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 any Road Use Agreement or Roaddata permits will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall also confirm if any upgrades are required to the existing approach, to accommodate the proposed commercial development. If upgrades are required, the Applicant/Owner shall submit a new Road Approach Application to County Road Operations.
5. That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, in accordance with County's Servicing Standards.
6. That prior to issuance of this permit, the Applicant/Owner shall conduct an onsite geotechnical investigation, in accordance with County's Servicing Standards, providing the results of a soil characteristics and existing groundwater conditions and verifying the site is suitable for the proposed building and site works.
 - 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 issuance of this permit, the Applicant/Owner shall submit an erosion and sediment control (ESC) plan, identifying ESC measures to be implemented during the construction of the proposed development and infrastructure in accordance with County's Servicing Standards.
8. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Off-Site Levy in accordance with the Transportation Off-site Levy Bylaw C-8007-2020 for the proposed development area, as shown on the approved site plan.



9. That prior to issuance of this permit, the Applicant/Owner shall:
 - i. To submit a site plan incorporating water cistern for proposed development.

OR

 - ii. To obtain approvals from Alberta Environment for using the groundwater from existing water well for business/commercial purposes.
10. That prior to issuance of this permit, the Applicant/Owner shall:
 - i. To submit a site plan incorporating sewage holding tank for proposed development in accordance with County Policy #449 and county standards.

OR

 - ii. To demonstrate typical wastewater strength and volumes and suitability of existing septic field for proposed development in accordance with County Policy #449 and County standards.

Prior to Occupancy:

11. That prior to occupancy, the Applicant/Owner shall submit as-built drawings of the onsite stormwater management and servicing facilities.
 - i. Once received, the County shall perform an inspection of the proposed stormwater management facilities ensuring the proposed facilities were constructed as per the approved Stormwater designs.
12. That prior to occupancy, all landscaping, range netting, and final site surfaces shall be in place on-site:
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

13. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity, including but not limited to the approved SSIP [as approved at Redesignation Stage, PL20190055, prepared by Westhoff Engineering Resources Inc., Dated April 3, 2019] and Erosion and Sediment Control measures.
14. That all landscaping shall be in accordance with the landscaping details provided on the Landscape Plan. The proposed landscape plan shall not alter the approved SSIP design without prior written consent of the County. That any landscaping that perishes, shall be replanted by June 30th of the next growing season.
15. That there shall be a minimum of 62 parking stalls, including 4 barrier-free, maintained on-site at all times.
16. That there shall be no customer or business parking at any time along the adjacent roadway. All customer or business parking shall be maintained onsite at all times.
17. That no permanent or temporary business identification signs shall be place on the site at any time except any onsite wayfinding (information/directional) signage or any temporary signs



required during development or building construction. Any proposed signage shall require a separate development permit approval.

18. That any future exterior onsite lighting, shall be “dark sky” and, including site security lighting, parking area lighting and exterior building lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the use full cut-off (shielded) fixtures that direct the light downward and that no direct glare shall be visible from adjacent properties and roadways.
19. That any/all efforts shall be made by the Applicant/Owner to decrease the potential of golf balls flying onto the adjacent public roadway or adjacent properties.
 - i. If future problems arise, the Applicant/Owner shall work with the County, to establish correction measures onsite.
20. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.
21. 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 or principal use located on the subject site, to facilitate accurate emergency response.
22. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
23. That dust control measures shall be implemented at all times to control dust from blowing from the site onto adjacent lands and/or roadways.

Advisory:

24. That the Applicant/Owner shall be responsible to dedicate all necessary easements and Right of Ways (ROWs) for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers, to the satisfaction of the County.
25. 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.
26. That Building Permit(s) and any applicable sub-trade permits, shall be obtained through Building Services, prior to commencement of construction, using the Commercial/Industrial Checklist.
27. That the County Noise Control Bylaw, as amended, shall be adhered to at all times.
28. 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*].
29. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
30. 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.
31. That if this Development Permit is not issued by **JUNE 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

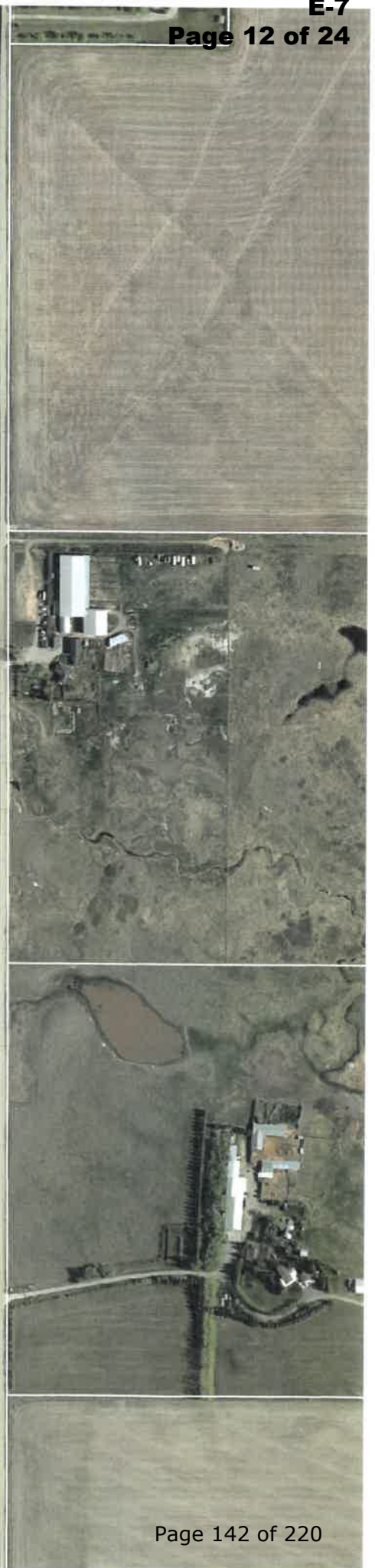


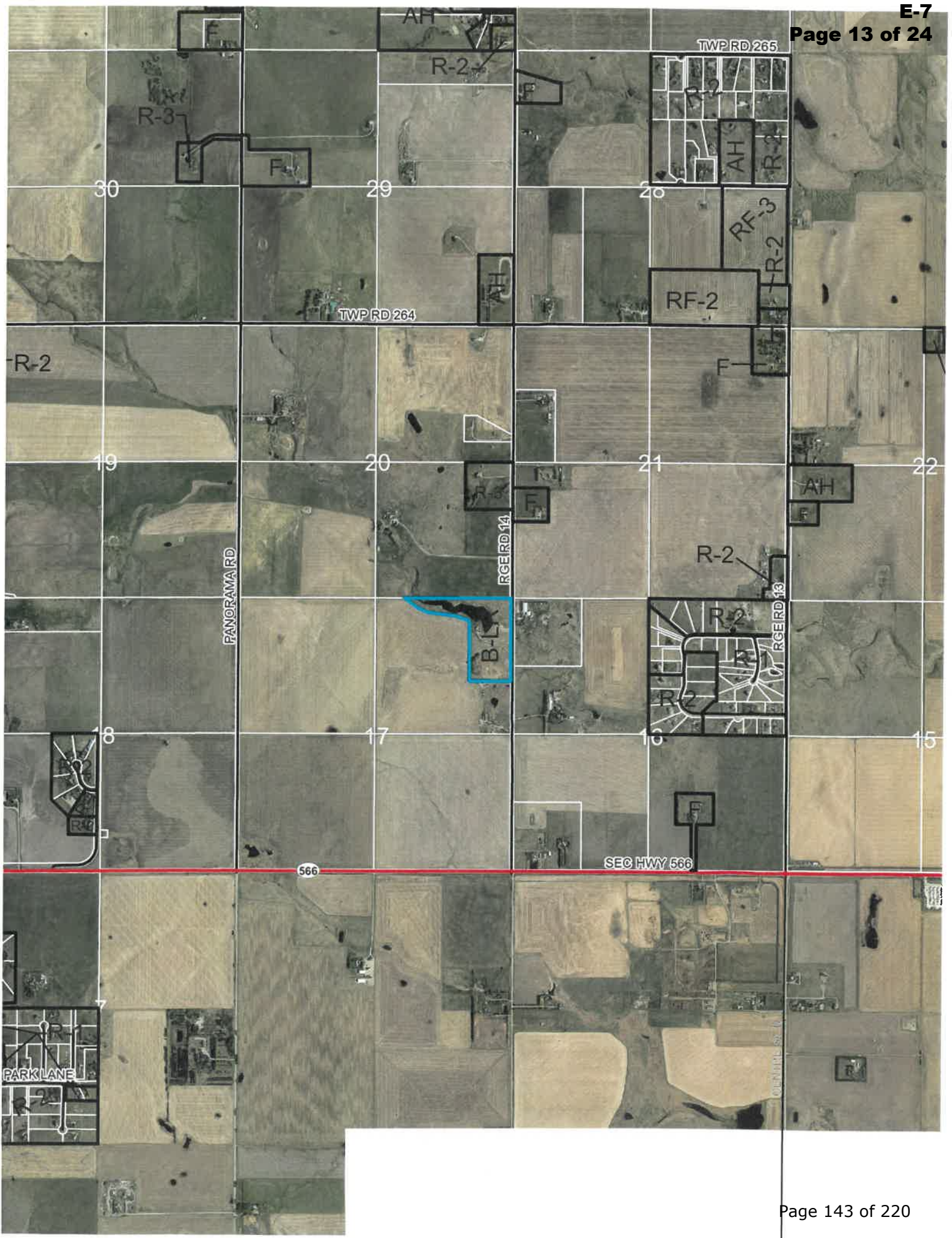
Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or for on-site stormwater Infrastructure

Option #2: (this would not allow the development to proceed)

REFUSAL, for the following reasons:

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







ROCKY VIEW COUNTY
Cultivating Communities

20194577

APPLICATION FOR
COMMERCIAL/OFFICE/INDUSTRIAL
DEVELOPMENT PERMITS

FOR OFFICE USE ONLY	
Fee Submitted \$1015.00	File Number 06517005
Date of Receipt Dec 18/19	Receipt # 2019023109

Name of Applicant YELIANG YU Email [REDACTED]
Mailing Address [REDACTED] Postal Code [REDACTED]
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]
For Agents please supply Business/Agency/ Organization Name Atelier Yu Design Inc
Registered Owner (if not applicant) JianLi Zhang
Mailing Address [REDACTED] Postal Code [REDACTED]
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE ¼ Section 17 Township 26 Range 1 West of 5 Meridian
b) Being all / parts of Lot 1 Block 1 Registered Plan Number 8710072
c) Municipal Address 262217 Range Road 14
d) Existing Land Use Designation B-LR Parcel Size 38 Division [REDACTED]

2. APPLICATION FOR

Development permit for a golf driving range.

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property (s)? Yes [REDACTED] No 1
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes [REDACTED] No 1
(Sour Gas facility means well, pipeline or plant)
c) Is there an abandoned oil or gas well or pipeline on the property? Yes [REDACTED] No 1
d) Does the site have direct access to a developed Municipal Road? Yes
e) Has the Design Guidelines checklist been completed? Yes 1 No [REDACTED]
f) Has supplementary information been provided? (photos, sketches written descriptions etc.) Yes 1 No [REDACTED]
g) Details of additional information [REDACTED]

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I JIANLI ZHANG hereby certify that X I am the registered owner
(Full Name in Block Capitals)

[REDACTED] I am authorized to act on the owner's behalf

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

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature] Owner's Signature [Signature]

Date [REDACTED]

PLEASE SEE REVERSE

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Yeliang Yu, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.



Signature

2019/12/10

Date

FOR OFFICE USE ONLY

Application: _____

General Location: _____

Frank Yu (Representative of JianLi Zhang)



Nov. 2019

To:

Building /Business planning Depart.

Rocky View Country

262075 Rocky Viewpoint,

Rocky View County, AB, T4A 0X2

Proposal for Developing Driving Range

1. Project Background and Description

I started playing golf about 10 years ago, since then playing golf became one of my major activities, and I have always searched a place to be my own playground until I found this piece of land.

2. Project Scope

The land includes a wet area in the northern part, and dry land on the south side, existing access road connecting gate to residential building and garage.

The intent of this project is to build a driving range on the south part of parcel with a 1400 sqft pro shop, 18 covered tees and 12 uncovered tees, 250m x 127m fenced yard, also equipped with 60 parking.

3. Deliverables and timeline

Based on our study on current market, the deliverable timeline will be within 3.5 years from now on, it consisted with planning, design, permitting and construction. Estimate as 15 months for preconstruction, 18 months for construction, and 2 months for post construction.

4. Business Operating System

The business would be family operated or only operated by 2 staffs in total, will have regular hour as 11am to 7pm opened weekday, 10am to 5pm opened Saturday, closed on Sunday.

5. Any concerns

Not available are this moment.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 680 158 8710072;1 181 214 716

LEGAL DESCRIPTION

PLAN 8710072
BLOCK 1
CONTAINING 15.37 HECTARES (38.0 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;26;17;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 111 029 165

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 214 716	03/10/2018	TRANSFER OF LAND	\$1,545,000	CASH & MORTGAGE

OWNERS

JIANLI ZHANG

[REDACTED]
[REDACTED]
[REDACTED]

AS TO AN UNDIVIDED 60% INTEREST

DI ZHANG

[REDACTED]
[REDACTED]
[REDACTED]

AS TO AN UNDIVIDED 10% INTEREST

YUHONG LI

[REDACTED]
[REDACTED]
[REDACTED]

AS TO AN UNDIVIDED 30% INTEREST

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 214 716

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

941 095 716	19/04/1994	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001299650) (DATA UPDATED BY: CHANGE OF NAME 051028452)
951 228 543	06/10/1995	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.
181 214 717	03/10/2018	MORTGAGE MORTGAGEE - ATB FINANCIAL. 601 STEWART GREEN SW CALGARY ALBERTA T3H3C8 ORIGINAL PRINCIPAL AMOUNT: \$1,545,000
181 214 718	03/10/2018	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ATB FINANCIAL. 206, 1333 8TH STREET SW CALGARY ALBERTA T2R1M6 AGENT - WESLEY B MAH

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 18 DAY OF
DECEMBER, 2019 AT 09:24 A.M.

ORDER NUMBER: 38542455

CUSTOMER FILE NUMBER:

END OF CERTIFICATE



THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

PROJECT (DRIVING RANGE):

DEVELOPING DATA:

TOTAL DEVELOPING AREA: 33,412.57 SQM

BUILDING FOOTPRINT AREA: 1,478 SQFT (137.3 SQM)
PARKING LOTS: 62 IN TOTAL, 4 DISABLED PARKING LOTS INCLUDED.

LANDSCAPING (HARD) AREA: 1,981.51 SQM

LANDSCAPING (SOFT) AREA: 30,662.17 SQM

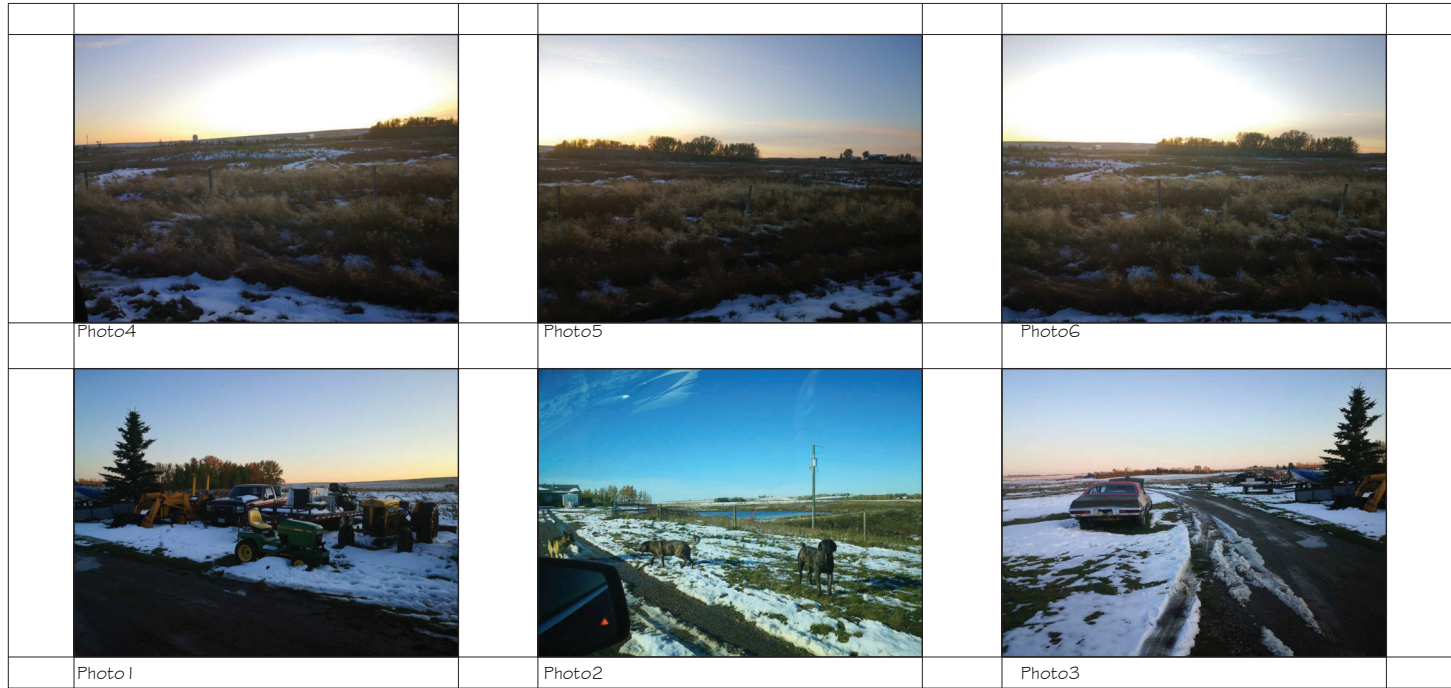
○ DECIDUOUS TREES

□ DECIDUOUS SHRUBS

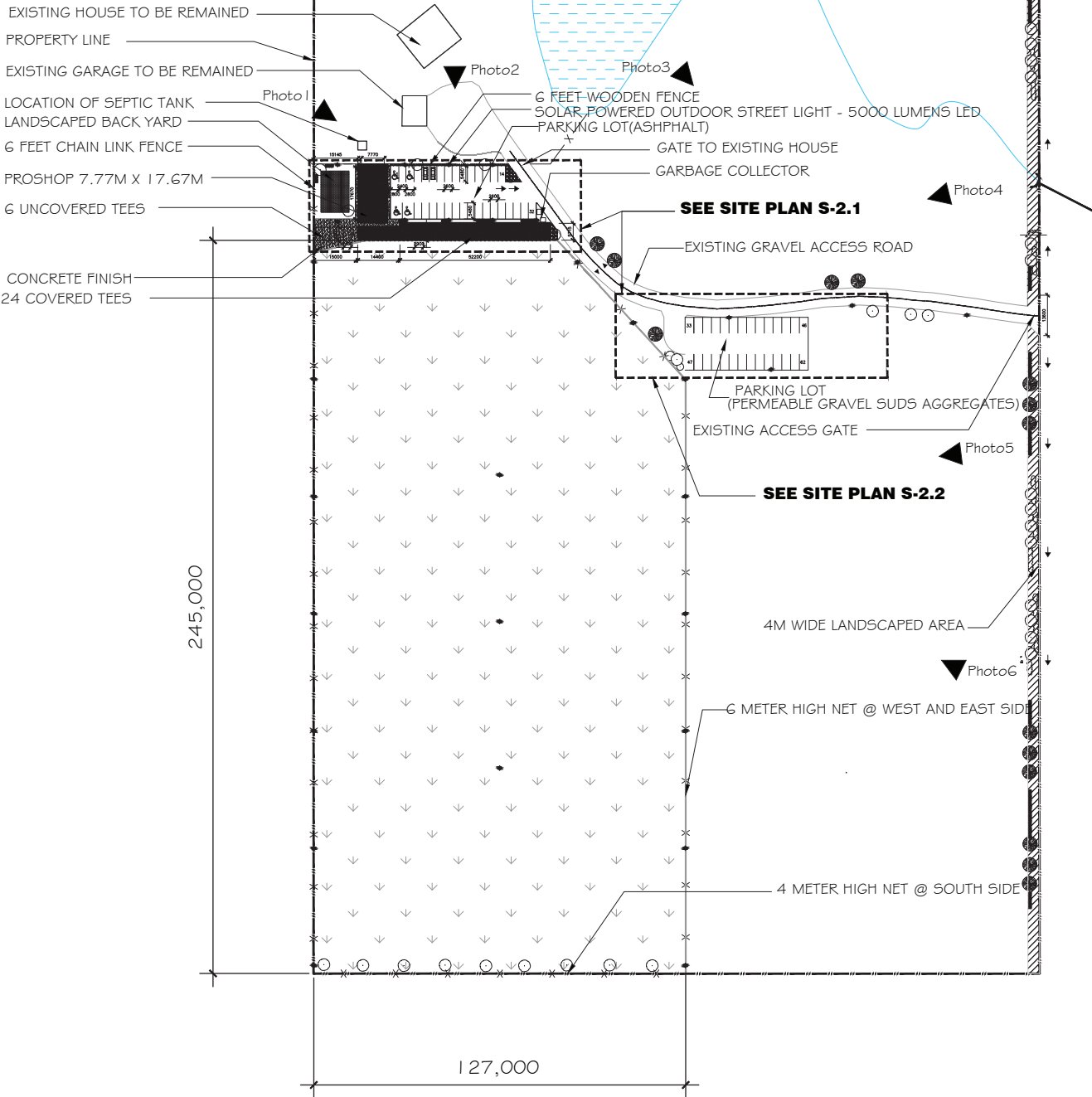
● CONIFEROUS TREES

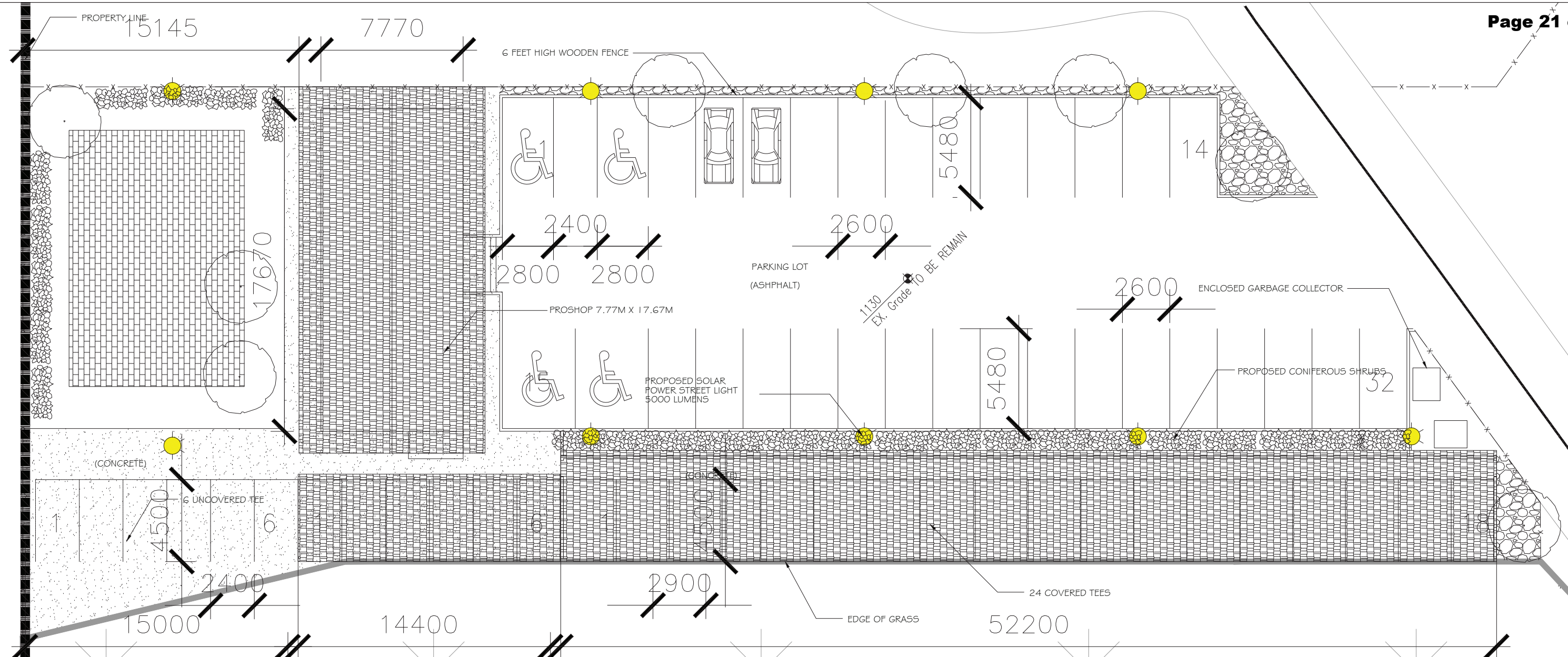
■ CONIFEROUS SHRUBS

★ PROPOSED SOLAR POWERED OUTDOOR STREET LIGHT - 5000 LUMENS LED
INSTALLED ON 20 FT TALL POLES.



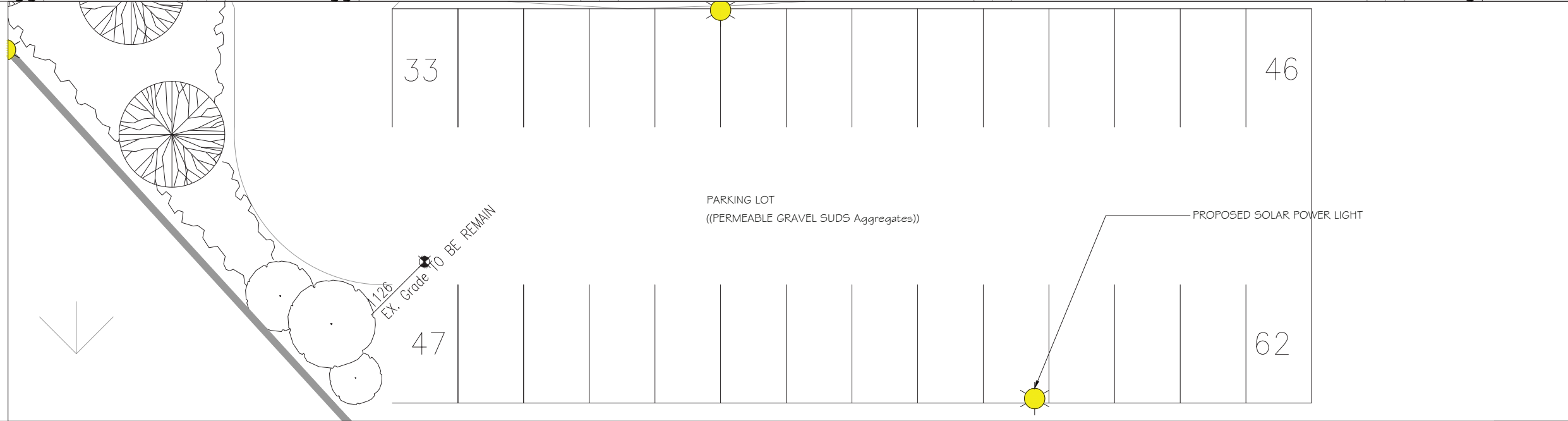
SITE PHOTOS





S-2.1 SITE PLAN

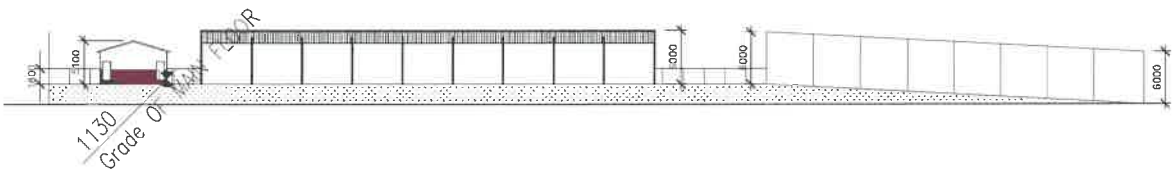
S-2.2 SITE PLAN



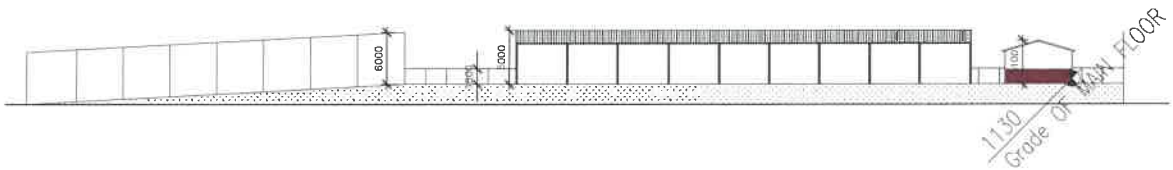
PROJECT (DRIVING RANGE) LOCATION:
262217 14 Range Road, Rocky View Country
PLAN 8710072 BLOCK 1

S - 2 SITE PLAN R2 SCALE: 1:100

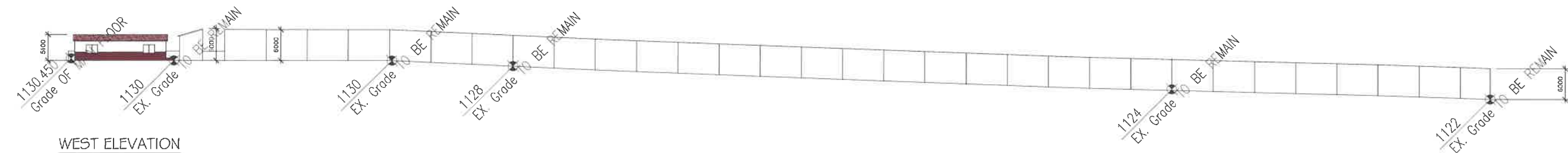
SOUTH ELEVATION



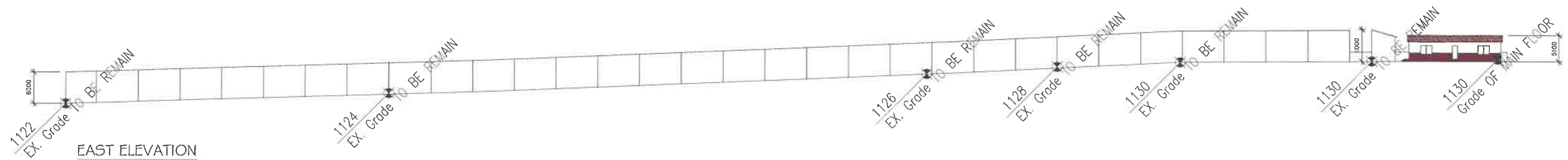
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



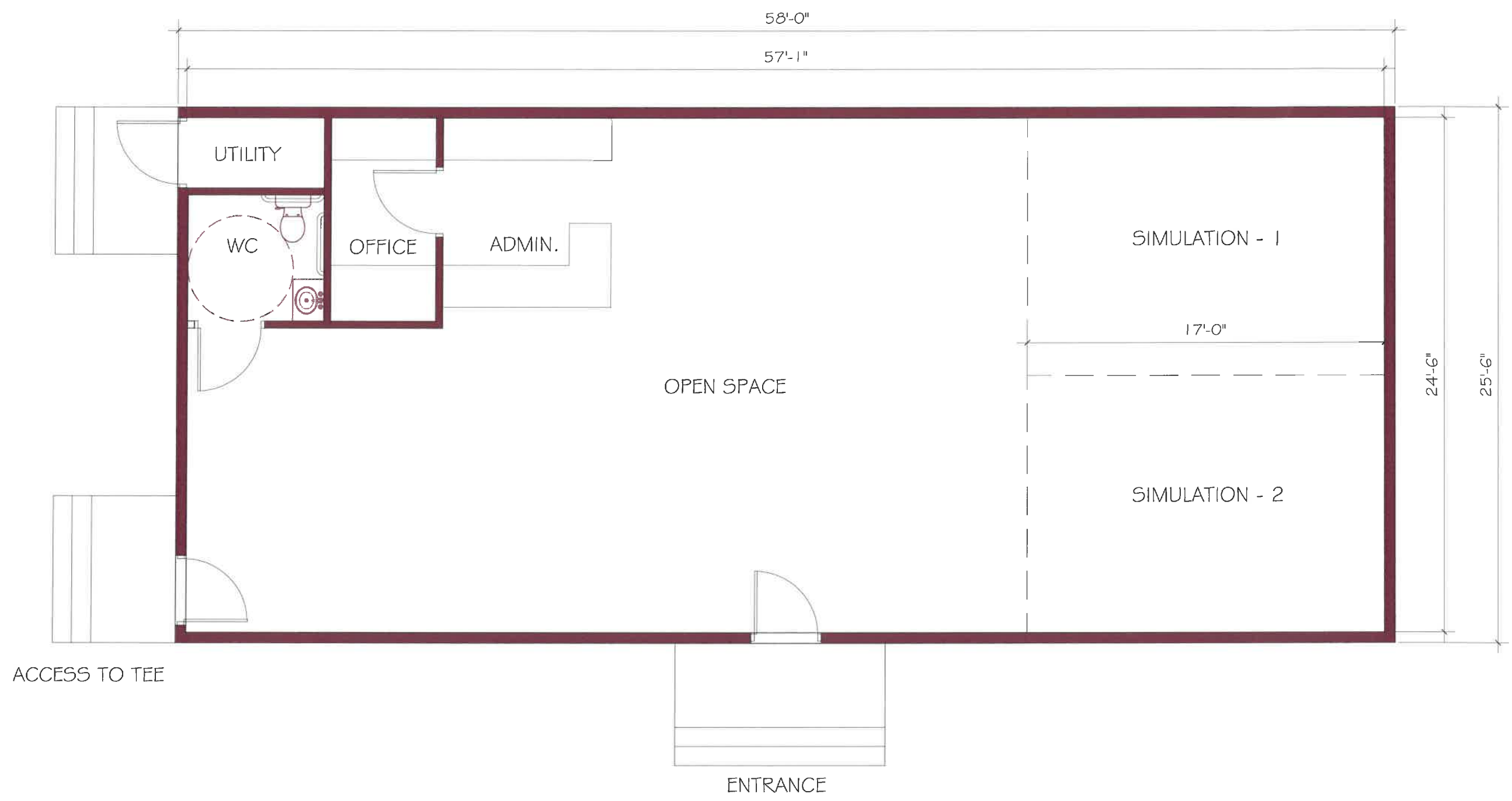
PROJECT (DRIVING RANGE) LOCATION:
262217 14 Range Road, Rocky View Country
PLAN 8710072 BLOCK 1

S - 3 SITE ELEVATIONS

SCALE: 1:400

403-6199488
4919 EDGE PARK DR. NW
Calgary, Ab T3A 4H1

ATELIER YU DESIGN INC



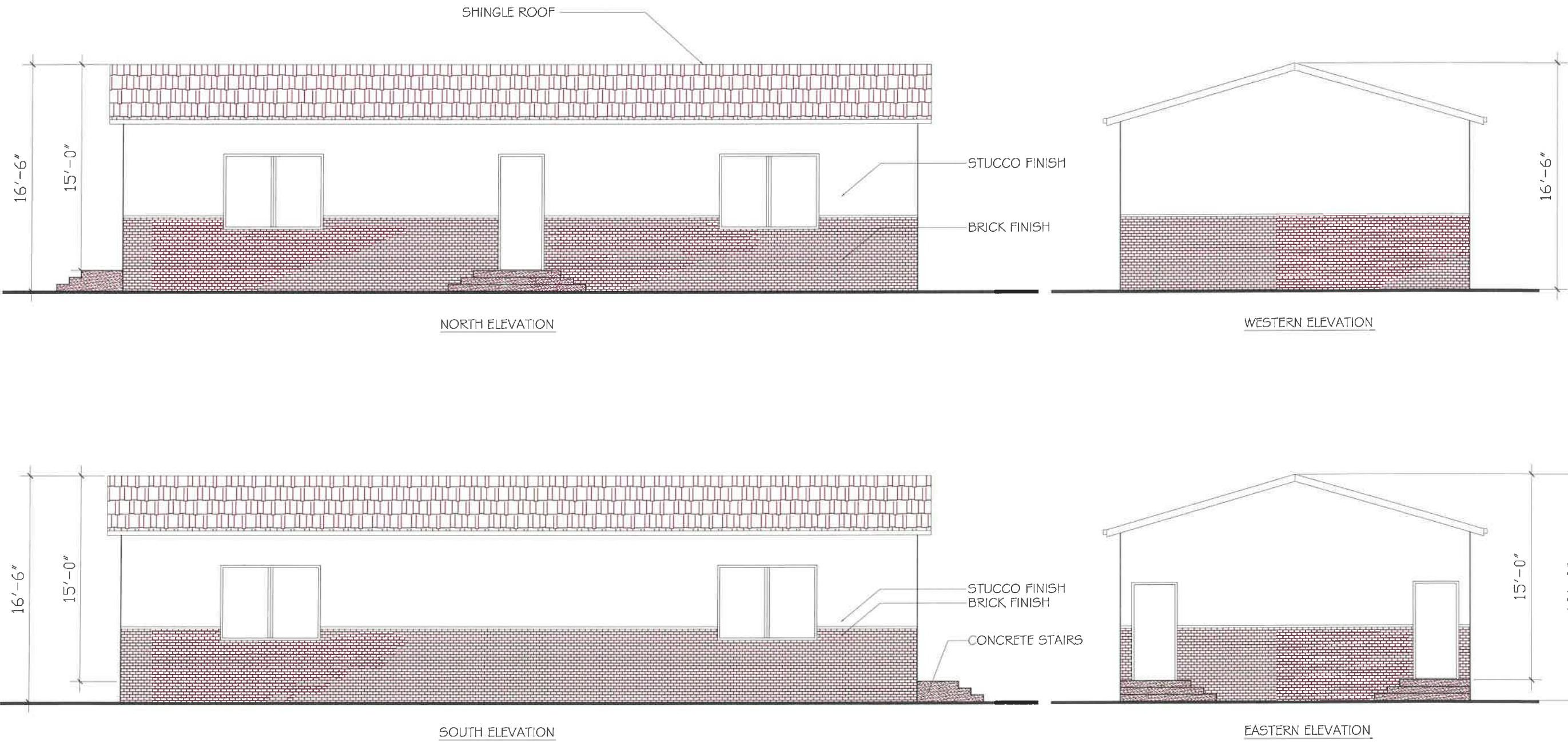
FLOOR PLAN

PROJECT (DRIVING RANGE) LOCATION:
262217 14 Range Road, Rocky View Country
PLAN 8710072 BLOCK 1

S - 4 PRO-SHOP FLOOR PLAN SCALE: 3/16" = 1' - 0"

403-6199488
4919 EDGE PARK DR. NW
Calgary, Ab T3A 4H1
ATELIER YU DESIGN INC





PROJECT (DRIVING RANGE) LOCATION:
262217 14 Range Road, Rocky View Country
PLAN 8710072 BLOCK 1

S - 5 PRO-SHOP ELEVATIONS SCALE: 3/16" = 1' - 0"

403-6199488
4919 EDGE PARK DR. NW
Calgary, Ab T3A 4H1
ATELIER YU DESIGN INC





PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 9
SUBJECT: Development Item: Accessory Buildings
USE: Permitted use, with Variances

DATE: November 12, 2020

APPLICATION: PRDP20202832

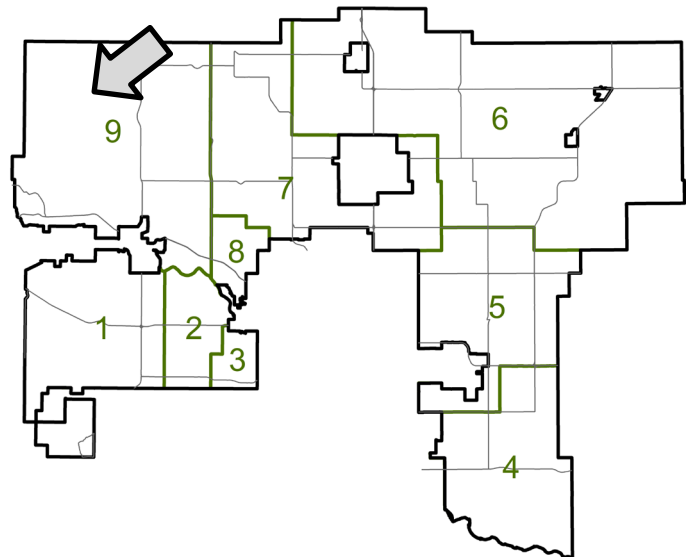
APPLICATION: accessory building (existing shop/garage, two sheds), relaxation of the minimum front yard setback requirement

GENERAL LOCATION: Located approximately 1.61 km (1 mile) west of Horse Creek Road and on the south side of Twp. Rd. 283

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

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

VARIANCE SUMMARY:

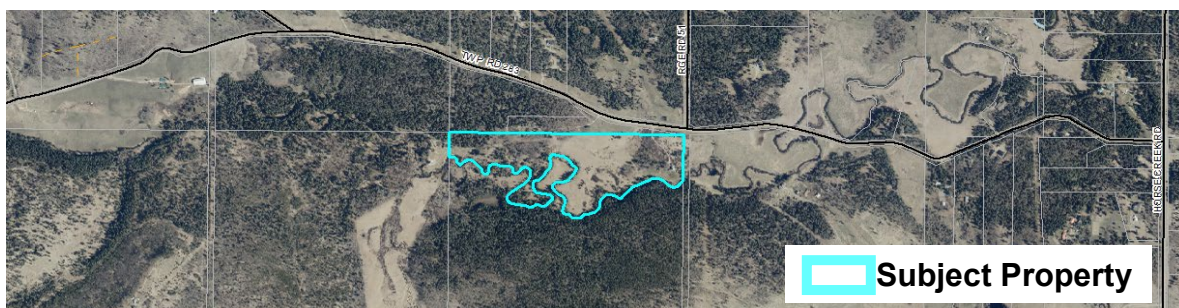


Variance	Requirement	Proposed	Percentage (%)
Front Yard Setback (Shop/garage)	45.00 m (147.63 ft.)	34.35 m (112.70 ft.)	23.67%
Front Yard Setback (Shed 3)	45.00 m (147.63 ft.)	24.16 m (79.27 ft.)	46.31%
Front Yard Setback (Shed 4)	45.00 m (147.63 ft.)	44.56 m (146.19 ft.)	0.98%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20202832 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20202832 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen - Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: September 18, 2020	File: 08914005
Application: PRDP20202832	Applicant/Owner: Keith and Sandra Logan
Legal Description: NE-14-28-05-W05M	General Location: Located approximately 1.61 km (1 mile) west of Horse Creek Road and on the south side of Twp. Rd. 283
Land Use Designation: Agricultural, General District (A-GEN) under Land Use Bylaw C-8000-2020	Gross Area: ± 14.08 hectares (± 34.8 acres)
File Manager: Oksana Newmen	Division: 9

PROPOSAL:

The proposal is for existing accessory buildings that require a relaxation to the minimum front yard setback requirement.. *Note, this application was assessed in accordance with Land Use Bylaw C-8000-2020.*

There are a total of six buildings on the parcel:

- Dwelling, single detached
- Accessory Building (shop/garage)
- Accessory Buildings – four sheds of varying size; sheds 1 through 4

A Real Property Report was submitted for a Certificate of Compliance and it was noted that three accessory buildings (the garage/shop, shed 3, and shed 4) did not meet the minimum front yard setback requirement. The buildings do fall under the permitted use size for the Agricultural, General District size of ≤930.00 m² (10,010.40 ft²). Sheds 1 and 2 meet the district requirements. The Applicant has indicated the sheds pre-date the dwelling and shop/garage, possibly being built in the 1940s. Should this be the case, they would pre-date the requirement for development permits, and would be legally non-conforming.

Both the existing dwelling, single detached and accessory building (shop/garage) were built in 1987 and 1986 respectively, have building permits, and an approved relaxation was granted to the dwelling for riparian setbacks (DP-2689-87) and construction of the shop/garage (DP-2591-86).

All of the buildings on site existed prior to floodplain regulations coming into effect, and as such are legal non-conforming. Relaxations pertaining to riparian setbacks are not required.

Land Use Bylaw (C-8000-2020):

The following sections are relevant to the development.

Requirements: Accessory Building (Shop/garage)				
Section	Regulation	Required	Proposed	Variance
304	Permitted Uses	≤930.00 m ² (10,010.40 ft ²)	190.39 m ² (2,049.34 ft ²)	-

308	Front Yard (from County Roads)	45.00 m (147.64 ft.)	34.35 m (112.70 ft.)	23.67%
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Requirements: Accessory Building (Shed 3)				
Section	Regulation	Required	Proposed	Variance
304	Permitted Uses	≤930.00 m ² (10,010.40 ft ²)	17.74 m ² (191.00 ft ²)	-
308	Front Yard (from County Roads)	45.00 m (147.64 ft.)	24.16 m (79.27 ft.)	46.31%

Requirements: Accessory Building (Shed 4)				
Section	Regulation	Required	Proposed	Variance
304	Permitted Uses	≤930 m ² (10,010.40 ft ²)	2.36 m ² (25.36 ft ²)	-
308	Front Yard (from County Roads)	45.00 m (147.64 ft.)	44.56 m (146.19 ft.)	0.98%

- The accessory buildings comply with all other district requirements

STATUTORY PLANS:

The subject property is not located within an Area Structure Plan or Conceptual Scheme. As such, this application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

Inspection: September 30, 2020

- Parcel is neat & tidy
- Buildings have been in place for some time
- No concerns at time of inspection

CIRCULATIONS:

Building Services Review (September 30, 2020)

- There are no comments from Building Services as it appears the DP strictly involves setback relaxations only. Provided, the existing structures were constructed and permitted at time of construction.
- If the application implies information contrary to the aforementioned, let me know your thoughts.

Development Compliance Officer Review (September 24, 2020)

- Development Compliance has no comments or concerns related to the attached application.

Utility Services

- No comments received.

Transportation Services

- No comments received.

OPTIONS:

Option #1 (this would allow the proposed development [three accessory buildings] to remain)

APPROVAL, subject to the following conditions:

Description:

1. That the accessory buildings (shop/garage and sheds), may remain on the subject parcel, in accordance with the with Real Property Report prepared by Jones Geomatics Ltd., dated July 15, 2020.
 - i. That the minimum front yard setback requirement for the accessory building (existing shop/garage), shall be relaxed from **45.00 m (147.64 ft.) to 34.35 m (112.70 ft.)**.
 - ii. That the minimum front yard setback requirement for the accessory building (shed 3), shall be relaxed from **45.00 m (147.64 ft.) to 24.16 m (79.27 ft.)**.
 - iii. That the minimum front yard setback requirement for the accessory building (shed 4), shall be relaxed from **45.00 m (147.64 ft.) to 44.56 m (146.19 ft.)**.

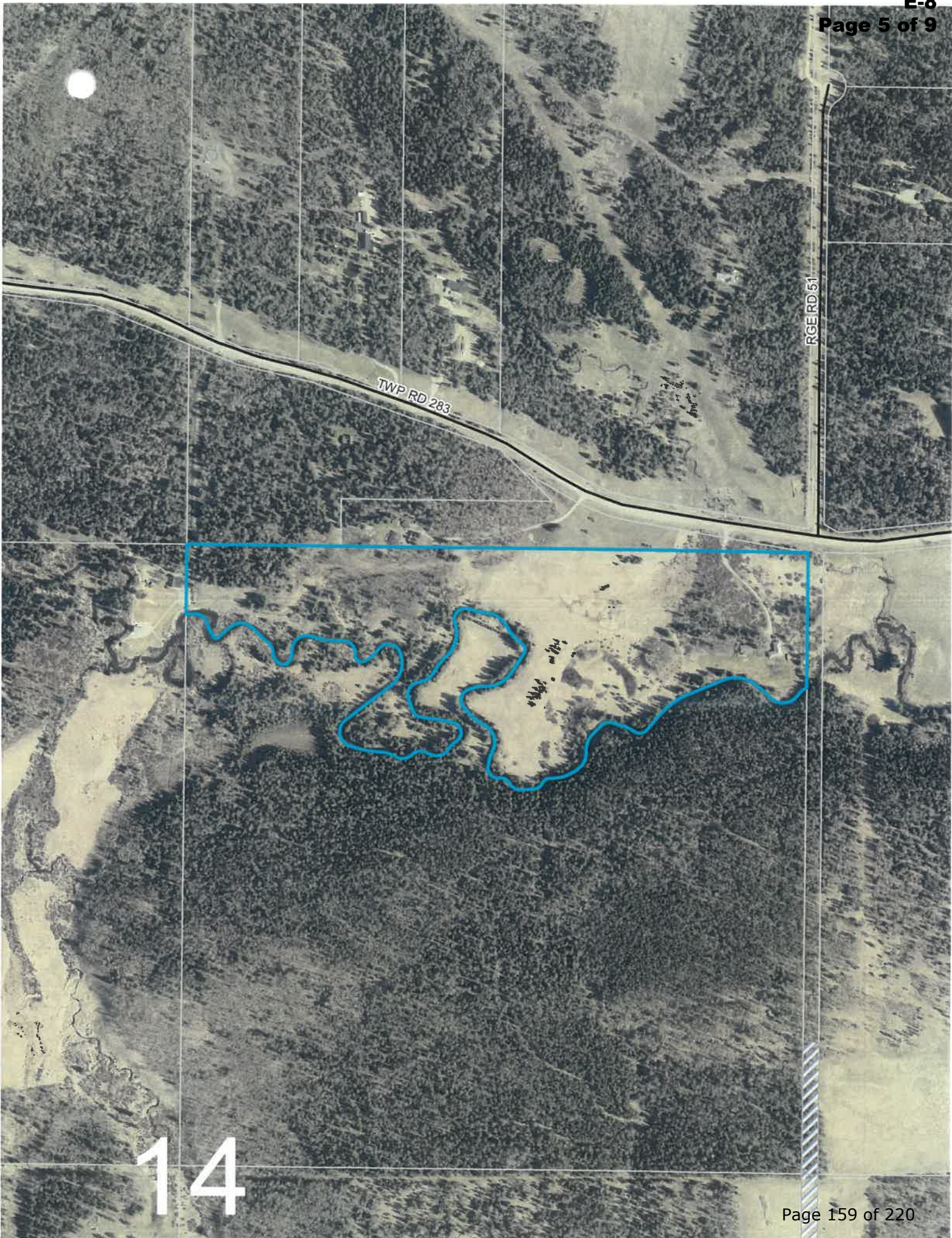
Advisory:

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

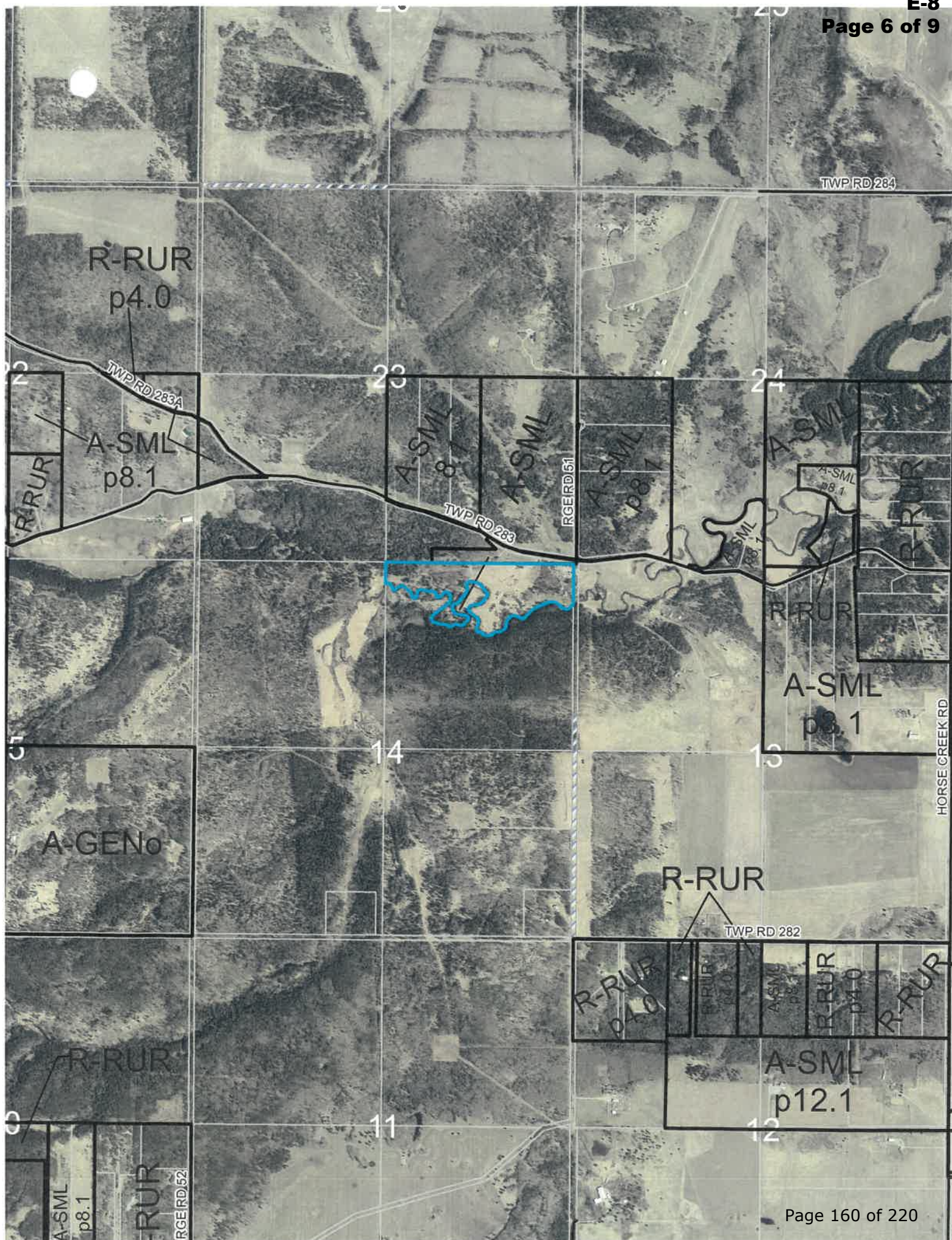
Option #2 (this would not allow the proposed development [three accessory buildings] to remain)

REFUSAL, 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.



14





ROCKY VIEW COUNTY
Cultivating Communities

DEVELOPMENT PERMIT APPLICATION FORM

FOR OFFICE USE ONLY	
APPLICATION NO.	20202832
RENEWAL TO	
ROLL NO.	08914005
DATE OF RECEIPT	Sept 18, 2020
FEES PAID	\$280.00

APPLICANT/ OWNER

Applicant Name: KEITH & SANDRA LOGAN Email: [REDACTED]

Business/ Organization Name (if applicable):

Mailing Address: [REDACTED]

Telephone (Primary): [REDACTED]

Landowner Name(s) per title (if not applicant): same

Business/ Organization Name (if applicable):

Mailing Address: sand Postal Code:

Telephone (Primary): [REDACTED]

LEGAL LAND DESCRIPTION - Subject site

All/ part of: NE 1/4 Section: 14 Township: 28 Range: 5 West of: 5 Meridian Division:

All parts of Lot(s): Block: Registered Plan: Parcel Size (ac/ ha): approx 3/4

Municipal Address (if assigned): 5021 Twp Rd 283 Existing Land Use District:

APPLICATION FOR - List use and scope of work

accessory buildings
set back relaxation
reparian - development in area

Variance Rationale Included: ☒ YES ☐ NO ☐ N/A DP Checklist included: ☐ YES ☐ NO

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, KEITH LOGAN, SANDRA LOGAN (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 contained within this application and supporting documentation as part of the development process.

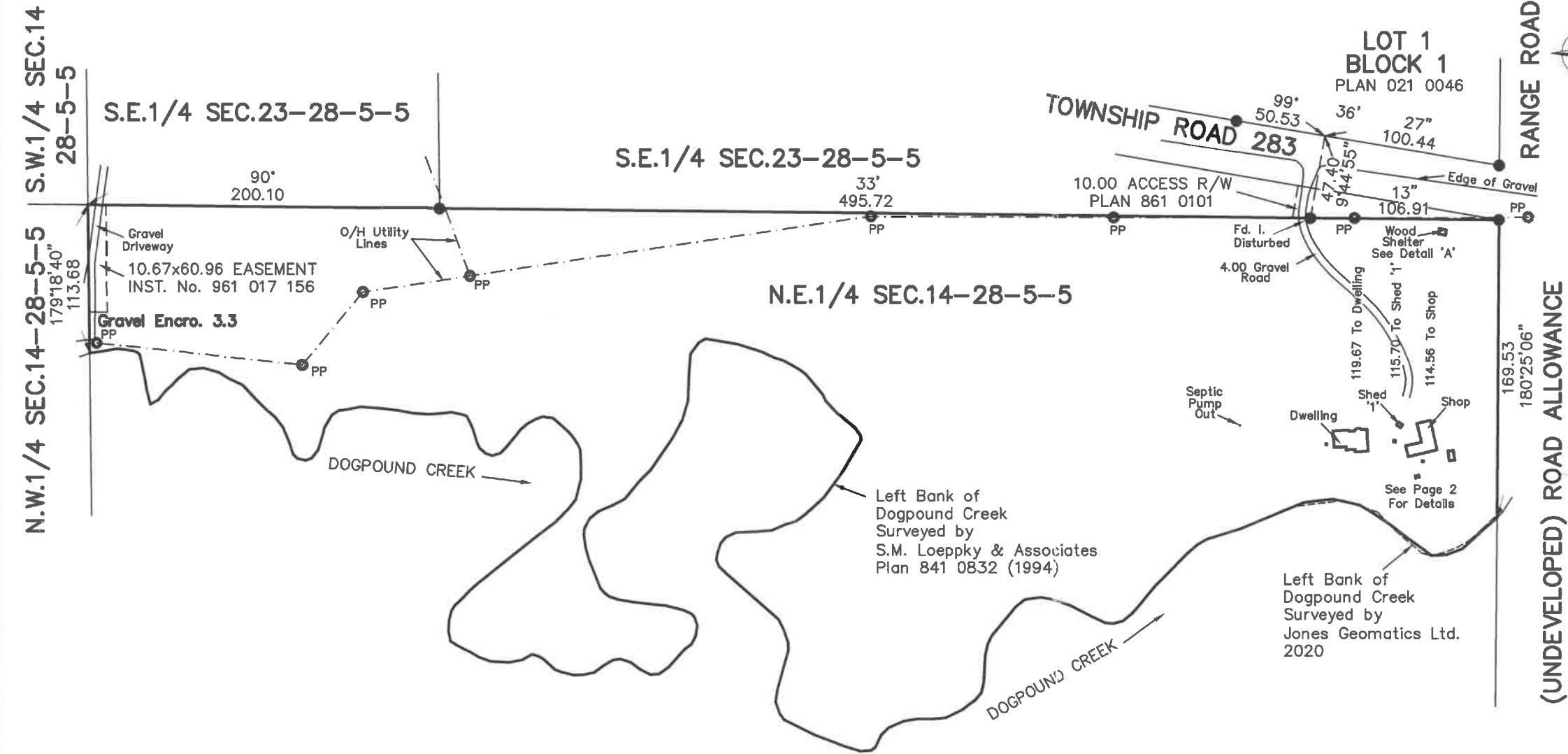
Right of Entry: By signing this application I acknowledge that Rocky View County may enter, with reasonable notice, the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit Application in accordance with Section 542 of the Municipal Government Act.

Applicant's Signature Keith Logan Landowner's Signature Sandra Logan

Date Sept. 18, 2020 Date Sept. 18, 2020

Privacy Notification: All information provided by the Applicant/Owner associated with the development permit application will be treated as public information during the review and processing of the application. The information is collected in accordance with s.33(c) of the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact the Planning & Development Services at 403-240-1301.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LEGAL DESCRIPTION:
N.E.1/4 SEC.14, TWP.28, RGE. 5, W.5thM.
THAT PORTION OF THE N.E.1/4 WHICH LIES TO THE NORTH
OF THE LEFT BANK OF DOGPOUND CREEK AS SHOWN
PLAN 841 0832

MUNICIPAL ADDRESS:
51021 TOWNSHIP ROAD 283
ROCKY VIEW COUNTY, ALBERTA

CLIENT: KEITH LOGAN

SCALE = 1: 3000 metric

CERTIFICATION:

1. JEAN MATHIEU, ALBERTA LAND SURVEYOR, DO HEREBY CERTIFY THAT:
1. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT
AND WAS MADE UNDER MY PERSONAL SUPERVISION.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MANUAL OF STANDARD
PRACTICE OF THE ALBERTA LAND SURVEYORS' ASSOCIATION.
3. THE SURVEY WAS COMPLETED ON THE 10TH DAY OF JULY, 2020
4. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN
THE BOUNDARIES OF THE SUBJECT PROPERTY.
5. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT
PROPERTY FROM ANY IMPROVEMENT SITUATED
ON AN ADJACENT PROPERTY.
(EXCEPT GRAVEL AS SHOWN)
6. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS,
RIGHTS-OF-WAY OR OTHER REGISTERED EASEMENTS AFFECTING THE
THE EXTENT OF TITLE.

DATED THIS 15th DAY OF JULY, 2020

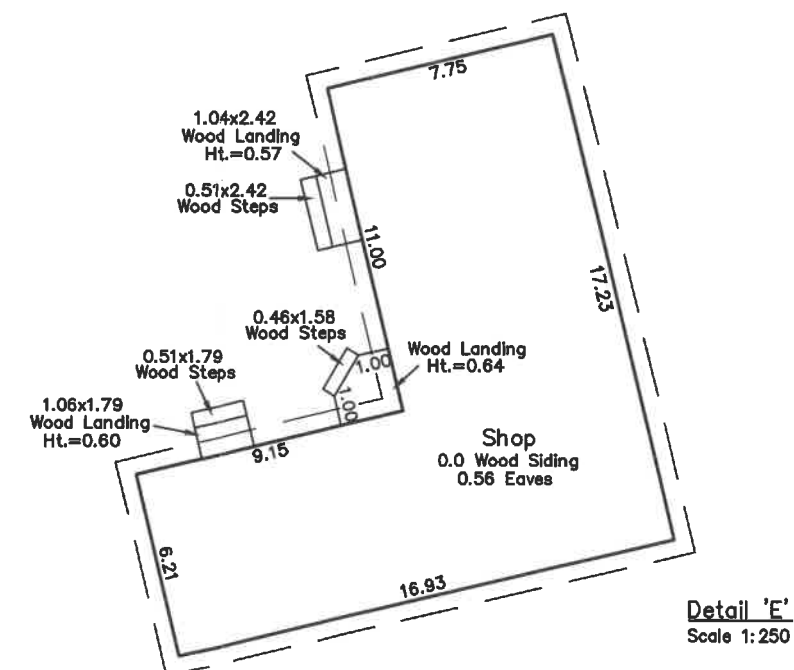
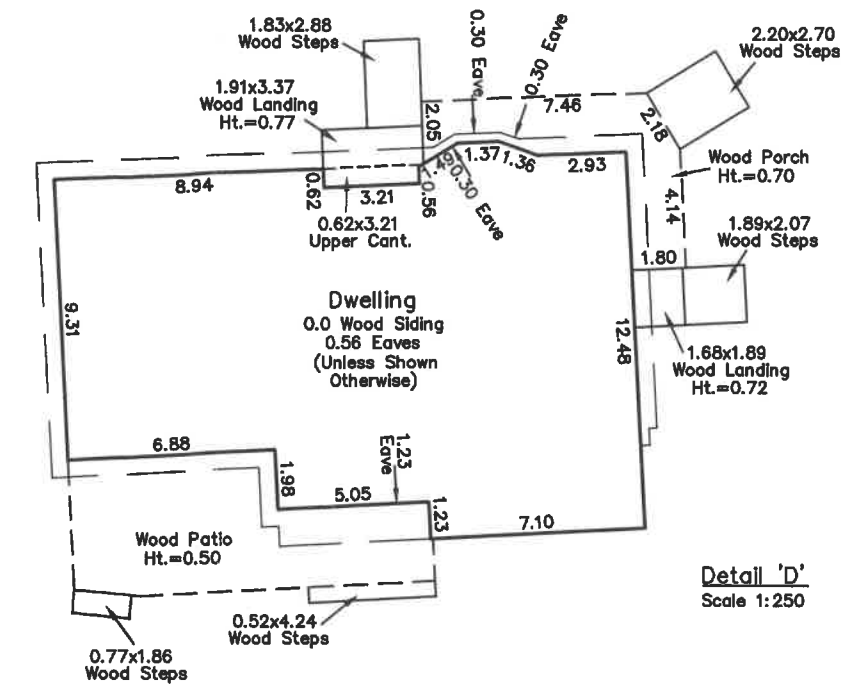
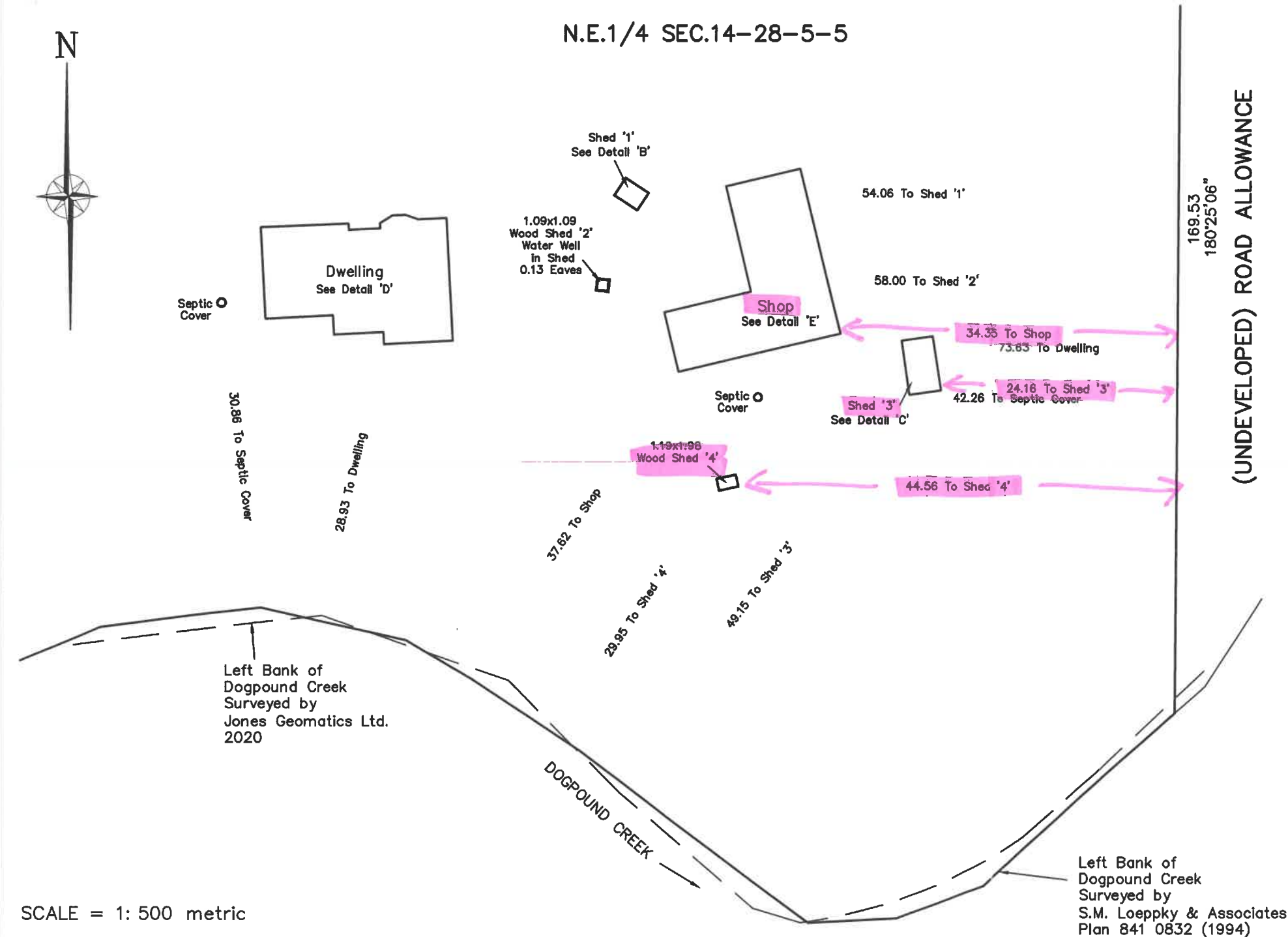
JEAN MATHIEU, ALBERTA LAND SURVEYOR
© COPYRIGHT JONES GEOMATICS LTD., 2020

- NOTES:
1. DISTANCES ARE IN METRES.
 2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO
PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES
TO FOUNDATION WALLS.
 3. ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA.
 4. ALL FENCES SHOWN ARE WITHIN 0.2 METRES
OF THE PROPERTY LINES UNLESS OTHERWISE NOTED.
 5. STATUTORY IRON POST FOUND THUS: ●
 6. FOUND NO MARK IS SHOWN THUS: Fd. No Mk.
 7. PROPERTY LINE IS SHOWN THUS: ————
 8. FENCE LINE IS SHOWN THUS: —X—X—X—
 9. TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 851 174 235,
TITLE SEARCH DATED 29/06/20
 10. PROPERTY IS SUBJECT TO THE FOLLOWING INSTRUMENTS:
—UTILITY R/W INST. No. 751 076 649
—EASEMENT INST. No. 861 019 832 (PLAN 861 0101)
—EASEMENT INST. No. 961 017 156

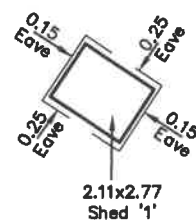
PURPOSE:
THIS REPORT AND RELATED PLAN HAVE BEEN PREPARED FOR THE BENEFIT OF
THE PROPERTY OWNER, SUBSEQUENT OWNERS AND ANY OF THEIR AGENTS FOR
THE PURPOSE OF (A LAND CONVEYANCE, SUPPORT OF A SUBDIVISION
APPLICATION, A MORTGAGE APPLICATION, A SUBMITTAL TO THE MUNICIPALITY
FOR A COMPLIANCE, CERTIFICATE, ETC.). COPYING IS PERMITTED ONLY FOR THE
BENEFIT OF THESE PARTIES, AND ONLY IF THE PLAN REMAINS ATTACHED.
WHERE APPLICABLE, REGISTERED EASEMENTS AND UTILITY RIGHTS OF WAY
AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN ON THE
ATTACHED PLAN. UNLESS SHOWN OTHERWISE, PROPERTY CORNER MARKERS
HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT.
THE ATTACHED PLAN SHOULD NOT BE USED TO ESTABLISH BOUNDARIES DUE
TO THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER.
THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT REFLECTS THE
STATUS OF THE PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE
ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE
REQUIREMENTS.

 **Jones Geomatics Ltd.**
Alberta Land Surveyor
20, 1323 44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net
JM/JM/WD Job No. NO12568-20

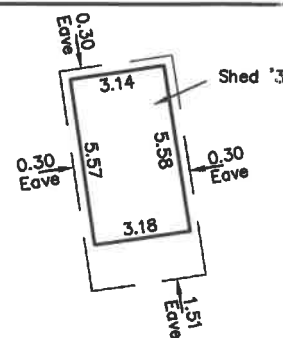
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE
(IN BLUE INK) AND A JONES GEOMATICS LTD. PERMIT STAMP (IN RED INK)



Detail 'B'
Scale 1:250



Detail 'C'
Scale 1:250



PLANNING AND DEVELOPMENT SERVICES

TO:: Municipal Planning Commission
DIVISION: 3
SUBJECT: Development Item: Single-lot Regrading
USE: Discretionary use, with no Variances

DATE: November 12, 2020
APPLICATION: PRDP20202377

APPLICATION: single-lot regrading, excavation, and placement of clean fill, to construct a dry creek and dry well.

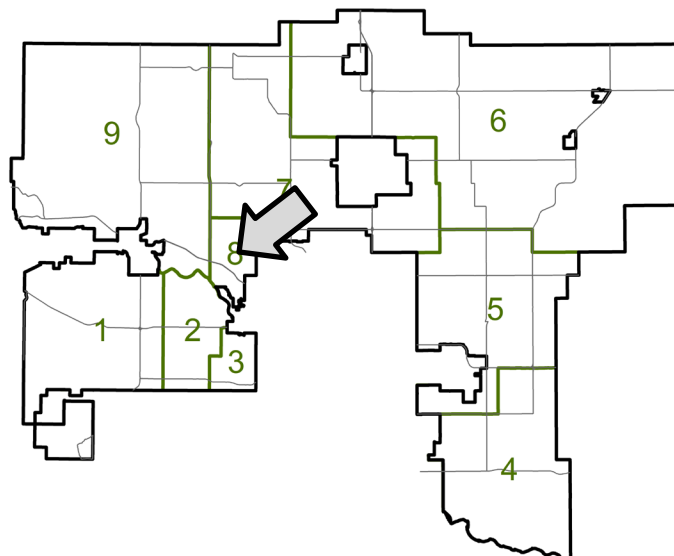
GENERAL LOCATION: Located approximately 1.61 km (1 mile) north of Hwy. 1A and 0.41 km (1/4 mile) east of Bears paw Rd.

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

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20202377 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20202377 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Stefan Kunz - Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: September 10, 2020	File: 05631200
Application: PRDP20202377	Applicant/Owner: Raymond Vincent/Randal & Collette Andruckow
Legal Description: Lot 46, Block 5, Plan 0010537 within SW-31-25-2-W5M	General Location: Located approximately 1.61 km (1 mile) north of Hwy. 1A and 0.41 km (1/4 mile east of Bearspaw Rd.
Land Use Designation: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020.	Gross Area: ± 0.94 hectares (± 2.33 acres)
File Manager: Stefan Kunz	Division: 8

PROPOSAL:

The proposal is for single-lot regrading, excavation, and the placement of clean fill. The purpose of the work is to construct a dry creek and dry well to mitigate site drainage concerns.

- Dimensions
 - Height (depth) – 2.44 m (8.00 ft.)
 - Length – 3.05 m (10.00 ft.)
 - Width – 3.05 m (10.00 ft.)
 - Area – 9.29 sq. m (100.00 sq. ft.)
 - Volume – 22.60 m. cu. (798.11 cu. ft.)
 - Truck loads – 2

STATUTORY PLANS:

- Bearspaw Area Structure Plan
- City of Calgary Intermunicipal Development Plan
- Land Use Bylaw

INSPECTOR'S COMMENTS:

- No inspection completed at the time of report preparation.

CIRCULATIONS:

City of Calgary (NA)

- No comment received.

Building Services, Rocky View County (October 6, 2020)

- No comments.

Development Compliance, Rocky View County (NA)

- No comment received.

Planning and Development Services - Engineering, Rocky View County (October 6, 2020)**Geotechnical:**

- As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.

Transportation:

- Access to the parcel is provided off Church Ranches Way.
- This is unlikely to increase traffic on local road networks. Traffic Impact Assessment and TOL are not required.

Sanitary/Waste Water:

- No information was provided and not required at this time.

Water Supply and Waterworks:

- No information was provided and not required at this time.

Storm Water Management:

- Applicant submitted a site plan, dated September 9, 2019, prepared by OnGrowing Works. As per the drainage plan and work statement, dry creek and dry well are proposed to control water through an already established ditch.
- Prior to issuance, applicant shall provide a memo/letter, prepared by a stormwater engineer to confirm that proposed solution/development is adequate to manage on-site stormwater without causing any adverse impacts to drainage patterns and neighboring properties.

Environmental:

- Engineering has no requirements at this time.

OPTIONS:

Option #1: (this would grant the requested proposal)

APPROVAL subject to the following conditions:

Description:

1. That single-lot regrading, excavation and the placement of clean fill, approximately 9.29 sq. m. (100.00 sq. ft.) in area and a total volume of 22.60 m. cu. (798.11 cu. ft.), may take place on the subject lands (Lot 46, Block 5, Plan 0010537 within SW-31-25-2-W5M), in general accordance with the site plan submitted with the application and conditions of this permit.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Stormwater Confirmation Memo, prepared by an engineer, in order to confirm that the stripping and grading undertaken will not cause any adverse impacts to drainage patterns and neighboring properties.

Permanent:

3. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth.



4. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
5. That topsoil from the subject site:
 - i. Be used whenever possible on the subject site, for landscaping purposes;
 - ii. Any additional or excess topsoil may be removed from the subject site;
 - A separate Development Permit shall be required to place the topsoil on a property if located within the County.
 - iii. All topsoil remaining on the subject site shall be spread and seeded to grass or landscaped.
6. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
7. That the Applicant/Owner shall take effective measures to control dust in the regrading areas of the subject properties, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
8. That any materials removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
10. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
11. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
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 condition, shall be implemented and adhered to in perpetuity.

Advisory:

13. That the subject development shall conform to the County's Noise *Bylaw C-5773-2003* in perpetuity.
14. That the Applicant/Owner shall be responsible for onsite weed control and shall adhere to the regulations in the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]* at all times.
15. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
16. That the grading activities shall be completed within twelve (12) months from the date of issuance of this permit.
17. That if this Development Permit is not issued by **JULY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



Note: That the Applicant/Owner shall be responsible for all Alberta Environment & Park approvals/ compensation as there may be wetlands on site that could be impacted by the proposed placement of fill.

Option #2 (this would not allow the development to proceed)

REFUSAL, 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.







ROCKY VIEW COUNTY
Cultivating Communities

20202377

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$450.00	File Number 05631200
Date of Receipt Aug 19, 2020	Receipt # 202002518

Name of Applicant RAYMOND VINCENT Email [REDACTED]

Mailing Address [REDACTED]

[REDACTED] Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

For Agents please supply Business/Agency/ Organization Name ONGROWING WORKS LTD.

Registered Owner (if not applicant) RANDAL ALAN ANDRUCKOW

Mailing Address [REDACTED]

[REDACTED] Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

a) All / part of the 1/4 Section 2 Township 25 Range 31 West of 5 Meridian

b) Being all / parts of Lot 46 Block 5 Registered Plan Number 001 6537

c) Municipal Address 234 CHURCH RANCHES WAY, ROCKY VIEW COUNTY, AB

d) Existing Land Use Designation [REDACTED] Parcel Size [REDACTED] Division [REDACTED]

2. APPLICATION FOR

Landscaping - stripping, filling, grading & excavating.

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes [REDACTED] No ✓
- b) Is the proposed parcel within 1.5 kilometres of a sour gas facility?
(Sour Gas facility means well, pipeline or plant) Yes [REDACTED] No ✓
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes [REDACTED] No ✓
- d) Does the site have direct access to a developed Municipal Road? Yes ✓ No [REDACTED]

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I RAYMOND VINCENT hereby certify that [REDACTED] I am the registered owner
(Full Name in Block Capitals)

✓ I am authorized to act on the owner's behalf

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

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]

Date 2020-08-10.

Owner's Signature [Signature]

Date Aug 12-2020

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, RAYMOND VINCENT, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


Signature

2020/08/10.
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Applicant RAYMOND VINCENT

Address of Applicant _____

Telephone (C) _____ (H) _____ (Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- ☐ Site stripping
 ☒ Re-contouring
☐ Filling
 ☐ Stockpiling
☒ Excavation (including removal of topsoil)
 ☐ Construction of artificial water bodies and/or dugouts
☒ Grading
 ☐ Other _____

2. PURPOSE

What is the intent of the proposal? THE INTENT IS TO CLEAN-UP ~~THE~~ AND DIRECT THE STAGNANT, EFFLUENT WATER FROM THE NEIGHBOURING PROPERTY TO A DRYWELL AND ALLOW THAT WATER TO PERMEATE BACK IN TO THE GROUND IN A RESPONSIBLE AND ASTHETICALLY PLEASING WAY.

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

THERE WILL BE NO EFFECTS ON EXISTING DRAINAGE PATTERNS OR ENVIRONMENTALLY SENSITIVE AREAS.

☐ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height 8' - 0" Volume 22.6. meters cubed
 Width 10' - 0" Truckload 2 (approximately)
 Length 10' - 0" Slope Factor _____ (if applicable)
 Area 100 SQFT. square metres

* Please show all measurements in detail on your site plan.

4. TERMS AND CONDITIONS

(a) General statement about conditions:

- The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
- Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
- The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
- As a condition of development approval, the Development Authority may include the requirement that 220 technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
- Transportation Offsite Levy Bylaw;
 - Water and Wastewater Offsite Levy Bylaw; and
 - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

- Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

I RAYMOND VINCENT hereby certify that
(Print Full Name)

- ☐ I am the registered owner
☒ I am authorized to act on behalf of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

To Whom It May Concern,

2020-09-10 Scope of Work Statement



OnGrowing Works is conducting a landscape project at the residence. As a portion of the landscape project the client has a request to control water through a already established ditch line between our client and the neighboring property. This Ditch line is a wet sport and very hard to maintain so we opted to use a dry creek to control and direct the water in to a dry well on the property. The drywell is used to allow the water a place to sit and permeate back in to the ground naturally. In the drywell we have an overflow system for when the water levels are to much for the dry well. At this point the water is able to carry on along the natural drainage pathways of the development.

Regards,

Raymond Vincent
Planning Manager
OnGrowing Works Ltd.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0028 332 096 0010537;5;46 181 249 986

LEGAL DESCRIPTION
PLAN 0010537
BLOCK 5
LOT 46
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;25;31;SW
ATS REFERENCE: 5;2;25;31;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 151 280 991

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 249 986	21/11/2018	TRANSFER OF LAND	\$1,120,000	CASH & MORTGAGE

OWNERS

RANDAL ALAN ANDRUCKOW

AND

COLETTE YVONNE ANDRUCKOW

BOTH OF:

[REDACTED]
[REDACTED]
[REDACTED]

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
991 050 257	23/02/1999	EASEMENT OVER LOTS 4 AND 5 IN BLOCK 4 ON PLAN 9910556 FOR BENEFIT OF SEE INSTRUMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
181 249 986

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PLAN 9910558

001 025 791	27/01/2000	<p>EASEMENT</p> <p>AS TO PORTION OR PLAN:0010178</p> <p>OVER LOT 11 IN BLOCK 4 ON PLAN 9910556 FOR</p> <p>BENEFIT OF SECTION 31 IN TOWNSHIP 25 RANGE 2</p> <p>WEST OF THE FIFTH MERIDIAN</p>
001 025 926	27/01/2000	<p>EASEMENT</p> <p>AS TO PORTION OR PLAN:0010180</p> <p>OVER LOTS 15 AND 16 IN BLOCK 3 ON PLAN 9810168</p> <p>FOR BENEFIT OF SECTION 31 IN TOWNSHIP 25 RANGE 2</p> <p>WEST OF THE FIFTH MERIDIAN</p>
001 064 897	09/03/2000	<p>UTILITY RIGHT OF WAY</p> <p>GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.</p> <p>44.</p> <p>GRANTEE - ROCKY VIEW WATER CO-OP LTD.</p> <p>GRANTEE - TELUS COMMUNICATIONS INC.</p> <p>GRANTEE - ENMAX POWER CORPORATION.</p> <p>GRANTEE - ATCO GAS AND PIPELINES LTD.</p> <p>GRANTEE - SHAW COMMUNICATIONS INC.</p> <p>AS TO PORTION OR PLAN:0010538</p>
001 064 902	09/03/2000	RESTRICTIVE COVENANT
001 064 905	09/03/2000	<p>ENCUMBRANCE</p> <p>ENCUMBRANCEE - CHURCH RANCHES HOMEOWNERS</p> <p>ASSOCIATION.</p> <p>2200, 411 1ST STREET S.E.</p> <p>CALGARY</p> <p>ALBERTA T2G5E7</p>
011 131 500	15/05/2001	<p>EASEMENT</p> <p>OVER LOT 41 BLOCK 5 PLAN 0010537</p> <p>FOR BENEFIT OF LOTS 30 TO 48 BLOCK 5 PLAN 0010537</p> <p>(R/W PLAN 0111295)</p>

TOTAL INSTRUMENTS: 007

PAGE 3
181 249 986

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF AUGUST,
2020 AT 09:57 A.M.

ORDER NUMBER: 39880140

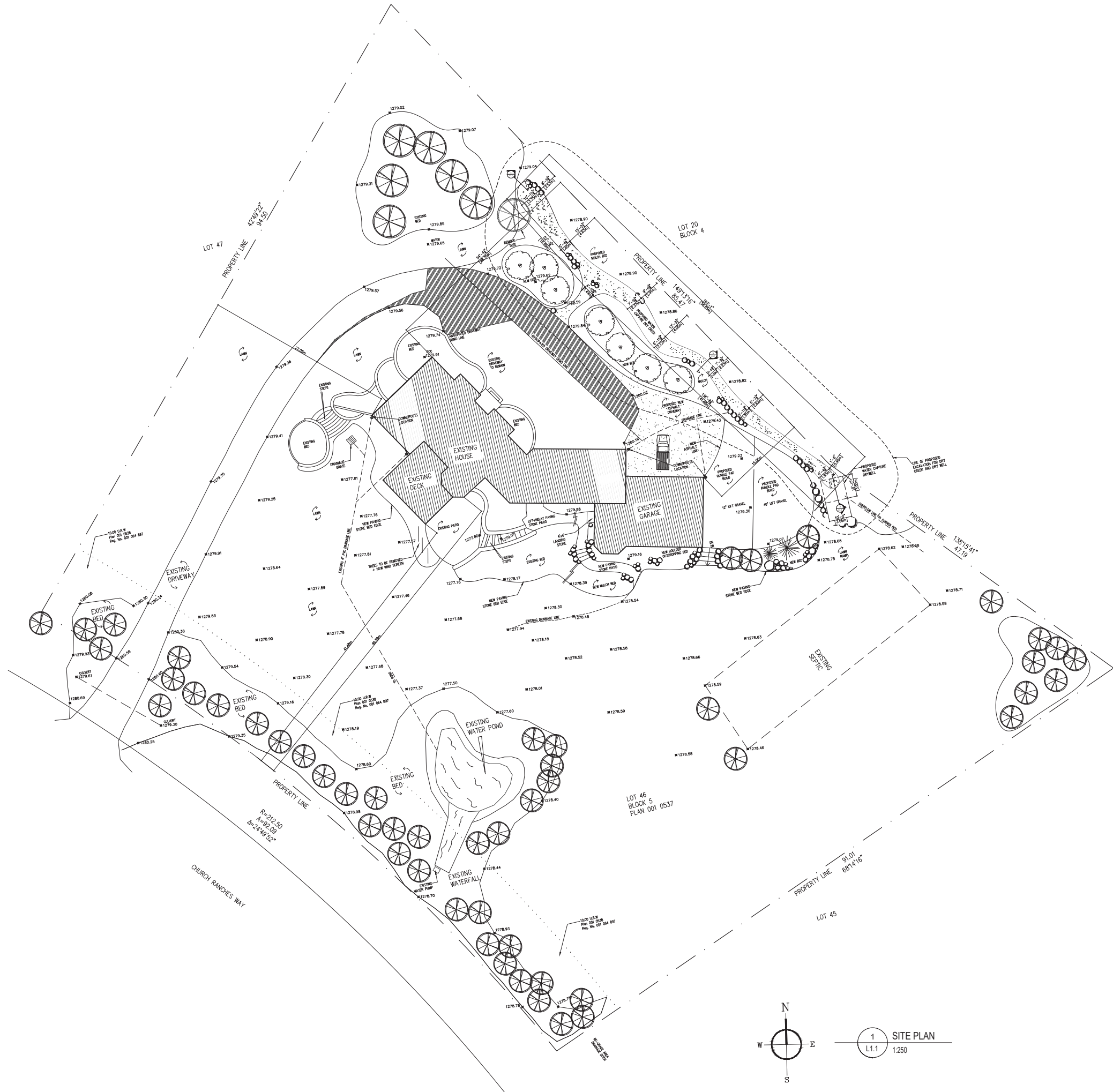
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



NOTE: DEVELOPMENT PERMIT FOR EXCAVATION, GRADING AND RE-CONTOURING FOR DRY CREEK AND DRY WELL HIGHLIGHTED ON SITE PLAN. REFER TO PAGE L1.2 FOR SECTIONS AND EXCAVATION DEPTH.



Contact
125 River Avenue
Cochrane, AB T4C 2C2
P: (403) 932-3766
F: (403) 932-5338
E: info@ongrowing.com

Date
SEPTEMBER 9, 2020

Drawing Title
SITE PLAN

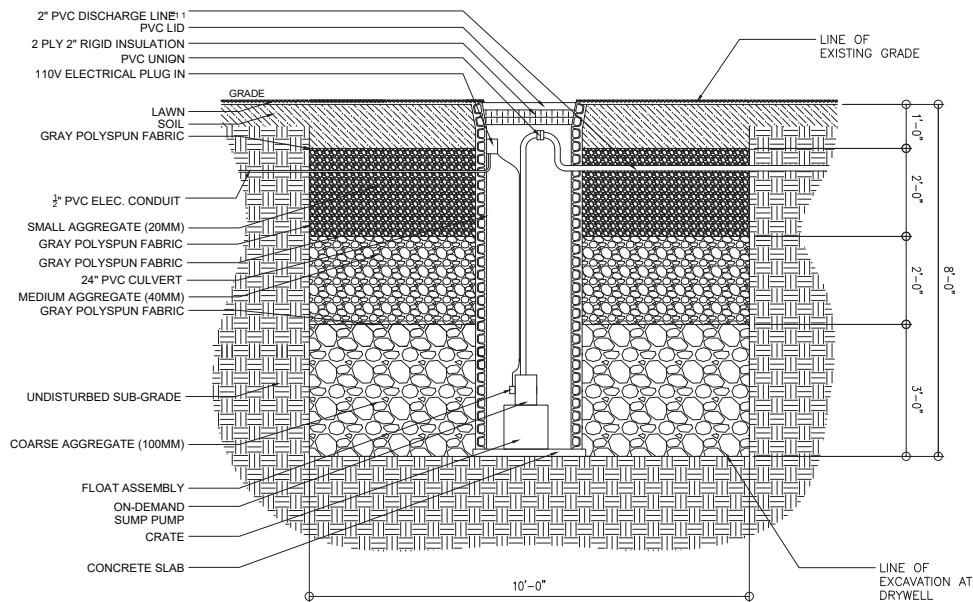
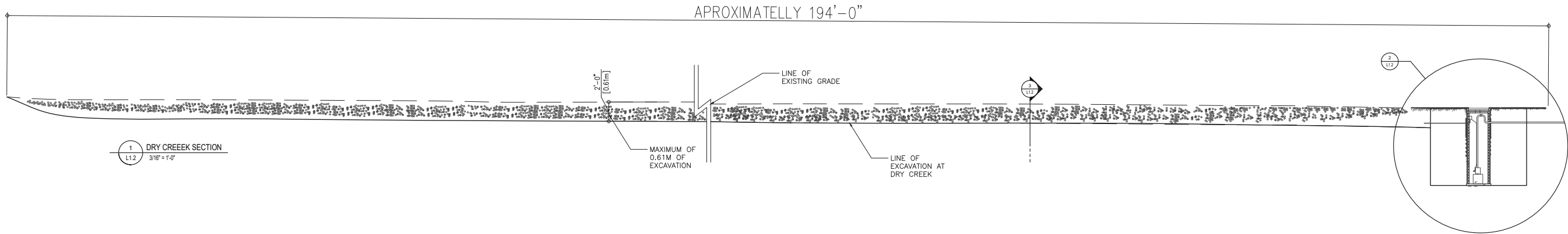
Job
20-699

Address
234 CHURCH RANCHES WAY
CALGARY
ALBERTA

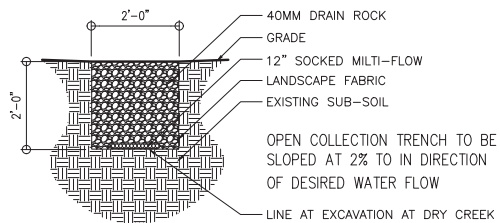
Client
ANDRUKOW

Page 179 of 220
L1.1

DEVELOPMENT PERMIT



2 PROPOSED DRY WELL SECTION
1/2" = 1'-0"



3 PROPOSED OPEN COLLECTION SECTION
1/2" = 1'-0"

OnGrowing Works

Contact

125 River Avenue
Cochrane, AB T4C 2C2
P: 403.932.3766
F: (403) 932 5338
E: info@ongrowing.com

Date

SEPTEMBER 9, 2020

Drawing Title

DRY CREEK DETAILS

Job

20-699

Address

234 CHURCH RANCHES WAY
CALGARY
ALBERTA

Client

ANDRUKOW

Page

Page 180 of 220

L1.2

234 CHURCH RANCHES WAY, CALGARY

DEVELOPMENT PERMIT

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 4
SUBJECT: Development Item: Residential
USE: Discretionary, with Variance

DATE: November 12, 2020

APPLICATION: PRDP20202797

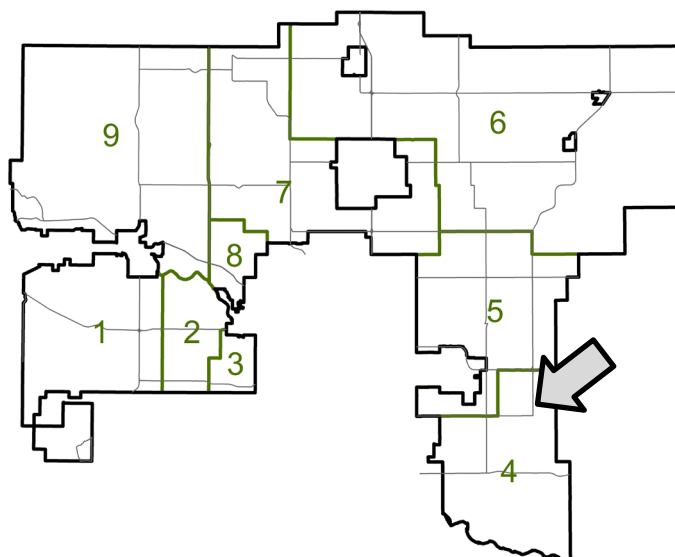
APPLICATION: Existing dwelling, single detached, relaxation of the side yard setback, relaxation of special regulation 2.5.1 to allow for the cantilever extension into the side yard setback.

GENERAL LOCATION: Located in the Hamlet of Langdon.

LAND USE DESIGNATION: Direct Control DC-75 District

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

VARIANCE SUMMARY:



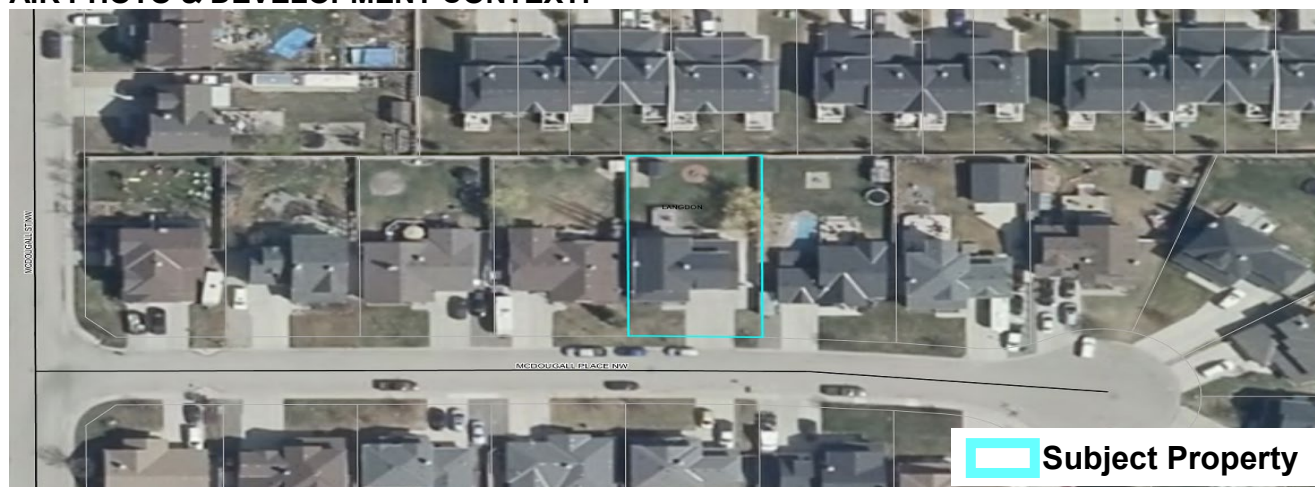
Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback	1.52 m (5.00 ft.)	0.91 m (2.99 ft.)	40.13%

OPTIONS:

Option #1: THAT Development Permit Application PRDP20202797 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20202797 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Andrea Bryden - Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: September 16, 2020	File: 03222222
Application: PRDP20202797	Applicant/Owner: Scott Gilmore
Legal Description: Lot 26, Block 1, Plan 0311120; NE 22-23-27-W4M	General Location: Located in the hamlet of Langdon
Land Use Designation: DC 75HSFD	Gross Area: ± 0.08 hectares (± 0.2 acres)
File Manager: Andrea Bryden	Division: 4

PROPOSAL:

The proposal is for a dwelling, single detached (existing), relaxation of the minimum side yard setback requirement, relaxation of special regulation 2.5.1 to allow for the cantilever extension into the side yard setback.

The subject land is located in Direct Control District 75, within the Hamlet Residential Single Family Development Cell 1. The proposal is a result of a Certificate of Compliance request from a Real Property Report that was completed by Terramatic Technologies Inc. (File No. 2025360), dated June 15, 2020. The dwelling complies with all other requirements of the DC and District.

The application was evaluated in accordance with Direct Control Bylaw 75 (C-5457-2001) and the Land Use Bylaw (C-4841-97).

Direct Control Bylaw 75 (C-5457-2001)

Section 2.2.0 General Regulations

2.2.1 Section 55 Hamlet Residential Single Family District (HR-1) of Land Use Bylaw C-4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

2.2.2 The Development Authority may issue a Development Permit to grant relaxations for front, side, and rear yard setbacks for existing Dwellings, single detached so long as the amount of the variance does not exceed 20% of the required distances.

2.3.0 Minimum Requirements

2.3.3 Yard, Side – sites without lanes:

a) principal buildings

i) unobstructed yard, side: 1.52 m (5.00 ft.)

Proposed: 0.91 m (2.99 ft.)

2.5.0 Special Regulations

2.5.1 With respect to Section 3.2.2 Yard, Side there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw that provides for cantilever extensions is not applicable under this Direct Control District.



Bylaw	Permitted	Proposed	Variance
DC 75	1.52 m (5.00 ft.)	0.91 m (2.99 ft.)	0.61 m (2.00 ft) 40.13%

Land Use Bylaw C-4841-97

Section 65 – Direct Control District

67.5 Variance

Where a development does not comply with the approved DC Direct Control regulations for the site, the Development Authority may, if satisfied that the proposed variance will not unduly interfere with or affect the use, enjoyment, or value of the neighborhood nor materially interfere with or affect the use, enjoyment, or value of neighboring properties, issue a Development Permit granting a variance.

STATUTORY PLANS:

- The subject property is located within the Langdon Area Structure Plan and the Langdon Crossing West Conceptual Scheme. These plans do not provide guidance on applications of this nature but supports residential development. As such, the application was evaluated in accordance with the Land Use Bylaw (C-4841-97) and Direct Control Bylaw 75 (C-5457-2001).

INSPECTOR'S COMMENTS:

- Neat and tidy;
- No concerns at time of inspection.

CIRCULATIONS:

Building Services

- There are no comments from Building Services as it appears the DP strictly involves setback relaxations of the existing cantilevers only. Provided, the existing cantilevers were constructed and permitted at time of construction.

No other comments received at time of report writing.

OPTIONS:

Option # 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

Description:

- That the existing dwelling, single detached may remain on the subject parcel in general accordance with the drawings prepared by Terramatic Technologies Inc. (File No. 2025360), dated June 15, 2020, and conditions noted herein:
 - That the minimum side yard setback requirement for the dwelling, single-detached is relaxed from **1.52 m (5.00 ft.) to 0.91 m (2.99 ft.)**.
 - That the cantilever extension into the side yard setback may remain.

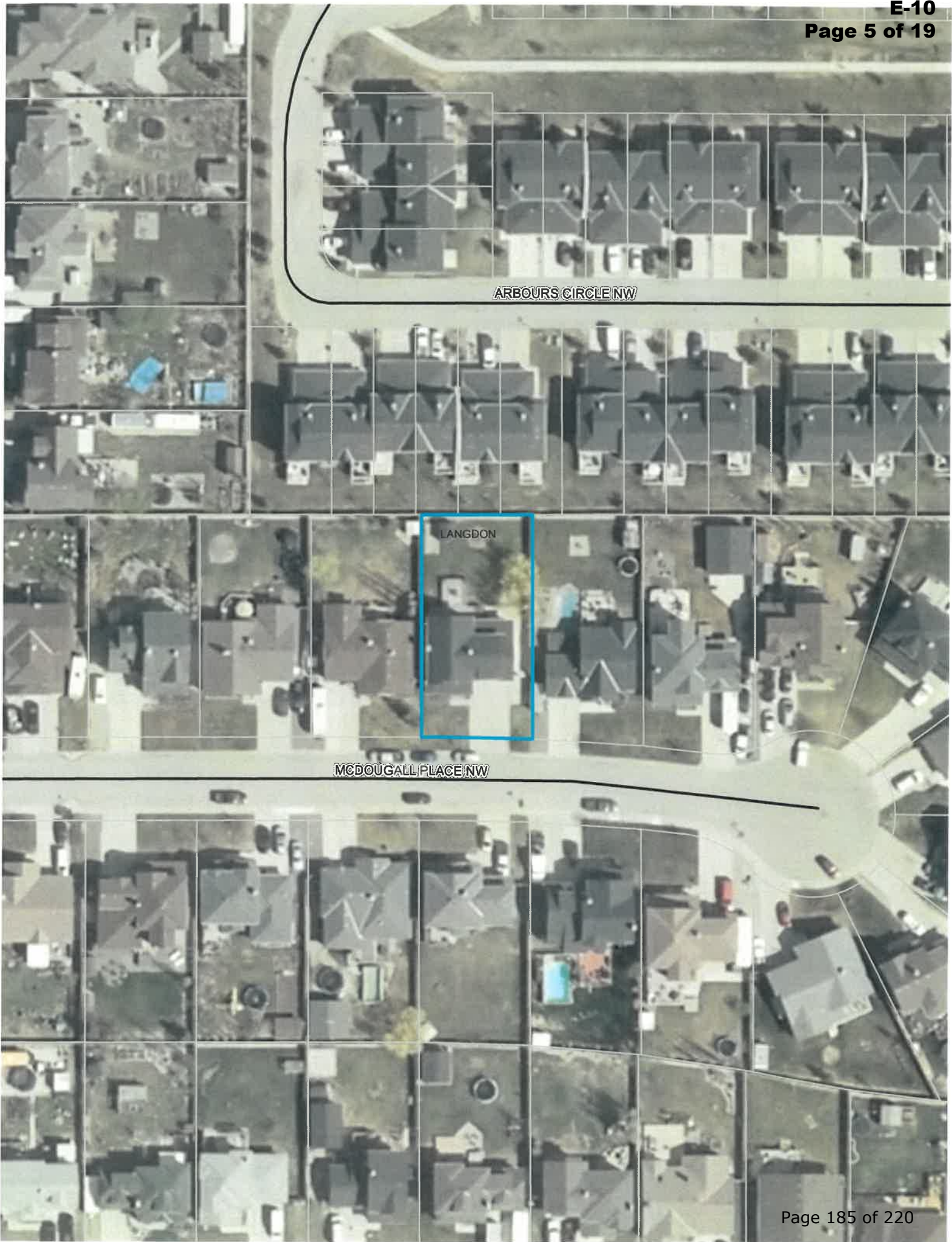
**Advisory:**

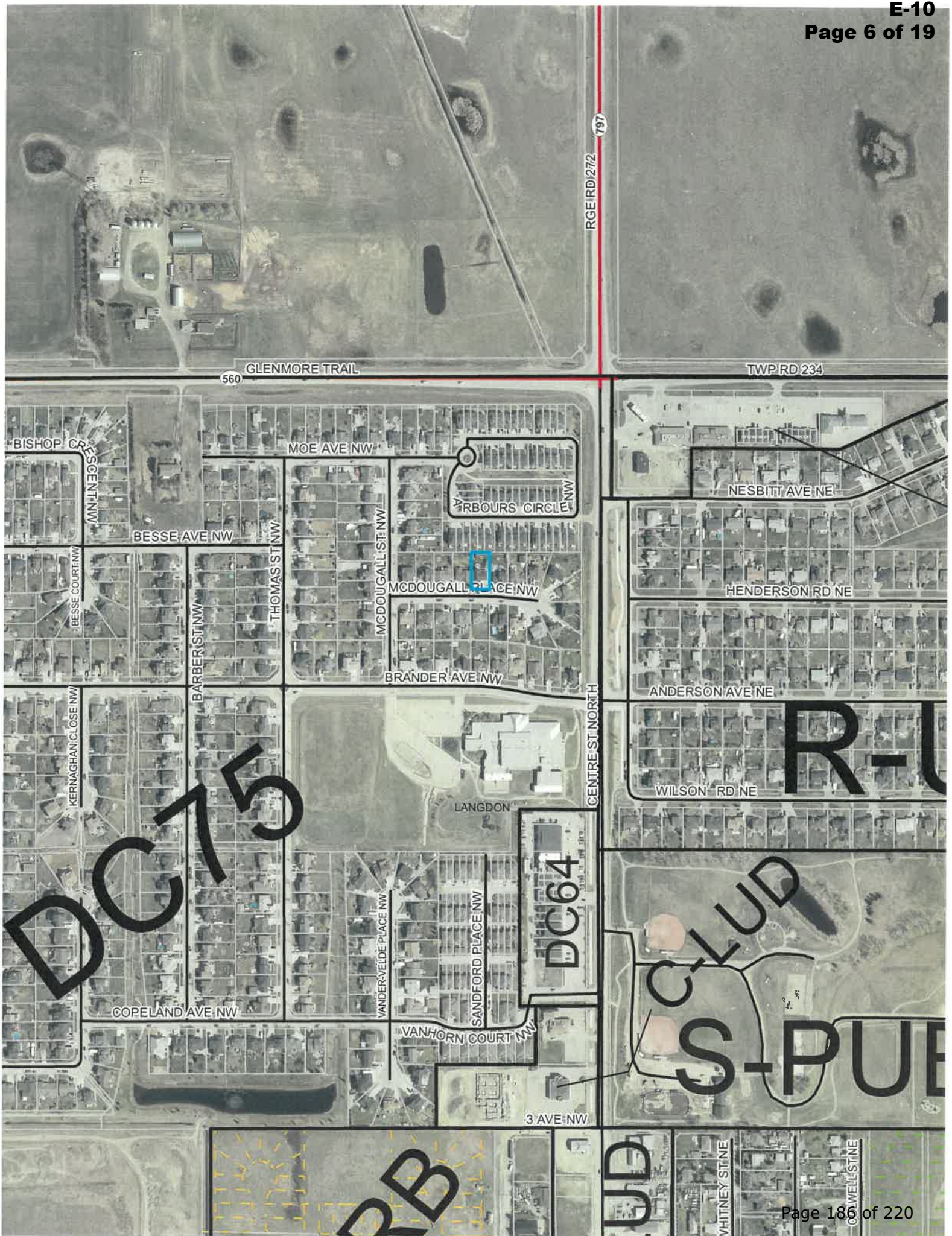
2. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Option #2: (this would not allow the development to proceed)

REFUSAL, 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.







ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Page 7 of 19

E-10

APPLICATION NO.

20202797

ROLL NO.

03222222

RENEWAL OF

FEES PAID

\$315.00

DATE OF RECEIPT

Sept 16, 2020

APPLICANT/OWNER

Applicant Name:

Scott Gilmore

Email:

Business/Organization Name (if applicable):

Mailing Address:

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:

1/4

Section:

Township:

Range:

West of:

Meridian

Division:

All parts of Lot(s)/Unit(s):

26

Block:

1

Plan:

031 1120

Parcel Size (ac/ha):

Municipal Address: 112 McDougall Place N.W

Land Use District:

APPLICATION FOR - List use and scope of work

Langdon

Building Permit for Cantalever

[Signature]

Variance Rationale included: ☐ YES ☐ NO ☐ N/A

DP Checklist Included: ☒ YES ☐ NO

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, SCOTT GILMORE (Full name in Block Capitals), hereby certify (initial below):

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

[Signature] 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.

[Signature] 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*.

[Signature] **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

[Signature]

Date

September 16 2020

Landowner Signature

[Signature]

Date

September 16 2020



DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ☒ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☒ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the Master Rates Bylaw.
- ☒ **CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
 - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☒ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☒ **COVER LETTER, shall include:**
 - ☐ Proposed land use(s) and scope of work on the subject property
 - ☐ Detailed rationale for any variances requested
 - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☒ **SITE PLAN, shall include:**
 - ☐ Legal description and municipal address
 - ☐ North arrow
 - ☐ Property dimensions (all sides)
 - ☐ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - ☐ Dimensions of all buildings/structures
 - ☐ Location and labels for existing/proposed approach(s)/access to property
 - ☐ Identify names of adjacent internal/municipal roads and highways
 - ☐ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - ☐ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - ☐ Identify site slopes greater than 15% and distances from structures
 - ☐ Location and labels for easements and/or rights-of-way on title
- ☐ **FLOOR PLANS/ELEVATIONS, shall include:**
 - ☐ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - ☐ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - ☐ Indicate type of building/structure on floor plans and elevations
- ☒ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☒ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): Relaxation, Side Setback, Cantilever Land Use District: DL-75

Applicable ASP/CS/IDP/MSDP: Langdon/Langdon Crossing West

Included within file: ☒ Information Sheet ☒ Parcel Summary ☒ Site Aerial ☒ Land Use Map Aerial ☒ Site Plan

NOTES:

Staff Signature: 



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0029 867 892 0311120;1;26 031 350 820

LEGAL DESCRIPTION
PLAN 0311120
BLOCK 1
LOT 26
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;23;22;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 031 126 291 +15

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
031 350 820	10/10/2003	TRANSFER OF LAND	\$61,407	\$61,407

OWNERS

SCOTT GILMORE

AND

DEBBIE GIESSMANN

BOTH OF:

[REDACTED]
[REDACTED]
[REDACTED]

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
021 314 077	09/09/2002	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
031 126 294	17/04/2003	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

031 350 820

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

GRANTEE - 814502 ALBERTA LTD.

GRANTEE - TELUS COMMUNICATIONS INC.

GRANTEE - ATCO GAS AND PIPELINES LTD.

GRANTEE - FORTISALBERTA INC.

320-17 AVE SW

CALGARY

ALBERTA T2S2V1

GRANTEE - PERSONA COMMUNICATIONS INC.

GRANTEE - LANGDON WATERWORKS LIMITED.

AS TO PORTION OR PLAN:0310031

(DATA UPDATED BY: CHANGE OF NAME 041434275)

031 126 295 17/04/2003 CAVEAT

RE : EASEMENT AND RESTRICTIVE COVENANT

131 184 103 30/07/2013 MORTGAGE

MORTGAGEE - PARADIGM QUEST INC.

18TH FLR, 390 BAY ST

TORONTO

ONTARIO M5H2Y2

ORIGINAL PRINCIPAL AMOUNT: \$262,000

(DATA UPDATED BY: TRANSFER OF MORTGAGE
201115922)

181 195 865 13/09/2018 WRIT

CREDITOR - CANADIAN IMPERIAL BANK OF COMMERCE.

C/O 70032 LONDON DERRY P.O.

EDMONTON

ALBERTA T5C3C6

DEBTOR - SCOTT BRADLEY GILMORE

1303-10 PRESTWICK BAY SE

CALGARY

ALBERTA T2Z0E6

AMOUNT: \$24,970 AND COSTS IF ANY

ACTION NUMBER: 1803-17350

191 001 288 03/01/2019 CAVEAT

RE : AGREEMENT CHARGING LAND

CAVEATOR - JEFFREY V. KAHANE PROFESSIONAL
CORPORATION.

KAHANE LAW OFFICE

7309 FLINT ROAD SE

CALGARY

ALBERTA T2H1G3

AGENT - FARRAH E KOHORST

191 036 738 21/02/2019 CAVEAT

RE : AGREEMENT CHARGING LAND

CAVEATOR - V.H. VOGEL PROFESSIONAL CORPORATION.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

Page 11 of 19

PAGE 3

031 350 820

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

VOGEL LLP, 1050, 10201 SOUTHPORT ROAD SW
 CALGARY
 ALBERTA T2W4X9
 AGENT - KATHRYN TWEEDIE

191 085 805 07/05/2019 CERTIFICATE OF LIS PENDENS
 BY - SCOTT BRADLEY GILMORE
 LAW OF PROPERTY ACT

191 156 492 02/08/2019 WRIT
 CREDITOR - CANADIAN IMPERIAL BANK OF COMMERCE
 C/O KPMC LLP
 25 SHEPPARD AVE WEST, SUITE 1100
 TORONTO
 ONTARIO M2N6S6
 DEBTOR - SCOTT GILMORE
 1303, 10 PRESTWICK BAY SE
 CALGARY
 ALBERTA T2Z0E6
 AMOUNT: \$55,640 AND COSTS IF ANY
 ACTION NUMBER: 1903-00090

191 165 674 16/08/2019 CAVEAT
 RE : AGREEMENT CHARGING LAND
 CAVEATOR - JEFFREY V. KAHANE PROFESSIONAL
 CORPORATION.
 KAHANE LAW OFFICE
 7309 FLINT ROAD SE
 CALGARY
 ALBERTA T2H1G3
 AGENT - FARRAH E KOHORST.

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF
 TITLE REPRESENTED HEREIN THIS 12 DAY OF AUGUST,
 2020 AT 09:03 A.M.

ORDER NUMBER: 39897796

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



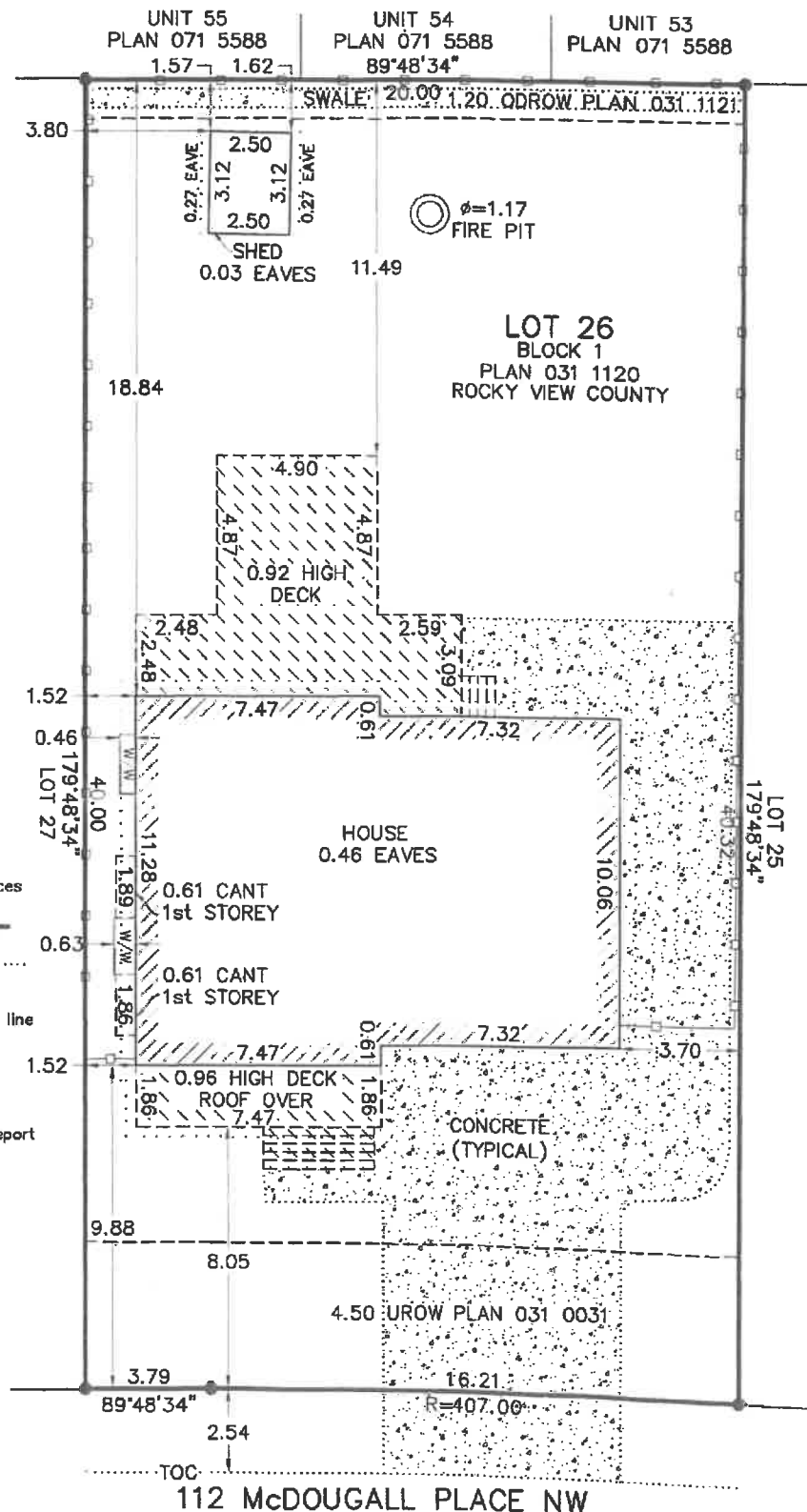
#12-5080-12A Street S.E.
Calgary, Alberta T2G 5K9
Phone: 214 3655, Fax 214 1428
E-Mail: survey@terramatic.com

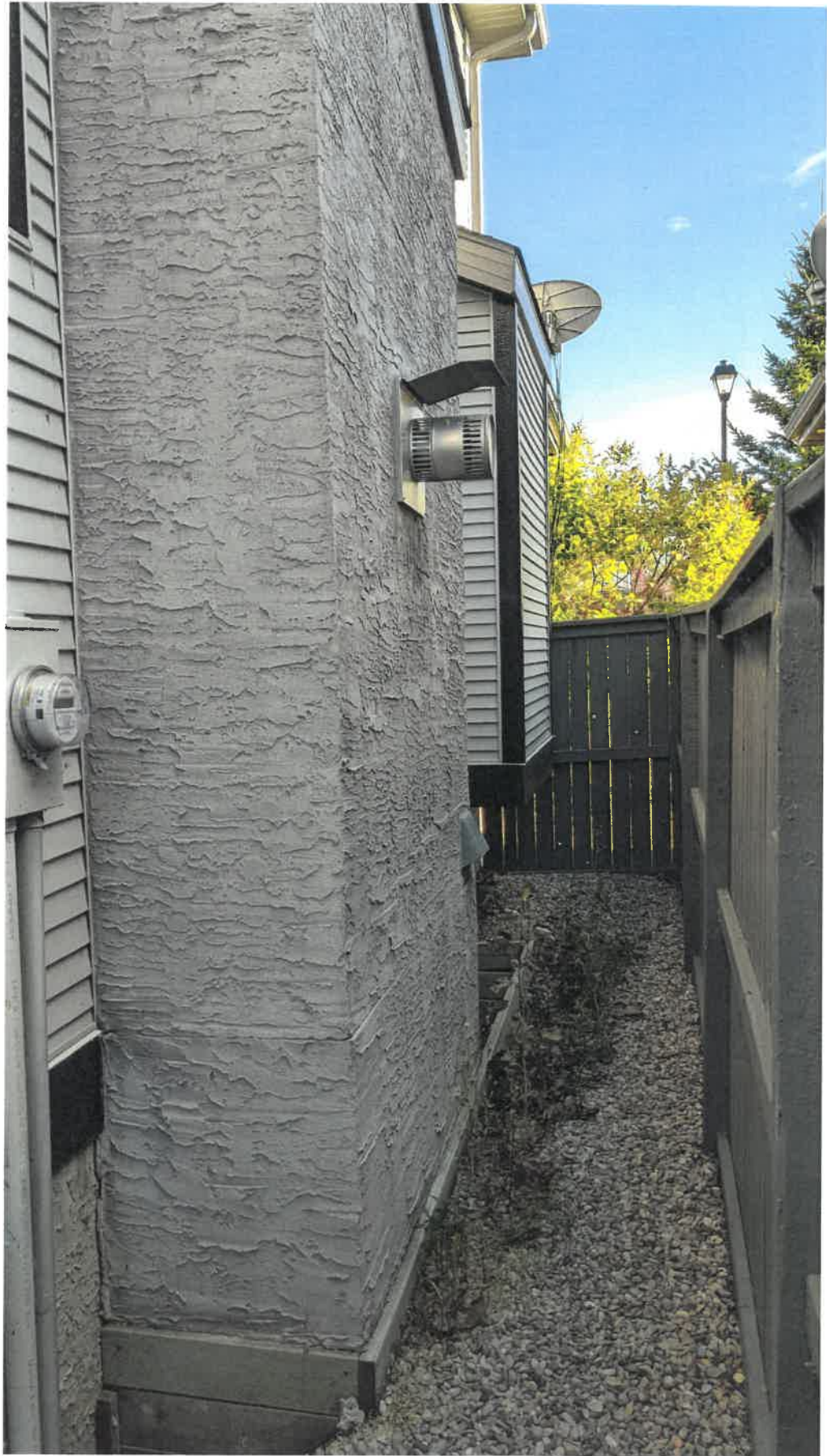
Drawn by: AJ Chk'd: KL
Date: JUNE 15, 2020
Scale: 1:200 Metric
File No.: 2025360



LEGEND:

Found Iron Posts are shown thus: ●
Sideyard dimensions to building wall
All distances are in metres and decimals thereof.
Distances shown on curve boundaries are Arc distances
The designation 'R' on a curve indicates its Radius
Outline of Subject Property is shown thus: ————
Cantilevered walls are shown thus: - - - - -
Edge of concrete walks & drives shown thus:
Edge of Eaves are shown thus:
Fences are shown thus: —□—□—□—
and are deemed to be within +/- 0.2m of property line
unless otherwise noted.
Back of Walks are shown thus: BOW
Top of Curbs are shown thus: TOC
Retaining Walls are shown thus: R/W
Window Wells are shown thus: W/W
This plan is page 2 (backside) of a Real Property Report
and is incomplete if detached from page 1
which contains a live signature













PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: November 3, 2020

DIVISION: 4

APPLICATION: PRDP20202460

SUBJECT: Development Item: Automotive Services (minor)

Use: Discretionary use, with no Variances

APPLICATION: Automotive Services (Minor), single-lot regrading and placement of clean fill.

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) north of Hwy. 22X and on the west side of Hwy. 791

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

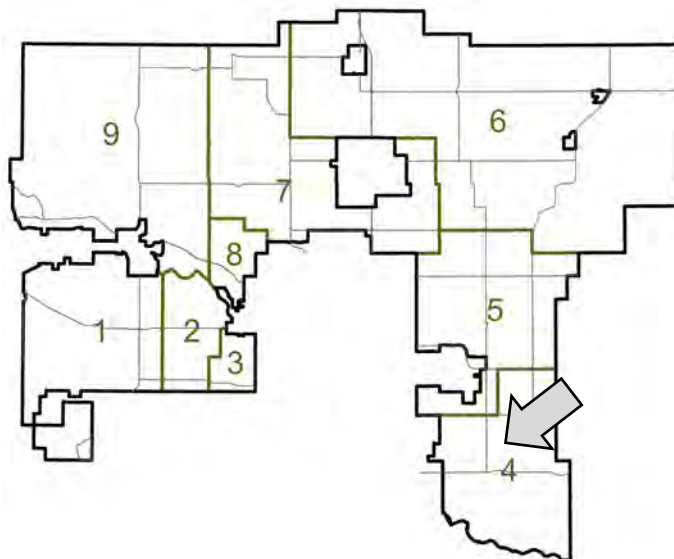
ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

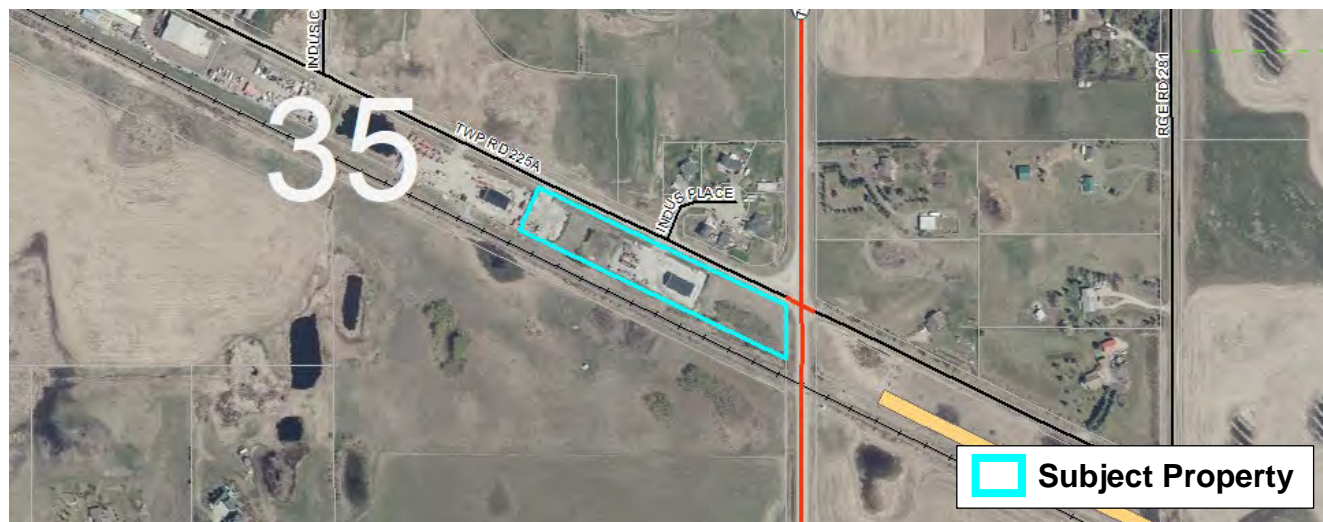
OPTIONS:

Option #1: THAT Development Permit Application PRDP20202460 be approved with the suggested conditions noted in the report.

Option #2: THAT Development Permit Application PRDP20202460 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Christina Lombardo – Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: August 21, 2020	File: 02335054
Application: PRDP20202460	Applicant/Owner: Wearmouth Demolition Services Ltd.
Legal Description: Lot 3, Block 1, Plan 0510800 within SE-35-22-28-W04M	General Location: Located approximately 0.41 km (1/4 mile) north of Hwy. 22X and on the west side of Hwy. 791.
Land Use Designation: Commercial, Local Urban District (C-LUD)	Gross Area: ± 1.26 hectares (± 3.11 acres)
File Manager: Christina Lombardo	Division: 4

PROPOSAL:

The proposal is for Automotive Services (Minor), single-lot regrading and placement of clean fill. *Note, this application was assessed in accordance with Land Use Bylaw C-8000-2020.*

- This application is an intensification and expansion of Development Permit, PRDP20152222 for (Automotive, Equipment, and Vehicle Services) construction of a warehouse, outdoor storage and signage;
- The regraded area will be used for outside storage of business equipment and materials;
- The Applicant proposes to strip and grade a portion of the subject land, approximately ± 0.40 hectares (± 1.00 acres) in size. This area is to accommodate an expansion of the existing outdoor storage area for secured vehicle and equipment storage;
- It is anticipated that approximately 1300.00 cubic meters of material will be brought on site in approximately 80 truckloads.
- Dimensions:
 - Height (depth): 0.50 m to 1.00 m (1.64 ft. to 3.28 ft.)
 - Length: 88.00 m (288.71 ft.)
 - Width: 46.00 m (150.92 ft.)
 - Area: 4,048.0 sq. m. (43,572.31 sq. ft.)
 - Volume: 1,300 m. cu. (45,909.07 ft. cu.)
 - Truckloads: approx. 80

Land Use Bylaw Requirements:

The application has been evaluated in accordance with Part 4 Stripping, Grading, Excavation and/or Fill of the Land Use Bylaw.

Section 158 Site stripping, grading, excavation, or fill Development Permit Requirements:

- a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,
- b) A Development Permit application will detail the following:
 - i. Location and area of the site on which the development is proposed,
 - ii. Existing land use,



- iii. Type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns,
 - iv. Pre-development grading plan and post-development grading plan,
 - v. A soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition,
 - vi. Location of wetlands and watercourses and any ecologically sensitive features,
 - vii. Timing of works, which shall not coincide with bird nesting seasons, as determined,
 - viii. Location where the excavation, stripping, or grading is to be taking place,
 - ix. Proposed access, haul routes and haul activities,
 - x. Methods to prevent dust and erosion,
 - xi. A traffic control plan,
 - xii. A Weed management plan,
 - xiii. Costs to reclaim the site, and
 - xiv. The condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority), or the use of the area from which the topsoil is removed.
- The Applicant provided drawings and studies that meet the above requirements and facilitate evaluation. The drawings show existing conditions, current and proposed grading plans.

STATUTORY PLANS:

The subject lands falls within the Hamlet of Indus Area Structure Plan – located within Sub Area 1 identified as a commercial area. Section 5.3 for Commercial/Industrial development notes *“lands along Railway Avenue, adjacent to the CPR line are currently designated for Hamlet Commercial and Hamlet Industrial development. While industrial development is not a community priority, if developed in a manner sensitive to the community, it will be welcomed.”* This application appears to be considerate of existing community development and the design does not appear to have a considerate impact on surrounding uses.

INSPECTOR’S COMMENTS:

Inspection: October 1, 2020

- No filling or grading occurring at the time of inspection.
- Site appears to be gated.
- No other concerns.

CIRCULATIONS:

Alberta Transportation (October 30, 2020)

- In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion.
- Pursuant to Section 25(3)(c) of the Highways Development and Protection Regulation, Alberta Transportation issues an exemption from the permit requirements to Wearmouth Demolition Services Ltd. for the development listed above.

Development Compliance (September 30, 2020):

- No concerns.



Planning and Development Services - Engineering Review, Rocky View County (October 20, 2020):

General:

- The review of this file is based upon the application submitted. Should the submission material be altered or revised at subsequent development stages these conditions/recommendations may be subject to change to ensure best practices and procedures.

Geotechnical:

- As per the application, applicant expects fill heights to be approximately 0.5 – 1.0 m.
- As a permanent condition, the applicant will be required to provide “Deep Fill” reports, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.

Transportation Services:

- Access to the parcel is provided via TWP RD 225A which is a paved county road.
- It is to be noted that TWP RD 225A is a Network A road which requires a 36.00 m ROW.
- Transportation off-site levy has previously been collected.
- Prior to issuance of DP, the applicant is required to contact Road Operations to confirm if a road use agreement is required during the proposed grading activities on the subject land.

Sanitary/Waste Water:

- Engineering has no requirements at this time.

Water Supply and Waterworks:

- Engineering has no requirements at this time.

Stormwater Management:

- As per GIS review, the subject lands fall within the Indus Drainage Study Area.
- As part of the initial subdivision application of subject lands, a stormwater management plan was prepared by TORUS Engineering Consultants Ltd. revised on November 10, 2004. The report indicated that each parcel is required to retain the 1:100 year post development flows within its boundaries with an emergency spill onto TWP RD 225A ditch flowing to the county pond.
- As a permanent condition, the applicant is required to adhere with the TORUS Stormwater management plan, the Indus Master Drainage Plan by UMA/AECOM dated November 2008.
- As part of the application, the applicant provided a Grading Drawing showing two 1.0 m high loam berms along the north and south boundaries of the subject lands. **Prior to issuance**, applicant shall provide a Site Grading Assessment, stamped by a Professional Engineer demonstrating that proposed site grading plan is in accordance with the TORUS Stormwater management plan, the Indus Master Drainage Plan by UMA/AECOM dated November 2008.
- As part of the initial subdivision application of subject lands, an ESC report (part of storm water management plan) was provided by TORUS Engineering Consultants Ltd. revised on November 10, 2004. The report described measures such as silt fencing and seeding to prevent the erosion of the site. **Prior to issuance**, the applicant is to provide a site specific ESC plan describing how sediment is to be controlled during the proposed grading. The plan shall be in accordance with the requirements of the original TORUS Engineering ESC report.

**Environmental:**

- As part of the application, the applicant submitted a Historic and Wetland Evaluation of the subject lands prepared by Strom Environmental Consulting Ltd. dated May 22, 2015. The report did not provide an evaluation of the subject lands proposed for development as part of this application. Through the Alberta Merged Wetland inventory and the air photos provided in the Strom report (1967 onwards), it can be seen that wetlands could exist on the proposed development area. As an advisory condition, the Applicant shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas.

OPTIONS:

Option #1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That Automotive Services (Minor) (to expand existing business operations), single-lot regrading and placement of clean fill (approximately 0.40 hectares [1.00 acres]), with approximately 1300.00 cubic meters of excavation and fill, may commence on the subject lands (Lot 3, Block 1, Plan 0510800 within SE-35-22-28-W04M) in general accordance with the approved application drawings (Project D.1.6, signed August 12, 2020) and information submitted with the application.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Site Grading Assessment, stamped by a Professional Engineer, demonstrating that proposed site grading plan is in accordance with the TORUS Stormwater Management Plan, the Indus Master Drainage Plan by UMA/AECOM dated November 2008 and the County Servicing Standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a Site Specific Erosion Sediment Control Plan (ESC), describing how sediment is to be controlled during the proposed grading. The plan shall be in accordance with the requirements of the original TORUS Engineering ESC report and the County's Servicing Standards.
4. 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.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, shall be implemented by the Applicant/Owner and adhered to in perpetuity including the approved TORUS Stormwater Management Plan and the Indus Master Drainage Plan by UMA/AECOM dated November 2008.
6. . That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
7. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth.



8. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
9. That the Applicant/Owner shall take effective measures to control dust in the stripping and grading areas of the subject properties, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
10. That any fill removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
11. That with the removal of topsoil, the Applicant shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - i. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
12. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.

Advisory:

14. That the site shall adhere to the approved Weed Management Plan and 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]*.
15. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. That the hauling of fill and site grading shall be completed within 12 months from the date of issuance of this permit.
18. That if this Development Permit is not issued by **July 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

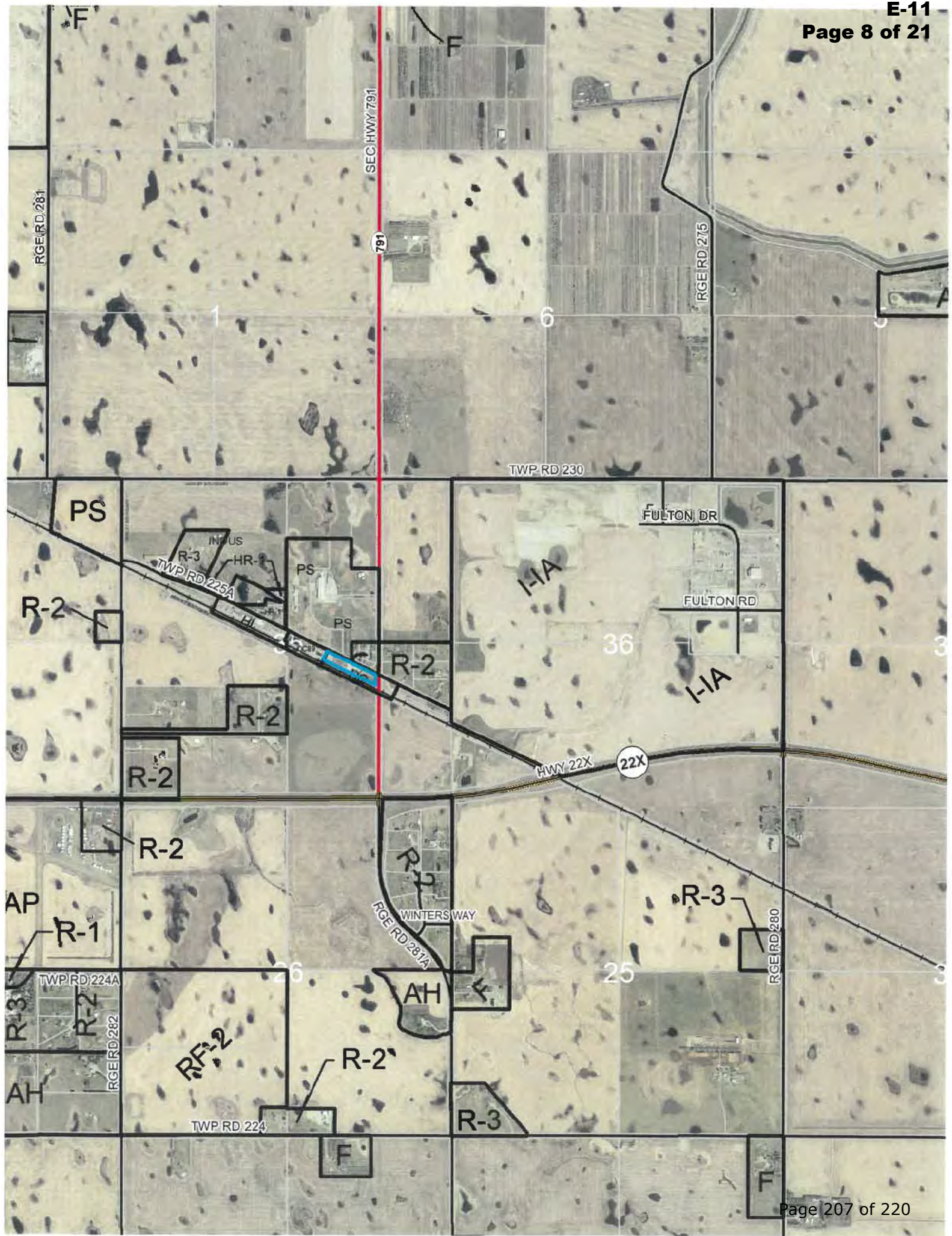
Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.

Option #2: (this would not allow the development to proceed)

REFUSAL, 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.







ROCKY VIEW COUNTY
Cultivating Communities

2020 2460

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 465.00	File Number 02335054
Date of Receipt Aug 21	Receipt # 2020 025154

Name of Applicant Wearmouth Demolition Services Ltd Email [REDACTED]

Mailing Address [REDACTED]

Telephone [REDACTED]

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____

(H) _____

Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE $\frac{1}{4}$ Section 35 Township 22 Range 28 West of 4 Meridian
- b) Being all / parts of Lot 3 Block 1 Registered Plan Number 0510800
- c) Municipal Address 281087 Twp Rd. 225A
- d) Existing Land Use Designation HC Parcel Size 3.11 Acres Division 04

2. APPLICATION FOR

Grading

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No ☒
- b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No ☒
(Sour Gas facility means well, pipeline or plant)
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ☒
- d) Does the site have direct access to a developed Municipal Road? Yes ☒ No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Gregory Wearmouth hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)

(owners) I am authorized to act on the owner's behalf

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

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]

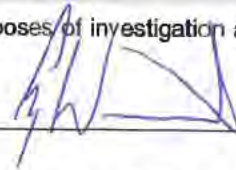
Date Aug 21/20

Owner's Signature [Signature]

Date Aug 21/20

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Greg Wearmouth, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


Signature

Aug 21/20
Date



STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Applicant Wearmouth Demolition Services Ltd.

Address of Applicant _____

Telephone (C) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? grade lot for secured vehicle and equipment storage, same as existing use

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable) 1:100 year potential flows will be retained on land, no land has been subject to historical development previous to 1949, no effect on existing drainage patterns or environmentally sensitive areas

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height <u>0.5 - 1.0 m</u>	Volume <u>1300</u> meters cubed
Width <u>46 m</u>	Truckload <u>80</u> (approximately)
Length <u>88 m</u>	Slope Factor <u>N/A</u> (if applicable)
Area <u>4048</u> square metres	

* Please show all measurements in detail on your site plan.

4. TERMS AND CONDITIONS

(a) General statement about conditions:

1. The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
3. The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
4. As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

1. Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

Bryce Wearnmouth
(Print Full Name)

hereby certify that

☒ I am the registered owner

☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

Wearmouth Demolition Services

August 20, 2020

Dear Sir :

Re: Indus Development Application – Lot Grading Extension

Roll Number - 02335054

Due to business slow-down, we find it necessary to expand our vehicle, equipment secured storage area at our facility, Lot 3 Block 1 Plan 0510800, SE-35-22-28-4WM. There will be no change in use.

The existing grading design will be used for the lot grading extension. Existing fence and berm structure will be continued per the attached drawing. No additional services, wastewater, sanitary facilities, lighting or signage is planned. Additional trees will be planted in a similar manner to the existing shop, with a resulting 60:40 ratio of deciduous to coniferous tree. No additional operational traffic is planned, other than the trucking of aggregate products to complete the grading. Please see drawings for detail. Identical site-specific erosion and sediment control will be used during construction of the lot grading extension. The stormwater design is compliant with the stormwater report which registered on the title; top of grade has been set at or above the adjacent road grade, the property retains the 1:100 potential flows, and the property drainage is set 0.3 m above the adjacent ditch grade. Strom Environmental Consulting Ltd had completed a Wetland Assessment, dated May 22, 2015 on Plan 0510800, Block 1, Lot 3 with special attention to Area 2, which was subsequently developed. This grading will take place on Area 1, immediately west of Area 2, see photos attached. The additional photos have been included to indicate the similarity of Area 1 and Area 2. No additional land use reporting has been included.

We would appreciate your timely consideration on this matter. Please call at your convenience, cell [REDACTED]
[REDACTED]

Sincerely,



Greg Wearmouth, President
Shelley Wearmouth, P.Eng.

Wearmouth Demolition Services Ltd.
[REDACTED]

From: [Shelley Wearmouth](#)
To: [Christina Lombardo](#)
Cc: "Greg"; ["Curran Wearmouth"](#)
Subject: [EXTERNAL] - Clarification for PRDP20202460
Date: September 22, 2020 3:41:11 PM
Attachments: [Grading Drawing v7.0.pdf](#)
[Landscape Plan V4.0.pdf](#)

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

Hi Christina;

We are providing the following and attached as a response to your earlier comments on PRDP20202460.

Please see the revised site plan attached. We have highlighted Area 1, this is the limit of the proposed grading.

The dimensions have been clarified as 46m x 88m = 4048m².

Existing and proposed grades are indicated on the plan and the two cross sections. The direction of the sections are noted by A-A' and B-B' respectively. At no point will the fill be greater than 900mm. The original cover letter describes the intended land use.

A landscaping sketch has been provided, see attached. It is consistent with the existing Area 2, but incorporates the recent changes to the bylaws. The fencing will be consistent with the Area 2 existing fencing, (see the earlier development permit for Area 2, (see DP-03)).

The following comments are provided to indicate alignment with provincial wetland policy outlined as avoidance, minimization, and replacement.

Strom Environmental Consulting Ltd. was hired in 2015 to evaluate the historic and current wetland potential for the acre adjacent to Area 1, namely Area 2. Although, the report does not directly provide recommendations for Area 1, the report recommends that, '... land use development considerations within Area 2 are not likely to require further consideration of potential effects and mitigations around natural wetlands and wetland mitigations as outlined in the provincial wetland policy (ESRD, 2013)' (Strom, 2015). The results from the report do consider '... Area 2 and the immediate surrounds ...', (Strom, 2015). The Strom report is attached to the application for Area 1. Figure 1 of the report (Strom, 2015 pg 3) delineates the areas. Area 1 is just west of Area 2. Figure 3, (Strom, 2015, pg 4) illustrates the contiguous nature of the non-native grasslands to the west, from Area 2 to Area 1 along the north boundary. Appendix 1 of the report (Strom, 2015) contains Historic Air Photos of the property including all areas. The 1949 photo indicates the previous development of the elevator and siding activity. The 1966 and 1967 photos indicate the impact of additional earth moving most likely associated with the elevator and / or rail siding activity. Site water runoff appears to be impacted by this development activity. The 1983 photo indicates the impacts of various human activities in the area. The 2007 photo appears to be similar in nature to the wetland inventory information described by Christina Lombardo of the MD. This photo is not consistent with the earlier historic photos.

As the site has been subject to considerable disturbance by human activity (dating further back than 1949), there is no indication from the historical aerial photos of native wetlands. The historical

disturbances including existing disturbances are not consistent with the biodiversity associated with native wetlands. Further, the stormwater report for the property, (attached to the land title) concludes that stormwater is managed on-site ensuring no flooding of the area. Finally, if there is any concern, please recall that Wearmouth Demolition Services gifted the wetlands west of the site to the MD, to facilitate long term wetland and stormwater management for the area.

If you have any further questions please call at your convenience. Should there be any change in fees, please contact us and we would be pleased to amend the previous credit card payment per your recommendation.

Kind regards,
Shelley

Shelley Wearmouth, P. Eng
Wearmouth Canada (1951) Inc.

A large black rectangular redaction box covering the signature and contact information of Shelley Wearmouth.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0030 950 208 0510800;1;3 051 066 992 +1

LEGAL DESCRIPTION
PLAN 0510800
BLOCK 1
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.26 HECTARES (3.11 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;22;35;E
ATS REFERENCE: 4;28;22;35;NW

MUNICIPALITY: ROCKY VIEW COUNTY
REFERENCE NUMBER: 051 066 896 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
051 066 992	25/02/2005	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

WEARMOUTH DEMOLITION SERVICES LTD.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

(DATA UPDATED BY: CHANGE OF ADDRESS 191011380)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
001 137 874	24/05/2000	RESTRICTIVE COVENANT
001 137 875	24/05/2000	RESTRICTIVE COVENANT
001 161 212	15/06/2000	RESTRICTIVE COVENANT
051 067 089	25/02/2005	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
051 066 992 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : DEFERRED SERVICES AGREEMENT
CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
44.
911-32 AVE NE
CALGARY
ALBERTA T2E6X6

051 067 090 25/02/2005 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
44.
911-32 AVE NE
CALGARY
ALBERTA T2E6X6

051 067 091 25/02/2005 RESTRICTIVE COVENANT

051 067 092 25/02/2005 RESTRICTIVE COVENANT

051 067 093 25/02/2005 EASEMENT
OVER AND FOR BENEFIT OF: SEE INSTRUMENT
AS TO PLAN 0510801

151 061 386 03/03/2015 CAVEAT
RE : RIGHT OF FIRST REFUSAL
CAVEATOR - 1763495 ALBERTA LTD.
PO BOX 1330
HANNA
ALBERTA T0J1P0
AGENT - DOUGLAS B TODD

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF AUGUST,
2020 AT 03:22 P.M.

ORDER NUMBER: 39960576

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

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