



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Thursday, November 12, 2020
9:00 AM

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

Present: Vice-Chair A. Schule
Member K. McKylor (participated electronically, arrived at 9:02 a.m.)
Member M. Kamachi
Member K. Hanson
Member G. Boehlke
Member S. Wright (arrived at 9:02 a.m.)

Absent: Chair J. Gautreau
Member D. Henn

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
T. Cochran, Executive Director, Community Development Services Division
A. Bryden, Senior Planner, Planning and Development Services
C. Lombardo, Planner, Planning and Development Services
O. Newmen, Planner, Planning and Development Services
X. Deng, Planner, Planning and Development Services
J. Targett, Senior Development Officer, Planning and Development Services
W. Van Dijk, Development Officer, Planning and Development Services
K. Tuff, Appeals Coordinator, Municipal Clerk's Office
M. Mitton, Legislative Coordinator, Municipal Clerk's Office

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Councillor Wright who arrived at 9:02 a.m. and Councillor McKylor who participated electronically and arrived at 9:02 a.m.

B Updates/Approval of Agenda

MOVED by Member Boehlke that the November 12, 2020 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



C-1 October 29, 2020 Municipal Planning Commission Minutes

MOVED by Member Boehlke that the October 29, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

E-1 Division 7 - Single-Lot Regrading

MOVED by Member Boehlke that Development Permit Application PRDP20202773 be approved with the conditions noted in the Development Permit Report, attached.

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.

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



E-2 Division 5 - Accessory Building

MOVED by Member Hanson that Development Permit Application PRDP20202959 be tabled sine die until the Administration receives more information about the accessory building to comply with the Land Use Bylaw setbacks.

Defeated

MOVED by Member Boehlke that Development Permit Application PRDP20202959 be approved with the conditions noted in the Development Permit Report, attached.

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.

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.

Carried



E-3 Division 4 - Kennel

Presenter: Warren Flemming, the Applicant

MOVED by Member Boehlke that condition 4 for development application PRDP20202671 as noted in Administration's report be amended to read:

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 three acres surrounding the home and that the remainder be deferred** ~~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

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20202671 be approved with the conditions noted, as amended.

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:
 - i. Two (2) existing accessory buildings (garage & quonset), and the existing dwelling may be used in the kennel operations;
 - ii. A maximum of fifty (50) dogs may be allowed on the subject site at any one time; and,
 - iii. 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 three acres surrounding the home and that the remainder be deferred. 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.
 - i. 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.
 - i. 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**.

Carried



E-4 Division 2 - Care Facility (Clinic)

MOVED by Member Hanson that Development Permit Application PRDP20203024 be tabled sine die.

Carried

E-5 Division 6 - Dwelling, Manufactured

MOVED by Member Kamachi that Development Permit Application PRDP20203089 be approved with the conditions noted in the Development Permit Report, attached.

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.

Carried

E-6 Division 1 - Dwelling, Single Detached (deck)

MOVED by Member Kamachi that Development Permit Application PRDP20202887 be approved with the conditions noted in the Development Permit Report, attached.

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.

Carried

E-7 Division 7 - Golf Driving Range

MOVED by Member Kamachi that Development Permit Application PRDP20194577 be approved with the conditions noted in the report.

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 pubic 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

Carried



E-8 Division 9 - Accessory Buildings

MOVED by Member Hanson that Development Permit Application PRDP20202832 be approved with the conditions noted in the Development Permit Report, attached.

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.

Carried

The Chair called for a recess at 9:49 a.m. and called the meeting back to order at 9:55 a.m. with all previously mentioned members present.

E-9 Division 3 - Single-Lot Regrading

MOVED by Member Wright that Development Permit Application PRDP20202377 be approved with the conditions noted in the Development Permit Report, attached.

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.

Carried

E-10 Division 4 - Residential

MOVED by Member Hanson that Development Permit Application PRDP20202797 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That the dwelling, single detached (existing) 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:
 - i. 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.)**.
 - ii. That the western cantilever extension (existing) may encroach into the minimum side yard setback.

Advisory:

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

Carried

E-11 Division 4 - Automotive Services (minor)

MOVED by Member Wright that Development Permit Application PRDP20202460 be approved with the suggested conditions noted in the report.

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.

Carried


G Adjourn the Meeting

MOVED by Member Hanson that the November 12, 2020 Municipal Planning Commission meeting be adjourned at 10:07 a.m.

Carried

H NEXT MEETING

Thursday, November 26th, 2020



Chair or Vice Chair



Chief Administrative Officer or Designate