

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FOR ROCKY VIEW COUNTY AGENDA**

Date: Monday, June 27, 2022
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

A. CALL MEETING TO ORDER

B. DEVELOPMENT APPEALS

9:00 AM APPOINTMENTS

1. Division 4 File: 05630022; PL20210130

3

An appeal against the Development Authority's decision to approve a subdivision application to create a ± 1.62 hectare (4.00 acre) parcel with a ± 5.00 hectare (12.36 acre) remainder at NW ¼ 30-25-02-W05M, Block 1, Plan 731224 located approximately 1.9 kilometres (1.25 miles) west of the city of Calgary, on the east side of Bearspaw Road, approximately 1.20 kilometres (0.75 miles) north of Highway 1A.

Appellants: David Collins and Maralyn Wilson

Applicant: David Collins

Owner: Maralyn Wilson

10:30 AM APPOINTMENTS

2. Division 4 File: 05735070; PRDP20221211

34

An affected party appeal against the Development Authority's decision to approve a development permit application for a Special Function Business for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days at Lot: 7, Plan: 0110239; SE-35-25-03-W05M (31048 Township Road 255) located approximately 0.20 kilometres (0.08 miles) west of Woodland Road and on the north side of Township Road 255.

Appellants: Lance and Rachel Fugate

Applicants: Tanis and Dave Larson

Owner: 1917019 Alberta Ltd.

1:00 PM APPOINTMENTS

3. Division 1 File: 03908020; PRDP20221236

85

Multiple affected party appeals against the Development Authority's decision to approve a development permit application for a Home-Based Business, Type II, for a woodworking shop at Block 3, Plan 7711440, SW-08-23-05-05; (231031 Forestry Way) located approximately 1.61 km (1 mile) south of Township Road 232 and on the west side of Forestry Way.

Appellants: Frank Meyer and Jordyn Vienneau;
Daniel and Christine Patton;
Mark Phillips and Jennifer Short; and
Blaine and Angela Townsend

Applicants: Peter Haar

Owner: Louise April Haar

4. Division 1 File: 03908020; PRDP20221241

114

Multiple affected party appeals against the Development Authority's decision to approve a development permit application for the Construction of two (2) accessory buildings (shop and shed), relaxation of the top of bank setback requirement at Block 3, Plan 7711440, SW-08-23-05-05; (231031 Forestry Way) located approximately 1.61 km (1 mile) south of Township Road 232 and on the west side of Forestry Way.

Appellants: Frank Meyer and Jordyn Vienneau; and
Blaine and Angela Townsend

Applicants: Peter Haar

Owner: Louise April Haar

C. ADJOURN THE MEETING

D. NEXT MEETING

June 30, 2022

PLANNING

TO: Subdivision and Development Appeal Board
DATE: June 27, 2022
FILE: 05630022
SUBJECT: Subdivision Item – Residential Subdivision Appeal

DIVISION: 4
APPLICATION: PL20210130

APPLICATION: To create a \pm 1.65 hectare (4.07 acre) parcel with a \pm 4.92 hectare (12.15 acre) remainder.

Note: Original application parcel sizes and configurations varied from the approved subdivision; this information reflects the approved subdivision.

GENERAL LOCATION: Located approximately 1.9 kilometres (1.25 miles) west of the city of Calgary, on the east side of Bearspaw Road, approximately 1.20 kilometres (0.75 miles) north of Highway 1A.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY: Subdivision application PL20210130 was approved on May 12, 2022, by the Municipal Planning Commission (MPC) subject to conditions. The appeal against the subdivision conditions of approval was filed by the Applicant and landowner on June 2, 2022, appealing conditions 2 through 6, 8, and 9.

A summary of agency comments was provided to the applicant during processing, and prior to the MPC decision. The summary included the recommended conditions of approval and was emailed to the applicant on April 7, 2022. The applicant acknowledged the comments and confirmed their desire to proceed with the application. No concerns were raised by the applicant with regards to the comments and recommended conditions at that time.

The summary of comments referenced conditions 1, 4 through 7, and 9. Three additional conditions (2, 3, and 8), pertaining to a Site Plan for building and septic system setbacks, approach upgrades, and payment of the subdivision endorsement fee were required. These were included as part of the agendaized MPC report.

During and subsequent to the MPC meeting, Administration identified errors with various conditions of approval. Recommended updates to these conditions have been identified within this report; Administration respectfully requests the Board amend the conditions of approval in accordance with these changes and as shown in Attachment 'G' of this report.

A review of each appealed condition is included under the *Conditions of Approval* section of this report.

DECISION: Approved

DEVELOPMENT / SUBDIVISION AUTHORITY: Municipal Planning Commission

DECISION DATE:
May 11, 2022

APPEAL DATE:
June 2, 2022

ADVERTISED DATE:
May 12, 2022

Administration Resources

Sangeeta Vishwakarma, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY: Not applicable

APPLICATION EVALUATION:

The application was evaluated based on the technical documents submitted with the application and the applicable policies and regulations noted below.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL DOCUMENTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • Bears paw Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Level 3 PSTS Assessment prepared by Almor Testing Services Ltd., dated September 14, 2021. • Rocky View Water Co-op Ltd. Confirmation letter, dated July 26, 2021.

SUBDIVISION APPROVAL:

MPC approved the proposed subdivision at the May 11, 2022, meeting, revising the tentative plan and two conditions. The tentative plan was amended to remove the eight meter strip of land proposed between Lot 1 and the adjacent northern site, aligning the north property line of Lot 1 against the existing north property line of the subject site. As a result, the proposed lot sizes were revised as shown on the approved tentative plan (See Attachment 'F').

In addition, MPC deleted Condition 2 (c) requiring confirmation of setbacks to water wells as none are existing or required for the site, and edited Condition 6 for the Deferred Services Agreement requirement to exclude "piped water" as the existing lot is serviced by piped water and Condition 5 requires piped connection to the new lot.

**CONDITIONS OF APPROVAL:**

The Transmittal of Decision letter was sent to the applicant on May 12, 2022, including conditions of approval 1 through 10 (See Attachment 'C'). The applicant has appealed conditions 2 through 9, inclusive, within the *Notice of Appeal* (See Attachment 'D').

As a result of errors and omissions, Administration finds that some conditions of approval require amendment. These amendments are shown using a red-line version of the condition below and the updated recommended conditions of approval can be found in Attachment 'G'. Further, a summary for requiring each of the appealed conditions has been provided below.

Condition 2:

The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:

- a) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Residential, Rural Land Use District, as per the Land Use Bylaw C-~~8092-8000~~-2020, as amended; and*
- b) Site Plan to confirm that all existing private sewage treatment systems are located within the boundaries of Lot ~~4-2~~, in accordance with The Alberta Private Sewage Systems Standard of Practice ~~2009~~-2015.*

Purpose of Condition: Using the County's mapping software, the existing mobile home and the trailer on proposed Lot 2 would be in close proximity to the proposed property lines. The applicant did provide setback dimensions by email; however, confirmation of setbacks is required on a Site Plan prepared by an Alberta Land Surveyor as a recommended standard condition for residential subdivisions to ensure compliance of setbacks to existing structures on site as well as the location of the existing private sewage treatment system to meet Provincial requirements.

Proposed Amendment: The recommended amendments to this condition are to update the Bylaw number for the Land Use Bylaw and the updated Private Sewage Systems Standard of Practice.

Condition 3:

~~*The Owner shall upgrade the existing road approach from Bearspaw Loop to a mutual approach, as shown on the Approved Tentative Plan, in accordance with the County's servicing standard (paved), to provide access to Lots 1 and 2; the Owner shall:*~~

- ~~*a) Contact County Road Operations for a pre-construction inspection of the proposed approach location;*~~
- ~~*b) Contact County Road Operations for a post-construction inspection of the proposed approach for final acceptance; and*~~
- ~~*c) Prepare and register respective easements on each title, where required.*~~

Purpose of Condition: The existing approach requires upgrades in order to provide access to both Lot 1 and 2 in accordance with Section 409 of the County's Servicing Standards. A mutual approach is required to have a seven metre width, whereas the current width of the approach lies at approximately four metres.

The applicant and landowner requested this condition be waived, noting that the existing approach is well-constructed and can accommodate access to the new lot via the existing driveway. Further, they have indicated that the new lot will not generate significant traffic to necessitate the upgrade.



Engineering has reviewed the rationale and has no concerns with the existing approach remaining in its current form to provide access to both lots. They have determined that the condition may be waived at this time, should the board support that direction.

Proposed Amendment: Administration requests the condition be removed by the Board.

Condition 4:

The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the Bearspaw Master Drainage Plan and the County Servicing Standards.

Purpose of Condition: The Site-Specific Stormwater Plan is required to show that future development in the proposed lots will not result in a major increase in runoff, it will not cause any adverse effects to the neighbouring properties, and that there will not be any offsite impacts.

Proposed Amendment: There are no required changes to this condition.

Condition 5:

The Owner is to provide confirmation of a tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for servicing of one additional lot, as shown on the Approved Tentative Plan. This includes providing information regarding:

- a) *Documentation proving that water supply has been purchased and secured for ~~the~~ proposed ~~lots~~ Lot 1; and*
- b) *Documentation proving that all necessary water infrastructure including servicing to the lots is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.*

Purpose of Condition: The existing lot is serviced by piped water and a confirmation letter from Rocky View Water Co-op Ltd. has been provided showing that they have the capacity to service up to four new lots. Therefore, confirmation of a connection is required for Lot 1. This is a standard condition required when a piped water service is proposed.

Proposed Amendment: The recommended amendment to this condition is to clarify which lot requires a purchased and secured water supply.

Condition 6:

The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1 and 2, indicating:

- a) *Each future Lot Owner is required to connect to County wastewater and stormwater systems at their cost when such services become available; and*
- b) *Requirements for decommissioning and reclamation of the onsite systems once County servicing becomes available.*

Purpose of Condition: A Deferred Services Agreement is standard in applications where the County does not currently have piped services available at the time of approval. This agreement is added to the condition set to ensure future landowners are aware of the expectation and requirement to connect to County piped services when they are available in that area. The MPC edited this condition



on May 12, 2022, to delete “piped water” as the water connection is already in place for the existing lot, and confirmation of connection is required through Condition 5.

Proposed Amendment: There are no required changes to this condition.

Condition 7:

The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County which shall include the following:

- a) *The construction of a packaged sewage treatment system on the proposed Lot 1 in accordance with the Level 3 PSTS Assessment prepared by Almor Testing Services Ltd., dated September 14, 2021; and*
- b) *Any improvements recommended as part of the accepted Site-Specific Stormwater Implementation Plan (SSIP).*

Purpose of Condition: The Level 3 Private Sewage Treatment System (PSTS) Assessment concluded that a packaged sewage treatment system is suitable for the proposed lot. Given this is an advanced system, a Site Improvements / Services Agreement (SISA) is required to ensure that the construction of the system will happen during the future building permit stage. If the Stormwater Implementation Plan, required under Condition 4, requires any improvements to manage runoff, then those requirements would also be added to the Agreement.

Proposed Amendment: There are no required changes to this condition.

Condition 8:

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

Purpose of Condition: In accordance with the County’s Master Rates Bylaw C-8258-2022 an endorsement fee of \$1035 is applicable for an application where one additional lot is proposed. The Applicant/Owner is required to pay \$1035 for the endorsement for the creation of one new lot.

The Applicant/Owner is required to pay a \$1035 endorsement fee for the creation of one new lot, in accordance with County’s Master Rates Bylaw C-8258-2022.

Proposed Amendment: There are no required changes to this condition.

Condition 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:

- ~~a) Either from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey; or~~
- ~~b) a) from the total gross acreage of Lots 1 and 2 as shown on the Plan of Survey.~~

Purpose of Condition: The agency comments summary accurately indicated that the TOL is applicable to Lot 1, noting the estimated amount payable. However, conditions 9 (a) and (b) in the Transmittal of Decision letter inaccurately require TOL payable on both lots.

Proposed Amendment: Administration recommends revision to remove the TOL requirement for Lot 2.



ROCKY VIEW COUNTY

Respectfully submitted,

“Justin Rebello”

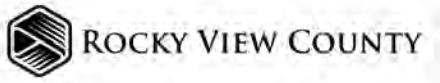
Supervisor
Planning and Development Services

SV/ltt



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Collins, David	OWNER: Wilson, Maralyn J.
DATE APPLICATION RECEIVED: July 16, 2021	DATE DEEMED COMPLETE: April 4, 2022
MUNICIPAL PLANNING COMMISSION DECISION DATE: May 12, 2022	
APPELLANT: David Collins and Maralyn Wilson	
GROSS AREA: ± 6.62 hectares (± 16.36 acres)	LEGAL DESCRIPTION: NW ¼ 30-25-02-W05M, Block 1, Plan 731224
APPEAL BOARD: Subdivision and Development Authority Board (SDAB)	
HISTORY: May 12, 2022: PL20210130: Creation of a 4-acre parcel (Lot 1) approved by MPC on subject lands with a 12.36 remainder (Lot 2) August 9, 1979: Existing dwelling developed	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 198 adjacent landowners. No responses were received from the notification to landowners. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval were recommended based on these comments.	



PLANNING

TO:	Municipal Planning Commission Subdivision Authority	DIVISION: 4
DATE:	May 11, 2022	APPLICATION: PL20210130
FILE:	05630022	
SUBJECT:	Subdivision Item – Residential Subdivision	

APPLICATION: To create a \pm 1.62 hectare (4.00 acre) parcel with a \pm 5.00 hectare (12.36 acre) remainder.

GENERAL LOCATION: Located approximately 1.9 kilometres (1.25 miles) west of the city of Calgary, on the east side of Bearspaw Road, approximately 1.20 kilometres (0.75 miles) north of Highway 1A.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY: The proposal is to subdivide subject lands to create one new four-acre parcel (Lot 1) with a 12.36 acre remainder (Lot 2). The applicant noted that the landowner wishes for their granddaughter to reside on Lot 1, with the intention of developing a dwelling in the future. There is an existing Barn on Lot 1 and a dwelling, a vacant mobile home and two accessory buildings on remainder Lot 2.

Access to both lots is proposed via the existing approach off Bearspaw Loop. The mutual approach would be required to be upgraded per County standards as a condition of the subdivision. Site servicing has been confirmed by a letter from Rocky View Water Co-op with a capacity for up to four lots and a Level III PSTS assessment proposes a packaged sewage treatment system for the subject lands. Agreements with respect to the above are required as conditions of subdivision.

The Applicant has proposed an eight-metre-wide portion of land immediately north of Lot 1 proposed as a connection between the east and west portion of remainder Lot 2. The Applicant wishes to retain this strip as a buffer between the adjacent north parcel and the subject lands as a common green pathway. Administration has concerns over the planning rationale for this strip and the challenges this could present in the event of further subdivision of the subject lands; however, the proposal overall is compliant with all applicable statutory and non-statutory policy.

The application was assessed against the Bearspaw Area Structure Plan (ASP) and the County's Land Use Bylaw. The application aligns with land use (Section 8.11), subdivision parcel size (Section 8.1.20), and transportation (Section 8.5) policies of the plan. The proposed lots also meet the minimum parcel size and setback requirements of the Land Use Bylaw, however, confirmation of setbacks is being required through a new Survey Plan.

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

OPTIONS:

Option #1: THAT Subdivision Application PL20210130 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20210130 be refused.

Administration Resources

Sangeeta Vishwakarma, Planning and Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • Bearspaw Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL DOCUMENTS SUBMITTED: <ul style="list-style-type: none"> • Level 3 PSTS Assessment prepared by Almor Testing Services Ltd., dated September 14, 2021. • Rocky View Water Co-op Ltd. Confirmation letter, dated July 26, 2021.
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Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<i>TRANSPORTATION OFFSITE LEVY</i> <i>Payable on Lot 1 (totaling 4 acres)</i>	\$ 18,380.00
MUNICIPAL RESERVE (\$/ACRE)	N/A (previously provided)



Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

There are no new approaches proposed to the subject lands. There is an existing mutual road approach located off Bearspaw Loop which will be utilized for access to Lot 1 and remainder Lot 2. As a condition of subdivision, a shared easement agreement will be required to this effect.

Road Right of Way(s)

To meet the full 40-metre road right-of-way requirement from Bearspaw Road, a road widening of 5 metres by Plan of Survey, and a road right-of-way by caveat of an additional 5 metres is required as a condition of subdivision from the west property line of remainder Lot 2. The additional right-of-way requirement does not impede the subdivision proposal of Lot 1.

Bearspaw Area Structure Plan

General Land Use

The proposed subdivision remains as residential land use that is supported by Country Residential Policy 8.11. Note that administration has not required a Concept Plan as the subject land is identified within an area under Figure 3 as not generally requiring a Concept Plan, and that the proposal is for a one lot subdivision creating minimal impacts to adjacent infrastructure or lands.

Subdivision

Policy 8.1.19 outlines several considerations for evaluation, including integration of natural conditions of land within the tentative plan, serviceability, suitability of lands to accommodate future development, compatibility of proposed subdivision lands with the context (site conditions, parcel sizes, visual impact etc.), flexibility of design to accommodate future subdivision and integration of the land with existing road systems.

The proposed subdivision generally aligns with these considerations. The subject land is not located within any of the environmentally sensitive areas identified under Figure 6 of the plan such as having a high-water table, steep slopes, or known areas of potential archeological, historical, and/or cultural significance. Proposed Lot 1 and remainder Lot 2 have adequate water capacity confirmed by a letter from Rocky View Water Co-op. Confirmation by a Level III PSTS assessment is received that a packaged sewage treatment system is suitable and required for the subject land. No new approaches are proposed for the land. The owner proposes to retain and upgrade the existing approach to be a mutual approach, thereby there is no visible/physical impact to adjacent infrastructure or lands.

With respect to the siting and layout of the subdivision, the application proposes an eight-meter wide by approximately 83 meter long strip of land to the north of Lot 1, connecting the east and west portions of the remainder Lot 2. The Applicant has indicated that the area is intended to function as a common green buffer or walkway accessible to all owners.

At present, there is no statutory or non-statutory policy within the ASP or the County Plan that invalidates the proposed strip. However, Administration has concerns over the usability, management, and limited development potential of this portion in the event of a future subdivision proposal being brought forward for Lot 2. Further, the eight-metre width could not be converted to a standard panhandle or road per County Servicing Standards, as the minimum panhandle width required is 12.5 metres. Administration expects that a future subdivision application may necessitate a boundary adjustment to mitigate some of the above-mentioned concerns.

In addition, the subdivision proposal for Lot 1 as four (4) acres meets the minimum parcel size requirement of the same as per Policy 8.1.20. With regards to Policy 8.1.25, Municipal Reserves are not required as cash-in-lieu was previously provided under Plan 952 LK.

Transportation

As per Figure 5 of the plan, Bearspaw Road, located west of the subject land is identified as a major collector road. Policy 8.5.5 strongly limits direct access to major collector roads. The subdivision application proposes access via the existing approach off Bearspaw Loop. No other approaches are proposed. As such there is no impact to adjacent roads and a Traffic Impact Analysis is also not required.

Stormwater

As a condition of subdivision, the applicant is required to provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer.

Site Servicing

Water Supply

There is sufficient water supply to service proposed Lots 1 and 2 as per the letter received from the Rocky View Water Co-op Limited. The letter also confirms that the Co-op has the capacity to service up to four lots on the subject lands if the need arises in future. As a condition of subdivision, the Applicant is required to confirm a tie-in connection to the co-op for proposed Lot 1. The existing home located on remainder Lot 2 is already tied into the system.

Sanitary/ Wastewater

A Level III PSTS report was submitted in accordance with Policy 411 Residential Water and Sewer Requirements which concludes a septic field application with packaged sewage treatment systems is suitable PSTS for the subject lot. There are no further sanitary or wastewater requirements.

Land Use Bylaw (LUB)

The site contains four existing structures: one dwelling constructed in 1979, a barn with an attached lean-to used for equipment storage, a vacant mobile home with an attached lean-to, and a trailer used for storage, as noted by the landowner.

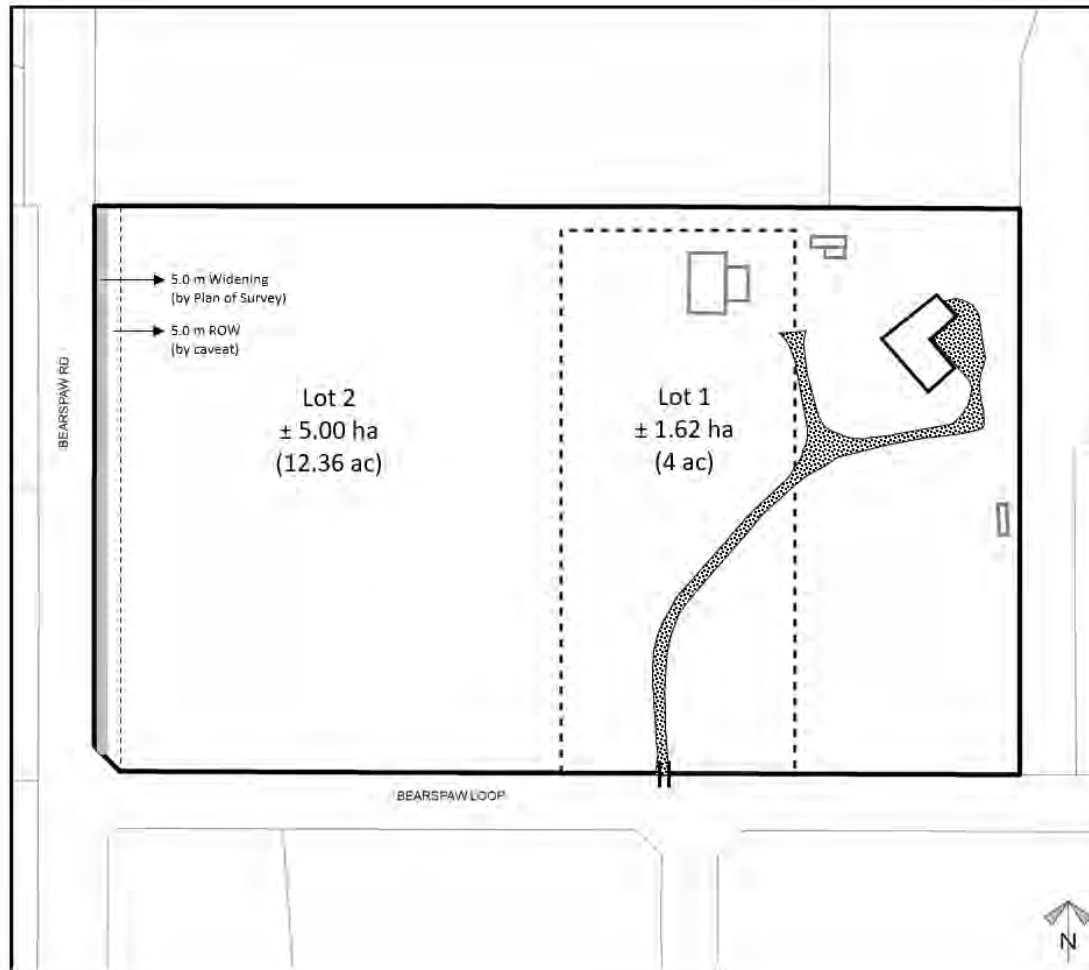
Parcel Sizes

The minimum parcel size required for Residential, Rural (R-RUR) District under Section 319 is 1.6 hectares (3.95 acres). Proposed Lot 1 is ± 1.62 hectares (4.00 acres) and the remainder Lot 2 is ± 5.00 hectares (12.36 acres) in size, thereby meeting minimum parcel size requirements.

Setbacks

All existing buildings meet the front, side, and rear setback requirements of the R-RUR District, Section 323. However, the setbacks shall be confirmed with a Site Plan prepared by an Alberta Land Surveyor.

Tentative Plan



Tentative Plan

Subdivision Proposal

To create a ± 1.62 hectare (4 acre) parcel with a ± 5.00 hectare (12.36 acre) remainder.

Legend

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

Surveyor's Notes:

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

Division: 8
Roll: 05630022
File: PL20210130
Printed: April 6, 2022
Legal: Block 1 Plan 731224
within NW-30-25-02-W05M

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Byron Riemann”

Manager
Planning and Development Services

Acting Executing Director
Community Development Services

SV/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Application Information

ATTACHMENT ‘C’: Map Set

ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a ± 1.62 hectare (4.00 acre) parcel with a ± 5.00 hectare (12.36 acre) remainder within NW-30-25-02-W5M, Block 1, Plan 731224; 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.
 - a) The Owner is to dedicate, by Plan of Survey, a ± 5.0 m wide portion of land for road widening along the westerly boundary of Lot 2, Block 1, Plan 731224; and
 - b) The Owner is to dedicate, by caveat, an additional ± 5.0 m portion of land as a road Right of Way along the entire western boundary of Lot 2, Block 1, Plan 731224.

Site Plan

- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Residential, Rural Land Use District, as per the Land Use Bylaw C-8092-2020, as amended;
 - b) Site Plan to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 1, in accordance with The Alberta Private Sewage Systems Standard of Practice 2009; and
 - c) Site Plan to confirm that all water wells are located within the boundaries of Lot 1.

Transportation and Access

- 3) The Owner shall upgrade the existing road approach from Bearspaw Loop to a mutual approach, as shown on the Approved Tentative Plan, in accordance with the County's servicing standard (paved), to provide access to Lots 1 and 2; the Owner shall:
 - a) Contact County Road Operations for a pre-construction inspection of the proposed approach location;
 - b) Contact County Road Operations for a post-construction inspection of the proposed approach for final acceptance; and
 - c) Prepare and register respective easements on each title, where required.

Stormwater

- 4) The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the Bearspaw Master Drainage Plan and the County Servicing Standards.

Site Servicing

- 5) The Owner is to provide confirmation of a tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for servicing of one additional lot, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Documentation proving that water supply has been purchased and secured for the proposed lots; and
 - b) Documentation proving that all necessary water infrastructure including servicing to the lots has been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 6) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1 and 2, indicating:
 - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation of the onsite systems once County servicing becomes available.
- 7) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County which shall include the following:
 - a) The construction of a packaged sewage treatment system on the proposed Lot 1 in accordance with the Level 3 PSTS Assessment prepared by Almor Testing Services Ltd., dated September 14, 2021; and
 - b) Any improvements recommended as part of the accepted Site -Specific Stormwater Implementation Plan (SSIP).

Payments and Levies

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



- 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:
 - a) Either from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey; or
 - b) from the total gross acreage of Lots 1 and 2 as shown on the Plan of Survey.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information
Name of Appellant(s) David Collins (Planner & Applicant) and Maralyn Wilson (Land Owner)

Site Information	
Municipal Address .207 Bears paw Loop	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) NW 30-25-2-W5M
Property Roll # 05630022	Development Permit, Subdivision Application, or Enforcement Order # Subdivision Application File No: PL20210130

I am appealing: (check one box only)		
Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>Regretfully, we must appeal this Subdivision Application (PL 20210180) for 1 lot.</p> <p>The Subdivision Authority Conditions of Approval were obviously canned, inconsistent and contain mistakes. We (Applicant and Land Owner) were not able to meet with staff or see the conditions before the decision was made. Subsequent to the decision by the Subdivision Development Authority, staff advised that they did not have the authority to legally render any changes to the conditions of approval.</p> <p>Unfortunately, we have no other alternative but to appeal the conditions in the public domain as follows:</p> <p>.2) i), ii). .3) a), b), c). .4) .5) a), b), .6) a), b). .8) .9) a), b).</p> <p>Details and reasons for this appeal will be presented at the Hearing of the Board</p>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

June 01, 2022
 Appellant's Signature Date

Received by Legislative and
Intergovernmental Services
June 2, 2022



Decision of the Municipal Planning Commission

Issue date: May 12, 2022

David Collins

File: PL20210130

Rocky View County's Municipal Planning Commission conditionally approves the following:

- A. The application to create a ± 1.62 hectare (4.00 acre) parcel with a ± 5.00 hectare (12.36 acre) remainder within NW-30-25-02-W5M, Block 1, Plan 731224; 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 ± 5.0 m wide portion of land for road widening along the westerly boundary of Lot 2, Block 1, Plan 731224; and
 - ii) The Owner is to dedicate, by caveat, an additional ± 5.0 m portion of land as a road Right of Way along the entire western boundary of Lot 2, Block 1, Plan 731224.

Site Plan

- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - i) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Residential, Rural Land Use District, as per the Land Use Bylaw C-8092-2020, as amended; and
 - ii) Site Plan to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 1, in accordance with The Alberta Private Sewage Systems Standard of Practice 2009.

Transportation and Access

- 3) The Owner shall upgrade the existing road approach from Bearspaw Loop to a mutual approach, as shown on the Approved Tentative Plan, in accordance with the County's servicing standard (paved), to provide access to Lots 1 and 2; the Owner shall:
 - a) Contact County Road Operations for a pre-construction inspection of the proposed approach location;
 - b) Contact County Road Operations for a post-construction inspection of the proposed approach for final acceptance; and
 - c) Prepare and register respective easements on each title, where required.

Stormwater

- 4) The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the Bearspaw Master Drainage Plan and the County Servicing Standards.

Site Servicing

- 5) The Owner is to provide confirmation of a tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for servicing of one additional lot, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Documentation proving that water supply has been purchased and secured for the proposed lots; and
 - b) Documentation proving that all necessary water infrastructure including servicing to the lots has been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

- 6) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1 and 2, indicating:
 - a) Each future Lot Owner is required to connect to County wastewater and stormwater systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation of the onsite systems once County servicing becomes available.
- 7) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County which shall include the following:
 - a) The construction of a packaged sewage treatment system on the proposed Lot 1 in accordance with the Level 3 PSTS Assessment prepared by Almor Testing Services Ltd., dated September 14, 2021; and
 - b) Any improvements recommended as part of the accepted Site -Specific Stormwater Implementation Plan (SSIP).

Payments and Levies

- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation one new lot.
- 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:
 - a) Either from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey; or
 - b) from the total gross acreage of Lots 1 and 2 as shown on the Plan of Survey.

Taxes

- 10) All taxes owing up to and including the year in which the 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.

Prior to submitting any final endorsement documents, the applicant is advised that the following must be completed within one year of the date of subdivision approval:

- all conditions of approval must be satisfied;
- all subdivision approval fees must be paid; and
- Rocky View County has received proof to this effect.

Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for assistance with this decision or the subdivision endorsement process.

An appeal against the decision of the Municipal Planning Commission must be filed in accordance with section 678 of the *Municipal Government Act*. An appeal against this decision will be heard by the Subdivision and Development Appeal Board and must be filed using the prescribed form within the prescribed appeal period. To file an appeal or for assistance with filing an appeal please contact Legislative Services at sdab@rockyview.ca or 403-230-1401.

Municipal Planning Commission



Kevin Hanson, Chair



Tentative Plan

Subdivision Proposal

To create a \pm 1.65 hectare (4.07 acre) parcel with a \pm 4.92 hectare (12.15 acre) remainder.

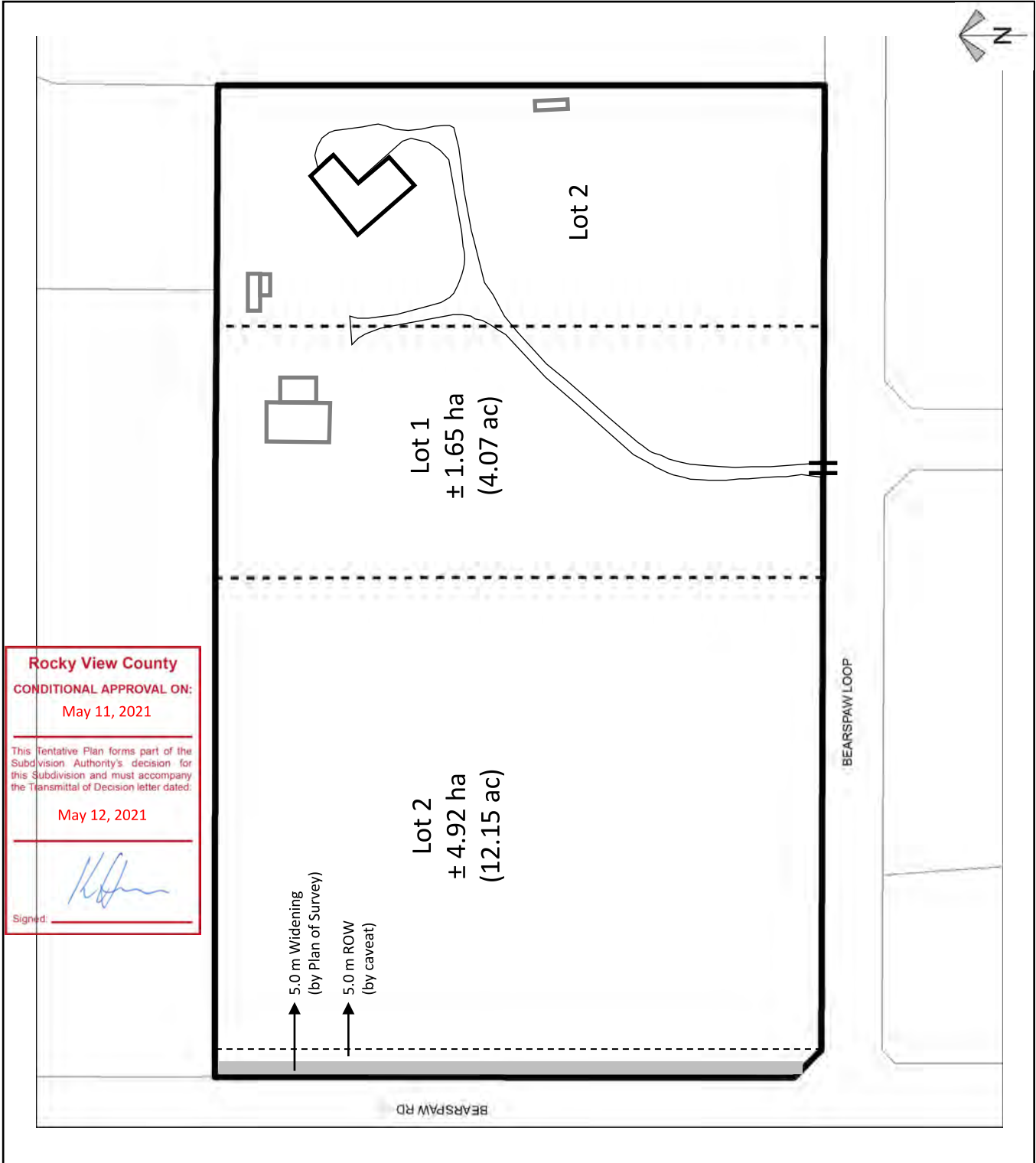
Legend

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

Surveyor's Notes:

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

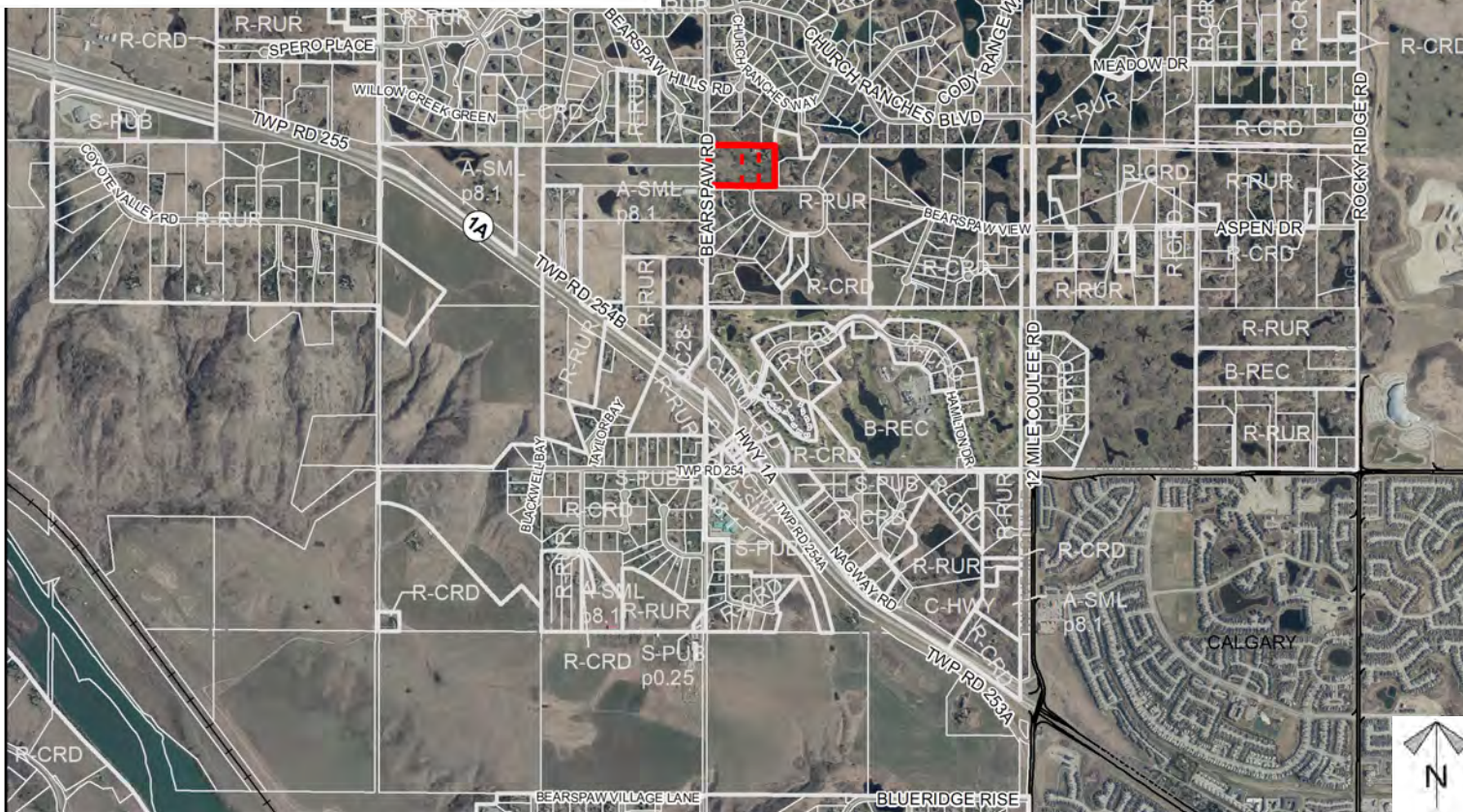
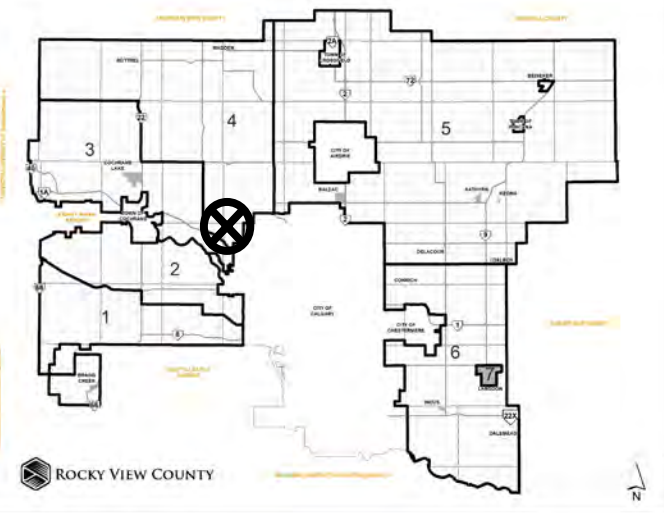
Division: 8
 Roll: 05630022
 File: PL20210130
 Printed: April 6, 2022
 Legal: Block:1 Plan:731224
 within NW-30-25-02-W05M



Location & Context

Approved Subdivision

To create a ± 1.65 hectare (4.07 acre) parcel (Lot 1) with a ± 4.92 hectare (12.15 acre) remainder (Lot 2).



Division: 4
 Roll: 05630022
 File: PL20210130
 Printed: June 9, 2022
 Legal: Block:1 Plan:731224
 with Plan 25-25-01-83-5M

Development Proposal

Approved Subdivision

To create a ± 1.65 hectare
(4.07 acre) parcel (Lot 1)
with a ± 4.92 hectare
(12.15 acre) remainder
(Lot 2).



Division: 4
Roll: 05630022
File: PL20210130
Printed: June 9, 2022
Legal: Block: 1 Plan: 731224
with PLW 26-25f01-805M
Page 24 of 31

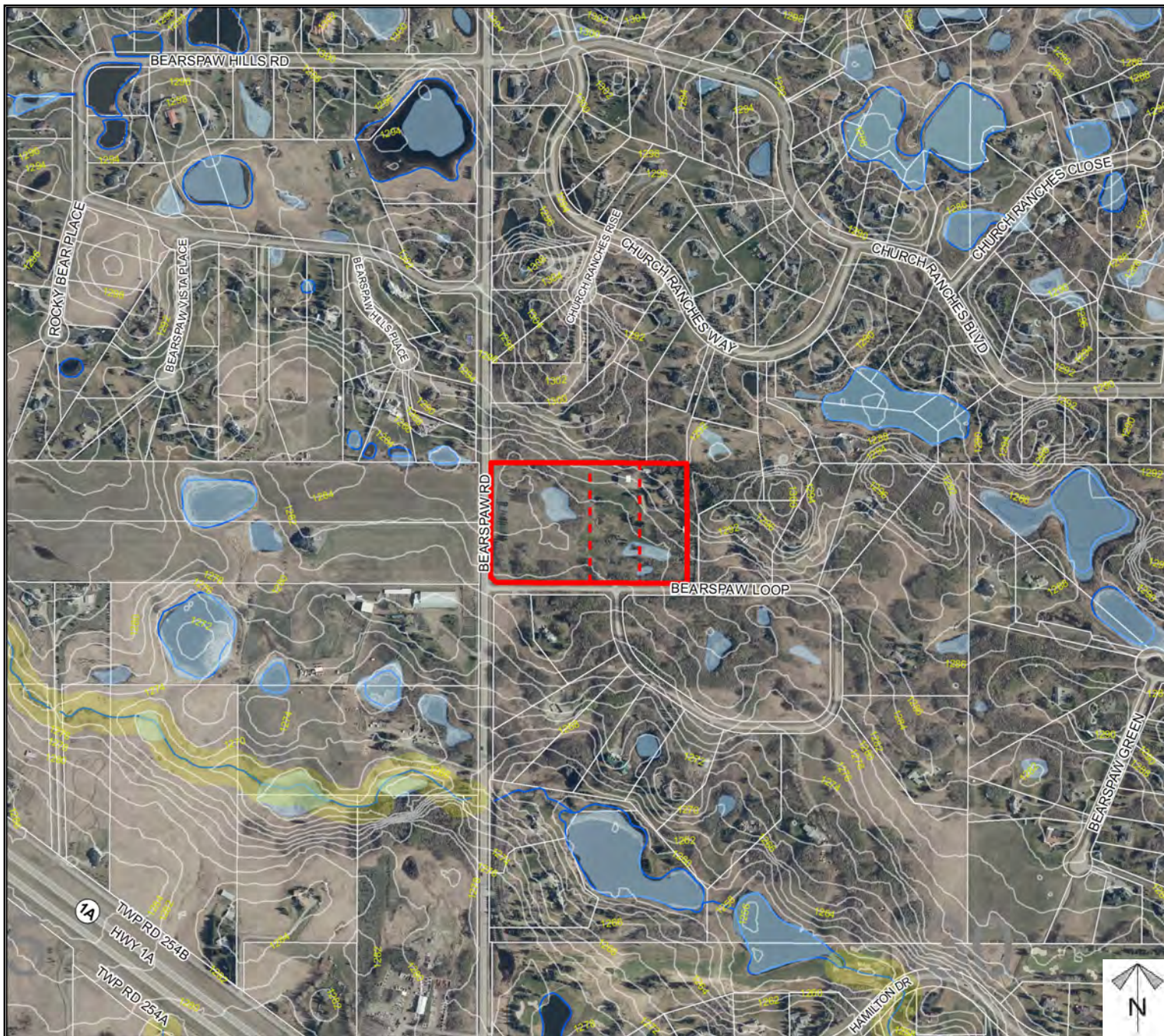
Environmental

Approved Subdivision

To create a ± 1.65 hectare (4.07 acre) parcel (Lot 1) with a ± 4.92 hectare (12.15 acre) remainder (Lot 2).

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

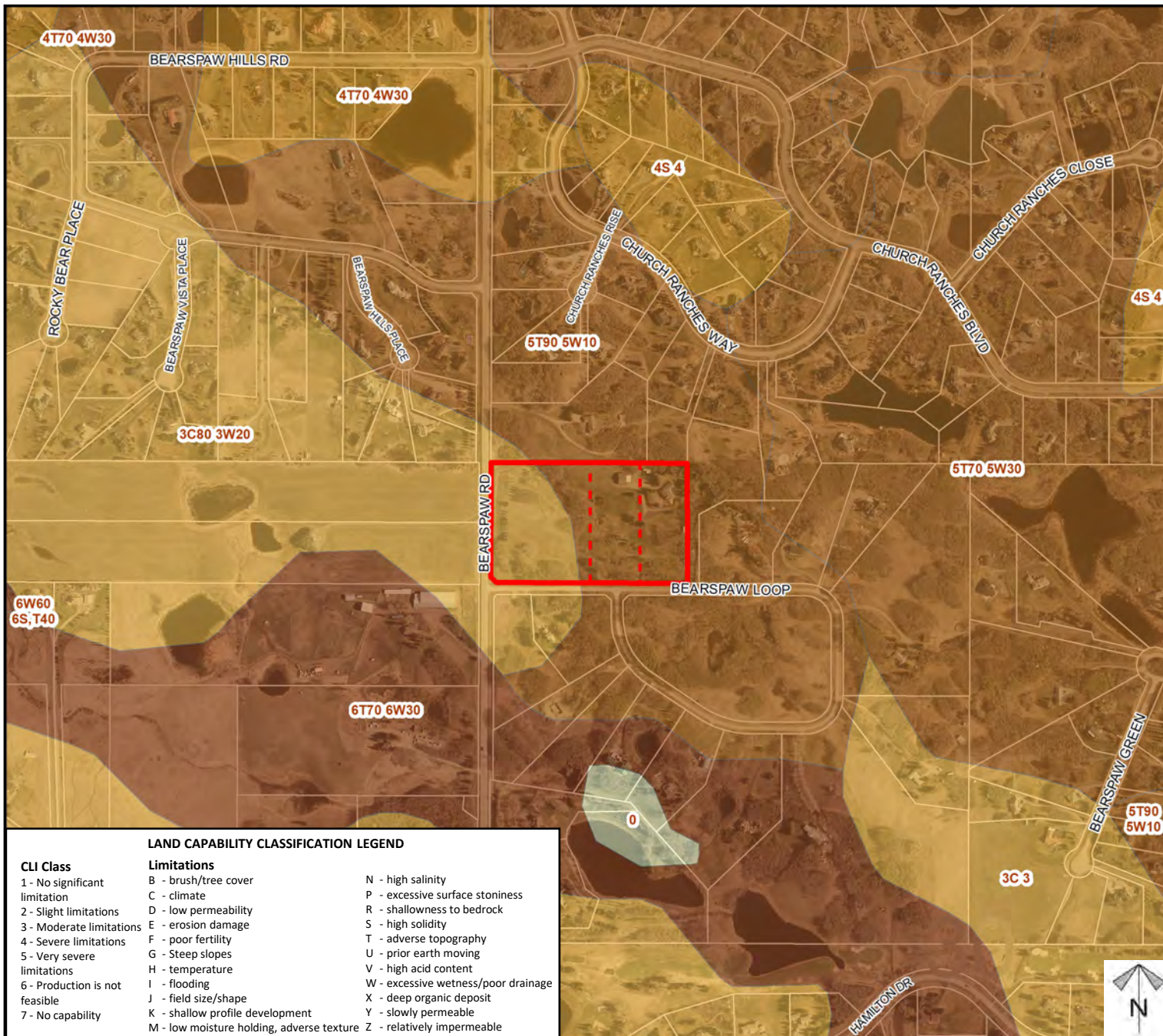
Division: 4
 Roll: 05630022
 File: PL20210130
 Printed: June 9, 2022
 Legal: Block: 1 Plan: 731224
 with Page 27-25 of 1835M



Soil Classifications

Approved Subdivision

To create a ± 1.65 hectare (4.07 acre) parcel (Lot 1) with a ± 4.92 hectare (12.15 acre) remainder (Lot 2).



LAND CAPABILITY CLASSIFICATION LEGEND

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

Division: 4
 Roll: 05630022
 File: PL20210130
 Printed: June 9, 2022
 Legal: Block:1 Plan:731224
 with PL20210130

Landowner Circulation Area

Approved Subdivision

To create a ± 1.65 hectare
(4.07 acre) parcel (Lot 1)
with a ± 4.92 hectare
(12.15 acre) remainder
(Lot 2).

Legend

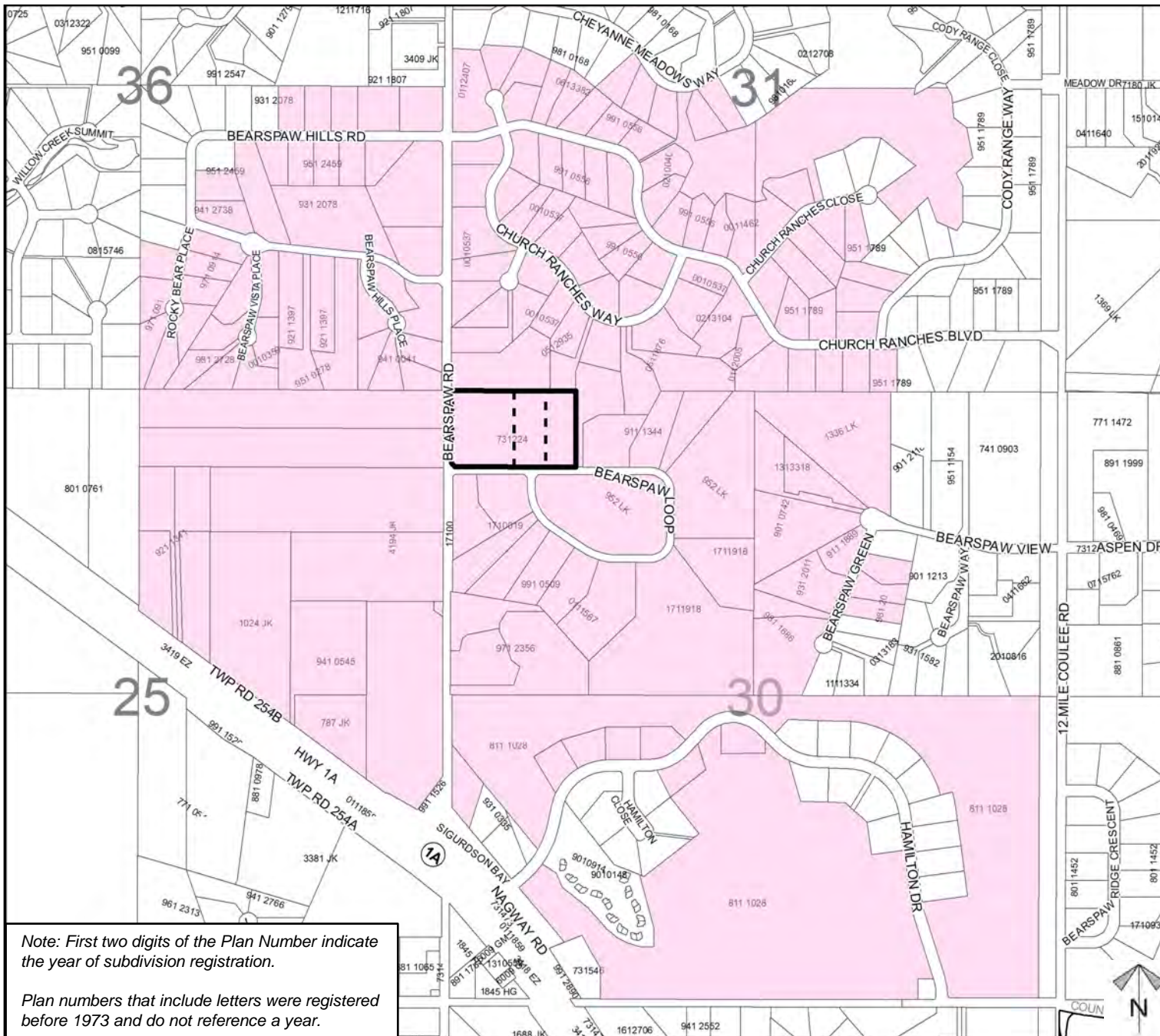
Support



Not Support



Division: 4
 Roll: 05630022
 File: PL20210130
 Printed: June 9, 2022
 Legal: Block: 1 Plan: 731224
 with PL 2025f01875M



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Tentative Plan

Subdivision Proposal

To create a ± 1.65 hectare (4.07 acre) parcel with a ± 4.92 hectare (12.15 acre) remainder.

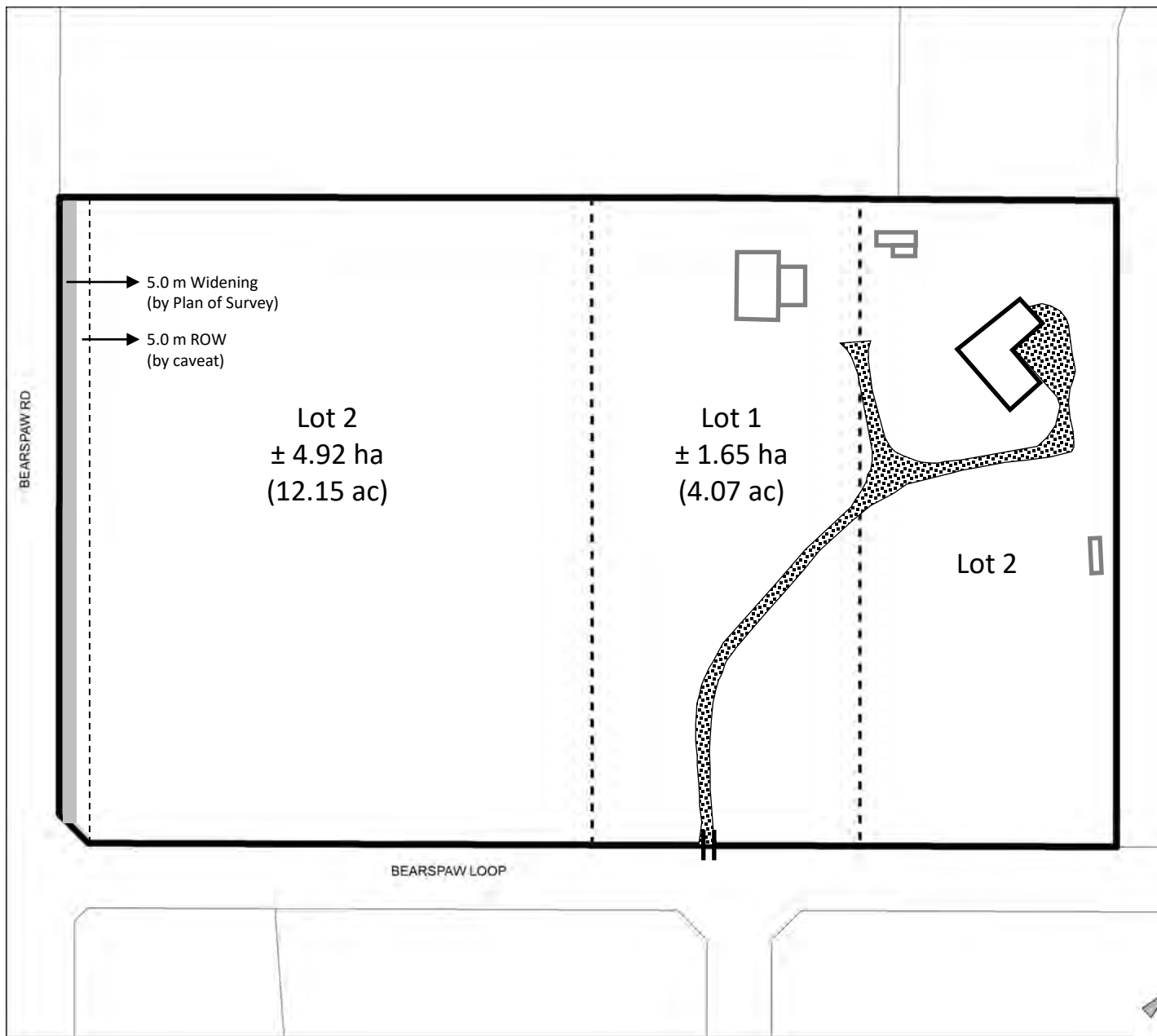
Legend

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

Surveyor's Notes:

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

Division: 4
Roll: 05630022
File: PL20210130
Printed: April 6, 2022
Legal: Block: 1 Plan: 731224
Page 30 of 31
with Page 30-2021-005M



ATTACHMENT 'F': AMENDED APPROVAL CONDITIONS

- A. The application to create a ± 1.65 hectare (4.07 acre) parcel with a ± 4.92 hectare (12.15 acre) remainder within NW-30-25-02-W5M, Block 1, Plan 731224; 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.
 - a) The Owner is to dedicate, by Plan of Survey, a ± 5.0 m wide portion of land for road widening along the westerly boundary of Lot 2, Block 1, Plan 731224; and
 - b) The Owner is to dedicate, by caveat, an additional ± 5.0 m portion of land as a road Right of Way along the entire western boundary of Lot 2, Block 1, Plan 731224.

Site Plan

- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Residential, Rural Land Use District, as per the Land Use Bylaw C-8000-2020, as amended;
 - b) Site Plan to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 2, in accordance with The Alberta Private Sewage Systems Standard of Practice 2015;

Administration Resources

Sangeeta Vishwakarma, Planning and Development Services

Transportation and Access

- 3) The Owner shall prepare an access right of way plan and prepare and register respective easements on each title (where required) to use the existing approach as a mutual approach to access Lots 1 and 2.

Stormwater

- 4) The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the Bearspaw Master Drainage Plan and the County Servicing Standards.

Site Servicing

- 5) The Owner is to provide confirmation of a tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for servicing of one additional lot, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Documentation proving that water supply has been purchased and secured for proposed Lot 1; and
 - b) Documentation proving that all necessary water infrastructure including servicing to the lots has been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 6) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1 and 2, indicating:
 - a) Each future Lot Owner is required to connect to County wastewater and stormwater systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation of the onsite systems once County servicing becomes available.
- 7) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County which shall include the following:
 - a) The construction of a packaged sewage treatment system on the proposed Lot 1 in accordance with the Level 3 PSTS Assessment prepared by Almor Testing Services Ltd., dated September 14, 2021; and
 - b) Any improvements recommended as part of the accepted Site -Specific Stormwater Implementation Plan (SSIP).

Payments and Levies

- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation one new lot.
- 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:
 - a) from the total gross acreage of Lot 1 as shown on the Plan of Survey.

Taxes

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



D. SUBDIVISION AUTHORITY DIRECTION:

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

PLANNING

TO: Subdivision and Development Appeal Board
DATE: June 27, 2022 **DIVISION:** 4
FILE: 05735070 **APPLICATION:** PRDP20221211
SUBJECT: Development Item - Special Function Business / Discretionary use, with Variances

APPLICATION: Special Function Business, for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days.

GENERAL LOCATION: Located approximately 0.20 kilometres (0.08 miles) west of Woodland Road and on the north side of Township Road 255.

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

EXECUTIVE SUMMARY: The application was presented to the Municipal Planning Commission on May 11, 2022, and was conditionally-approved.

The Application is for the operation of a Special Function Business on the subject parcel. The name of the business is “The Barn at Timberlane” and the Applicant/Owner is proposing to offer “small boutique” type events, such as weddings, charity events, and health and wellness events.

The total proposed event area is approximately 400.00 sq. m (4,305.56 sq. ft.). Events will be held mostly within the existing dwelling, single detached, approximately 190.00 sq. m (2,045.14 sq. ft.), with an outdoor event area (lawn area) of approximately 200.00 sq. m (2,152.78 sq. ft.). Temporary tents would be required dependent upon event and weather needs. An area for 50 parking stalls, that meets dimension requirements, would be maintained on-site and requires no additional grading. The site is adequately screened with trees on the south and north portions; there are no additional screening requirements.

The Applicant/Owner has provided an Action Plan and implemented various control measures to address event/noise monitoring, public engagement, and waste management. The Applicant/Owner has stated they will implement a 10:00 pm curfew for outside events; events will then go inside to reduce potential noise impacts; Noise Control Bylaw, C-8067-2020, would be adhered to at all times. Events will conclude at 11:00 pm.

The Applicant/Owner has requested the ability to operate the business for up to 20 annual cumulative event days and that requires a variance of approximately 33.33%. The Applicant/Owner has supplied some written consent from adjacent landowners and others in the community, Administration recommended approval.

On June 3, 2022, an appeal was filed by Lance and Rachel Fugate against the decision of the Municipal Planning Commission for several reasons, which are noted in the agenda package.

DECISION: Conditionally-approved

DECISION DATE:
May 11, 2022

APPEAL DATE:
June 3, 2022

ADVERTISED DATE:
May 17, 2022

Administration Resources

Wayne Van Dijk, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
318 Annual Cumulative Event Days	15 days	20 days	33.33%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act;</i> Land Use Bylaw C-8000-2020; City of Calgary/Rocky View County Intermunicipal Development Plan; and Bearspaw Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> The Barn at Timberlane Action Plan
DISCRETIONARY USE: <ul style="list-style-type: none"> Special Function Business 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

Special Function Business is considered discretionary in the Residential, Rural district, as per Section 318 of the LUB.

The Applicant/Owner states the site is currently serviced by well water and septic; portable washrooms will be brought in for events when needed.



ROCKY VIEW COUNTY

The Applicant has proactively engaged the adjacent landowners and has provided an engagement summary and an updated Action Plan as part of the application package, included in the attachments.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

“Justin Rebello”

Supervisor
Planning and Development Services

WV/lt



PLANNING

TO:	Municipal Planning Commission Development Authority	DIVISION: 4
DATE:	May 11, 2022	APPLICATION: PRDP20221211
FILE:	05735070	
SUBJECT:	Special Function Business/ Discretionary use, with Variances	

APPLICATION: Special Function Business for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days.

GENERAL LOCATION: Located approximately 0.20 kilometres (0.08 miles) west of Woodland Road and on the north side of Township Road 255.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY: The Applicant/Owner is proposing to operate a Special Function Business on the subject parcel. The name of the business is “The Barn at Timberlane” and the Applicant/Owner is proposing to offer “small boutique” type events, such as weddings, charity events, and health and wellness events.

The total proposed event area is approximately 400.00 sq. m (4,305.56 sq. ft.). Events will be held mostly within an existing dwelling, single detached, approximately 190.00 sq. m (2,045.14 sq. ft.), with an outdoor event area (lawn area) of approximately 200.00 sq. m (2,152.78 sq. ft.). Temporary tents would be required dependent upon event and weather needs. An area for 50 parking stalls, that meets dimension requirements, would be maintained on-site and requires no additional grading. The site is adequately screened with trees on the south and north portions; there are no additional screening requirements.

The Applicant/Owner has provided an Action Plan and implemented various control measures to address event/noise monitoring, public engagement, and waste management. The Applicant/Owner has stated they will implement a 10:00 pm curfew for outside events; events will then go inside to reduce potential noise impacts; Noise Control Bylaw, C-8067-2020, would be adhered to at all times. Events will conclude at 11:00 pm.

The Applicant/Owner has requested the ability to operate the business for up to 20 annual cumulative event days and that requires a variance of approximately 33.33%. The requested variance is not deemed excessive and as the Applicant/Owner has supplied some written consent from adjacent landowners and others in the community, Administration recommends approval.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20221211 be approved with the conditions noted in Attachment ‘A’.
- Option #2: THAT Development Permit Application PRDP20221211 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
318 Annual Cumulative Event Days	15 days	20 days	33.33%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act;</i> City of Calgary / Rocky View County Intermunicipal Development Plan Land Use Bylaw C-8000-2020; and Bearspaw Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None submitted
DISCRETIONARY USE: <ul style="list-style-type: none"> Special Function Business 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

Special Function Business is considered discretionary in the Residential, Rural land use district, as per Section 318 of the LUB.



The Applicant/Owner states the site is currently serviced by well water and septic; portable washrooms will be brought in for events, when needed.

The Applicant has proactively engaged the adjacent landowners and has provided an engagement summary and an updated Action Plan as part of the application package, included in the attachments.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Dominic Kazmierczak"

"Brock Beach"

Manager
Planning

Acting Executive Director
Community Development Services

WVD/llt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Application Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That a Special Function Business, for an indoor & outdoor wedding and events venue, may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
 - i. That the total event area shall not exceed 400.00 sq. m (4,305.56 sq. ft.).
 - ii. That one (1) sign may be placed on the parcel.
 - iii. That the number of cumulative days for events, not including set-up or take-down, shall be relaxed from **15 days to 20 days**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a transportation assessment memo, prepared by a professional transportation engineer, indicating the volume of traffic generated by the development and address any special event and access management considerations. The assessment shall include any recommendations for off-site improvements required to accommodate the increase in traffic.
 - i. Should the transportation assessment indicate that off-site improvements are required, the Applicant/Owner shall enter into a Development Agreement (Road Right-of-Way Construction Agreement) with the County to construct the necessary improvements.

Permanent:

3. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
 - i. That if additional onsite or offsite signage is required, a separate development permit shall be applied for, excluding any onsite wayfinding signage (such as parking identification or directions).
4. That no signage or parking is permitted within the County road right-of-way.
5. That there shall be a minimum of 50 parking stalls, two of which are barrier free stalls, available onsite during operation of the Special Function Business.
6. The time taken to erect or dismantle any temporary structures shall be no sooner or later than 7 days before or after a scheduled Special Function event.
7. That if the Special Function Business holds any event that exceeds the daytime hours identified in the County's Noise Control Bylaw C-8067-2020, a Special Event Permit must be obtained under the County's Special Event Bylaw C-7990-2020.
8. That the Special Function Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved. The Special Function Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
9. That during events, the Applicant/Owner shall take effective measures to control dust on the parcel and Township Road 255 so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
10. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 227-230 of the County's Land Use Bylaw C-8000-2020. All lighting shall be full cut-off (shielded) and



be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists

11. That if this permit is not issued by **November 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
12. That this Development Permit, once issued, shall be valid until **May 24, 2023**.

Advisory:

- That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents, per event as required under the Alberta Building Code.
- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall contact Alberta Environment and Parks and confirm requirements and obtain any permits for any commercial use of water.
 - ii. That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling onsite, prior to commencement of operation.



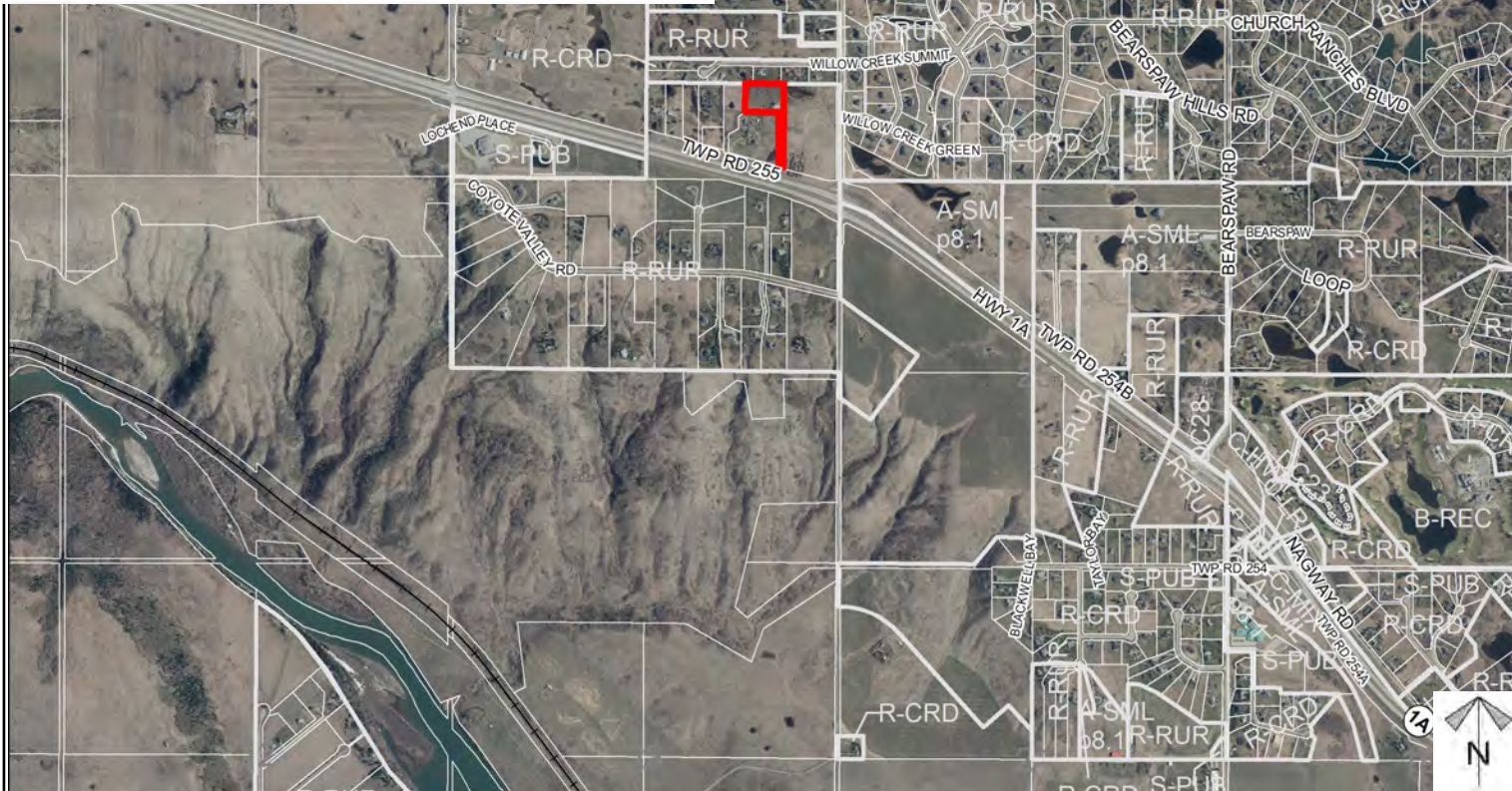
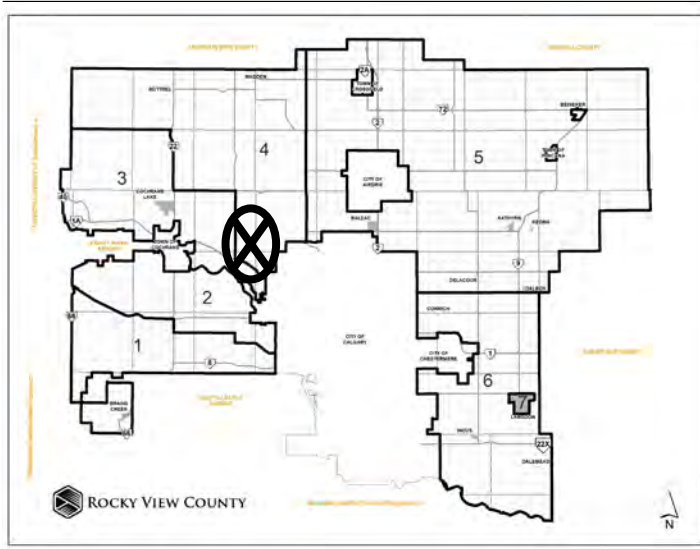
ATTACHMENT 'B': APPLICATION INFORMATION

APPLICANT: Tanis and Dave Larson	OWNER: 1917019 Alberta Ltd.
DATE APPLICATION RECEIVED: March 18, 2022	DATE DEEMED COMPLETE: March 25, 2022
GROSS AREA: ± 2.40 hectares (± 5.93 acres)	LEGAL DESCRIPTION: Lot: 7, Plan: 0110239; SE-35-25-03-W05M (31048 Township Road 255)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none">• PRDP20194584: Home-Based Business, Type II (yoga business)• PRDP20140853: construction of a dwelling, single-detached with single lot regrading• 2013-DP-15445: conversion of an existing dwelling unit into an accessory building (garage/shop) including an accessory dwelling unit (suite within building), and relaxation of the maximum building area for an accessory dwelling unit, relaxation to the maximum height requirement, and relaxation of the maximum building area for an accessory building.	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Location & Context

Development Proposal

Special Function Business, for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days



Division: 4
 Roll: 05735070
 File: PRDP20221211
 Printed: April 7, 2022
 Legal: Lot: 7 Plan: 0110239
 with Page 43 of 185M

Aerial Imagery

Development Proposal

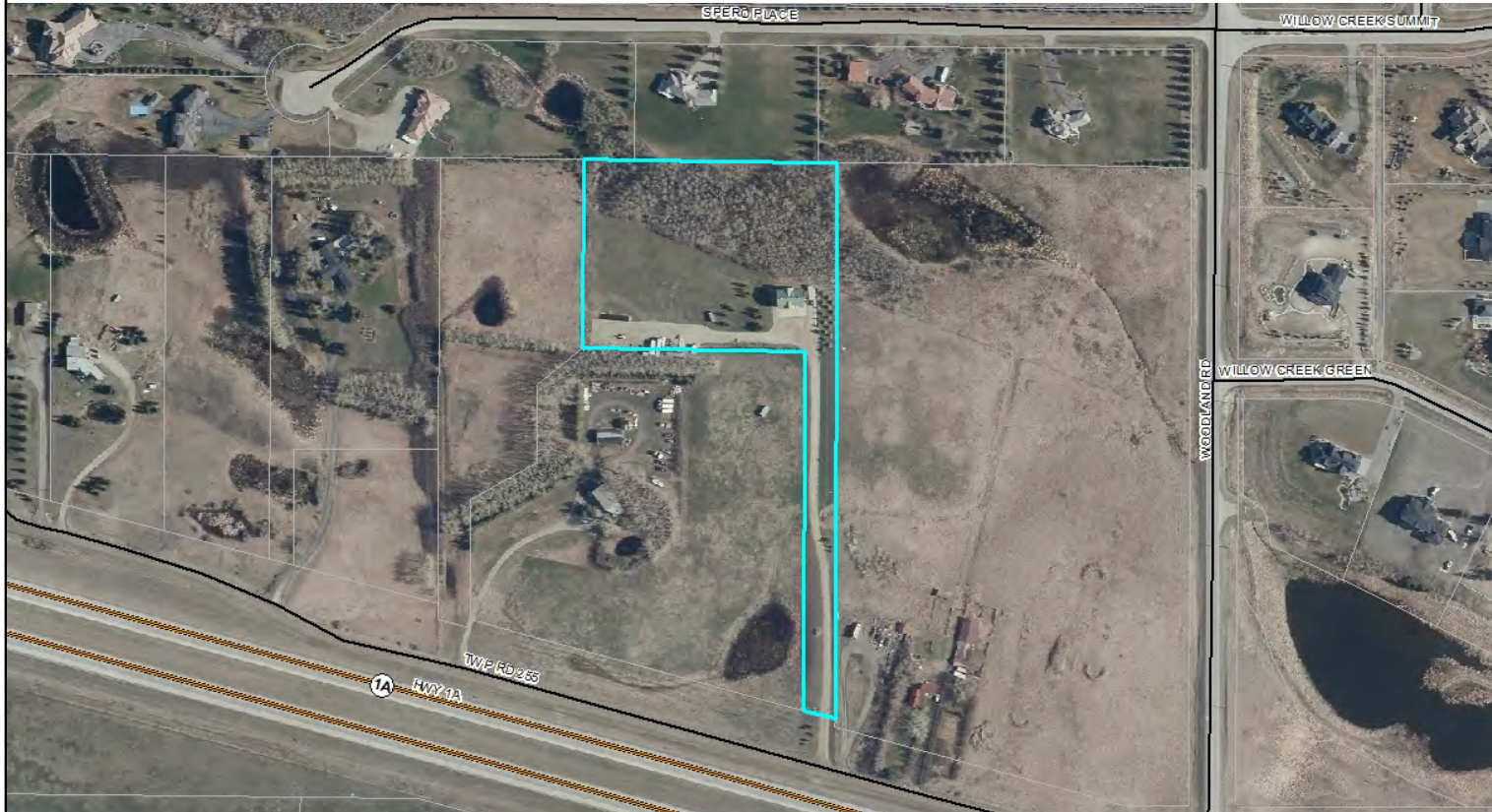
Special Function
 Business, for an indoor &
 outdoor wedding and
 events venue and
 relaxation to the annual
 cumulative event days



Aerial Imagery

Development Proposal

Special Function
 Business, for an indoor &
 outdoor wedding and
 events venue and
 relaxation to the annual
 cumulative event days



Cover Letter

Development Proposal

Special Function
Business, for an indoor &
outdoor wedding and
events venue and
relaxation to the annual
cumulative event days



Tanis & Dave Larson
31048 Township Road 255
Rocky View County, AB | T3R 1G3
[REDACTED]
(403) 714-6360

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

Attention: Evan Neilsen

RE: Special Function Business Development Permit for 31048 Twp Rd 255
March 17, 2022

Please accept the enclosed application requesting the consideration of a Special Function Business Development Permit for 31048 Township Road 255, as per page 26 of the Land Use Bylaw (C-8000-2020). The purpose of this application is to support the use of the existing barn (The Barn at Timberlane) to be used as a venue for small boutique events such as weddings, health and wellness events, or charity events. This location is well suited for this use because of the recent renovations made to the barn, the beautiful views, existing landscaping which offers screening for neighbouring uses, and the opportunity to bring together independent businesses across the Bearspaw community. There is currently a high demand for a small boutique event venue and The Barn at Timberlane is the perfect location to fill this gap and address the demand. We recognize section 155A of the Land Use Bylaw which notes that the maximum area of a Special Function Business shall not exceed 1% of the site area or 400m². As per the attached site plan in this application package we propose events be permitted to occur within the existing barn (~190 m²) supported by an outdoor lawn space (up to ~200 m²) with an area for parking. These areas will be utilized at different times and there will not be more than 400 m² occupied by guests at any one time.

This application includes the following enclosed documents for your consideration:

- 1. Completed Application form
- 2. Application fee calculation
- 3. Current Title Dated March 1, 2022
- 4. Site Plan
- 5. Good Neighbour Action Plan / Operations and Management Plan
- 6. Engagement Summary
- 7. Letters of Support
- 8. AER Map

We trust this meets your requirements for a Special Function Business Development Permit submission. Should you have any questions or require additional information do not hesitate to contact us.

Sincerely,

Tanis and Dave Larson

Division: 4
Roll: 05735070
File: PRDP20221211
Printed: April 7, 2022
Legal: Lot:7 Plan:0110239
with Page 46 of 1185M

Site Plan

Development Proposal

Special Function Business, for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days



Proposed Site Plan
Special Function Business
 31048 Twp Rd 255
 Lot 7, Plan 011 0239
 March 2022

Division: 4
 Roll: 05735070
 File: PRDP20221211
 Printed: April 7, 2022
 Legal: Lot:7 Plan:0110239
 with Page 452 of 1185M

Site Photos

April 11, 2022

Development Proposal

Special Function
Business, for an indoor &
outdoor wedding and
events venue and
relaxation to the annual
cumulative event days



Division: 4
Roll: 05735070
File: PRDP20221211
Printed: April 7, 2022
Legal: Lot:7 Plan:0110239
with Page 48 of 185M

Site Photos
April 11, 2022

Development Proposal

Special Function
Business, for an indoor &
outdoor wedding and
events venue and
relaxation to the annual
cumulative event days



Site Photos
April 11, 2022

Development Proposal

Special Function
Business, for an indoor &
outdoor wedding and
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cumulative event days



Division: 4
Roll: 05735070
File: PRDP20221211
Printed: April 7, 2022
Legal: Lot:7 Plan:0110239
with Page 50 of 185M



Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

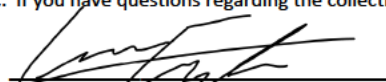
Appellant Information			
Name of Appellant(s) Lance and Rachel Fugate (and on behalf of our 2 children)			
Mailing Address 31098 Township Road 255		Municipality Calgary	Province AB
Postal Code T3R 1G3			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	

Site Information	
Municipal Address 31048 Township Road 255	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 7 Block Plan 0110239, SE-35-25-03-05
Property Roll # 05735070	Development Permit, Subdivision Application, or Enforcement Order # PRDP20221211

I am appealing: (check one box only)		
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>The Barn owners attempted to gain community support for their business by distributing a pamphlet outlining their plans to host intimate events and adhere to Rockyview Special Function Bylaws, including a maximum number of events. We suspected this was doublespeak for weddings (language the owners purposefully omitted from their engagement strategy) and we immediately expressed our concerns to them. From our perspective, our concerns were ignored completely.</p> <p>Upon receipt of the permit approval, the news is significantly worse than we feared:</p> <ol style="list-style-type: none"> 1. This is a purpose-built wedding business 2. There is a heinous relaxation on the event limits 3. It costs us \$250 just to dispute this blatant attempt to subvert zoning restrictions, and preemptive approval 4. This is not a special permit. This is a business license! <p>The owners do not live on the premises or in the community. They purchased the property at some point in the last 2-3 years with the sole intention of running a business. They currently operate an AirBnB and storage yard for their masonry company. They are not our neighbours – in a neighbourly sense.</p> <p>This is OUR HOME! One we sought out and enjoy as a dream come true for the peace and tranquility it affords our family.</p> <p>This is strictly a BUSINESS for them.</p> <ul style="list-style-type: none"> • This business has and will continue to cause an extremely negative impact on our mental health • The business operates directly outside our bedroom window (we have no air conditioner) • We will need to choose between either heat or noise on summer nights • The lights and movement will be a major nuisance and negatively impact our lifestyle • Our driveway approach is downstream of the business' approach so we will suffer from increased traffic, noise, and safety related concerns. • Our privacy will be wholly compromised with a massive increase in people adjacent to our property • Drunken parties represent a significant risk to our teenage children who will now be forced to remain indoors on the weekends • Drunken wedding goers will create a significant risk on our road • Our property value may be negatively impacted now that it is located next to a party venue • The relaxation of the event limits jeopardizes every single weekend of our summer; days we wait the whole year to enjoy <p>Should the worst-case scenario come to pass, and this business be allowed to operated in our community:</p> <ol style="list-style-type: none"> 1. We will be watching the clock each and every event and phoning the police the very second that the noise interrupts our ability to go to sleep in our own home. 2. We will formally complain to Rockyview county for every defensible grievance we feel the Barn's business operations demand. We anticipate this process to be relentless. <p>If we wanted to live beside a nightclub and circus tents, we would. We don't.</p> <p>This is a nightmare.</p>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.


Appellant's Signature

June 3, 2022

Date

Received by Legislative and
Intergovernmental Services
June 3, 2022



Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Submitting an Appeal

Appeals must be submitted on time and with the required fee

Sections 547, 645, 678, and 686 of the *Municipal Government Act*, RSA 2000, c M-26, and Rocky View County's *Master Rates Bylaw* require that your Notice of Appeal be submitted to the Subdivision and Development Appeal Board (SDAB) or Enforcement Appeal Committee (EAC) within the legislated timeframe and with the required fee. Fees are as follows:

Subdivision and Development Appeal Board	Fee
Development Authority decision – appeal by the owner of the subject property	\$350.00
Development Authority decision – appeal by an affected party	\$250.00
Development Authority decision – appeal of a Stop Order issued under section 645 of the <i>Municipal Government Act</i>	\$500.00
Subdivision Authority decision (paid at time of application and used as a credit on endorsement fees except where the owner appeals the subdivision)	\$1,000.00
Enforcement Appeal Committee	
Compliance Order - appeal as per section 545 or 546 of the <i>Municipal Government Act</i>	\$500.00

How to submit your appeal and pay your fee

You can submit your Notice of Appeal by mail or deliver it in person. Arrangements can also be made to e-mail your Notice of Appeal and pay over the phone. If you e-mail your appeal to the SDAB clerk, you must call the SDAB clerk for verbal confirmation of receipt. Regardless of how you submit your Notice of Appeal, it must be received on or before the final appeal deadline.

Mail or deliver to:

Clerk, Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Please make cheques payable to "Rocky View County".

What happens after my appeal is submitted?

Once your Notice of Appeal is submitted on time and with the required fee, the appeal will be heard by the SDAB or EAC within 30 days. The Clerk of the SDAB will be in touch with you about the appeal hearing. You and the landowners who are adjacent to the property in question will receive a written Notice of Hearing.

More information

For more information about filing an appeal or SDAB/EAC procedures, please contact the SDAB Clerk at:

Phone: 403-230-1401

Email: sdab@rockyview.ca

Website: www.rockyview.ca



Decision of the Municipal Planning Commission

This is not a development permit

Tanis & Dave Larson (1917019 Alberta Ltd.)
52 Church Ranches BLVD
Calgary, AB T3R 1B1

Development file #: PRDP20221211
Issue Date: May 12, 2022
Roll #: 05735070
Legal description: Lot: 7, Plan: 0110239; SE-35-25-03-W05M
(31048 Township Road 255)

The Municipal Planning Commission conditionally approves the following:

Description:

1. That a Special Function Business, for an indoor & outdoor wedding and events venue, may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
 - i. That the total event area shall not exceed 400.00 sq. m (4,305.56 sq. ft.).
 - ii. That one (1) sign may be placed on the parcel.
 - iii. That the number of cumulative days for events, not including set-up or take-down, shall be relaxed from **15 days to 20 days**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a transportation assessment memo, prepared by a professional transportation engineer, indicating the volume of traffic generated by the development and address any special event and access management considerations. The assessment shall include any recommendations for off-site improvements required to accommodate the increase in traffic.
 - i. Should the transportation assessment indicate that off-site improvements are required, the Applicant/Owner shall enter into a Development Agreement (Road Right-of-Way Construction Agreement) with the County to construct the necessary improvements.

This is not a development permit

Permanent:

3. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
 - i. That if additional onsite or offsite signage is required, a separate development permit shall be applied for, excluding any onsite wayfinding signage (such as parking identification or directions).
4. That no signage or parking is permitted within the County road right-of-way.
5. That there shall be a minimum of 50 parking stalls, two of which are barrier free stalls, available onsite during operation of the Special Function Business.
6. The time taken to erect or dismantle any temporary structures shall be no sooner or later than 7 days before or after a scheduled Special Function event.
7. That if the Special Function Business holds any event that exceeds the daytime hours identified in the County's Noise Control Bylaw C-8067-2020, a Special Event Permit must be obtained under the County's Special Event Bylaw C-7990-2020.
8. That the Special Function Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved. The Special Function Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
9. That during events, the Applicant/Owner shall take effective measures to control dust on the parcel and Township Road 255 so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
10. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 227-230 of the County's Land Use Bylaw C-8000-2020. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists
11. That if this permit is not issued by **November 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
12. That this Development Permit, once issued, shall be valid until **May 24, 2023**.

Advisory:

- That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents, per event as required under the Alberta Building Code.

This is not a development permit

- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall contact Alberta Environment and Parks and confirm requirements and obtain any permits for any commercial use of water.
 - ii. That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling onsite, prior to commencement of operation.

It is the responsibility of the applicant to meet and always follow the conditions outlined in this decision. Fines or enforcement action may occur if operating outside of the conditions of approval. Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact Legislative Services at sdab@rockyview.ca or 403-230-1401. More information on the SDAB can also be found at www.rockyview.ca.

Municipal Planning Commission



Kevin Hanson, Chair

This is not a development permit



DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY **Page 23 of 51**

APPLICATION NO.	PRDP20221211
ROLL NO.	05735070
RENEWAL OF	-
FEES PAID	\$515.00
DATE OF RECEIPT	March 18, 2022

APPLICANT/OWNER

Applicant Name: Tanis and Dave Larson			
Business/Organization Name (if applicable): 1917019 Alberta Ltd.			
Mailing Address: 52 Church Ranches BLVD Calgary AB		Postal Code: T3R 1B1	
Telephone (Primary): 4037146360		Alternative: 4038629212	
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: SE ¼	Section: 35	Township: 25	Range: 03	West of: 05 Meridian	Division:
All parts of: Lot 7		Block:	Plan: 0110239	Parcel Area (ac/ha): 5.93 ac	
Municipal Address: 31048 TWP RD 255			Land Use District: R-RUR (Residential, Ru		

APPLICATION FOR - List use and scope of work

Special Function Business Permit to host small events.

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

SITE INFORMATION

- | | |
|---|---|
| a. Oil or gas wells present on or within 100 metres of the subject property(s) | <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, TANIS LARSON (Full name in Block Capitals)..hereby certify (initial below):

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

TL 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.

TL 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*.

TL **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 January 26, 2022 Date January 26, 2022



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0028 721 009 0110239;;7 191 212 601

LEGAL DESCRIPTION
 PLAN 0110239
 LOT 7
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 2.4 HECTARES (5.93 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;3;25;35;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 101 320 472

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 212 601	17/10/2019	TRANSFER OF LAND	\$900,000	CASH & MORTGAGE

OWNERS

1917019 ALBERTA LTD.
 OF 52 CHURCH RANCHES BLVD
 CALGARY
 ALBERTA T3R 1B1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
741 084 840	09/09/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "EXCEPT 20 FT STRIP. BY 751009226"
011 021 899	22/01/2001	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

191 212 601

REGISTRATION

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

44.
911-32 AVE NE
CALGARY
ALBERTA T2E6X6

191 212 602 17/10/2019 MORTGAGE
MORTGAGEE - THE TORONTO DOMINION BANK.
500 EDMONTON CITY CENTRE EAST
10205- 101ST STREET, 5TH FLOOR
EDMONTON
ALBERTA T5J5E8
ORIGINAL PRINCIPAL AMOUNT: \$720,000

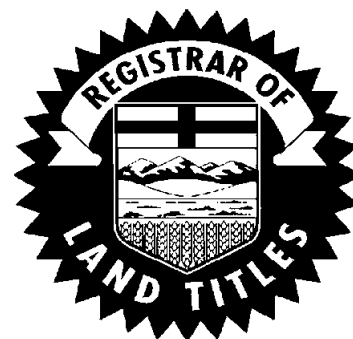
191 212 603 17/10/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE TORONTO DOMINION BANK.
500 EDMONTON CITY CENTRE EAST
10205- 101ST STREET, 5TH FLOOR
EDMONTON
ALBERTA T5J5E8
AGENT - JOSE PAREDES

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 1 DAY OF MARCH,
2022 AT 11:27 A.M.

ORDER NUMBER: 43803227

CUSTOMER FILE NUMBER: 2022-010



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).

Tanis & Dave Larson

31048 Township Road 255
Rocky View County, AB | T3R 1G3

(403) 714-6360

Rocky View County

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

Attention: Evan Neilsen

RE: Special Function Business Development Permit for 31048 Twp Rd 255

March 17, 2022

Please accept the enclosed application requesting the consideration of a Special Function Business Development Permit for 31048 Township Road 255, as per page 26 of the Land Use Bylaw (C-8000-2020). The purpose of this application is to support the use of the existing barn (The Barn at Timberlane) to be used as a venue for small boutique events such as weddings, health and wellness events, or charity events. This location is well suited for this use because of the recent renovations made to the barn, the beautiful views, existing landscaping which offers screening for neighbouring uses, and the opportunity to bring together independent businesses across the Bearspaw community. There is currently a high demand for a small boutique event venue and The Barn at Timberlane is the perfect location to fill this gap and address the demand. We recognize section 155A of the Land Use Bylaw which notes that the maximum area of a Special Function Business shall not exceed 1% of the site area or 400m². As per the attached site plan in this application package we propose events be permitted to occur within the existing barn (~190 m²) supported by an outdoor lawn space (up to ~200 m²) with an area for parking. These areas will be utilized at different times and there will not be more that 400 m² occupied by guests at any one time.

This application includes the following enclosed documents for your consideration:

- 1. Completed Application form
- 2. Application fee calculation
- 3. Current Title Dated March 1, 2022
- 4. Site Plan
- 5. Good Neighbour Action Plan / Operations and Management Plan
- 6. Engagement Summary
- 7. Letters of Support
- 8. AER Map

We trust this meets your requirements for a Special Function Business Development Permit submission. Should you have any questions or require additional information do not hesitate to contact us.

Sincerely,



Tanis and Dave Larson

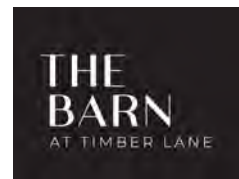
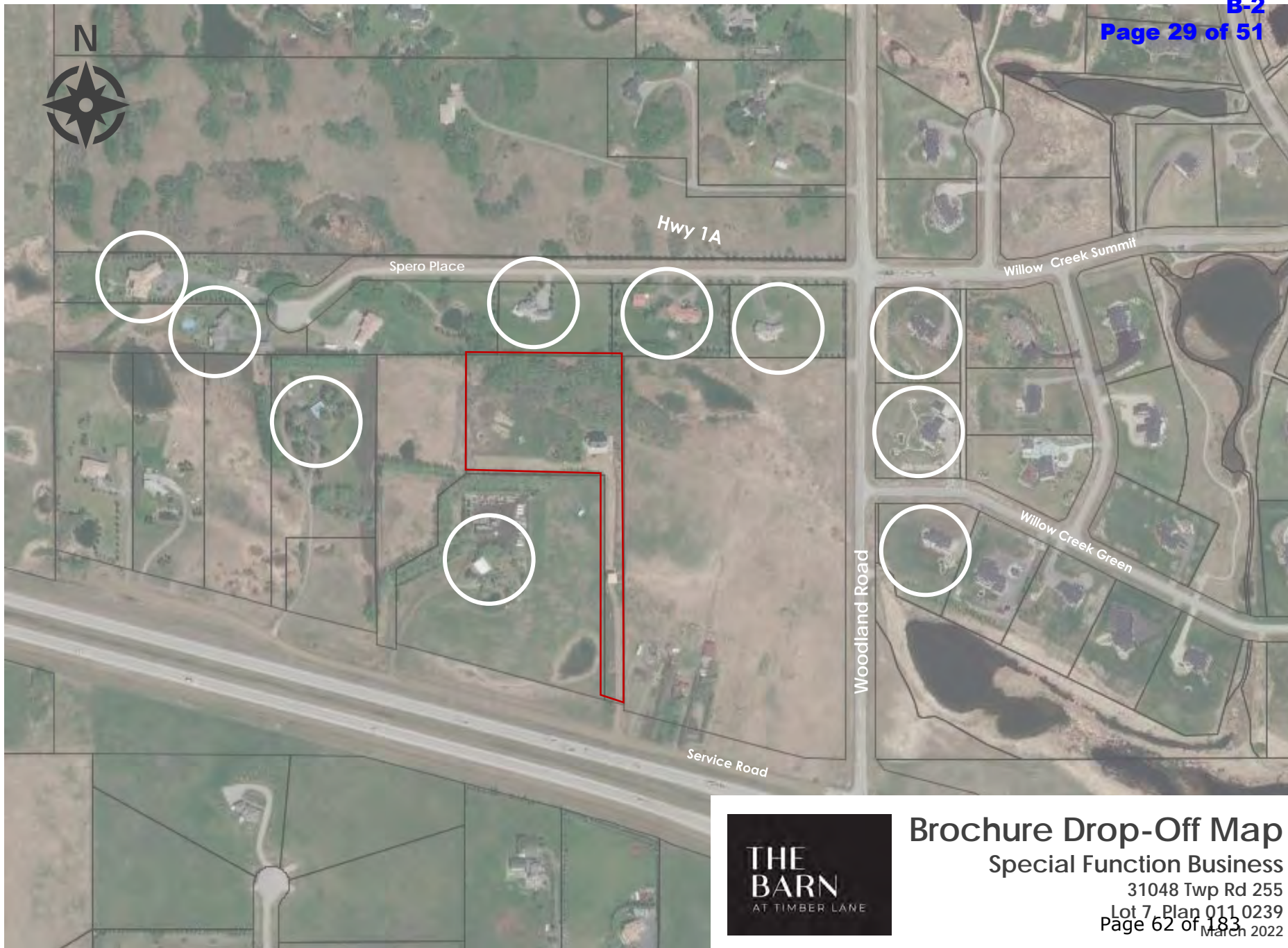
Engagement Summary

Prior to reaching out in person to our neighbours we created a Good Neighbour Action Plan. This plan set out to establish a process for respectful dialog between The Barn at Timberlane and adjacent neighbours. A key message from the Action Plan is addressing neighbour concerns in a timely and transparent manner. The Good Neighbour Action Plan addresses contact information, description of events, hours of operation, site access, parking, utility servicing, noise management, lighting, landscaping and visual screening, event monitoring, safety for guests and neighbours, and maintaining community character. In addition to the description of hosting events the Action Plan has direct initiatives to ensure that good relations between neighbours is maintained. In speaking to the nearby residences early on we hope to establish the practice of going beyond the minimum of what is required.

Continuing the work from creating our Good Neighbour Action Plan, Dave and I went door to door speaking directly to each home that is closest to The Barn. On that day we were able to speak to 7 out of the 10 homes in a polite manner and had overall success in initiating respectful community dialog. At the 3 homes that had no answer at the door we left our brochure that highlighted the key elements of the application. Some of the key information featured in the brochure was the description of a Special Function Permit and the proposed events, and how we plan to regulate said events. Most of the neighbours we spoke to agreed to the benefits of The Barn at Timberlane and were excited to hear about our new business. Every neighbour we spoke with was very friendly and willing to speak with us about their concerns or to voice their support. Later that day we had one neighbour to the west whose home looks onto our property email us with concerns about the application. The primary concerns were over nighttime noise and large groups of people. I respectfully responded to the neighbour over text and email and have not received a reply from them. In addition, Dave and I offered to meet with the neighbour in person to address their concerns with the application.

Overall, meeting the neighbours was a success and explaining our plans for The Barn went well. Dave and I remain enthusiastic that The Barn will be a positive element within the community and hope to host many community events over the lifetime of property. We will continue to strive for open and honest communication between us and our neighbours, and if granted the proposed permit, we will hold our business to a high standard that our neighbours can be proud of.

Please see the following Engagement Map outlining the homes which have been contacted as well as the Brochure that was distributed.



Brochure Drop-Off Map

Special Function Business

31048 Twp Rd 255

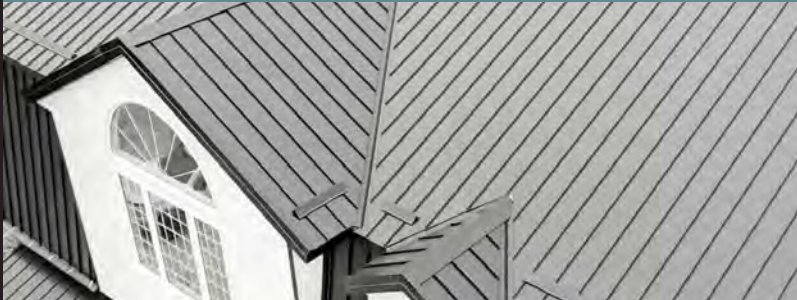
Lot 7, Plan 011 0239
Page 62 of 183
March 2022

WHERE BONDS BEGIN

For those who don't already know us, we are the Larson family and we are your neighbours at The Barn at Timberlane. We have poured our hearts and souls into the Barn and are ready to explore its next chapter. We will be applying for a Special Function Business Development Permit in hopes that the Barn may operate as a venue for small events. Our vision is create a place that brings the community of Bearspaw together, supporting small upscale boutique events that support other local small businesses. By collaborating with local restaurants, photographers and florists we can strengthen our small business community, and proudly represent Bearspaw.

As a neighbour, we are reaching out to you early in the process to demonstrate our commitment to being respectful community-members and business-owners. The following information should help outline our vision for this exciting chapter, and address some of your initial concerns.

As we put together our application to the County, it would be great to hear from you, whether it be to ease your concerns or hear your support. We are committed to being attentive and respectful neighbours throughout this process.



THE
BARN
AT TIMBER LANE

We encourage you to reach out to us with any questions or concerns you may have.

- ☎ Tanis Larson 403 714 6360 or Dave Larson 403 862 9212
- 🌐 www.thebarnattimberlane.com



THE
BARN
AT TIMBER LANE



QUICK FACTS

WHAT IS A SPECIAL FUNCTION BUSINESS PERMIT?

Information regarding Special Function Business Development Permits can be found on page 31 of the Rocky View County Land Use Bylaw online. The permit allows us to host a maximum number of events annually and must be renewed every three years.

WHAT WILL THE EVENTS LOOK LIKE?

We have done renovations to make the Barn a beautiful place that we are proud to represent. We intend to only host events that align with the community identity and that will respect the love we have invested in the Barn and our business. The events will be largely held in the existing Barn with a temporary tent structure when needed. We plan to accommodate small and intimate events.

HOW WILL YOU REGULATE THESE EVENTS?

We will be closely monitoring these events and will be putting together a Facility Operations and Management Plan and a Good Neighbour Action Plan to outline all protocols for respectful business practice. We will abide to the regulations of all Rocky View County Bylaws including the Noise Control Bylaw C-8097-2020.

WHY SUPPORT THE BARN AT TIMBERLANE?



We have been good neighbours since purchasing the property and never had any complaints



As business owners of Tanner's Masonry in the City of Calgary we hold a well-regarded reputation in the City.



We are passionate about this venture and have invested our hearts into The Barn.



We are committed to bringing local small businesses together and supporting the Bearspaw community.





Summary

Roll Number	05735070	
Legal Desc	SE-35-25-03-W05M	
Divison	04	
Lot Block Plan	Lot:7 Plan:0110239	
Linc Number	28721009	
Title Number	191212601	
Parcel Area	5.93000	
Municipal Address	31048 TWP RD 255	
Contact Information	1917019 Alberta Ltd	00000000000000
		00000000000000
	Calgary AB T3R 1B1	00000000000000
Land Use Information	R-RUR	

Plan

Planning Applications Information

{There is no related Application}

Area Structure Plan

Plan Name	RV Number
Bearspaw	

Conceptual Scheme

{There is no related Conceptual Scheme}

Permit

Building Permit

Permit Number	Permit Type	Date Issued
PREL20202691	Electrical	Thu Sep 10, 2020
PRPL20202632	Plumbing	Fri Sep 04, 2020
PRBD20141359	Building	Wed May 07, 2014
2001-BP-15034	Building	Thu Oct 18, 2001
2001-PS-594	Private Sewage	Mon Oct 15, 2001
2001-PL-1096	Plumbing	Thu Oct 11, 2001
2001-EP-1623	Electrical	Thu Oct 11, 2001

Development Permit Information

Permit Number
PRDP20194584
2013-DP-15445
PRDP20140853

Date Issued
January 28, 2021
July 4, 2013

Alert

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
		October 1, 2010		O		Compliance issued Oct 1, 2010	1
	JacquelineT	June 19, 2018	June 19, 2018	C		2013-DP-15445 remain valid for conversion of the existing dwelling onsite to an Accessory Dwelling Unit and does not expire until a Building Permit has been submitted 1 to construction a new principal dwelling.	

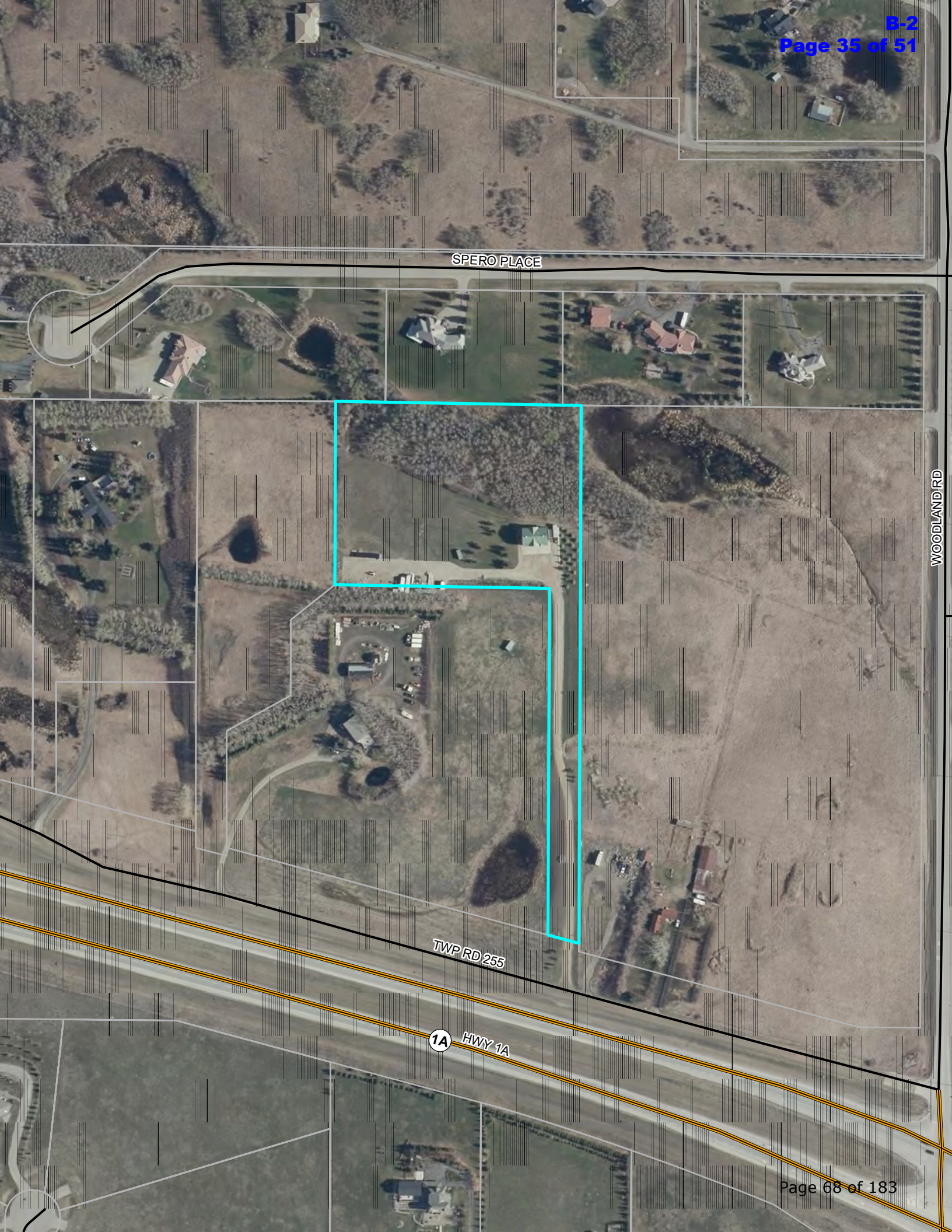
Geospatial Boundary

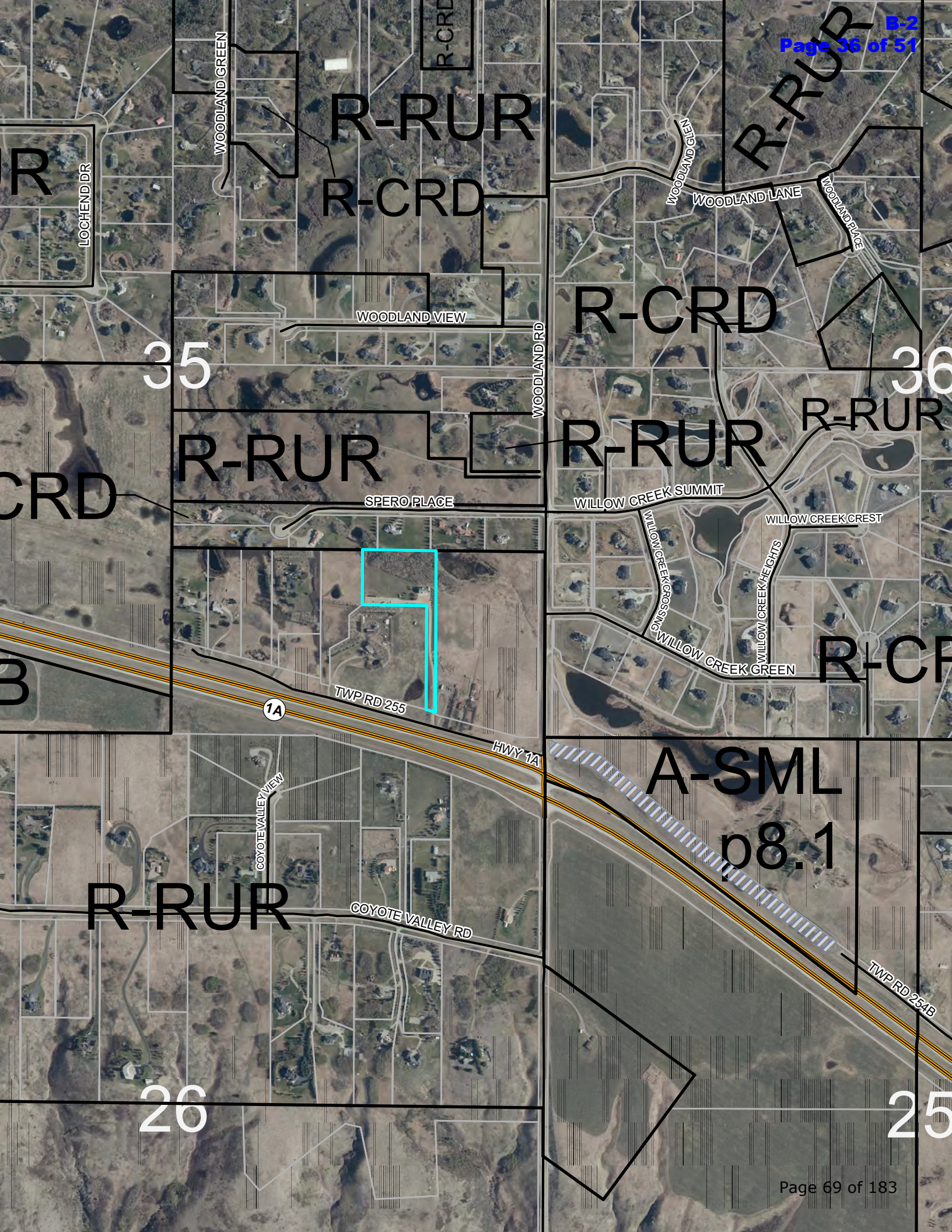
Boundary	Category
Division	8
Area Structure Plan	Bearspaw
Conceptual Scheme	No Conceptual Scheme
IDP	CALGARY IDP STUDY AREA
Airport Vicinity	No APVA
Engineer	Milan Patel
Water Coop	No Water Coop
Gas Coop Service	ATCO GAS
No.of Lots Within 600 M	50
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Bearspaw-Glendale
Fire District	BEARSPAW
Primary Fire Station	103
Secondary Fire Station	151
Tertiary Fire Station	102

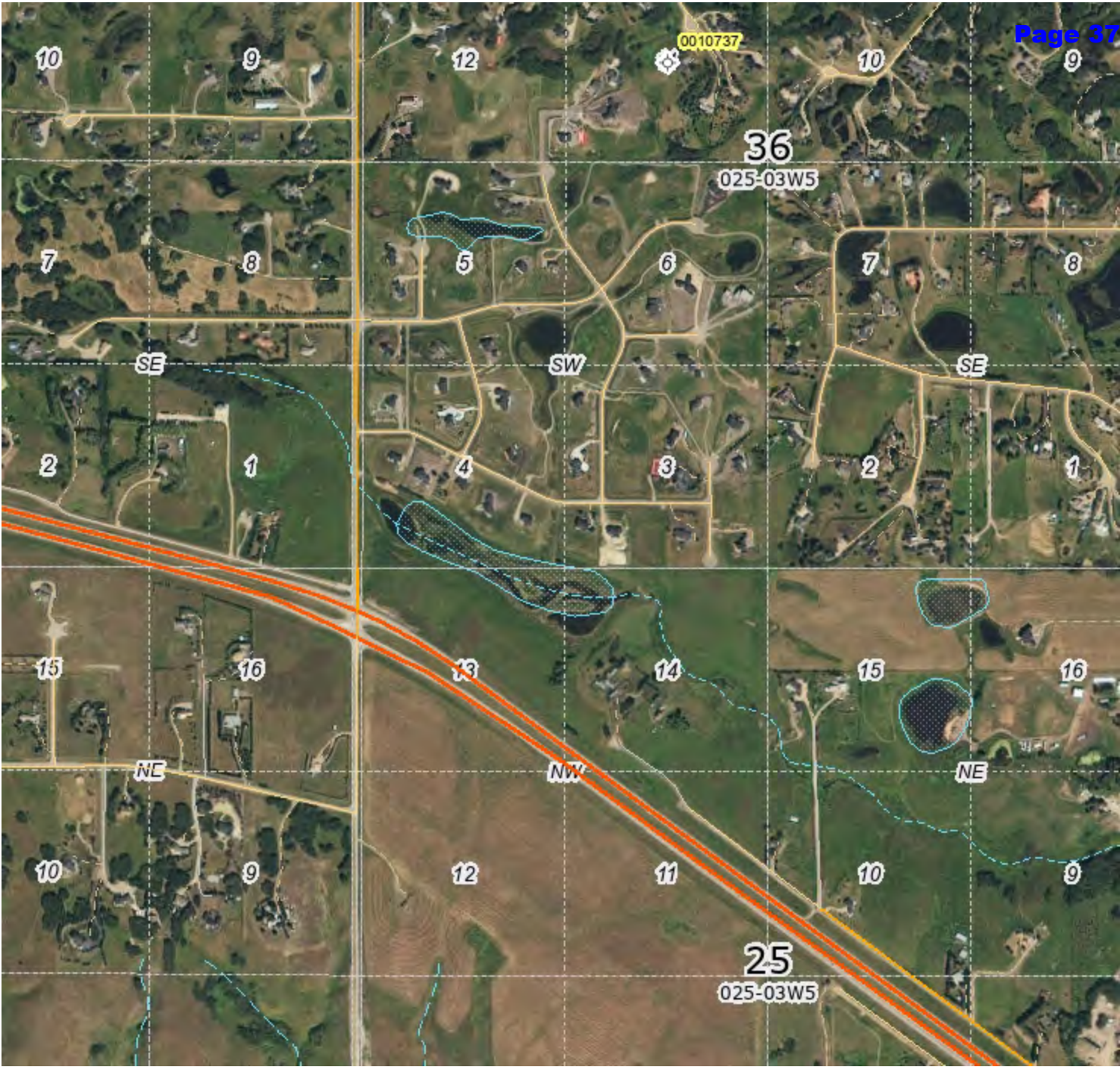
Geospatial Adjacency


Boundary	Category	Distance
Closest Highway	HWY1A ROCKYVIEW	53.31
Closest Gravel Pit	Kennel Pit	5466.96 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:17855.67 M
Closest Road Name	TWP RD 255(Surface Type:Gravel)	31.53 M
Closest Railway	CPR	2362.45 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	5434.79 M
Closest Waste Transfer Site	Bearspaw	2698.51 M

Boundary	Category	Distance	B-2 Page 34 of 51
Closest Municipality	CITY OF CALGARY	3281.21 M	
Closest Confined Feeding Operation		5276.82 M	







Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author XXX	Printing Date: 3/17/2022
Legend ✧ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer Paved Road (20K) Primary Divided Primary Undivided 4L Primary Undivided 2L Primary Undivided 1L Interchange Ramp Secondary Divided Secondary Undivided 4L	Date Date (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer .	Scale: 18,055.95 0.28 Kilometers 0 Projection and Datum: WGS84 Web Mercator Auxiliary Sphere
	 Page 70 of 183	

The Barn at Timber Lane Good Neighbour Action Plan



THE
BARN
AT TIMBER LANE

Special Function Business Development Permit Application



www.thebarnattimberlane.com

February 2022

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1.0 Executive Summary

The Barn at Timberlane is a family-run multi-use space that is seeking a Special Function Business Permit. This permit will allow the Barn to host boutique events in keeping with the community character. Sensitive to potential concerns from neighbouring residents, the Larson family has put together the following 'Good Neighbour Action Plan' to establish procedures, maintain positive relationships and ensure respectful operations.

The following goals have been developed for The Barn:

- Operate respectfully.
- Address neighbour concerns in a timely and transparent manner.
- Effectively mitigate any negative effects on the community.
- Go beyond the minimum of what is required.

This 'Good Neighbour Action Plan' was created to implement these goals by:

- Providing a summary of the type and scale of events at The Barn.
- Establishing a protocol for communications between adjacent residents and neighbourhood stakeholders.
- Providing a means to resolve expressed complaints or disputes that may arise from the event operations at The Barn.
- Build and maintain trust among the Bearspaw community as a respectful and diligent business.

The Barn is committed to open and transparent communication with surrounding neighbours throughout the life of this venture. Communication is intended to be ongoing with direct lines of contact between the Larson family and the adjacent neighbours.

Tanis Larson will be the primary point of contact who is actively engaged in the venues operations and is available at any time. Tanis is an active member of the Bearspaw community and is committed to ensuring any concerns are investigated, addressed, and resolved in a reasonable time frame.

2.0 Event Facility and Operations

The Barn will work to ensure residents' concerns are mitigated before, during and after all events occur. Events must adhere to numerous protocols to ensure The Barn is the best neighbour possible.

2.1 Contact Information

Primary Contact	Secondary Contact
Tanis Larson Phone Number: (403) 714-6360 Email Address: thebarnattimberlane@gmail.com	Dave Larson Phone Number: (403) 862-9212 Email Address: thebarnattimberlane@gmail.com

2.2 Description of Events

The Barn will host a range of small boutique events, such as weddings, charity events, and health and wellness events. These events will largely be held in the existing barn, with the support of the lawn area or a tent if needed. The lawn area may support portions of an event such as a wedding ceremony, however the majority of activities shall be within the existing barn structure. A tent will only be used to address weather-related constraints. The Barn will support small events not exceeding 50-75 attendees.

The Barn shall adhere to all policies of the applicable Rocky View County Bylaws.

2.3 Hours of Operation

Events will occur on weekends between the hours of 9 am and 11 pm. The Noise Control Bylaw (C-8067-2020) defines daytime hours as being between 9 am and 10 pm. At 10 pm an outdoor curfew will be enforced to mitigate noise impacts on neighbouring properties during nighttime hours. Events shall conclude at 11 pm.

2.4 Site Access

The Barn is currently accessed via a service road connecting to Woodlands Road and Bow Valley Trail (Highway 1A).



2.5 Parking

Parking shall occur outdoors in the designated parking area as marked on the image below. This parking area is screened from neighbours and nearby roadways from the existing tree coverage on site. Parking signage will be in place during events to guide vehicle parking.



2.6 Servicing

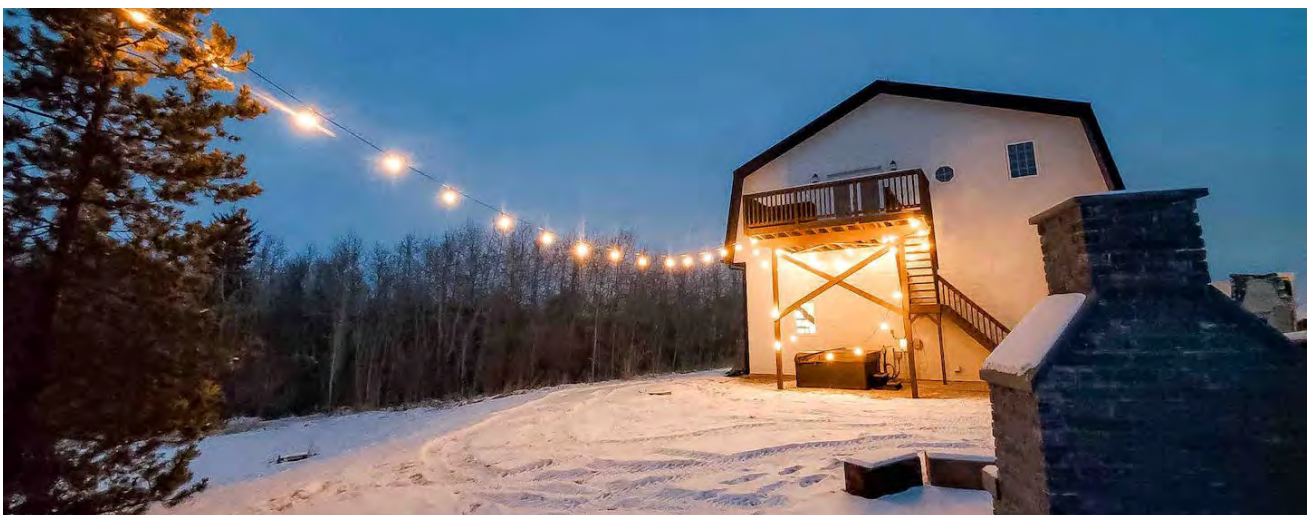
The site is currently serviced by well water and a septic field. Portable washrooms will be utilized when necessary.

2.7 Noise Management

The Barn will strictly enforce the hours of operation to ensure the end point of events is well established and understood. Ongoing noise monitoring will mitigate any potential issues, and complaints will be quickly resolved. The Barn will also implement an outdoor curfew of 10 pm whereby all event guests must move inside to help reduce the impact of noise on neighbours in the evening hours.

2.8 Lighting

All outdoor lighting shall be oriented so that no direct rays of light encroach on adjacent properties and roadways or interfere with the vision or safety of motorists. Outdoor light fixtures shall be dark sky compliant. Timers will ensure all outdoor light fixtures are turned off nightly.



2.9 Landscaping and Visual Screening

The Barn is located in the southeast corner of the parcel, and an existing dense tree stand covers the entire northern boundary. This existing natural area functions as a visual screen for all northern neighbours.



2.10 Event Monitoring

Events will be monitored throughout the event from pre-booking to post-event clean-up. Prior to the event prospective guests must inquire on The Barn website, filling out an application form describing their desired event. The Larson family will personally screen and pre-approve the prospective event host prior to booking to ensure all regulations are understood. Once approved the host must sign a contract agreeing to the terms and conditions of The Barn including outdoor curfew, noise restrictions and event capacities, and all vendors must be approved by the Larsons in advance. During events the Larsons will always be present to facilitate a successful and respectful event, supported by qualified event staff. Staff will report back to the Larsons after events to identify any concerns. All events will have bins provided for disposal of trash and recycling, and a diligent clean-up of any additional trash will take place on site immediately following the event.

2.11 Safety

Safety of all event guests, staff, and neighbours is the Barn's number one priority. To ensure events can be enjoyed in a safe manor, the Larsons will speak to the Bearspaw Fire Marshall to proactively implement any recommended safety precautions. Staff and The Barn representatives will always be on site to oversee events. Security systems on site including a security code for the gated entrance will help mitigate any unsafe behaviour. The outdoor curfew will also help maintain a safe atmosphere in evening hours.

In order to facilitate safe consumption of alcohol during events, the appropriate liquor service permits will be obtained, and responsible serving staff will be hired. A curfew will also be implemented to limit alcohol consumption.

2.12 Maintaining Community Character

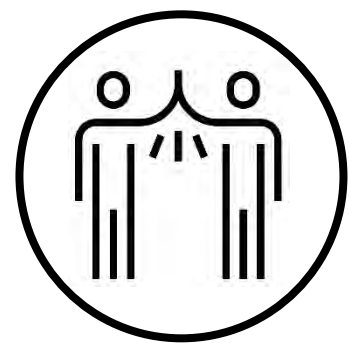
The Barn will be held to a high standard, to represent the Bearspaw Community. Recent renovations to the Barn will signify an upscale property. Prospective event hosts will only be approved if they agree to respect the rules of the property and the community. The Barn will enhance the Bearspaw community by offering a beautiful place for people to gather and celebrate responsibly.



PASSIONATE



RESPECTFUL



SUPPORTIVE

3.0 Maintaining Good Neighbourly Relations

3.1 Regular Communications

The Barn website will be regularly updated to provide the latest information and event schedule. Tanis and Dave will be available by phone or email at all times to chat with neighbours about The Barn and its operations.

3.2 Responding to Complaints and Concerns

The Larson's are committed to operating The Barn with integrity and accountability. As such, neighbours need to know who to contact should a concern arise, and who will be responsible for resolving the inquiry or complaint once it is raised. The Larson's will:

- Provide a primary point of contact to be available at all times
- Provide an email address to which complaints can be sent

3.3 Resolving Disputes

The Larson's will:

- Acknowledge incoming complaints / concerns in a timely and consistent manner
- Determine mutually beneficial solutions, when possible, via dialogue between the complainant and the Larson's
- Record all complaints and resolutions in a manner that is permanently accessible



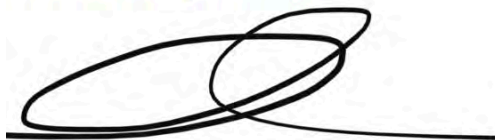
Feb 7, 2022

To whom it may concern,

Dave and Tanis Larson own the property at 31048 Twp Rd 255. Their property is next door to my yard. I have known them for a couple years now and I am happy to say that they are good people who try to make Bearspaw a better place.

The improvements they have made on their property is making the community of Bearspaw a more sought after place. We also keep in contact ensuring that our community is safe from those that try to make it otherwise. I guess you could call it a neighbourhood watch. I am happy to give my approval for their endeavour as a neighbour and a friend.

Best Regards,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Colin Puskas



February 7 2022

Re. The Barn At Timberlane.

To whom it may concern.

Please accept this letter as my support to Dave & Tanis Larson on their request for the small event permit. I've known the family for 7 years and believe they and their family/business contribute greatly to the Bearspaw community. The Larson's have an active and successful family business in the Bearspaw area now, and I believe their request for their new endeavour would be an asset for our area. I believe seeing family run businesses trying to better our community is needed and more of this should be encouraged. I wish them all the success on their request for the small event permit. Regards

Jerry Haasen
43 Willow Creek Heights

Feb 7, 2022

Dave and Tanis Larson are my neighbours. Their property is located at 31048 Twp Rd 255. Both of our properties are situated next to Highway 1A. I have known their family for approx. 3 years. I have witnessed them making beautiful changes to their home and property. I have seen their desire to contribute in a positive light to the community of Bearspaw. Dave & Tanis are both honest individuals looking to support their growing family. As a neighbour I'm sure they will be respectful in all their endeavours.

A handwritten signature in blue ink, appearing to read 'Jiny Liu', with a stylized flourish at the end.

Jiny Liu

Feb 07 2022

Jamie & Brent Shewchuk
23 Kodiak Springs Cove,
Rocky View County, AB. T4C 0B6

Attention: Rocky View Subdivision Development

To whom it may concern,

My name is Jamie Shewchuk, and I have lived in the Bearspaw area for almost three years. One of our favourite aspects about our community is the pride of ownership and respect amongst neighbours. Our least favourite aspect is that it's a bit far from the city and has very few amenities. It is our understanding that our neighbours, Tanis and Dave Larson, have applied for a 'Special Function Business Development Permit' in hopes that their property, "The Barn" may operate as a venue for small events. My husband, Brent, and I wanted to write this letter in support of this business venture.

We truly believe having a small events venue in the Bearspaw community would be a welcome and convenient asset, and trust that Tanis and Dave will uphold and maintain a respectful business practice.

Having a place nearby that could house small and intimate events would be an immense asset to our community and the extended families and friends of our community members. Not only would The Barn bring the community of Bearspaw together; we love that it would be supporting local small businesses as a result. When we think about our future in this community, we think about the potential to celebrate retirements, birthdays, anniversaries, and holidays at a place like The Barn. When my children grow up and get engaged or married, the idea of having a local venue option is both soothing and exciting.

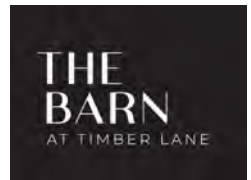
I sincerely hope this letter helps the Larson's secure their permit to operate as a special function venue, and truly do think this would be an invaluable addition to the Bearspaw Community.

Best Regards,



Jamie Shewchuk





Proposed Site Plan
Special Function Business
31048 Twp Rd 255
Lot 7, Plan 011 0239
Page 84 of 183
March 2022

PLANNING

TO: Subdivision and Development Appeal Board
DATE: June 27, 2022
FILE: 03908020
SUBJECT: Development Item - Home-Based Business, Type II

DIVISION: 1
APPLICATION: PRDP20221236

APPLICATION: a Home-Based Business, Type II, for a Woodworking Shop

GENERAL LOCATION: Located approximately 1.61 kilometres (1 mile) south of Township Road 232 and on the west side of Forestry Road

LAND USE DESIGNATION: Agricultural, Small Parcel District p. 8.1 (A-SML)

EXECUTIVE SUMMARY: This application was applied for concurrently with PRDP20221241 on March 21, 2022. The applicant is seeking to establish a home-based business on the parcel for a woodworking shop and has indicated that he would reside at this address while the home-based business was active. The applicant has further indicated that the business would be wholly contained within the proposed accessory building (PRDP20221241) – with the exclusion of a modest outdoor parking area for vehicles related to the business and employee parking.

A Home-Based Business, Type II, is a discretionary use for A-SML zoning, and the business would have up to one external employee onsite, up to two business-related visits per day, and would operate between the hours of 8:00 AM – 5:00 PM, Monday to Friday. The business was approved for up to 148.64 sq. m (1,600.00 sq. ft.) of outdoor storage to accommodate the proposed vehicles for the business (one van, one truck and one trailer), as well as space for employee parking. It is the interpretation of Administration that locating the business within the proposed shop (PRDP20221241) will successfully mitigate any potential nuisance factors that the business may produce (noise, odour, debris, etc.) and will allow the proposed business to co-exist with adjacent landowners as per the vision outlined within Section 7.5 of the Greater Bragg Creek Area Structure Plan (ASP). This section identifies that, *Home-based businesses continue to play a significant role in the provision of commercial and light industrial services throughout the Plan area and envisions that by 2030, businesses are developed and operated in residential areas in an unobtrusive manner that provides for the rights of both the business owner and the neighbouring residents.*

This application complies with the Home-Based Business policies of the ASP, including Policy 7.5.2.a, which identifies that *Development of ... type II home-based businesses should be encouraged*, and that *“employment of non-resident staff should be allowed to a maximum of two permanent employees at any one time.* The application also complies with the regulations of the County's Land Use Bylaw C-8000-2020 (LUB). No variances have been requested.

To ensure compatibility with adjacent land uses, Administration has required that the Development Permit for the shop (PRDP20221241) be issued as a prior-to-issuance condition of this application and has furthermore allowed for an initial approval period of one year, which would also align with the requirements of the ASP Policy 7.5.2.a and the LUB Section 147.b). As the application appears to align with the policies of the ASP and the LUB, Administration conditionally approved the application on May 17, 2022.

Administration Resources

Evan Neilsen, Planning and Development Services



On June 7, 2022, an appeal was filed by multiple appellants against the decision of Administration, for several reasons, including reasons related to the use, enjoyment, and value of their properties – such as the potential impacts of noise, potential increases in traffic, and potential impacts on property values. Other reasons also include questions regarding how Administration interpreted the Land Use Bylaw in relation to this application.

DECISION: Conditionally-Approved

DEVELOPMENT / SUBDIVISION AUTHORITY: Administration

DECISION DATE:
May 17, 2022

APPEAL DATE:
June 7, 2022

ADVERTISED DATE:
May 17, 2022

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Greater Bragg Creek Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	DISCRETIONARY USE: <ul style="list-style-type: none"> • Home-Based Business Type II
	DEVELOPMENT VARIANCE AUTHORITY: None required.

APPEAL: See attached report and exhibits.



Respectfully submitted,

“Justin Rebello”

Supervisor
Planning and Development Services

EN/Itt



APPLICATION INFORMATION

APPLICANT: Peter Haar	OWNER: Nick & Louise Haar
DATE APPLICATION RECEIVED: March 22, 2022	DATE DEEMED COMPLETE: April 11, 2022
ADMINISTRATION DECISION DATE: May 17, 2022	
APPELLANTS: Frank Meyer & Jordyn Vienneau; Daniel & Christine Patton; Mark Phillips & Jennifer Short; Blaine & Angela Townsend	
GROSS AREA: ± 7.90 hectares (±19.52 acres)	LEGAL DESCRIPTION: Block 3 Plan: 7711440 (231031 Forestry Way)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>Building Permits:</i> <ul style="list-style-type: none"> August 12, 1992 1991-BP-2417: Building Permit for Single Family Dwelling <i>Development Permits</i> <ul style="list-style-type: none"> March 21, 2022 PRDP20221236: Application for a Home-Based Business, Type II, for a woodworking shop. 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 10 adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application, excepting the appeal.	



PROPOSED DEVELOPMENT PERMIT CONDITIONS

Description:

1. That a Home Based-Business, Type II, for a wood working shop may commence on the subject parcel in accordance with the approved Site Plan and conditions noted below.

Prior to Release:

2. That prior to release of this permit, Development Permit PRDP20221241 shall be issued.

Permanent:

3. That the operation of this Home-Based Business may generate up to a maximum of eight business-related visits per day.
4. That one or more residents of the parcel shall be involved in the Home-Based Business and that the number of non-resident employees shall not exceed two at any time.
 - i. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
5. That the Home-Based Business shall be limited to the accessory building (shop) and outside storage area in accordance with the Site Plan and details submitted with the application.
6. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the accessory building (shop) or within the approved outside storage area.
7. That all outside storage that is a part of the Home-Based Business shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **148.64 sq. m (1,600.00 sq. ft.)** in accordance with the Site Plan and details submitted with the application.
8. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
9. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
10. That if the Development Permit is not issued by **December 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
11. That this Development Permit, once issued, shall be valid until **June 8, 2023**.

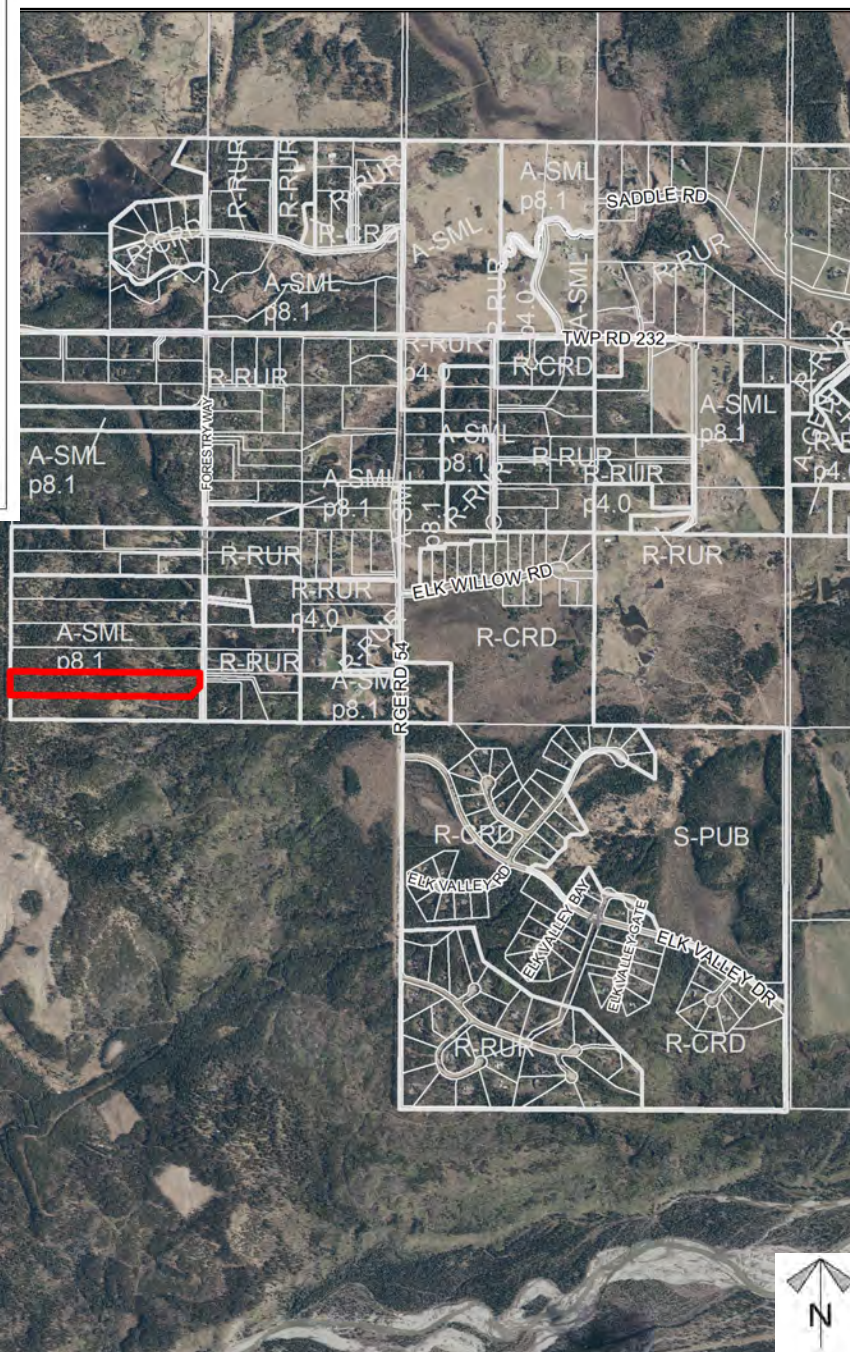
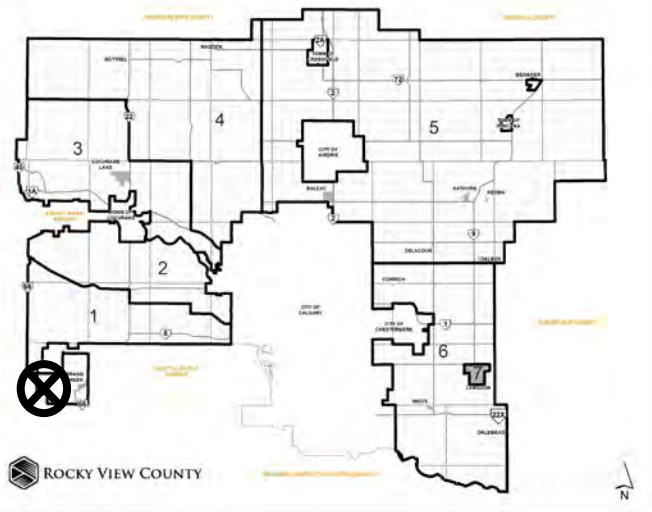
Advisory:

- That the site shall be maintained in compliance with the County's Nuisance and Unsightly Property Bylaw (C-7690-2017) and Noise Control Bylaw (C-8067-2020) at all times.
- That any other Federal, Provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

Location & Context

Development Proposal

A Home-Based-Business, Type II, for a wood working shop

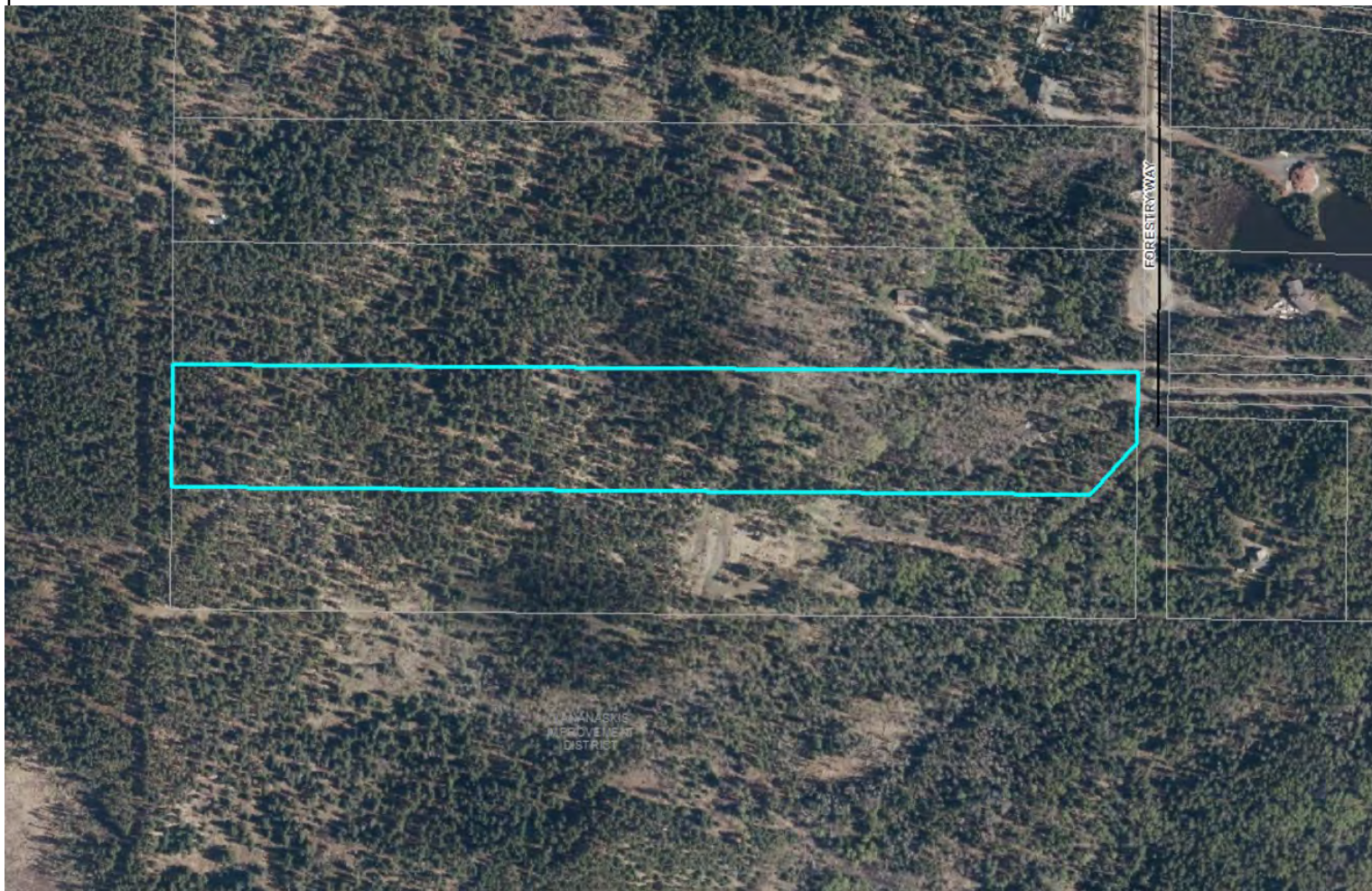


Division: 1
Roll: 03908020
File: PRDP20221236/1241
Printed: June 9, 2022
Legal: Block:3 Plan:7711440
with SW 90-23-01-1875M

Aerial Imagery

Development Proposal

A Home-Based-Business,
Type II, for a wood
working shop



Division: 1
Roll: 03908020
File: PRDP20221236/1241
Printed: June 9, 2022
Legal: Block:3 Plan:7711440
with Page 91-23 of 1-835M

Cover Letter

Development Proposal

A Home-Based-Business,
Type II, for a wood
working shop

March 20, 2022

Peter Haar,


This application is for the above property which I would like to build a new shop 40'x60' and operate my small custom woodworking business from. Home based business type two. Forest Creek Fine wood working has been in Business for two years now, and along with my business partner we have one other employee. My business partner largely does site work and our employee works about 50/50 between the shop and site. We operate between the hours of 8 am and 6 pm Monday through Friday, and occasionally Saturdays as well. The majority of our projects are custom woodworking furniture, kitchens, millwork, closets, etc. Please do not hesitate to call or email me for questions or concerns.

Sincerely yours,

Peter Haar

Photos – Submitted by Applicant

Development Proposal

A Home-Based-Business,
Type II, for a wood
working shop



**Photos –
Taken by
Administration**

Development Proposal

A Home-Based-Business,
Type II, for a wood
working shop



Division: 1
Roll: 03908020
File: PRDP20221236/1241
Printed: June 9, 2022
Legal: Block:3 Plan:7711440
with SW/9523 of 1.875M



Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information

Name of Appellant(s)

Frank Meyer - Jordyn Vienneau

Mailing Address

[Redacted]

Municipality

Bragg Creek

Province

AB

Postal Code

T4L 0K0

Main Phone #

[Redacted]

Alternate Phone #

[Redacted]

Email Address

[Redacted]

Site Information

Municipal Address

231031 Forestry Way

Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)

Block 3, Plan 7711440, SW-08-23-05-05

Property Roll #

03908020

Development Permit, Subdivision Application, or Enforcement Order #

PR DP 20221236

I am appealing: (check one box only)

Development Authority Decision

- ☒ Approval
☐ Conditions of Approval
☐ Refusal

Subdivision Authority Decision

- ☐ Approval
☐ Conditions of Approval
☐ Refusal

Decision of Enforcement Services

- ☐ Stop Order
☐ Compliance Order

Reasons for Appeal (attach separate page if required)

Please see attached letter.



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Appellant's Signature

[Signature]

Date

June 2, 2022

Jordyn Vienneau and Frank Meyer
231025 Forestry Way
Bragg Creek, AB
T0L 0K0

Clerk, Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

June 2, 2022

Re: Development Permit Application No. PRDP20221236

Dear Sir or Madam,

We are writing to contest the above-noted application for a permit to operate a Type II Home-Based Business on the property of 231031 Forestry Way, for the following reasons:

1. The proposed business does not conform to the definition of a *Home-Based Business (Type II)*, as per **Section 145 (a)** of the *Rocky View County Land Use Bylaw*, because none of three individuals proposing to operate the business actually owns or lives at the principal residence on the subject property.
2. Similarly, the proposed use of the property, with three non-resident workers, would violate **Section 145 (d)** of the bylaw, which states that the "number of non-resident employees shall not exceed two (2) at any time."
3. The notice of decision relating to this development permit included a permanent condition that states "that the operation of this home-based business may generate up to eight business-related visits per day". This would be *in addition* to the ordinary travels by the property's two permanent homeowners. We strongly argue that the increased road traffic will negatively impact the quiet nature and peaceful enjoyment of this residential cul-de-sac.
4. The design of Forestry Way locates a cul-de-sac near the south end of the road. Beyond that is a single-lane extension. Seven parcels of land, including the property with the proposed business, have approaches on this extension. The lane was not built to accommodate large, heavy, or excessive traffic (see attached photo). The added deliveries and visits associated with the proposed new enterprise will negatively affect the extension lane.
5. **Section 145 (c)** of the bylaw states that a *Home-Based Business (Type II)* may not operate between the hours of 18:00 and 8:00 if the business generates noise. As argued above, we believe that the proposed undertaking is not a legitimate home-based business under the terms of the bylaw and should not be permitted to operate at all. However, even if the enterprise were to operate exclusively within the permitted hours, we are alarmed by the prospect of the noise disturbance during that time — 8:00 to 18:00, five and sometimes six days per week. We remind you that all workers operating power tools and related ventilation systems are required to wear ear protection. This underscores the gravity of the noise issue in a residential neighbourhood, infringing on the right of neighbours to enjoy our rural homes.

In summary, the business use of the subject property, as proposed in the above-referenced development-permit application, would violate several sections and subsections of the *Rocky View Land Use Bylaw*. Consequently, it is our position that the application should be rejected.

Yours sincerely,

Frank Meyer and Jordyn Vienneau





ROCKY VIEW COUNTY
Cultivating Communities

Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Daniel and Christine Patton			
Mailing Address [REDACTED]		Municipality [REDACTED]	Province [REDACTED]
Postal Code [REDACTED]			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
Site Information			
Municipal Address 231031 Forestry Way		Legal Land Description (lot, block, plan OR quarter-section township range-meridian) Block3, Plan 7711440, SW-08-23-05-05	
Property Roll # 03908020		Development Permit, Subdivision Application, or Enforcement Order # PRDP20221236	
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
See attached letter			

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Appellant's Signature

6/2/2022

Date

Received by Legislative and
Intergovernmental Services
June 2, 2022

Notice of Appeal

Application Number PRDP20221241

Division 1

PRDP20221236

Chris and I purchased our home at 231036 Forestry Way, West Bragg Creek February 2016. Our decision to move there was based on a quite secluded neighborhood far away from the distraction of the city. The ongoing changes in the hamlet of Bragg Creek have been beneficial to all in the hamlet and surrounding areas, most residents would concur and hope for additional improvements. West Bragg Creek is different, it's a residential area and not apart of the business district of Bragg Creek, our subdivision is an area removed from the business congestion, noise, pollution, potential fire hazard, and truck traffic that most certainly will damage our roads and endanger our children. We are struggling to understand how the fabrication and operation of a commercial scale woodworking, cabinetry/millwork manufacturing/fabrication shop fits in with the established norms of our subdivision.

Based on a review of the business homepage (and Facebook page) of the proposed [Forest Creek Fine Woodworking](#) business, significant custom millwork, fabrication, and painting/staining/gluing is being proposed, in a scale that supports commercial contractor levels. Home-based-businesses (type II) are expected to be secondary to the residential use of the parcel as per the Rockyview County definitions. Given the proposed shop size is significant (40' x 60'), exceeding the footprint of the residential home, as well as the fact that the homeowner is not involved in the business, (and to the best of our knowledge – the applicant is not currently a resident) - would suggest that the proposal is not secondary to residential usage.

It is important to note that we do not have any concerns with a neighbour building a large shop for personal use. However, we do have concerns with the operation of this type of business in our neighbourhood as it is inconsistent with the established norms.

Some of these concerns can be mitigated through following appropriate county, provincial, and federal regulations, and codes – but not all. Our concerns are as follows:

- **Fire Hazard.** We live in the middle of a forest. Woodworking, Millwork, and Cabinetry shops present a higher risk of fire due to the generation of flammable wood dust, the storage and use of flammable paints, stains, solvents and diluents, potential for accumulation of oily rags and other flammable refuse, as well as the use of glues that have highly flammable vapour. An article from the [WoodWorking Network](https://www.woodworkingnetwork.com/best-practices-guide/plant-production-software/staying-safe-top-four-risks-woodworking) (<https://www.woodworkingnetwork.com/best-practices-guide/plant-production-software/staying-safe-top-four-risks-woodworking>) articulates some of these risks well.

According to the Greater Bragg Creek Wildfire Mitigation Strategy (<https://www.rockyview.ca/Portals/0/Files/Fire/Greater-Bragg-Creek-FireSmart-Mitigation-Strategy.pdf>) – the proposed shop/business location is in an area that is flagged as having

‘extreme’ wildfire behavior potential (see below extract from page 10 of the link above). Similarly, the Area Hazard (30-100m+ impact) for Forestry Way is also listed as ‘extreme’.

- Noise Pollution. Woodworking and millwork tools (planers, jointers, mitre saws, sawmills) operate typically more than 100 decibels. Even if the tools are operated in a standard shop – it is likely the neighbouring homes will hear these tools when in use, in addition to the noise of increased traffic: ongoing deliveries of raw materials and subsequent shipping and receiving of fabricated products, as well as employee and partner traffic. Similarly – external dust collection systems or paint booth ventilation or large HVAC units could present additional noise pollution.
- Impacts to Property, including changes to valuation, reduced ability to sell, and changing the overall neighbourhood established norms as a quiet, forested residential area. Local realtors indicated at a professional level and perspective on this – and he provided documentation indicating that he believed the installation of a commercial woodworking/cabinetry/millwork business in proximity would negatively impact property value by 10-15%. Based on current real estate and assessed values, this is a significant impact.
- Air pollution. With the size and scale of the painting, staining, and gluing for this business, we are concerned for the potential for not only odours, but the negative effects of long-term mild exposure (trouble breathing after COVID pneumonia in both lungs). If the development was approved – this could likely be mitigated through following both local, provincial, and federal laws associated with commercial scale paint booths that require an engineered system, stamped by a certified engineer from Alberta.
- Environmental Damage. There are several tributaries to the Elbow River in the area, including a seasonal creek that runs along our property line for several months of the year, as well as a year-round creek to the north of the property that drains into a lake on the east side of Forestry way. The water table in the area is very shallow (our well is 30’ deep). The concern would be that any pollutants (millwork dust/glue, solvents, diluents, etc.) work their way into the water table and into the tributaries or riparian. Note that the slope of these lots is quite steep – with natural drainage that would eventually end up in the riparian area, or in a small creek or water table. **Additionally, our concern hits extremely close to home, our lake will most certainly collect the runoff contaminants and destroy the fish and plant life directly in front of our home.**
- Increased traffic in the area due to ongoing deliveries of raw materials and subsequent shipping and delivery of fabricated products, as well as employee and partner traffic. As noted above – Forestry Way is a dead-end road, and the proposed shop/business location is at the very end of the dead-end road. The increased traffic would impact all Forestry Way, especially those near the end of the street. Currently Forestry Way has very little traffic, and this would represent a significant change. Commercial trucking will create potential danger to all our small children, pets, and wildlife within our area.

- Precedence is a slippery slope, if this business is allowed to move forward drastically changing our way of living, we fear many additional businesses will follow crowding, damaging, and creating devastation our neighbor beyond repair.

Regards,



Daniel and Chris Patton

231036 Forestry Way

Bragg Creek, Alberta T0L0K0





Notice of Appeal

**Subdivision and Development Appeal Board
Enforcement Appeal Committee**

Appellant Information			
Name of Appellant(s) Mark Phillips and Jennifer Short			
Mailing Address [REDACTED]	Municipality Rocky View County	Province AB	Postal Code T0L 0K0
[REDACTED]	[REDACTED]	Email Address [REDACTED]	
Site Information			
Municipal Address 231031 Forestry Way		Legal Land Description (lot, block, plan OR quarter-section-township range meridian) Block 3, Plan 7711440, SW-08-23-05-05	
Property Roll # 03908020		Development Permit, Subdivision Application, or Enforcement Order # PRDP202212 36	
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
Please see attached letter dated June 2, 2022. <div style="text-align: center; margin-top: 100px;"> </div>			

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403 230 1401.

M. Phillips *J. Short*
Appellant's Signature

June 2, 2022
Date

Mark Phillips and Jennifer Short
231188 Forestry Way
Bragg Creek, Alberta
T0L 0K0

Clerk, Subdivision and Development Appeal Board
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

June 2, 2022

To Whom it May Concern:

Re: Development Permit Application No. PRDP20221241

We're writing in order to contest the above-noted application for a permit to operate a Type II Home-Based Business on the property of 231031 Forestry Way in Bragg Creek, Alberta. We're contesting this application for the following reasons:

1. The proposed business is a three-person company that consists of Peter Haar, Thomas Burns, and Kohen Macfarlane. None of these individuals own, or reside at, 231031 Forestry Way which is the site/residence of the proposed business. As such, we don't believe that the proposed business conforms to the definition of a *Home-Based Business (Type II)*, as per **Section 145 (a)** of the *Rocky View County Land Use Bylaw*.
2. There are currently no approved commercial-scale cabinetry/millwork and/or woodworking businesses in the area. It's our opinion that approval of the above-noted application would set a precedence for others to follow suit in terms putting forth similar applications for heavy industrial businesses. We moved into the area over a decade ago in order to escape the traffic and noise of the city. Forestry Way is a quiet, residential road. Since moving to the area 12 years ago, we've utilized Rocky View County bylaw to assist us in managing two separate noise complaints with neighbors and we've had positive experiences in this regard. During our correspondence with bylaw, we had conversations about what's considered as "acceptable" from a noise perspective relative to hours per day and days per week. The proposed business has cited their hours of operation as Monday to Friday from 8:00am to 6:00pm. They've also indicated their intent to operate on Saturdays. To have an approved business that will be generating noise for 10 hours per day six days a week is unacceptable to us and is contrary to what we find attractive about living in the area. It's also contrary to what we've been advised by bylaw in the past with respect to what might be considered as "acceptable" from a noise perspective. If approved, we believe the noise that will be produced will negatively impact the quality of life for those in the area.

3. Similar to the concerns noted above, the *Rocky View County Noise Bylaw* NO. C-5772-2003 which is designed to regulate and control noise cites the following definitions:

(m) "Noise" means any sound that annoys, aggravates, endangers or disturbs humans or animals, or which detracts from the comfort, peace, or repose of humans, including any loud music or outcry, clamour, shouting, or any other sound that is loud, harsh or otherwise undesirable.

(n) "Person" means an individual or any business entity including a firm, partnership, association, corporation, company, or society.

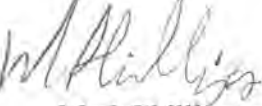
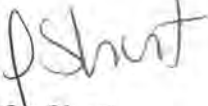
Section 3 of this bylaw states that no person shall in either the Daytime or the Night-time: (a) make, continue, cause, or allow to be made or continued any excessive, unnecessary, or unusual Noise of any type; or (b) allow or permit any real or personal property that is owned, occupied or controlled by that Person to be used in a way that allows excessive, unnecessary, or unusual Noise of any type to emanate from such property.

Given the nature of the proposed business and their cited hours of operation, we respectfully assert that the proposed business will be unable to comply with this bylaw.

4. With three non-resident workers, the proposed use of the property violates **Section 145 (d)** of the *Rocky View Land Use Bylaw*, which states that the "number of non-resident employees shall not exceed two (2) at any time." Further to this, it's not unreasonable to assume growth of the business in the future, with the potential to add additional employees, thereby further exacerbating our concerns.
5. As noted above, none of the three individuals who will be running/working at the proposed business reside there. As such, they will all be required to visit the property in order to get to and from work. It's reasonable to assume that, in addition to these comings and goings, deliveries of product to and from the property may violate the *Rocky View Land Use Bylaw's* **Section 145 (b)**, which prohibits more than eight business-related visits on any one day.

As noted throughout our letter, we believe that the business use of the subject property, as proposed in the above-referenced development-permit application, violates several sections and subsections of the *Rocky View Land Use Bylaw*. As such, it's our position that this application should be rejected. We sincerely hope that our arguments/objections will be taken into account in rendering this decision.

Respectfully,

 
Mark Phillips and Jennifer Short



Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Blaine and Angela Townsend			
Mailing Address [REDACTED]		Municipality Bragg Creek	Province AB
Postal Code T0L 0K0			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
Site Information			
Municipal Address 231031-Forestry-Way		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Block 3, Plant 7711440, SW-08-23-05-05	
Property Roll # 03908020		Development Permit, Subdivision Application, or Enforcement Order # PRDP20221230 <i>MAN 36</i>	
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
See Attached <u>Appealing Development Permit Approval for Home Based Business Type II</u>			

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Blaine Townsend

Appellant's Signature

A Townsend

Last updated: 2020 August 07

June 5, 2022

Date

June 5, 2022

Like many in West Bragg Creek, we moved out of the city to the end of West Bragg Creek to get away from the pollution (noise / air / etc), and raise our family in a natural environment. We absolutely love Bragg Creek and the surrounding area, and though we recognize there will be changes and development over time for the betterment of the community, we are struggling to reconcile how the fabrication and operation of a commercial scale woodworking, cabinetry/millwork manufacturing/fabrication shop fits in with the established norms on our sleepy road.

Based on a review of the business homepage <https://forestcreekfinewoodworking.ca/> (and facebook page), the proposed development will include custom millwork, fabrication, and painting/staining/gluing, in a scale that could support commercial contractor levels. Home-based-businesses (type II) are expected to be secondary to the residential use of the parcel as per the Rockyview County definitions. Given the proposed shop size is significant (40' x 60'), exceeding the footprint of the residential home, as well as the fact that the homeowner is not involved in the business, (and to the best of our knowledge – the applicant is not currently a resident) - would suggest that the proposal is not secondary to residential usage.

It is important to note that we do not have any concerns with a neighbour building a large shop for personal use. However, we do have concerns with the operation of this type of business in our neighbourhood as it is inconsistent with the established norms.

Some of these concerns can be mitigated through following appropriate county, provincial, and federal regulations and codes – but not all. Our concerns are as follows:

- **Fire Hazard.** We live in the midst of a beautiful forest. Woodworking, Millwork, and Cabinetry shops present a higher risk of fire due to the generation of flammable wood dust, the storage and use of flammable paints, stains, solvents and diluents, potential for accumulation of oily rags and other flammable refuse, as well as the use of glues that have highly flammable vapour. An article from the [WoodWorking Network](https://www.woodworkingnetwork.com/best-practices-guide/plant-production-software/staying-safe-top-four-risks-woodworking) (<https://www.woodworkingnetwork.com/best-practices-guide/plant-production-software/staying-safe-top-four-risks-woodworking>) articulates some of these risks well.

According to the Greater Bragg Creek Wildfire Mitigation Strategy (<https://www.rockyview.ca/Portals/0/Files/Fire/Greater-Bragg-Creek-FireSmart-Mitigation-Strategy.pdf>) – the proposed shop/business location is in an area that is flagged as having 'extreme' wildfire behavior potential. Similarly, the Area Hazard (30-100m+ impact) for Forestry Way is also listed as 'extreme'.

The development permit and associated conditions are silent on this risk or mitigations.

- **Noise Pollution.** Woodworking and millwork tools (planers, jointers, mitre saws, sawmills) operate typically in excess of 100 decibels. Even if the tools are operated indoors – it is likely the neighbouring homes will hear these tools when in use. In addition, there will be noise due to increased traffic: ongoing deliveries of raw materials and subsequent loading, shipping and delivery of fabricated products, as well as employee and partner traffic.

Similarly – external dust collection systems or paint booth ventilation or large HVAC units could present additional noise pollution. Many people in the neighbourhood (including our household) have family members at home during the day – and the noise from the proposed development would have a significant negative impact.

- Impacts to Property, including changes to valuation, reduced ability to sell, and changing the overall neighbourhood established norms as a quiet, forested residential area. Moving out here was a financial stretch, and we could be driven to relocate due to this development. We reached out to a local realtor to understand a professional perspective on the impacts to Property – and he provided documentation indicating that he believed the installation of a commercial woodworking/cabinetry/millwork business in close proximity would negatively impact property value by 10-15%, and reduce the number of potential buyers. Based on current real estate and assessed values, these are significant impacts.
- Increased traffic in the area due to ongoing deliveries of raw materials and subsequent shipping and delivery of fabricated products, as well as employee and partner traffic. As noted above – Forestry Way is a dead-end road and the proposed shop/business location is at the very end of the dead end road. The increased traffic would impact all Forestry Way, though the greatest impacts would be for those near the end of the street. Currently Forestry Way has very little traffic, and this could represent a significant change.
- Air pollution. With the size and scale of the painting, staining, and gluing for this business, we are concerned for the potential for not only odours, but the negative effects of long term mild exposure (our son has asthma). If the development was approved – this could likely be mitigated through following both local, provincial, and federal laws associated with commercial scale paint booths that require an engineered system, stamped by a certified engineer from Alberta.
- Environmental Damage. There are several tributaries to the Elbow river in the area, including a seasonal creek that runs along our property line for several months of the year, as well as a year-round creek to the north of the property that drains into a lake on the east side of Forestry way. The water table in the area is very shallow (our well is 30' deep). The concern would be that any pollutants (millwork dust/glue, solvents, diluents, etc) work their way into the water table and into the tributaries or riparian. Note that the slope of these lots is quite steep – with natural drainage that would eventually end up in the riparian area, or in a small creek or water table.



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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Peter Haar

Page 1 of 2

Tuesday, May 17, 2022

Roll: 03908020

RE: Development Permit #PRDP20221236

Block 3 Plan 7711440, SW-08-23-05-05; (231031 FORESTRY WAY)

The Development Permit application for establishment of a Home-Based Business (Type II), for a wood working shop has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That a Home Based-Business, Type II, for a wood working shop may commence on the subject parcel in accordance with the approved Site Plan and conditions noted below.

Prior to Release:

2. That prior to release of this permit, Development Permit PRDP20221241 shall be issued.

Permanent:

3. That the operation of this Home-Based Business may generate up to a maximum of eight business-related visits per day.
4. That one or more residents of the parcel shall be involved in the Home-Based Business and that the number of non-resident employees shall not exceed two at any time.
 - i. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
5. That the Home-Based Business shall be limited to the accessory building (shop) and outside storage area in accordance with the Site Plan and details submitted with the application.
6. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the accessory building (shop) or within the approved outside storage area.



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Peter Haar # PRDP20221236

Page 2 of 2

7. That all outside storage that is a part of the Home-Based Business shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **148.64 sq. m (1,600.00 sq. ft.)** in accordance with the Site Plan and details submitted with the application.
8. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
9. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
10. That if the Development Permit is not issued by **December 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
11. That this Development Permit, once issued, shall be valid until **June 8, 2023**.

Advisory:

- That the site shall be maintained in compliance with the County's Nuisance and Unsightly Property Bylaw (C-7690-2017) and Noise Control Bylaw (C-8067-2020) at all times.
- That any other Federal, Provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 7, 2022**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20221236
ROLL NO.	03908020
RENEWAL OF	
FEES PAID	\$585.00
DATE OF RECEIPT	March 22, 2022

APPLICANT/OWNER

Applicant Name: <u>PETER HAAR</u>	Email: <u>PETER@VREX CARPENTRY, CA.</u>
Business/Organization Name (if applicable): <u>FOREST CREEK FINE Woodworking</u>	
Mailing Address: <u>240001 RANGE ROAD 42 Calgary AB</u>	Postal Code: <u>T3Z 2X2</u>
Telephone (Primary): <u>403-470-0850</u>	Alternative:
Landowner Name(s) per title (if not the Applicant): <u>NICK + LOUISE HAAR</u>	
Business/Organization Name (if applicable):	

LEGAL LAND DESCRIPTION - Subject site

All/part of: <u>SW 1/4</u>	Section: <u>8</u>	Township: <u>23</u>	Range: <u>5</u>	West of: <u>5</u>	Meridian	Division: <u>44</u>
All parts of Lot(s)/Unit(s):		Block: <u>3</u>	Plan: <u>7711440</u>	Parcel Size (acres): <u>28.52</u>		
Municipal Address: <u>231031 FORESTRY WAY</u>				Land Use District: <u>SMALL Ag</u>		

APPLICATION FOR - List use and scope of work

New Woodworking SHOP BUSINESS and Accessory Building

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 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 type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

I, PETER HAAR (Full name in Block Capitals), hereby certify (initial below): PH

☐ 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 MARCH 15 2022

Landowner Signature

Date MARCH 15/22



ROCKY VIEW COUNTY

HOME-BASED BUSINESS (TYPE II) BED AND BREAKFAST INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20221236
ROLL NO.	03908020
DISTRICT	A-SML p8.1

DETAILS		USE TYPE/LOCATION	
Business-related area within:		<input checked="" type="checkbox"/> Home-Based Business (Type II) <input type="checkbox"/> * Bed and Breakfast	
Principal dwelling	1500 (sq. ft.)	Located within: <input type="checkbox"/> Existing Building OR <input checked="" type="checkbox"/> New Building	
Accessory building	3600 (sq. ft.)		
Outdoors (for storage)	NA SHED 100 (sq. ft.)		
NOTE: If a new accessory building is proposed for Home-Based Business (Type II), submit the Accessory Building(s) - Information Sheet and related documents in addition to this form.			
BUSINESS OPERATIONS			
Business name: FOREST CREEK FINE WOODWORKING			
Describe nature of business: CUSTOM WOODWORK & FURNITURE			
Any outdoor area on site being used for business purposes (other than storage/parking)? If yes, describe purpose:			
NO			
Days of operation: MON - FRIDAY		Hours of operation: 8-5:00	
Total number of employees (including residents/applicant):		Part-time: Full-time: 1	
Number of non-resident employees: 1		Part-time: Full-time: 1	
Number of business-related vehicle visits per day: 2		Per week: 10	
Location of business-related vehicle parking on site: TOP OF DRIVEWAY IN FRONT OF SHOP			
Total number and type of vehicles used for business on site (Home-Based Business, Type II only): VAN, TRUCK, TRAILER			
SCREENING AND SIGNAGE			
Type of screening provided for outdoor storage area (Home-Based Business, Type II only):			
<input type="checkbox"/> Landscaping (specify vegetation): NA <input type="checkbox"/> Fencing (specify material and height): NA <input type="checkbox"/> Other (specify material and height): NA			
Business signage proposed on site? <input type="checkbox"/> YES - attach Signage - Information Sheet and documents <input checked="" type="checkbox"/> NO			
ADDITIONAL SITE PLAN REQUIREMENTS			
<input checked="" type="checkbox"/> Location of parking area <input checked="" type="checkbox"/> Location and dimensions of proposed outdoor storage area(s) <input checked="" type="checkbox"/> Location and type of existing/proposed screening (landscaping, fence etc.), specifically for outdoor storage <input checked="" type="checkbox"/> Location of any proposed signage NA			
<small>* Bed and Breakfast shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home Based Business (Type II) uses. Land Use Bylaw, C-8000, 2020</small>			

Applicant Signature

Date

MARCH 15/2022

**PLANNING**

TO: Subdivision and Development Appeal Board

DATE: June 27, 2022 **DIVISION:** 1

FILE: 03908020 **APPLICATION:** PRDP20221241

SUBJECT: Development Item - Construction of two accessory buildings (shop and shed), relaxation of the top of bank setback requirement

APPLICATION: construction of two accessory buildings (shop and shed), relaxation of the top of bank setback requirement

GENERAL LOCATION: located approximately 1.61 kilometres (1 mile) south of Township Road 232 and on the west side of Forestry Road

LAND USE DESIGNATION: Agricultural, Small Parcel District p.8.1 (A-SML)

EXECUTIVE SUMMARY: This application was applied for concurrently with PRDP20221236 on March 21, 2022, and was conditionally-approved by administration on May 17, 2022. The applicant is seeking to establish a home-based business (PRDP20221236) on the parcel and has identified that this accessory building (shop) would contain the materials, supplies and equipment required for the proposed business. The parcel itself is heavily sloped – with much of the parcel exceeding a 15% grade.

The proposed accessory building would be 222.97 sq. m. (2,400.00 sq. ft.) in footprint, which is within the permitted accessory building size of 930.00 sq. m. (10,010.40 sq. ft.) that the County's Land Use Bylaw C-8000-2020 (LUB) permits for A-SML zoned properties. This Development was required to apply for for a Development Permit due to the close proximity of the proposed structure to a slope exceeding a 15% grade. As per Section 189 of LUB, *Buildings shall be located at least 20.0 m (65.62 ft.) back from the top-of-bank of an escarpment where the grade exceeds fifteen percent (15%)* however the subsequent section, Section 190 identifies that, *the Development Authority may, at their discretion, reduce the setback requirements if the applicant provides a Geotechnical Study, prepared by a qualified engineer, that provides satisfactory proof of bank stability.* The applicant has provided such a study, and Administration determined that the report contains recommendations sufficient to allow for the safe construction of the proposed structure. Administration conditionally approved the application on May 17, 2022 as the proposed building aligned with the allowances granted by the LUB and could be safely constructed as illustrated by the Geotechnical Study provided by the applicant at the time of application.

On June 7, 2022, an appeal was filed by multiple appellants against the decision of Administration, for several reasons, including reasons related to the size of the shop and the proposed use of the shop to house a Home-Based Business Type II.

DECISION: Conditionally-Approved

DEVELOPMENT / SUBDIVISION AUTHORITY: Administration

DECISION DATE:
May 17, 2022

APPEAL DATE:
June 7, 2022

ADVERTISED DATE:
May 17, 2022

Administration Resources

Evan Neilsen, Planning and Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Regulation	Requirement	Proposed	Variance
Land Use Bylaw Section 189	Buildings shall be located at least 20.0 m (65.62 ft.) back from the top-of-bank of an escarpment where the grade exceeds fifteen percent (15%)	0.00 m	100%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Greater Bragg Creek Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	Technical Reports Submitted: <ul style="list-style-type: none"> • Geotechnical Investigation prepared by PrairieGEO Engineering dated May 3, 2022
DISCRETIONARY USE: <ul style="list-style-type: none"> • Accessory Building located closer than 20.00 m to a slope exceeding 15.00 % 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Administration

APPEAL:

See attached report and exhibits.



Respectfully submitted,

“Justin Rebello”

Supervisor
Planning and Development Services

EN/Itt



APPLICATION INFORMATION

APPLICANT: Peter Haar	OWNER: Nick & Louise Haar
DATE APPLICATION RECEIVED: March 22, 2022	DATE DEEMED COMPLETE: April 11, 2022
ADMINISTRATION DECISION DATE: May 17, 2022	
APPELLANTS: Blaine & Angela Townsend; Daniel & Chris Patton	
GROSS AREA: ± 7.90 hectares (±19.52 acres)	LEGAL DESCRIPTION: Block 3 Plan: 7711440 (231031 Forestry Way)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>Building Permits:</i> <ul style="list-style-type: none"> August 12, 1992 1991-BP-2417: Building Permit for Single Family Dwelling <i>Development Permits</i> <ul style="list-style-type: none"> March 21, 2022 PRDP20221236: Application for a Home-Based Business, Type II, for a woodworking shop. 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 10 adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application, excepting the appeals.	



PROPOSED DEVELOPMENT PERMIT CONDITIONS

Description:

1. That an accessory building (shop) may be constructed on the subject land in general accordance with the drawings submitted with application.
 - i. That the top of bank setback requirement is relaxed in accordance with the recommendations and site plan detailed in the *Geotechnical Investigation prepared by PrairieGEO Engineering (File no. PGE21-62, Dated May 3, 2022) in perpetuity.*

Prior to Release:

2. 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 or permits will be required for any hauling along the County road system and to confirm the presence of County road ban restriction
 - i. The Applicant/Owner shall also confirm if any improvements are required to the existing approach for this parcel from Forestry Way.
 - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations
3. That prior to release of this permit the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with Rocky View Servicing Standards and best management practices.

Permanent:

4. That the Applicant/Owner shall adhere to the recommendations outlined in the *Geotechnical Investigation prepared by PrairieGEO Engineering (File no. PGE21-62, Dated May 3, 2022) in perpetuity.*
5. That the accessory building shall be adequately serviced in accordance with the County Servicing Standards and Policy C-407.
6. That the accessory building shall not be used for commercial purposes at any time unless approved through a separate Development Permit.
7. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, unless a separate Development Permit has been issued for additional fill.
8. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after building construction is complete, as part of site restoration.
9. That the existing trees and terrain shall be retained except as required to meet conditions of this permit and any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover in accordance with the replanting plan submitted with the Application.
10. The Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration as a result of the subject development.
11. That if the development authorized by this Development Permit is not commenced within 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.



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

Advisory:

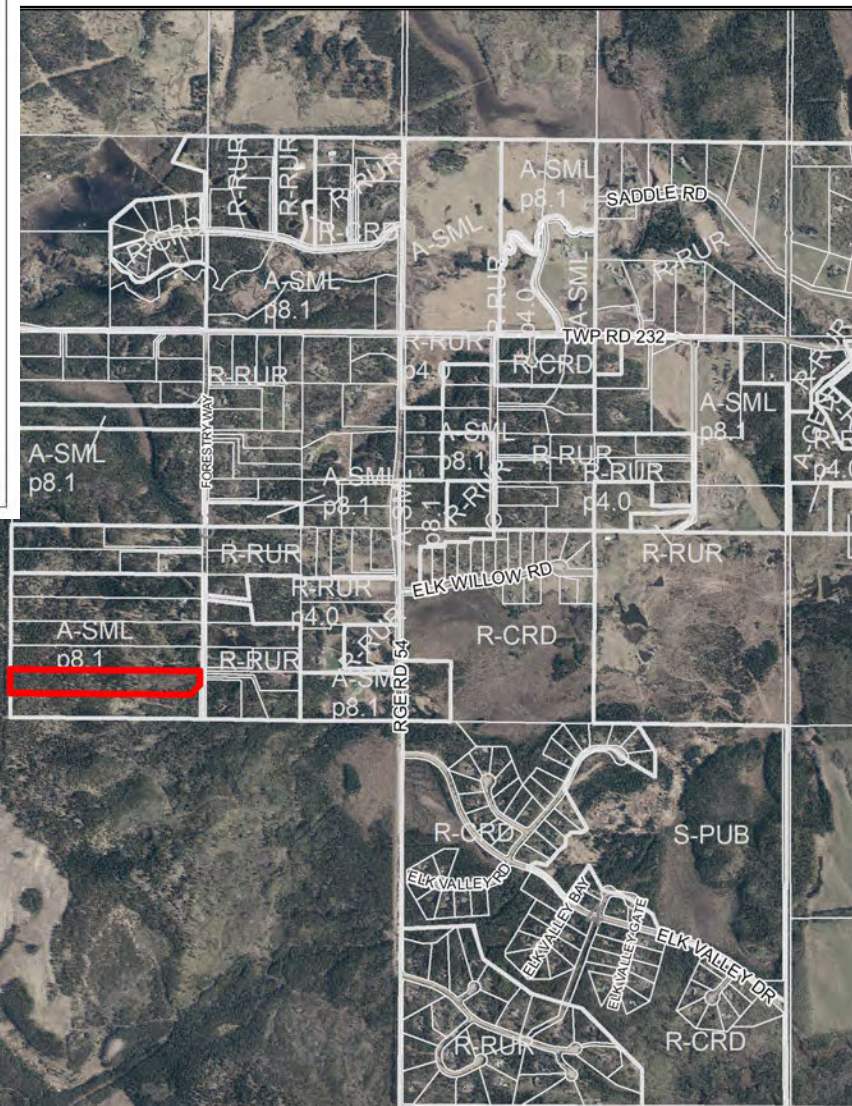
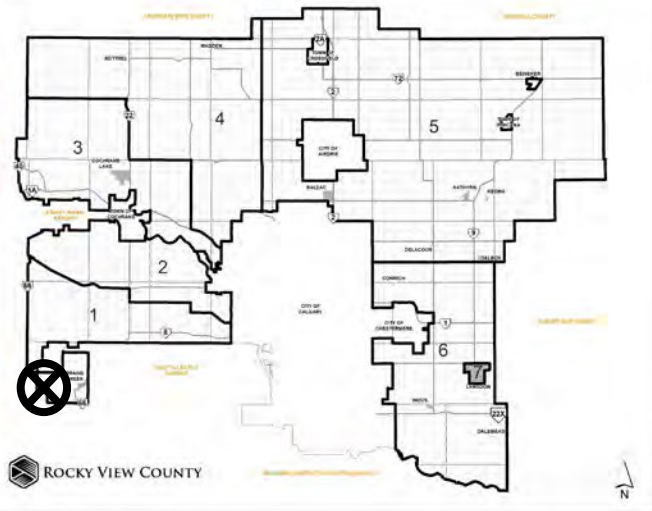
- That a Building Permit and applicable subtrade permits shall be obtained from Building Services, prior to construction and shall include any requirements noted within the *Building Code Comments for Proposed Development, dated April 26, 2022*.
- That during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed building, to help prevent disturbance of the existing trees and native vegetation.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
- That *the* site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times.
- That any other government permits, approvals or compliances are the sole responsibility of the Applicant/Owner.



Location & Context

Development Proposal

construction of two (2) accessory buildings (shop and shed), relaxation of the top of bank setback requirement

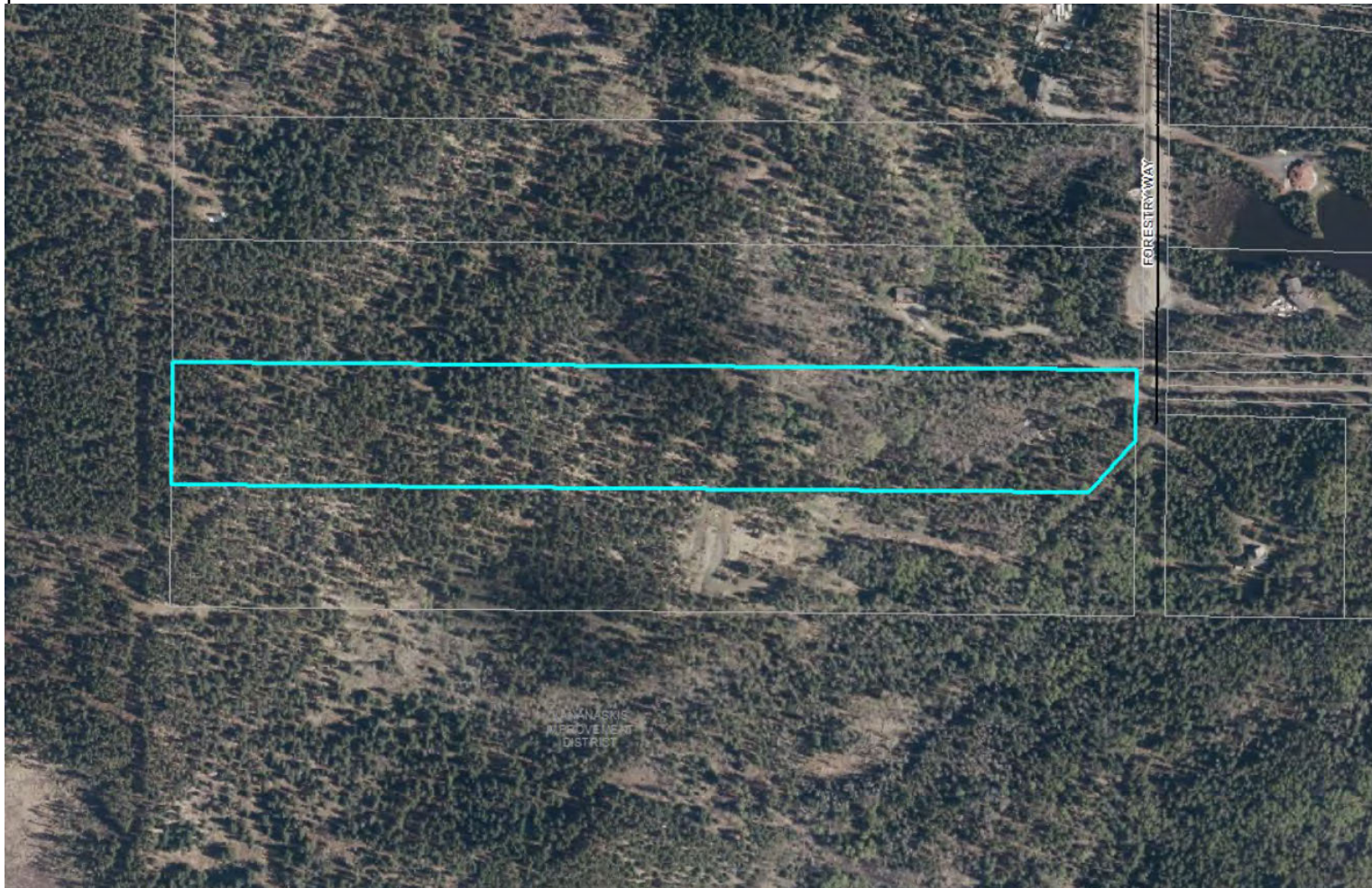


Division: 1
Roll: 03908020
File: PRDP20221236/1241
Printed: June 9, 2022
Legal: Block:3 Plan:7711440
Page 12 of 135M

Aerial Imagery

Development Proposal

construction of two (2) accessory buildings (shop and shed), relaxation of the top of bank setback requirement



Division: 1
 Roll: 03908020
 File: PRDP20221236/1241
 Printed: June 9, 2022
 Legal: Block:3 Plan:7711440
 Page 12 of 1835M

Cover Letter

Development Proposal

construction of two (2)
accessory buildings (shop
and shed), relaxation of
the top of bank setback
requirement

March 20, 2022

Peter Haar,

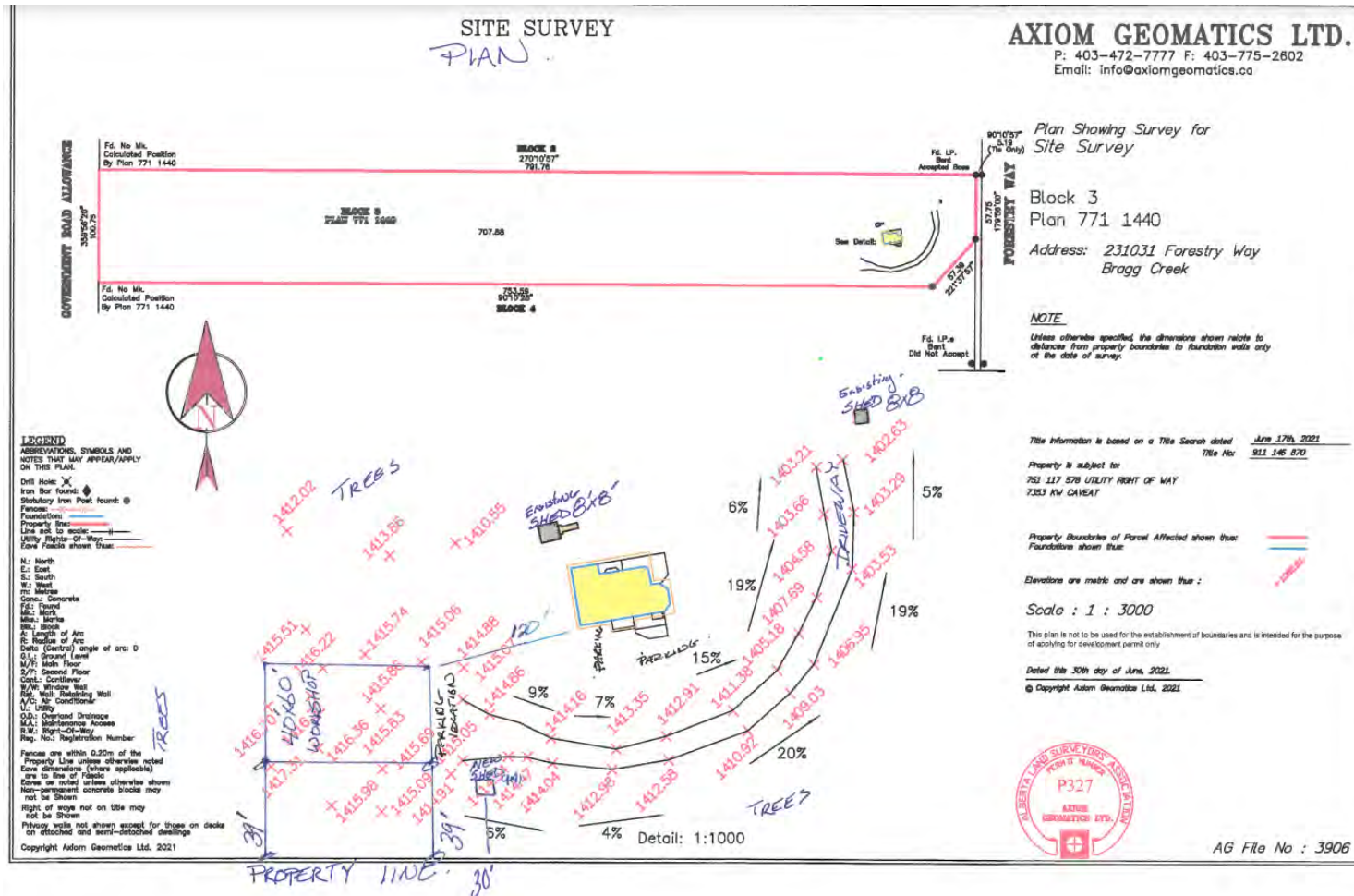

This application is for the above property which I would like to build a new shop 40'x60' and operate my small custom woodworking business from. Home based business type two. Forest Creek Fine wood working has been in Business for two years now, and along with my business partner we have one other employee. My business partner largely does site work and our employee works about 50/50 between the shop and site. We operate between the hours of 8 am and 6 pm Monday through Friday, and occasionally Saturdays as well. The majority of our projects are custom woodworking furniture, kitchens, millwork, closets, etc. Please do not hesitate to call or email me for questions or concerns.

Sincerely yours,

Peter Haar

Development Proposal

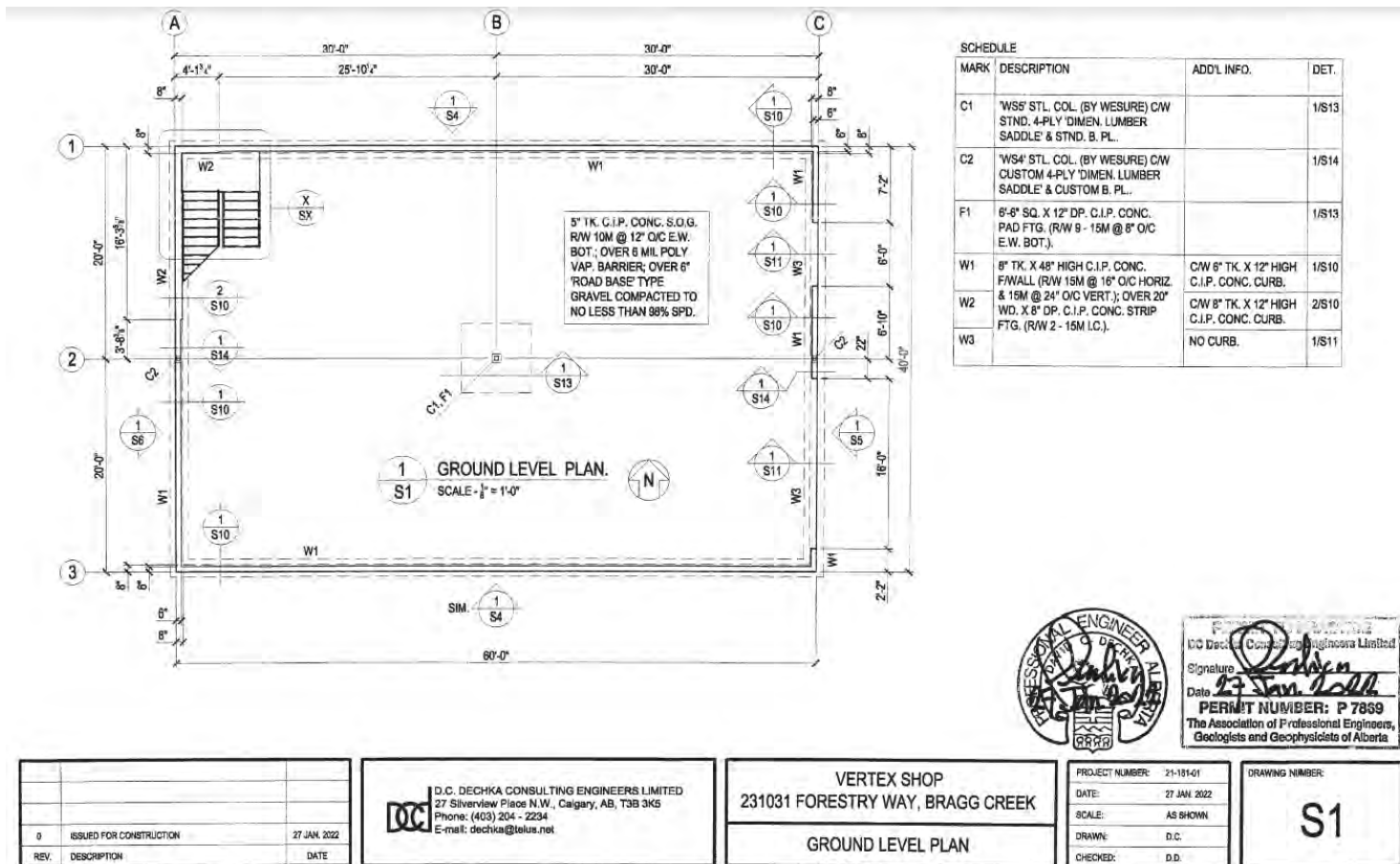
Division: 1
Roll: 03908020
File: PRDP20221236/1241
Printed: June 9, 2022
Legal: Block:3 Plan:7711440
Page SW-23 of 1835M



Site Plan

Development Proposal

construction of two (2) accessory buildings (shop and shed), relaxation of the top of bank setback requirement

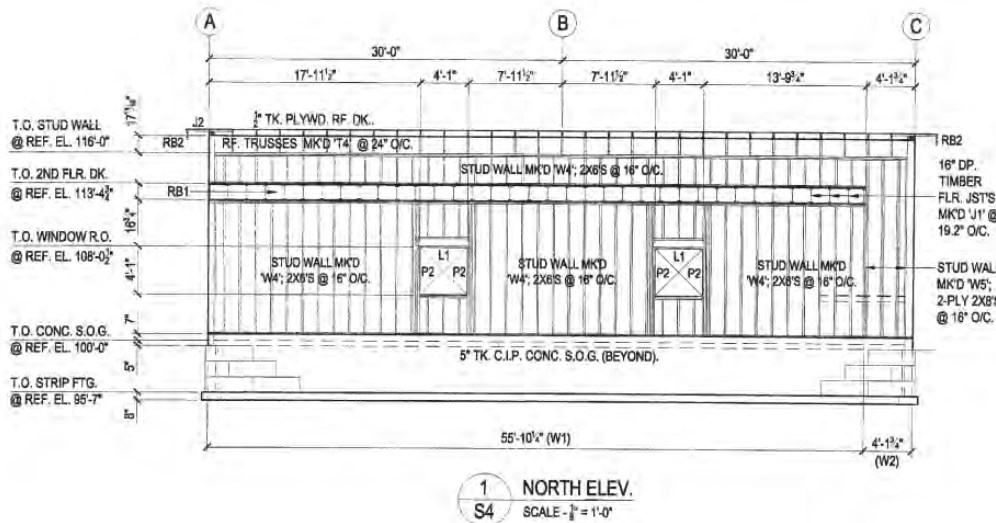


Division: 1
 Roll: 03908020
 File: PRDP20221236/1241
 Printed: June 9, 2022
 Legal: Block:3 Plan:7711440
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Site Plan

Development Proposal

construction of two (2) accessory buildings (shop and shed), relaxation of the top of bank setback requirement



SCHEDULE		
MARK	DESCRIPTION	ADD'L INFO, DET.
J1	16" DP. TIMBER FLR. JST..	
J2	2X6 CANT. RF. JST. (ON FLAT).	
L1	2-PLY 2X8 LINTEL.	
P2	3-PLY 2X6 POST (1J, 2K).	
RB1	1 1/2" WD. X 16" DP. LSL RIM BOARD.	
RB2	2X8 FASCIA BOARD.	
T4	"SLOPING FLAT" STYLE OPEN-WEB TIMBER RF. TRUSS.	1/87
W1	8" TK. X 48" HIGH C.I.P. CONC. FWALL (R/W 15M @ 16" O/C HORIZ & 15M @ 24" O/C VERT.); OVER 20" WD. X 8" DP. C.I.P. CONC. STRIP FTG. (R/W 2 - 15M I.C.).	C/W 8" TK. X 12" HIGH C.I.P. CONC. CURB. 1/810
W2		C/W 8" TK. X 12" HIGH C.I.P. CONC. CURB. 2/810
W4	STUD WALL; 2X8'S @ 16" O/C.	
W6	STUD WALL; 2-PLY 2X8'S @ 16" O/C.	



D.C. Dechka Consulting Engineers Limited
 Signature: *[Signature]*
 Date: 27 Jan. 2022
PERMIT NUMBER: P 7869
 The Association of Professional Engineers, Geologists and Geophysicists of Alberta

REV.	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	27 JAN. 2022

D.C. DECHKA CONSULTING ENGINEERS LIMITED
 27 Silverview Place N.W., Calgary, AB, T3B 3K5
 Phone: (403) 204 - 2234
 E-mail: dechka@telus.net

VERTEX SHOP
231031 FORESTRY WAY, BRAGG CREEK
ELEVATION

PROJECT NUMBER:	21-181-01
DATE:	27 JAN. 2022
SCALE:	AS SHOWN
DRAWN:	D.C.
CHECKED:	D.D.

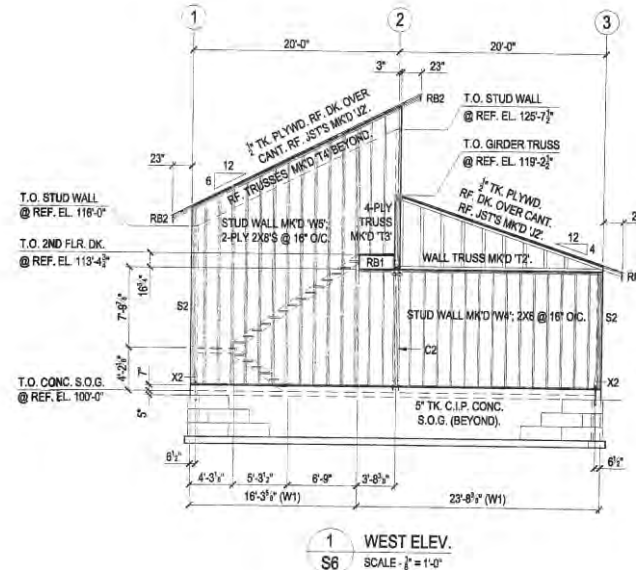
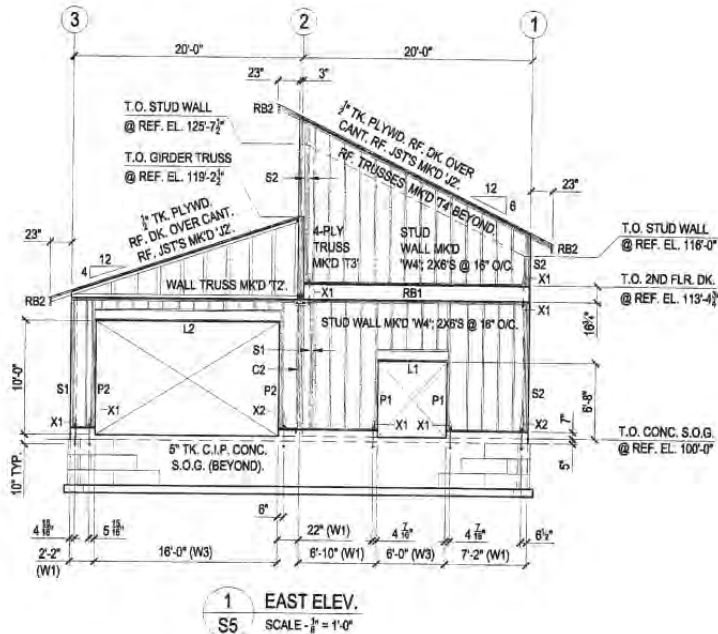
DRAWING NUMBER:
S4

Division: 1
 Roll: 03908020
 File: PRDP20221236/1241
 Printed: June 9, 2022
 Legal: Block:3 Plan:7711440
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Site Plan

Development Proposal

construction of two (2) accessory buildings (shop and shed), relaxation of the top of bank setback requirement



0	ISSUED FOR CONSTRUCTION	27 JAN. 2022
REV.	DESCRIPTION	DATE

D.C. DECHKA CONSULTING ENGINEERS LIMITED 27 Silverview Place N.W., Calgary, AB, T3B 3K5 Phone: (403) 204 - 2234 E-mail: dechka@telus.net
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0	ISSUED FOR CONSTRUCTION	27 JAN. 2022
REV.	DESCRIPTION	DATE

D.C. DECHKA CONSULTING ENGINEERS LIMITED 27 Silverview Place N.W., Calgary, AB, T3B 3K5 Phone: (403) 204 - 2234 E-mail: dechka@telus.net
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23

Division: 1
Roll: 03908020
File: PRDP20221236/1241
Printed: June 9, 2022
Legal: Block:3 Plan:7711440
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**Photos –
Submitted by
Applicant**

Development Proposal

construction of two (2)
accessory buildings (shop
and shed), relaxation of
the top of bank setback
requirement



Photos – Taken by Administration

Development Proposal

construction of two (2)
 accessory buildings (shop
 and shed), relaxation of
 the top of bank setback
 requirement



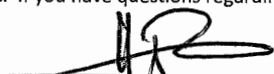


ROCKY VIEW COUNTY
Cultivating Communities

Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Daniel and Chris Patton			
Mailing Address [REDACTED]		Municipality [REDACTED]	Province [REDACTED]
Postal Code [REDACTED]			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
Site Information			
Municipal Address 231031 Forestry Way		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Block3, Plan 7711440, SW-08-23-05-05	
Property Roll # 03908020		Development Permit, Subdivision Application, or Enforcement Order # PRDP20221241	
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
See attached letter			

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.


Appellant's Signature

6/2/2022

Date

Received by Legislative and
Intergovernmental Services
June 2, 2022

Notice of Appeal

Application Number PRDP20221241

Division 1

PRDP20221236

Chris and I purchased our home at 231036 Forestry Way, West Bragg Creek February 2016. Our decision to move there was based on a quite secluded neighborhood far away from the distraction of the city. The ongoing changes in the hamlet of Bragg Creek have been beneficial to all in the hamlet and surrounding areas, most residents would concur and hope for additional improvements. West Bragg Creek is different, it's a residential area and not apart of the business district of Bragg Creek, our subdivision is an area removed from the business congestion, noise, pollution, potential fire hazard, and truck traffic that most certainly will damage our roads and endanger our children. We are struggling to understand how the fabrication and operation of a commercial scale woodworking, cabinetry/millwork manufacturing/fabrication shop fits in with the established norms of our subdivision.

Based on a review of the business homepage (and Facebook page) of the proposed [Forest Creek Fine Woodworking](#) business, significant custom millwork, fabrication, and painting/staining/gluing is being proposed, in a scale that supports commercial contractor levels. Home-based-businesses (type II) are expected to be secondary to the residential use of the parcel as per the Rockyview County definitions. Given the proposed shop size is significant (40' x 60'), exceeding the footprint of the residential home, as well as the fact that the homeowner is not involved in the business, (and to the best of our knowledge – the applicant is not currently a resident) - would suggest that the proposal is not secondary to residential usage.

It is important to note that we do not have any concerns with a neighbour building a large shop for personal use. However, we do have concerns with the operation of this type of business in our neighbourhood as it is inconsistent with the established norms.

Some of these concerns can be mitigated through following appropriate county, provincial, and federal regulations, and codes – but not all. Our concerns are as follows:

- **Fire Hazard.** We live in the middle of a forest. Woodworking, Millwork, and Cabinetry shops present a higher risk of fire due to the generation of flammable wood dust, the storage and use of flammable paints, stains, solvents and diluents, potential for accumulation of oily rags and other flammable refuse, as well as the use of glues that have highly flammable vapour. An article from the [WoodWorking Network](https://www.woodworkingnetwork.com/best-practices-guide/plant-production-software/staying-safe-top-four-risks-woodworking) (<https://www.woodworkingnetwork.com/best-practices-guide/plant-production-software/staying-safe-top-four-risks-woodworking>) articulates some of these risks well.

According to the Greater Bragg Creek Wildfire Mitigation Strategy (<https://www.rockyview.ca/Portals/0/Files/Fire/Greater-Bragg-Creek-FireSmart-Mitigation-Strategy.pdf>) – the proposed shop/business location is in an area that is flagged as having

‘extreme’ wildfire behavior potential (see below extract from page 10 of the link above). Similarly, the Area Hazard (30-100m+ impact) for Forestry Way is also listed as ‘extreme’.

- Noise Pollution. Woodworking and millwork tools (planers, jointers, mitre saws, sawmills) operate typically more than 100 decibels. Even if the tools are operated in a standard shop – it is likely the neighbouring homes will hear these tools when in use, in addition to the noise of increased traffic: ongoing deliveries of raw materials and subsequent shipping and receiving of fabricated products, as well as employee and partner traffic. Similarly – external dust collection systems or paint booth ventilation or large HVAC units could present additional noise pollution.
- Impacts to Property, including changes to valuation, reduced ability to sell, and changing the overall neighbourhood established norms as a quiet, forested residential area. Local realtors indicated at a professional level and perspective on this – and he provided documentation indicating that he believed the installation of a commercial woodworking/cabinetry/millwork business in proximity would negatively impact property value by 10-15%. Based on current real estate and assessed values, this is a significant impact.
- Air pollution. With the size and scale of the painting, staining, and gluing for this business, we are concerned for the potential for not only odours, but the negative effects of long-term mild exposure (trouble breathing after COVID pneumonia in both lungs). If the development was approved – this could likely be mitigated through following both local, provincial, and federal laws associated with commercial scale paint booths that require an engineered system, stamped by a certified engineer from Alberta.
- Environmental Damage. There are several tributaries to the Elbow River in the area, including a seasonal creek that runs along our property line for several months of the year, as well as a year-round creek to the north of the property that drains into a lake on the east side of Forestry way. The water table in the area is very shallow (our well is 30’ deep). The concern would be that any pollutants (millwork dust/glue, solvents, diluents, etc.) work their way into the water table and into the tributaries or riparian. Note that the slope of these lots is quite steep – with natural drainage that would eventually end up in the riparian area, or in a small creek or water table. **Additionally, our concern hits extremely close to home, our lake will most certainly collect the runoff contaminants and destroy the fish and plant life directly in front of our home.**
- Increased traffic in the area due to ongoing deliveries of raw materials and subsequent shipping and delivery of fabricated products, as well as employee and partner traffic. As noted above – Forestry Way is a dead-end road, and the proposed shop/business location is at the very end of the dead-end road. The increased traffic would impact all Forestry Way, especially those near the end of the street. Currently Forestry Way has very little traffic, and this would represent a significant change. Commercial trucking will create potential danger to all our small children, pets, and wildlife within our area.

- Precedence is a slippery slope, if this business is allowed to move forward drastically changing our way of living, we fear many additional businesses will follow crowding, damaging, and creating devastation our neighbor beyond repair.

Regards,



Daniel and Chris Patton

231036 Forestry Way

Bragg Creek, Alberta T0L0K0





Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Blaine and Angela Townsend			
Mailing Address [REDACTED]		Municipality Bragg Creek	Province AB
Postal Code T0L 0K0			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
Site Information			
Municipal Address 231031-Forestry-Way		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Block 3, Plant 7711440, SW-08-23-05-05	
Property Roll # 03908020		Development Permit, Subdivision Application, or Enforcement Order # PRDP2022123641	
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
<p>See Attached</p> <p>Appealing Development Permit Approval for Home Based Business Type II Accessory Building</p> <div style="text-align: right;"> </div>			

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Blaine Townsend

Appellant's Signature

A Townsend

Last updated: 2020 August 07

June 5, 2022

Date

June 5, 2022

Like many in West Bragg Creek, we moved out of the city to the end of West Bragg Creek to get away from the pollution (noise / air / etc), and raise our family in a natural environment. We absolutely love Bragg Creek and the surrounding area, and though we recognize there will be changes and development over time for the betterment of the community, we are struggling to reconcile how the fabrication and operation of a commercial scale woodworking, cabinetry/millwork manufacturing/fabrication shop fits in with the established norms on our sleepy road.

Based on a review of the business homepage <https://forestcreekfinewoodworking.ca/> (and facebook page), the proposed development will include custom millwork, fabrication, and painting/staining/gluing, in a scale that could support commercial contractor levels. Home-based-businesses (type II) are expected to be secondary to the residential use of the parcel as per the Rockyview County definitions. Given the proposed shop size is significant (40' x 60'), exceeding the footprint of the residential home, as well as the fact that the homeowner is not involved in the business, (and to the best of our knowledge – the applicant is not currently a resident) - would suggest that the proposal is not secondary to residential usage.

It is important to note that we do not have any concerns with a neighbour building a large shop for personal use. However, we do have concerns with the operation of this type of business in our neighbourhood as it is inconsistent with the established norms.

Some of these concerns can be mitigated through following appropriate county, provincial, and federal regulations and codes – but not all. Our concerns are as follows:

- **Fire Hazard.** We live in the midst of a beautiful forest. Woodworking, Millwork, and Cabinetry shops present a higher risk of fire due to the generation of flammable wood dust, the storage and use of flammable paints, stains, solvents and diluents, potential for accumulation of oily rags and other flammable refuse, as well as the use of glues that have highly flammable vapour. An article from the [WoodWorking Network](https://www.woodworkingnetwork.com/best-practices-guide/plant-production-software/staying-safe-top-four-risks-woodworking) (<https://www.woodworkingnetwork.com/best-practices-guide/plant-production-software/staying-safe-top-four-risks-woodworking>) articulates some of these risks well.

According to the Greater Bragg Creek Wildfire Mitigation Strategy (<https://www.rockyview.ca/Portals/0/Files/Fire/Greater-Bragg-Creek-FireSmart-Mitigation-Strategy.pdf>) – the proposed shop/business location is in an area that is flagged as having 'extreme' wildfire behavior potential. Similarly, the Area Hazard (30-100m+ impact) for Forestry Way is also listed as 'extreme'.

The development permit and associated conditions are silent on this risk or mitigations.

- **Noise Pollution.** Woodworking and millwork tools (planers, jointers, mitre saws, sawmills) operate typically in excess of 100 decibels. Even if the tools are operated indoors – it is likely the neighbouring homes will hear these tools when in use. In addition, there will be noise due to increased traffic: ongoing deliveries of raw materials and subsequent loading, shipping and delivery of fabricated products, as well as employee and partner traffic.

Similarly – external dust collection systems or paint booth ventilation or large HVAC units could present additional noise pollution. Many people in the neighbourhood (including our household) have family members at home during the day – and the noise from the proposed development would have a significant negative impact.

- Impacts to Property, including changes to valuation, reduced ability to sell, and changing the overall neighbourhood established norms as a quiet, forested residential area. Moving out here was a financial stretch, and we could be driven to relocate due to this development. We reached out to a local realtor to understand a professional perspective on the Impacts to Property – and he provided documentation indicating that he believed the installation of a commercial woodworking/cabinetry/millwork business in close proximity would negatively impact property value by 10-15%, and reduce the number of potential buyers. Based on current real estate and assessed values, these are significant impacts.
- Increased traffic in the area due to ongoing deliveries of raw materials and subsequent shipping and delivery of fabricated products, as well as employee and partner traffic. As noted above – Forestry Way is a dead-end road and the proposed shop/business location is at the very end of the dead end road. The increased traffic would impact all Forestry Way, though the greatest impacts would be for those near the end of the street. Currently Forestry Way has very little traffic, and this could represent a significant change.
- Air pollution. With the size and scale of the painting, staining, and gluing for this business, we are concerned for the potential for not only odours, but the negative effects of long term mild exposure (our son has asthma). If the development was approved – this could likely be mitigated through following both local, provincial, and federal laws associated with commercial scale paint booths that require an engineered system, stamped by a certified engineer from Alberta.
- Environmental Damage. There are several tributaries to the Elbow river in the area, including a seasonal creek that runs along our property line for several months of the year, as well as a year-round creek to the north of the property that drains into a lake on the east side of Forestry way. The water table in the area is very shallow (our well is 30' deep). The concern would be that any pollutants (millwork dust/glue, solvents, diluents, etc) work their way into the water table and into the tributaries or riparian. Note that the slope of these lots is quite steep – with natural drainage that would eventually end up in the riparian area, or in a small creek or water table.



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Peter Haar

Page 1 of 2

Tuesday, May 17, 2022

Roll: 03908020

RE: Development Permit #PRDP20221241

Block 3 Plan 7711440, SW-08-23-05-05; (231031 FORESTRY WAY)

The Development Permit application for construction of an accessory building (shop) and relaxation of the top of bank setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That an accessory building (shop) may be constructed on the subject land in general accordance with the drawings submitted with application.
 - i. That the top of bank setback requirement is relaxed in accordance with the recommendations and site plan detailed in the *Geotechnical Investigation prepared by PrairieGEO Engineering (File no. PGE21-62, Dated May 3, 2022) in perpetuity.*

Prior to Release:

2. 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 or permits will be required for any hauling along the County road system and to confirm the presence of County road ban restriction
3. The Applicant/Owner shall also confirm if any improvements are required to the existing approach for this parcel from Forestry Way.
 - 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
4. That prior to release of this permit the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with Rocky View Servicing Standards and best management practices.

Permanent:

5. That the Applicant/Owner shall adhere to the recommendations outlined in the *Geotechnical Investigation prepared by PrairieGEO Engineering (File no. PGE21-62, Dated May 3, 2022) in perpetuity.*
6. That the accessory building shall be adequately serviced in accordance with the County Servicing Standards and Policy C-407.



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Peter Haar #PRDP20221241

Page 2 of 2

7. That the accessory building shall not be used for commercial purposes at any time unless approved through a separate Development Permit.
8. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, unless a separate Development Permit has been issued for additional fill.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after building construction is complete, as part of site restoration.
10. That the existing trees and terrain shall be retained except as required to meet conditions of this permit and any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover in accordance with the replanting plan submitted with the Application.
11. The Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration as a result of the subject development.
12. 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.
13. That if the Development Permit is not issued by **December 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

14. That a Building Permit and applicable subtrade permits shall be obtained from Building Services, prior to construction and shall include any requirements noted within the *Building Code Comments for Proposed Development, dated April 26, 2022*.
15. That during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed building, to help prevent disturbance of the existing trees and native vegetation.
16. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
17. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times.
18. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 7, 2022**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

APPLICATION NO.	PRDP20221241
ROLL NO.	03908020
RENEWAL OF	
FEES PAID	\$585.00
DATE OF RECEIPT	March 22, 2022

APPLICANT/OWNER

Applicant Name: PETER HAAR	Email: PETER@VREX CARPENTRY, CA.
Business/Organization Name (if applicable): FOREST CREEK FINE Woodworking.	
Mailing Address: 240001 RANGE ROAD 42 Calgary AB	Postal Code: T3Z 2X2
Telephone (Primary): 403-470-0850	Alternative:
Landowner Name(s) per title (if not the Applicant): Nick + LOUISE HAAR	
Business/Organization Name (if applicable):	

LEGAL LAND DESCRIPTION - Subject site

All/part of: SW ¼	Section: 8	Township: 23	Range: 5	West of: 5	Meridian	Division: 44
All parts of Lot(s)/Unit(s):		Block: 3	Plan: 7711440	Parcel Size (acres): 28.52		
Municipal Address: 231031 FORESTRY WAY				Land Use District: Small Ag		

APPLICATION FOR - List use and scope of work

New Woodworking SHOP BUSINESS and Accessory Building

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) | <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 type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

I, PETER HAAR (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

MARCH 15 2022

Landowner Signature

Date

MAR 15/22



ROCKY VIEW COUNTY

ACCESSORY BUILDING(s)

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20221241
ROLL NO.	03908020
DISTRICT	A-SML p8.1

DETAILS		USE TYPE
Building total floor area (footprint)	2400 (m ² (ft. ²))	<input type="checkbox"/> * Residential <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Related to Home-Based Business (HBB), Type II (attach HBB Information Sheet) <input type="checkbox"/> Other (specify):
Height of building	(m / ft.)	
Total area of all accessory buildings (For Residential/Agricultural parcels)	2500 sq (m ² (ft. ²))	
BUILDING DESCRIPTION		BUILDING TYPE
Purpose/use of building (workshop, studio, storage etc.): <u>Workshop</u>		<input type="checkbox"/> Storage Shed <input checked="" 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 checked="" type="checkbox"/> Other (specify): FREE STAN <u>WOODWORKING SHOP</u>
Building material(s): <u>WOOD FRAME,</u> <u>CONCRETE FOUNDATION.</u>		
Exterior colour(s): <u>GREY + BROWN</u>		
Age of building(s), if permits not issued/available: <u>No Permits ISSUED</u>		
VARIANCE(s) REQUESTED (If applicable)		
Describe variances requested: <u>HOME BASED BUSINESS TYPE II</u>		
Describe reasons for variances (location, storage needs, etc.): <u>HOME BASED</u> <u>BUSINESS TYPE II HOME WOODSHOP</u>		
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: a) Shall not be attached, in any way, to a principal building; b) Shall not be stacked in any Non-Industrial District; and c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.		

Applicant Signature

Date

MARCH 15/2022

TWPRD 232

R-RUR

A-SML
p8.1

FORESTRY WAY

A-SML
p8.1

R-RUR

A-SML
p8.1

R-RUR
p4.0

R-RUR

R-RUR

A-SML
p8.1

KANANASKIS
IMPROVEMENT
DISTRICT

HIGHLANDS BLVD

From: [Peter Haar](#)
To: [Evan Neilsen](#)
Subject: [EXTERNAL] - Re: PRDP20221236 and PRDP20221241 Application Receipt Letters - Notice of Complete
Date: April 14, 2022 11:47:01 AM
Attachments: [DP Application Receipt Letter.pdf](#)
[DP Application Receipt Letter \(1\).pdf](#)

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

Hello Evan,

There will be no need for any signage or outdoor storage. Aside from myself no one else associated with the business will be living on the property

Thanks,

Peter

Sent from my iPhone

On Apr 14, 2022, at 10:11 AM, Evan Neilsen <ENeilsen@rockyview.ca> wrote:

Hello Peter,

Please find enclosed application receipt letters for applications PRDP20221236 and PRDP20221241 for your Home-Based Business for a Woodworking Shop and an accessory building, respectively. I have completed my initial review and I am hoping to get clarification on the following aspects of the business as they pertain to regulations within our Land Use Bylaw:

1. How many employees, or people are otherwise involved in the operations of the business will live on site at 231031 Forestry Way where the business is proposed?
2. How much outdoor storage (storage not within a shed, shop or other accessory building) will be required for this business?
3. Will the business require any signage?

I am currently working to circulate the files to various internal and external agencies, and should have more feedback as further responses are received. I can also be reached via my direct line at (403) 520 7285 if there are any further questions. Thank you once again for your submission, and please let me know if there are any questions.

Best regards,

EVAN NEILSEN
Development Officer | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.



GEOTECHNICAL INVESTIGATION
PROPOSED SHOP BUILDING
231031 FORESTRY WAY, BRAGG CREEK, ALBERTA

PRESENTED TO
PETER HAAR & ERIN PHILLIPS
CALGARY, ALBERTA

PREPARED BY
PRAIRIEGEO ENGINEERING LTD.
CALGARY, ALBERTA

FILE NO. PGE21-62

MAY 3, 2022
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APPENDIX A	Slope/W Analysis Results Testhole Logs (2) Explanation of Terms and Symbols
APPENDIX B	Soil Test Results
LIMITATIONS	General Terms and Conditions

1.0 INTRODUCTION

1.1 GENERAL

Peter Haar & Erin Phillips is proposing to build a new shop building at 231031 Forestry Way, Bragg Creek, Alberta. PrairieGEO Engineering Ltd. (PrairieGEO) was requested to perform an investigation and provide slope assessment and geotechnical recommendations for the proposed shop building and access road. This report summarizes results of the field and laboratory testing programs and presents slope assessment and geotechnical recommendations for general site preparation and foundations.

As per County Servicing Standards 2013 prepared by Rocky View County, this report has been prepared for the benefit of Peter Haar & Erin Phillips and their agents in support of the proposed shop development.

1.2 PROJECT DESCRIPTION

It is proposed to construct a new shop building at the south of the existing residential dwelling. The proposed shop will consist of a 223 m² (2400 sq.ft) footprint area and 4.9 m (16') in height with no basement. Foundation loads for the shop building is expected to be light to moderate. It is understood that shallow foundations (concrete footings) are preferred foundation option for the proposed shop. It is also proposed to construct a gravel access road from the site entrance to the shop area with a potential culvert placed near the site entrance. The proposed site layout is shown on the Site Plan (Figure 2).

1.3 SCOPE OF WORK

The scope of work for this project was outlined in PrairieGEO's proposal No. PR21-95 dated July 9, 2021. Authorization to proceed with this investigation was given by Mr. Peter Haar of via email on July 12, 2021.

It is understood that a slope stability study is required by the Rocky View County Servicing Standards 2013. The slope assessment in this report is intended to provide the owner and municipality with a reasonable expectation with respect to slope stability and potential for slope movement; and to communicate the technical risks so that informed development decisions can be made relating to this development.

1.4 PREVIOUS INVESTIGATIONS

PrairieGEO was not provided with a previous geotechnical report for review during preparation of this report.

2.0 METHODOLOGY

2.1 FIELD DRILLING PROGRAM

Prior to drilling operation, PrairieGEO personnel requested an Alberta One Call to mark the existing underground utilities.

On July 13, 2021, one Cone Penetration Test (CPT) was conducted at the proposed shop area, near the crest of the slope. Two testholes were drilled to auger refusal at shop and access road areas. Borehole locations were selected by PrairieGEO field engineer. Drilling and CPT operations were performed by competent PrairieGEO's geotechnical personnel. The soil encountered was visually examined during drilling and logged according to the Modified Unified Soil Classification System. Soil samples were collected from auger cuttings to determine the soil/moisture profile and from other selected depths for other testing.

Upon completion of drilling, boreholes were backfilled with auger cuttings. Groundwater table was estimated by using an electronic cone with pore water pressure measurement feature.

The borehole locations were surveyed by PrairieGEO using a Stonex S990A GPS with vertical accuracy of ± 5 cm. UTM coordinates and geodetic elevations are provided on the Site Plan and the boreholes logs in Appendix A.

2.2 LABORATORY TEST PROGRAM

Collected soil samples during the field drilling program were returned to PrairieGEO's Calgary laboratory for testing including moisture contents, soil grain size analysis (hydrometer), and water-soluble sulphate content. The results of all laboratory testing are shown on the borehole logs (Appendix A) and individual test results are presented in Appendix B.

3.0 SITE CONDITIONS

3.1 SURFACE CONDITIONS

The proposed residential subdivision is located at 231031 Forestry Way, Bragg Creek, Alberta, as shown on Key Plan, Figure 1. The site is accessible from Forestry Way to the east.

There is an existing single-family residential building located near the toe of the slope. The topography map of the site indicated that the site was sloping down from the south side of the property to the north where the existing house located with an average elevation change of 5.0 m. Slope angles ranged from 6 to 11 degree. The surrounding land use consists of residential acreage lots to the north, east and undeveloped natural forest to the west and south. Site conditions are shown on the Aerial Plan and Site Photographs, Figures 3 and 5. Cross section profiles of the existing slope are shown on Figure 4. Surface elevations ranged from 1415.80 to 1403.75 m at the borehole locations.

3.2 SUBSURFACE CONDITIONS

The general soil profile encountered at the site was relatively uniform at the borehole locations consisted of in descending order: topsoil overlying gravelly clay till. Detailed descriptions of the soil profiles at the borehole locations are provided on the borehole logs in Appendix A. Definitions of the terminology and symbols used on the borehole logs are provided on the explanation sheets, also in Appendix A. The following is a brief description of the main soil types found at the site.

3.2.1 Topsoil

A 0.2 m to 0.4 m thick layer of topsoil was encountered at the Testhole 1 and 2 locations. The topsoil was highly organic, brown and moist. Based on observations and experiences, topsoil thickness is expected to vary and may exist in greater thickness across the site. In general, this topsoil is considered weak and compressible under load.

3.2.2 Clay Till

Clay till was encountered below the topsoil layer at both boreholes and extended to depths of 2.6 m below grade. The clay till was gravelly with some silt. The till was characterized as low to medium plastic, brown, and moist. The estimated undrained shear strength from CPT testing was ranged from 80 to 200 kPa denoting a stiff to very stiff consistency. Moisture contents ranged from 16 to 22 percent with a typical value of 18 percent, which is considered to be slightly above the optimum moisture content (OMC) for this material.

3.2.3 Clayey Gravel

Based on CPT testing results, clayey gravel was encountered at about 2.6 m below grade and cone refusal was encountered within this layer. The gravel deposit is expected to be dense and pore water pressure measurement indicated possible ground water table within this gravel layer.

3.3 WATER SOLUABLE SULPHATE

Soil samples were taken at depth of 0.5 m in Testhole 1 for water soluble sulphate concentration testing which is expressed as a percent of the dry mass of soil. The sulphate concentration was measured to be 0.12 percent which indicates a "moderate potential for sulphate attack on buried concrete in direct contact with soil."

3.4 GROUNDWATER CONDITIONS

Pore water pressure was detected when conducting CPT in the clayey gravel layer which indicated potential ground water table at about 2.6 m below grade. Based on the local soil experience of PrairieGEO personal:

1. Based on previous geotechnical investigation experiences of nearby sites, a relatively shallow groundwater condition near the gravel deposit elevation which is expected at about 2.6 m below grade for this area in the Bragg Creek area.
2. Groundwater levels are expected to be dependent on precipitation infiltration for recharge. Groundwater elevations are expected to fluctuate on a seasonal and annual basis and will be highest after periods of heavy or prolonged precipitation and snow-melt.
3. Groundwater seepage is expected for excavation deeper than 2 m. High flow rates are possible in the permeable gravel layer or fractured bedrock formation. The volumes of groundwater encountered will be dependent on seasonal conditions and the permeability of the soils within the profile.

4.0 ASSESSMENT OF SLOPE STABILITY

A slope stability study was required by the Rocky View County to assess the sensitivity and risk of the local slope impacts on the proposed development and to minimize impacts on the slope and surrounding existing buildings. The stability analysis for this study was carried out using the Slope/W computer program and comply with all the requirements of Rocky View County Servicing Standards, dated May 28th, 2013.

4.1 GENERAL SLOPE STABILITY COMMENTS

Slope stability is described in terms of a factor of safety (FS) against slope failure which is the ratio of total forces resisting failure divided by the sum of forces promoting failure. In general, a FS of less than 1 indicates that failure is expected and a FS of more than 1 indicates that the slope is stable. A steepened slope will slump back over time to establish a stable profile for the existing soil and groundwater conditions. The FS of a slope will increase slightly as vegetation is established on the face to protect the subgrade soil from weathering. Given the possibility of soil variation, groundwater fluctuation, erosion and other factors, slopes with a FS ranging between 1.1 and 1.3 are considered to be marginally stable. A "long term" stable slope is considered to have a FS of over 1.3. For permanent structures such as houses, which represent a higher risk and potential for loss of investment, a FS of at least 1.5 is desired for development on or near slopes.

4.2 DEVELOPMENT SETBACKS AND RESTRICTIONS

General geotechnical practice is to review stability for slopes in the range of 15 percent or steeper (ie. less than about 6.5H:1V). As a visual aid this angle of inclination is roughly the typical side yard slope for a house with full walk-out basement. Many municipalities use this limit as a red flag to trigger the requirement for a geotechnical assessment. Development on slightly steeper slope faces is possible if the slope is stable. On steepened slopes which are not stable, the typical recommendation is to provide buffer areas along the crest and toe of the slope based on the critical failure surface with the appropriate FS for the proposed development feature. A permanent structure would need to be set back an appropriate distance from the crest to provide a safe buffer for the in the structure in the event of a landslide at the site. The FS for the critical failure surface intersecting this structure should at least be 1.5. Less risk sensitive residential development such as yard landscaping and temporary structures (sheds, decks, etc.) would be allowed in marginally stable areas.

4.3 SLOPE PROFILE

Slope profiles for the site were based on elevation survey information provided in drawing prepared by Axiom Geomatics Ltd. of Calgary. The natural slopes at this site were considered to be formed by erosion. There was no evidence of recent land sliding at the site, suggesting subsurface conditions are stable over formation conditions. Examples of the slopes profile at the centre of the site are provided on Figure 4.

4.4 SUBSURFACE PROFILE

The slope profile used for the stability analysis was a shallow layer of clay till overlying gravel deposits. Based on experience in the area, weather bedrock is expected to be present at about 10 m below grade. It was assumed that the topsoil will be removed, and engineered fill will be used for site grading purposes as per recommendations provided in Section 5.3.4.

For slope modelling, conservative groundwater conditions were assumed in the analysis based on estimated peak seasonal groundwater depths below the slope face.

4.5 STABILITY ANALYSIS

A stability analysis was carried out using the *Slope/W* computer program to evaluate the factor of safety for the representative slope profile. Due to the local slope was expected formed by erosion and earthwork activity, but not formed by major landslide events, local experience and file data were used to estimate the soil parameters and groundwater or soil moisture conditions. The following effective strength parameters were used in the analysis.

TABLE 1
SOIL PARAMETERS FOR STABILITY ANALYSIS

Soil	Depth (m)	Unit Weight (kN/m ³)	Undrained Shear Strength (kPa)	Cohesion, c' (kPa)	Phi, ϕ' (Degrees)
Clay Till	0 - 2.5	19	-	-	28
Gravel	Below 2.5	21	-	-	32

The following table summarizes the results of the slope stability analysis.

TABLE 3
SLOPE STABILITY MODELING RESULTS

Stability Run	Section	CASE	Factor of Safety	Figure
Slope without shop	AA'	Long Term	2.19	A1
Slope with shop	AA'	Long Term	2.19	A2
Proposed Road	BB'	Long Term	2.00	A3
Proposed Road with Surcharge	BB'	Long Term	2.09	A4

Cross section AA was analyzed for the steepest slope between proposed shop and existing house with an inclination of 3.3H:1V. Section BB represented the proposed road profile with a steepest slope about 3.8H:1V. A 100 kPa uniform building / traffic surcharge load is considered to be adequate to conservative for the proposed development.

Representative slope profiles for the analysis are shown in Appendix A. It should be noted that a series of stability runs have be undertaken for both localized failures and global stability and the example runs provided in Appendix A are just samples of typical analysis results for various cases and conditions.

4.6 SLOPE ASSESSMENT

The findings of the slope stability analysis for the slope model and the proposed soil parameters listed in Table 3 were in general agreement with both the assumed formation conditions and local slope experience.

The long-term assessment at this site is that the potential for a major slope movement impacting the proposed development is low under present normal conditions with reasonable variation. The FS against a small shallow “slump-type” failure might fall close to 1.0 if the slope face at the site was subject to grading causing excessive steepening, or if areas of the slope face were to become saturated. However, it would take unusually wet conditions to cause a shallow slumping of the slope face. Saturation of the surficial soils, leading to the regressive slumping of the slope face is considered to be the most likely mode of slope failure at this site. If a large movement were to occur, the failure in the subgrade would be expected to be slow moving and would provide some warning in the form of cracks on the slope face prior to failure.

Similarly, the impact of the proposed development on local slope stability will be minimal as long as the existing slope face remained close to the existing condition. Since the excavation of proposed shop footing area will likely remove soil from the top of the slope, the net loading in this crest area is expected to decrease, which may have a slight stabilizing affect. This assessment is based on the assumption that excavated soil from the house development will be removed from site and will not be placed on the slope face.

The typical roadway maximum slope is about 15 degree (3.7H:1V), which is very close to existing grade along the proposed road, therefore, it is not expected that any more slope steepening will be needed for road grading.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 GEOTECHNICAL EVALUATION

The proposed shop building are expected to consist a light to moderate structural load. The site soil conditions are considered to be typical for this area of the Bragg Creek, Foothills areas and will be suitable for the proposed development. The main geotechnical considerations for this development include:

1. The clay till and gravel deposits will provide a suitable bearing strata for the conventional concrete footings and potential culvert. Recommendations for concrete footings are given in Section 5.4. Recommendations on other foundation systems can be provided upon request.
2. A 1.5 to 3 m excavation will be required for the foundation construction. An unsupported excavation is considered feasible if the availability of space on the site to cutback side slopes to stabilize the excavation. Excavation stability should be reviewed once more details regarding the design and construction methods are known.
3. Due to possible fluctuation of ground water table in the area, ground water seepage could be encountered in utility trench excavations. A conventional sump pump system should be sufficient for this excavation.
4. The soils at the site should be suitable for use as backfill for service trenches. Over-sized rock (diameter larger than 300 mm should be screened and removed prior to backfilling).
5. Geotechnical issues for the culvert include; foundation preparation, structural backfill for lateral and covering support, cut-offs to reduce piping and entry / exit protection. It has been assumed the new culvert will be constructed with a granular structural backfill. The proposed culvert will need to be structurally capable supporting the overlying access road embankment material.

5.2 SLOPE RECOMMENDATIONS

5.2.1 Slope Development

The proposal to excavate the house and garage at the crest of the slope is considered to be stable. The expected long-term FOS of the slope is higher than 1.5. In addition:

1. The general profile of the slope below the proposed shop should be maintained with no net increase in material (ie. cut / fill should be employed for landscape features such as retaining walls or patios.)
2. Landscape features such as retaining walls may be used, provided and designed by a qualified geotechnical engineer. Retaining walls will need to be checked for internal

stability and global stability related to the overall slope. The preceding slope assessment has not included any detail analysis for retaining walls.

3. Run-off related to the natural slope south of the shop should not discharge uncontrolled or concentrated onto the slope face.

5.2.2 General Slope Care

The slope face below the proposed house may be subject to saturation and minor surficial failures influenced by precipitation, surface erosion, groundwater and soil moisture conditions. It is important that site development does not initiate any detrimental changes to the subsurface conditions and slope geometry. In order to minimize the potential for destabilization that could lead to localized slumping, the crest areas and the top area of the slope faces should be kept away from any water ponding condition. For lower slope face and toe, erosion control and vegetation should be maintained. The following general recommendations are intended as a guide to minimize the impact of the proposed house on the stability of the slope.

1. Site grading carried out should be designed to drain surface water due to rainfall and snowmelt away from the slope. New fills should not be placed at the top of the slope. If fill is required to establish grades around the house; the excavation material from the basement should be utilized.
2. All discharge from roof leaders and possible weeping tile systems should be directed away from the top-of-bank in the vicinity of the house and slope face below the house. Drainage from roof leaders and/or weeping tile sump discharges should not be allowed to flow uncontrolled over the crest or be allowed to pond on the ground surface causing increased water infiltration into the slope.
3. It is suggested that exposed soils around the house footprint should be vegetated soon after site grading is complete. It is suggested that any new vegetation for this site be selected from native species with deep root systems that can grow with a minimum of watering. Leaving graded areas of the site unvegetated for extended periods of time will cause increased infiltration into the slope, resulting in the saturation of the upper soils of the slope. This is especially critical if severe storm is anticipated in this area.
4. Underground sprinkler lines should not be allowed on the slope face. If underground sprinkler system is proposed, the design should be reviewed with respect to impacts on slope stability. This review should be performed by a qualified geotechnical engineer. No pools or below grade ponds should be allowed on this lot without detailed review. If proposed, water features would need secondary containment and controlled discharge design measures.
5. Building contractors often make the mistake of pushing excavation soil from basements out onto the slope face in an attempt to establish larger level backyard areas. This usually results in over loading and steepening of the original slope, resulting in very unstable conditions. Under no circumstances should the basement excavation soil be placed on the slope face.

The general recommendations in this section are considered to be “common sense” actions to undertake or avoid in order to minimize potential disturbance to the slope. It is considered

prudent to follow these recommendations to maintain a low risk to the property (and thereby to the house). It should be noted, that the possibility that future property owners may undertake activities which are detrimental to the stability of the slope is assumed when assessing the factor of safety of the slope. These general recommendations and guidelines may be subject to site specific modifications based on the review of a qualified geotechnical engineer.

5.3 SITE PREPARATION

5.3.1 General Site Stripping

In general, all remaining surficial topsoil, organics, non-engineered fill, or unsuitable soils should be stripped from in the building and pavement areas. Based on drilling observations, surficial topsoil thicknesses or stripping depths are anticipated to average 300 mm below the existing surface. Some areas of the site may require more stripping or undercutting to remove thicker topsoil, or root systems of underbrush or trees. Organic materials should not be mixed with mineral soils. The excavated topsoil and unsuitable materials may be stockpiled at an approved location for future landscaping use.

5.3.2 Subgrade Preparation

Site preparation should be carried out under dry weather conditions to minimize the risk of disturbance and softening. The exposed subgrade should be scarified to a depth of 150 mm and recompacted uniformly to a minimum of 98 percent of Standard Proctor Maximum Dry Density (ASTM D698 – SPMDD). Site preparation measures should be monitored by qualified and experienced geotechnical personnel to identify potential soft areas. The inspection may include a proof-roll test to confirm that deflections are minimal. If adverse weather or groundwater conditions are observed, these recommendations should be reviewed in order to avoid subgrade failure. Soft areas should be sub-cut and replaced with a suitable fill material to a depth sufficient to support construction traffic. Methods to avoid subgrade failure of soft subgrades may include: limiting construction traffic, modification of site preparation procedures (scarification, recompaction, etc.) and sub-cut and replacement with a suitable engineered fill material.

5.3.3 Drainage

Surface water should be drained away from the site as quickly as possible, both during and after construction. Site drainage should be directed away from the foundation walls. A minimum grade of 2 percent is recommended to promote surface runoff and minimize potential saturation and degradation of the parking area subgrade. It is recommended to provide a 5 percent back slope from buildings for a distance of at least 3 m. Roof and other drains should discharge well clear of buildings. Concentrated drainage should be directed away from the slope.

Compliance with the recommendation for compaction of fill in exterior areas is important because poorly compacted backfill adjacent to foundation structures will settle, which may lead to ponding of surface water against foundation walls. The slope of exterior backfill should be checked periodically to verify water is shed away from buildings. If the backfill settles causing

water to pond against foundation walls, the surface should be re-graded. Water should not be allowed to pond adjacent to buildings, equipment, or pavement areas.

5.3.4 Fill Placement and Compaction

Fill material should be placed uniformly to the following compaction specifications.

**TABLE 2
RECOMMENDED FILL COMPACTION SPECIFICATIONS**

Fill Location	Minimum Compaction (% SPMDD*)	Moisture Content (% of OMC)
Building Areas		
New fill greater than 0.6 m thickness (including trenches)	100%	±2%
New fill less than 0.6 m thick (including trenches)	98%	±2%
Under structural slabs	95%	±3%
Foundation Backfill	95 to 98%	±2%
Other Development Areas		
Subgrade preparation (within 1.0 m of final grade)	98%	±2%
Exterior building area outside of pavement structures	95%	As Required

*SPMDD = Standard Proctor Maximum Dry Density and OMC = Optimum Moisture Content as per ASTM D698.

The lift thicknesses should be governed by the ability of the selected compaction equipment to uniformly achieve the recommended density. However, it is generally recommended to use lifts with a maximum compacted thickness of 200 mm for granular fill and 150 mm for clay fill. Uniformity is of most importance. Granular fill is best compacted with large smooth drum vibratory rollers while clay fill is best compacted with large vibratory "padfoot" or "sheepsfoot" rollers. In areas which require higher compaction, it is recommended that granular fill be placed at moisture contents 0 to 2 percent below the OMC and that clay fill be placed at moisture contents about 0 to 2 percent above the OMC. This will help reduce compactive effort and potential risk of subgrade disturbance needed to achieve maximum density.

Fill placement and compaction during the winter months is challenging due to the difficulty in moisture conditioning fill soils and obtaining high compaction levels. Materials and methodology should be reviewed prior to construction if cold weather compaction of clay fills is proposed. High compaction levels can only be achieved using fill soils that are unfrozen.

5.4 RESIDENTIAL FOUNDATIONS

5.4.1 Footings

Standard house basement foundations using strip and spread footings will generally be acceptable at this site. Footings based on gravel layer or native clayey gravel within 3 m below grade may be designed based on a maximum allowable bearing pressure of 120 kPa for strip footings and 150 kPa for pad footings placed on undisturbed inorganic soil free from loosened material. The design and construction of residential foundations should conform to all applicable local building codes. In general, excavations should be protected against surface water runoff and ingress of groundwater; footing bases should not be allowed to dry out excessively during construction; and the bearing soil should be protected against freezing during and after construction. If localized soft subgrade areas are encountered, it may be necessary to found footings on an engineered granular mat to distribute the load on the weaker subgrade soils. The decision to construct footings on an engineered gravel mat is best made at the time of construction when footing subgrade soils are exposed.

5.4.2 Grade Supported Slabs

Grade supported basement floor slabs, supported by the native clay till deposits or engineered fill prepared as described in Section 6.4, are expected to perform adequately at this site. The magnitude of the expected vertical slab movements is considered to be within acceptable design tolerance. If proposed, grade supported floor slabs in continuously heated buildings should be designed based on a modulus of subgrade reaction (K_s) of 35,000 kN/m³ for slabs placed on at least 150 mm of compacted gravel base. The following recommendations should be followed:

1. Lightly loaded (less than 10 kPa) grade supported concrete slabs should be underlain with 150 mm of well graded, free draining; crushed gravel compacted to 95 percent of SPMDD.
2. Concrete flatwork will experience shrinkage cracking and must be placed the floor with a high level of workmanship. Slabs should be provided with construction joints or saw cuts in accordance with local practice. The concrete slab should be reinforced with steel bars and dimensioned in accordance with the structural engineer's requirements.
3. Slabs should be constructed independently of all walls, columns and grade beams. Slab on grade floors should be tied into the grade beam with dowels at doorways. Alternatively, the slab may be tied to grade beams if a construction joint is placed parallel to the wall at a distance of about 2.0 m.
4. Non-load bearing partitions should be designed to accommodate slight vertical movements. Mechanical equipment placed on floor slabs should be designed to permit some relevening should the equipment be susceptible to small changes in level.

5.5 CULVERT CONSTRUCTION

5.5.1 Foundation Support

The culvert placement near the entrance of the site is expected to be founded on native clay till or clayey gravel deposits. This subgrade is expected to be relatively stable with respect to foundation support to the culvert providing dewatering and grading of access road area is maintained throughout construction to minimize subgrade soil softening. Any signs of excessive softening or zones which might promote preferential pathways for groundwater flow or springs should be subcut down to competent foundation materials.

5.5.2 Culvert Earthworks

The culvert should be designed and constructed with following recommendations:

1. The culvert base should be supported on a competent mat of selected crushed gravel at least 200 mm thick with a minimum width of the culvert diameter.
2. The haunches of the culvert should be supported by compacted gravel at a moisture content 0 to 2 percent below OMC placed in thin lifts and compacted to a nominal density of about 95% of SPMDD. The preferred compaction method is to use hand operated mechanical tamping equipment. The material should be placed to fill all corrugations and provide firm contact with the pipe. Care should be taken to avoid over-compaction which will cause the culvert pipe to deform from the designed shape.
3. The lateral support and bridging cover the culvert pipe should be provided by a rectangular zone of gravel around the pipe. The width of the structural backfill should extend at least one times the pipe diameter to either side of the proposed culvert , and the minimum recommended is 0.6 m above the pipe. The structural backfill should be placed in 200 to 300 mm thick lifts and compacted to a nominal density of about 95% of SPMDD.
4. The culvert should be designed to accept earth pressure for the road embankment and potential traffic loads. The manufacture should be consulted with regard to culver installation details; and any manufacture requirements which are stricter than the recommendations given in the preceding discussion should be followed. It is highly recommended that an experienced contractor be commissioned to install this CSP structure since it is assumed that the contractor and manufacturer of the installation will ultimately be held accountable for the performance of the culvert.

5.6 FROST PROTECTION FOR BURIED UTILITIES

Based on the 1 in 25 year return period winter, the average depth of frost penetration at this site is approximately 2.1 m. Therefore, the recommended minimum buried depth for water lines is 2.3 m. Insulation details for buried services can be provided upon request.

5.7 FOUNDATION CONCRETE

Water soluble sulphate concentration results indicates a moderate potential for sulphate attack of subsurface concrete. As per CSA A23.1-19, a high-sulphate-resistant (HS) cement is recommended with a minimum 28-day compressive strength of 32 MPa with a water cement ratio of 0.45. All concrete exposed to a freezing environment either during or after construction should be air entrained.

5.8 INSPECTION

It is recommended that on-site inspection and testing be performed to verify that actual site conditions are consistent with assumed conditions which meet or exceed design criteria. The recommendations provided within this report are dependent on proper quality control of fill placement. Initial site stripping and excavation activities should be monitored by experienced and qualified geotechnical personnel. The placement of an engineered fill should be monitored and tested by a qualified soils technician to verify adequate levels of compaction and design standards are achieved. Based on the National Building Code – Alberta Edition, adequate levels of inspection are considered to be: review of all completed bearing surfaces for footings and full time inspection during construction of deep foundations; and monitoring and compaction testing of engineered fill.

6.0 LIMITATIONS AND CLOSURE

The recommendations presented in this report and any subsequent correspondence, are based on an evaluation of information derived from a CPT and two testholes and additional sources of information referenced in this report. The conditions described are believed to be reasonably representative of the site. If conditions are noted during construction which are believed to be at variance with the conditions described in this report, this office should be contacted immediately.

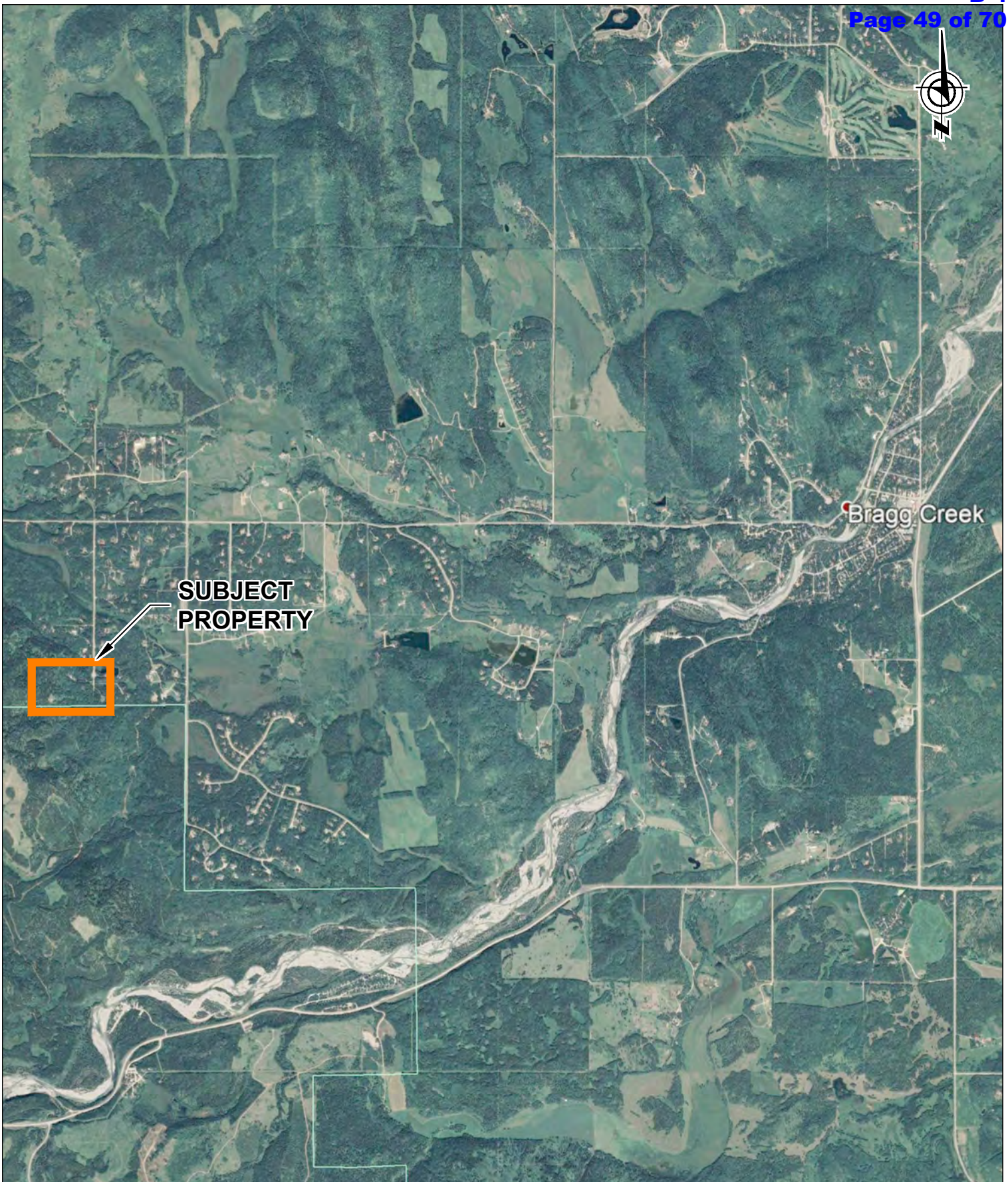
This report has been prepared for the exclusive use of the **Peter Haar & Erin Phillips**, and their approved agents, for the specified application of the Proposed Shop Building project located at 231031 Forestry Way, Bragg Creek, Alberta in Calgary, Alberta. It has been prepared in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. Use of the report is subject to acceptance of the General Terms and Conditions provided in Limitation Appendix of this report. We trust this meets with your present needs. If you have any questions or comments regarding this information, please do not hesitate to contact this office.

Respectfully submitted,
PRAIRIEGEO ENGINEERING LTD.

Jiachen (Jason) Ni, M.Eng., P.Eng.
Principal Geotechnical Engineer

FIGURES

- Figure 1 – Key Plan
- Figure 2 – Site & Cross Section Plan
- Figure 3 – Aerial Plan
- Figure 4 – Cross Sections
- Figure 5 – Site Photographs (2)



PREPARED BY:

**KEY PLAN**

PROPOSED SHOP BUILDING
231031 FORESTRY WAY, BRAGG CREEK, ALBERTA

DRAWN: JZ	REVIEWED: JN	REV #: 0	DATE: JULY 2021
SCALE: NTS	JOB NO. PGE21-62	DRAWING NO. 1	

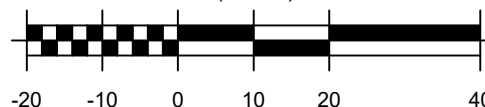
PREPARED FOR:

PETER HAAR



1035.00M SURFACE ELEVATION

SCALE (metres)



PREPARED BY:



SITE AND CROSS SECTION PLAN

PROPOSED SHOP BUILDING
231031 FORESTRY WAY, BRAGG CREEK, ALBERTA

DRAWN: JZ	REVIEWED: JN	REV #: 0	DATE: JULY 2021
SCALE: 1:1,000	JOB NO. PGE21-62	DRAWING NO. 2	

PREPARED FOR:

PETER HAAR

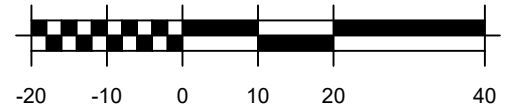
Page 163 of 183




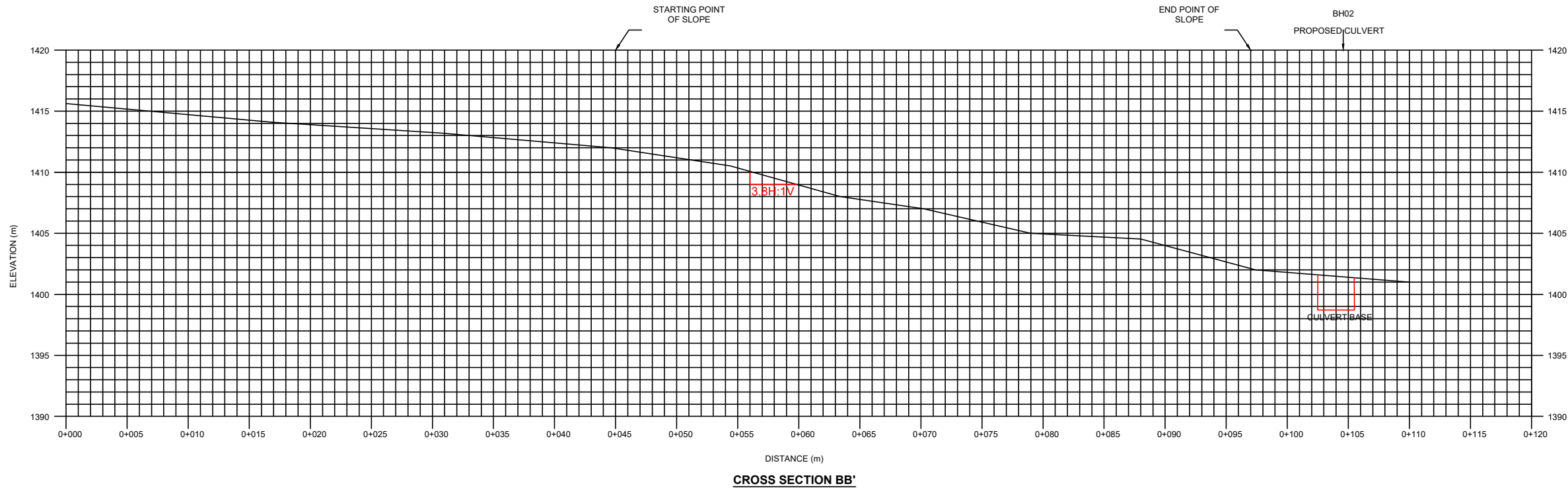
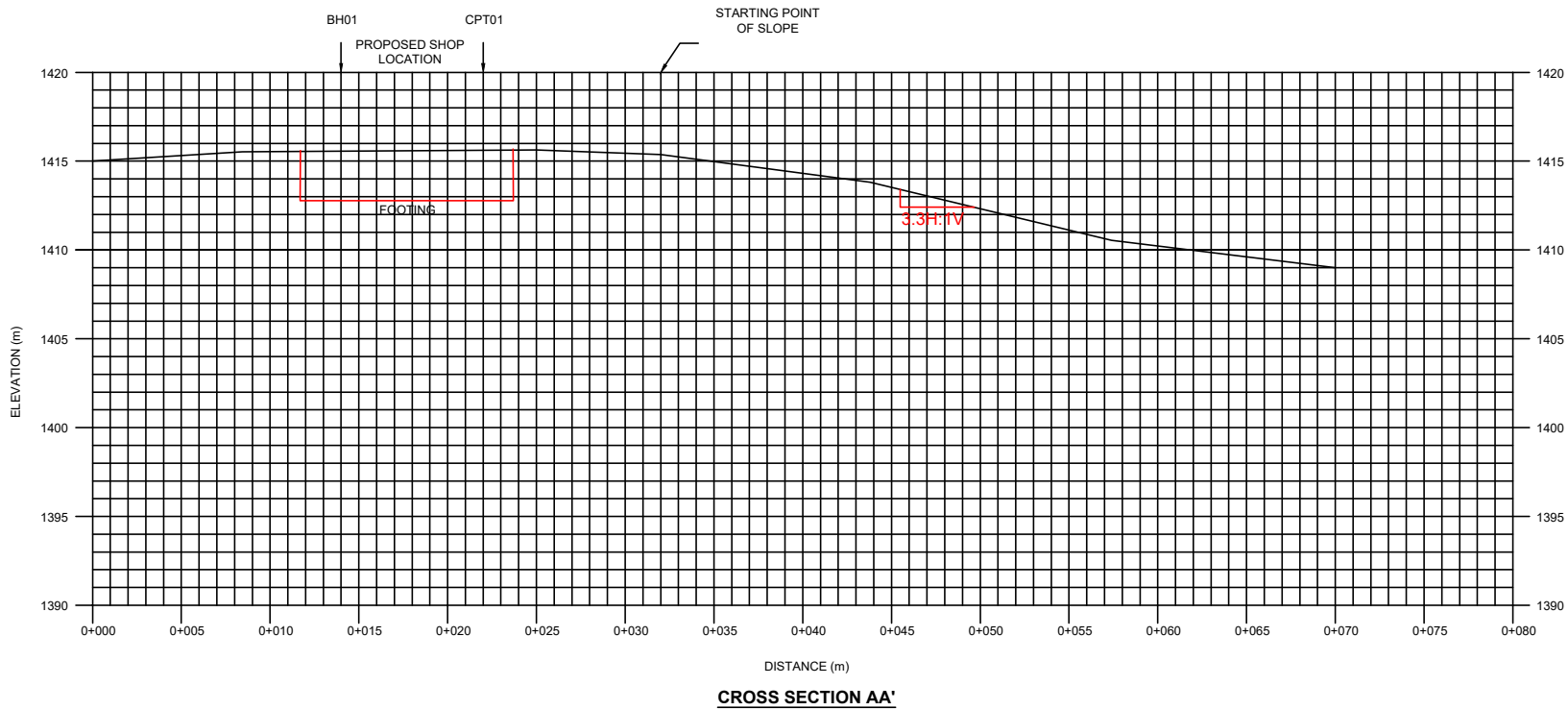
ALL BOREHOLE LOCATIONS ARE APPROXIMATE

1035.00M SURFACE ELEVATION

SCALE (metres)



<p>PREPARED BY:</p> 	<p>AERIAL PLAN</p> <p>PROPOSED SHOP BUILDING 231031 FORESTRY WAY, BRAGG CREEK, ALBERTA</p>				<p>PREPARED FOR:</p> <p>PETER HAAR</p> <p>Page 164 of 183</p>
	<p>DRAWN: JZ</p>	<p>REVIEWED: JN</p>	<p>REV #: 0</p>	<p>DATE: JULY 2021</p>	
	<p>SCALE: 1:1,000</p>	<p>JOB NO. PGE21-62</p>		<p>DRAWING NO. 3</p>	



CLIENT:

PETER HAAR

PREPARED BY:



1. All drawings, plan, models, designs, specifications and other documents prepared by PrairieGEO Engineering Ltd. ("PGEO") and used in connection with this project are instruments of service for work shown in them (the "Work") and as such are and remain the property of PGEO whether the Work is executed or not, and PGEO reserves the copyright in them and in the Work executed from them, and they say not be used for any other work or project.
2. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by PGEO in the Revision Column, and then only for the parts noted.

0	ISSUED FOR REVIEW	JULY 2021
REV.	REVISION DETAIL	DATE

DRAWN: JZ	CHECKED: JN	APPROVED JN
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SCALE	AS INDICATED
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PROJECT
PROPOSED SHOP BUILDING

231031 FORESTRY WAY
BRAGG CREEK, ALBERTA

DRAWING TITLE

CROSS SECTIONS

PROJECT NO. PGE21-62	DRAWING NO. 165
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JULY 13, 2021 - LOOKING AT THE SLOPE AND AND EXITING BUILDING ON SITE TOWARDS NORTH.



JULY 13, 2021 - LOOKING AT CPT01 AND THE SITE TOWARDS WEST.

PREPARED BY:



PHOTOGRAPH

**PROPOSED SHOP BUILDING
 231031 FORESTRY WAY, BRAGG CREEK, ALBERTA**

DRAWN: JZ	REVIEWED: JN	REV #: 0	DATE: JULY 2021
SCALE: NTS	JOB NO. PGE21-62	DRAWING NO. 5	

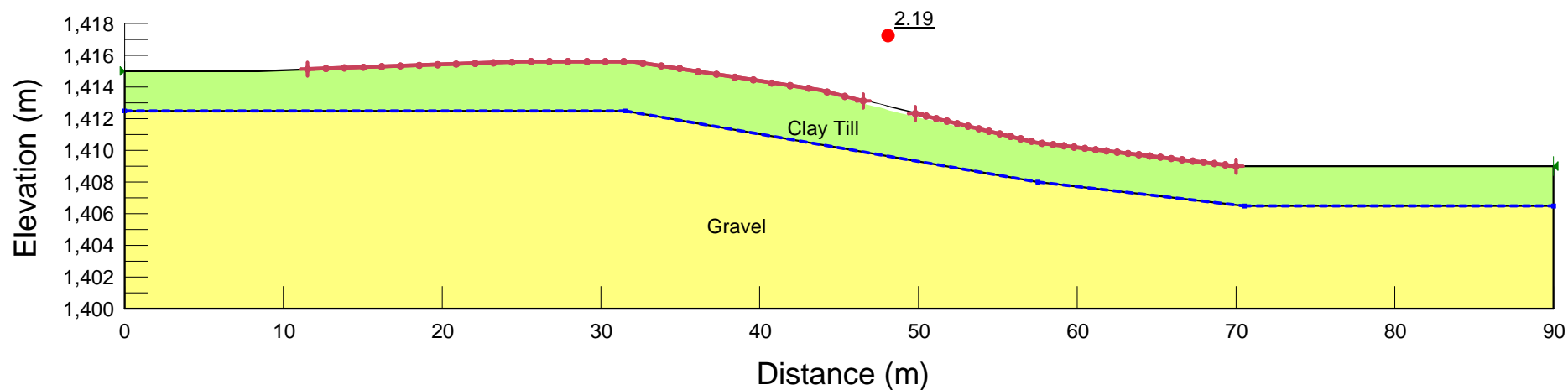
PREPARED FOR:


PETER HAAR

APPENDIX A

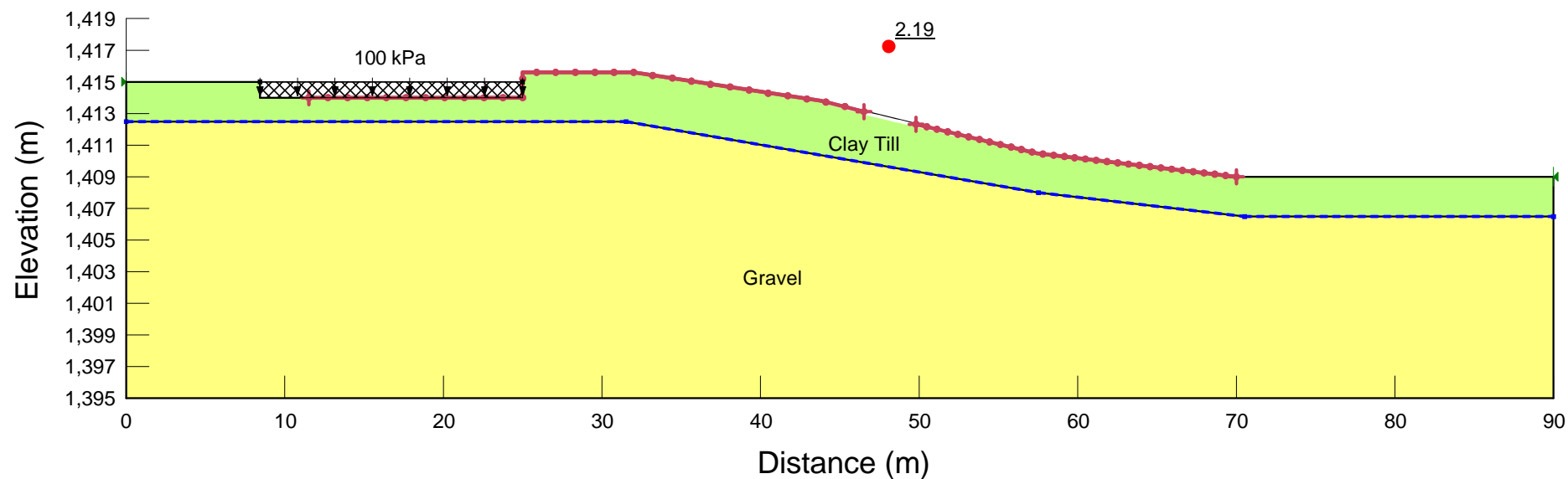
Slope/W Analysis Results
Testhole Logs (2)
Explanation of Terms and Symbols
CPT Test Results


Color	Name	Model	Unit Weight (kN/m³)	Cohesion' (kPa)	Phi' (°)	Phi-B (°)	Piezometric Line
■	Clay Till	Mohr-Coulomb	19	0	28	0	1
■	Gravel	Mohr-Coulomb	21	0	32	0	1



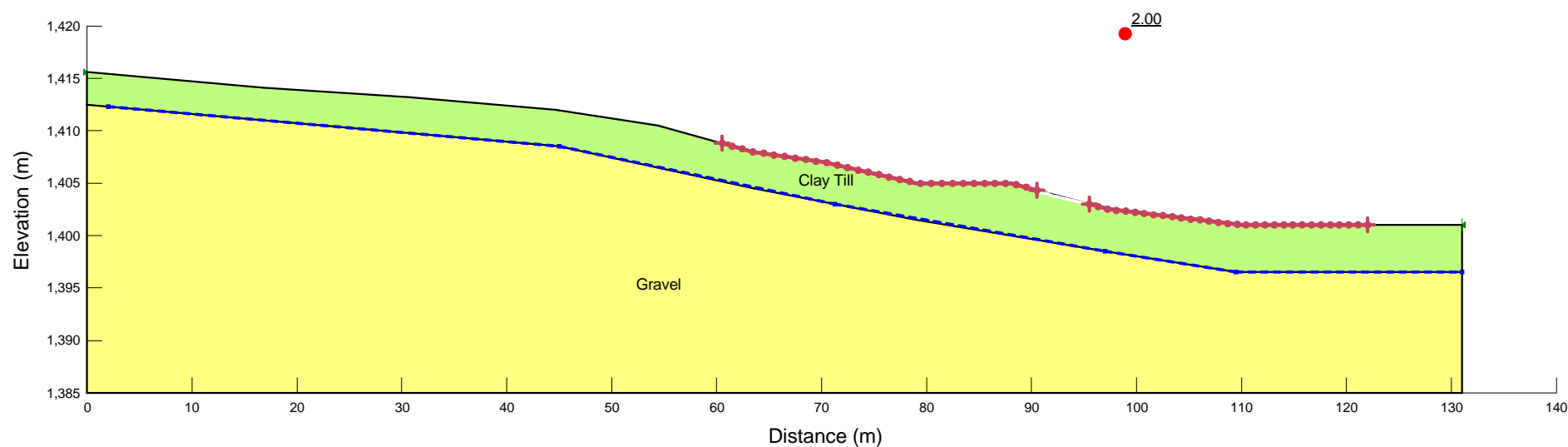
	AA' - LONG TERM		
	PROJECT:	PROPOSED SHOP	DATE: 2021-07-22
	PROJECT ID:	PGE21-62	FIGURE: A1


Color	Name	Model	Unit Weight (kN/m³)	Cohesion' (kPa)	Phi' (°)	Phi-B (°)	Piezometric Line
■	Clay Till	Mohr-Coulomb	19	0	28	0	1
■	Gravel	Mohr-Coulomb	21	0	32	0	1



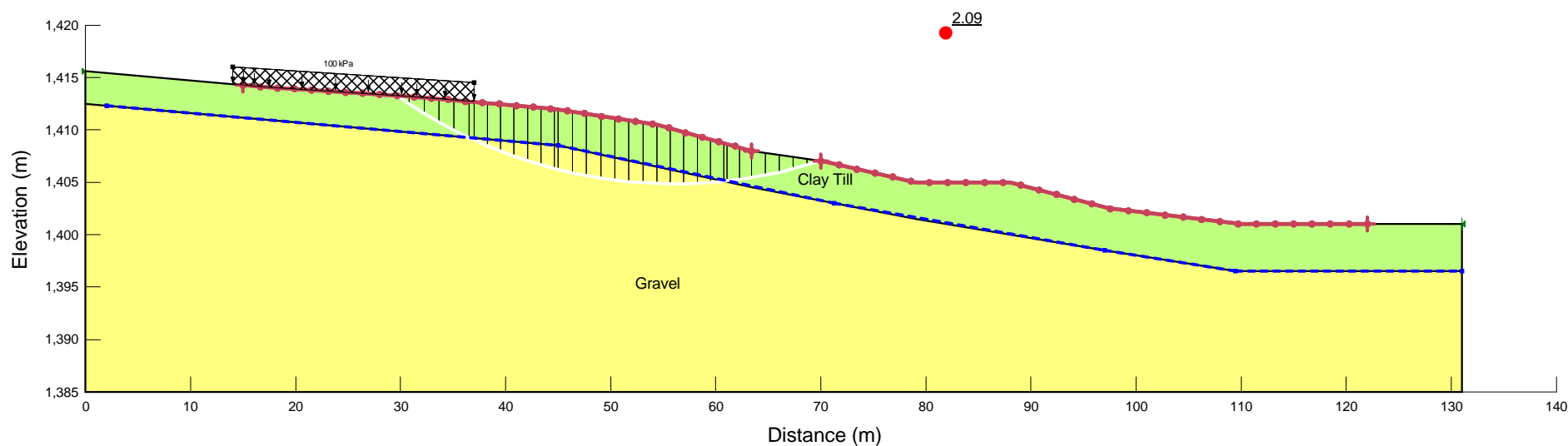
	AA' WITH BUILDING - LONG TERM		
	PROJECT:	PROPOSED SHOP	DATE: 2021-07-22
	PROJECT ID:	PGE21-62	FIGURE: A2


Color	Name	Model	Unit Weight (kN/m³)	Cohesion' (kPa)	Phi' (°)	Phi-B (°)	Piezometric Line
■	Clay Till	Mohr-Coulomb	19	0	28	0	1
■	Gravel	Mohr-Coulomb	21	0	32	0	1



	BB' - LONG TERM	
	PROJECT: PROPOSED SHOP	DATE: 2021-07-22
	PROJECT ID: PGE21-62	FIGURE: A3

Color	Name	Model	Unit Weight (kN/m³)	Cohesion' (kPa)	Phi' (°)	Phi-B (°)	Piezometric Line
Green	Clay Till	Mohr-Coulomb	19	0	28	0	1
Yellow	Gravel	Mohr-Coulomb	21	0	32	0	1



	BB' - LONG TERM WITH BUILDING AND TRAFFIC		
	PROJECT:	PROPOSED SHOP	DATE: 2022-05-03
	PROJECT ID:	PGE21-62	FIGURE: A4

PROJECT: Proposed Shop Building				LOCATION: 231031 Forestry Way, Bragg Creek, Alberta				TESTPIT ID: 01	
PROJECT NO: PGE21-62				DATE: July 13, 2021					
CLIENT: Peter Haar				DRILLING METHOD: Hand Report					

DEPTH (m)	ELEVATION (m)	SOIL PROFILE	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NO	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Water Content </div> <div style="text-align: center;"> Shear Str (kPa) </div> </div>		COMMENT
						Pocket Pen (bar)		
			TOPSOIL, extremely organic, dark, moist to wet. CLAY TILL, silty, little sand, trace gravel, low plastic, stiff to very stiff, brown, moist.					Grain Size Analysis: Gravel = 0.0% Sand = 30.0% Silt = 35.4% Clay = 34.6% SO4 = 0.119%
	1415.60							
	1415.10		AUGER REFUSAL at 0.7 m due to encounter rocks. Backfilled with auger cuttings. Dry upon completion.					
1.0								
2.0								

	Logged by: JZ	
	Ground Elevation: 1415.80 m	
	UTM Coordinates: N-5645419 m,E-663993 m	

Page: 1 of 1



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EXPLANATION OF TERMINOLOGY AND SYMBOLS

1. PRINCIPAL SOIL TYPE – Major soil type

Material	Grain Size
Boulders	Larger than 300 mm
Cobbles	75 mm to 300 mm
Coarse Gravel	19 mm to 75 mm
Fine Gravel	5 mm to 19 mm
Coarse Sand	2 mm to 5 mm
Medium Sand	0.425 mm to 2 mm
Fine Sand	0.075 mm to 0.425 mm
Silt	0.020 to 0.075 mm
Clay	Smaller than 0.020 mm

2. MINOR SOIL TYPE - Weight of minor component

Descriptor	Percent
and	35 to 50
some	20 to 35
little	10 to 20
trace	1 to 10

3. CONSISTENCY OF FINE-GRAINED SOILS –

Terms as per undrained shear strength and Standard Penetration Test (SPT), N value, for blows per 300 mm penetration (ASTM D1586).

Description	Undrained Shear Strength, C_u (kPa)	SPT N Value
Very Soft	Less than 12	Less than 2
Soft	12 to 25	2 to 4
Firm	25 to 50	4 to 8
Stiff	50 to 100	8 to 15
Very Stiff	100 to 150	15 to 30
Hard	Over 150	Over 30

4. RELATIVE DENSITY OF COARSE-GRAINED SOIL – The following terms are used relative to Standard Penetration Test (SPT), N value, for blows per 300 mm penetration (ASTM D1586).

Description	SPT N Value
Very Loose	Less than 4
Loose	4 to 10
Compact	10 to 30
Dense	30 to 50
Very Dense	Over 50

5. TYPICAL SEDIMENTARY BEDROCK TYPES AND CLASSIFICATION – The following terms are based on visual inspection and field / laboratory identification tests.

Characteristic	Sandstone	Mudrocks			
		Siltstone	Mudstone	Clayshale	Claystone
Composition	>50% Sand CaCO_3 or silica binder. Use weak acid to test for CaCO_3 .	>50% Silt	33% to 66% Silt & 33% to 66% Clay	>50% Clay & <33% Silt	
Bedding	Banding possible Non-Fissile Wackes – dirty sandstone matrix (>15% clay)	Non-Fissile & Non-laminated	Non-Fissile & Non-laminated	Fissile	Non-Fissile

Definitions

Fissile Breaks apart on bedding planes, not fractures.

Shale Only used to describe a fissile clay mudrock.

Slate Hard mudstone exposed to high pressure and temperature.

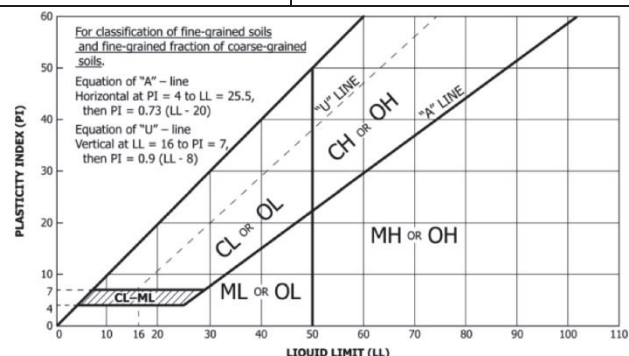
Limestone Sedimentary rock (i.e. particles) formed from calcium carbonate minerals from skeletal fragments of marine organisms such as coral. Particles generally too small to see with eye.

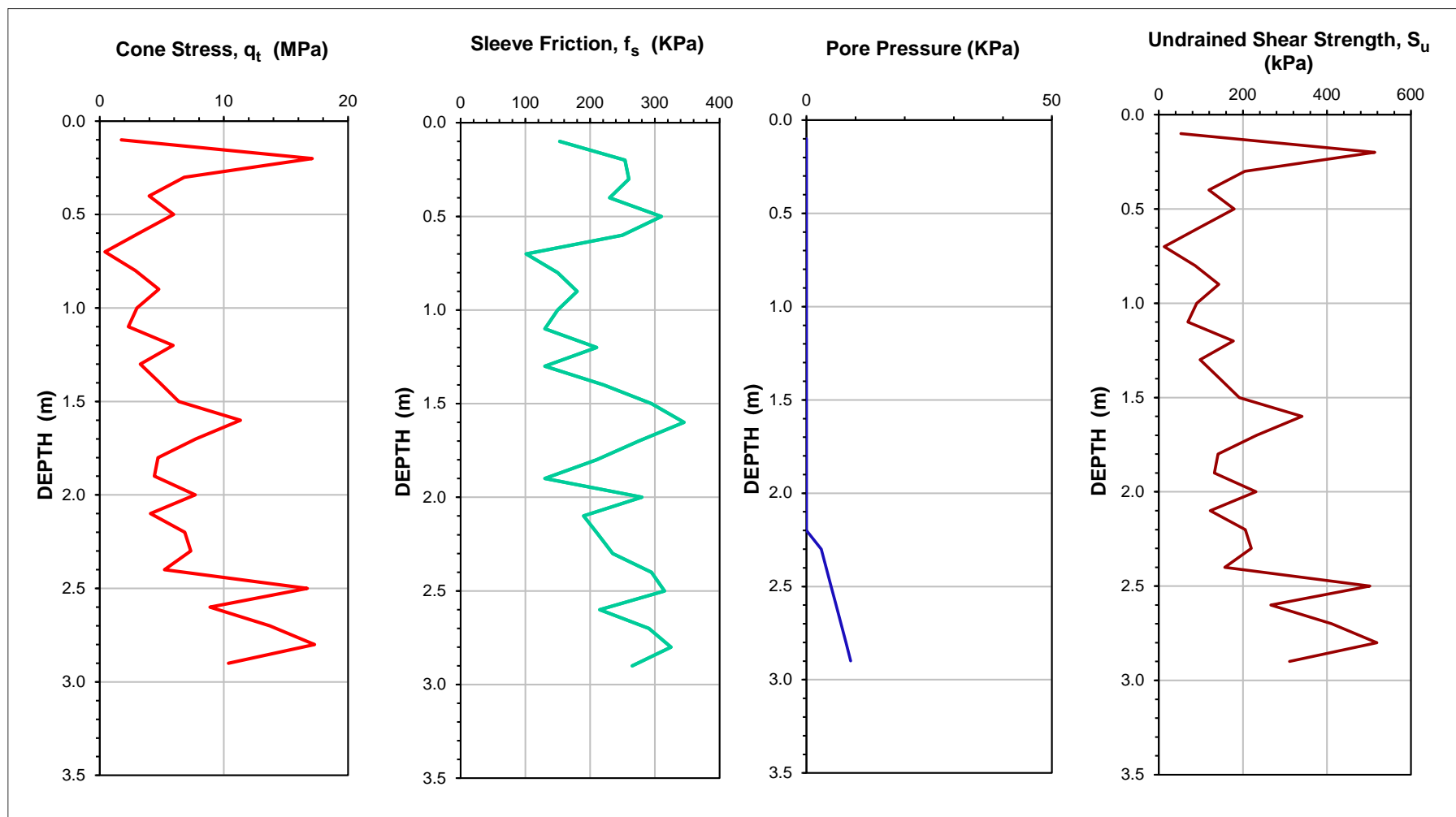
EXPLANATION OF TERMINOLOGY AND SYMBOLS

MODIFIED UNIFIED CLASSIFICATION SYSTEM FOR SOILS								
MAJOR DIVISION			GROUP SYMBOL	GRAPH SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA		
COARSE GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN NO. 200 SIEVE)	GRAVELS MORE THAN HALF COARSE GRAINS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)	GW		WELL GRADED GRAVELS, GRAVEL-SAND MIXTURE, LITTLE OR NO FINES	$C_u = \frac{D_6}{D_{10}} \geq 4$ AND $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1$ to 3		
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS		
		DIRTY GRAVELS (WITH SOME FINES)	GM		SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12%	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4	
			GC		CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		ATTERBERG LIMITS ABOVE "A" LINE AND P.I. GREATER THAN 7	
	SANDS MORE THAN HALF FINE GRAINS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)	SW		WELL GRADED SANDS, GRAVELLY SANDS WITH LITTLE OR NO FINES	$C_u = \frac{D_6}{D_{10}} \geq 6$ AND $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1$ to 3		
			SP		POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS		
		DIRTY SANDS (WITH SOME FINES)	SM		SILTY SANDS, SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12%	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4	
			SC		CLAYEY SANDS, SAND-CLAY MIXTURES		ATTERBERG LIMITS ABOVE "A" LINE AND P.I. GREATER THAN 7	
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT PASSES NO. 200 SIEVE)	SILTS BELOW "A" LINE NEGLECTIBLE ORGANIC CONTENT	$W_L < 50\%$	ML		INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	CLASSIFICATION IS BASED UPON PLASTICITY CHART (SEE BELOW)		
		$W_L > 50\%$	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDY OR SILTY SOILS			
	CLAYS ABOVE "A" LINE NEGLECTIBLE ORGANIC CONTENT	$W_L < 30\%$	CL		INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY, OR SILTY SOILS			
		$30\% < W_L < 50\%$	CI		INORGANIC CLAYS OF MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS			
		$W_L > 50\%$	CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			
	ORGANIC SILTS & CLAYS BELOW "A" LINE	$W_L < 50\%$	OL		ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW AND MEDIUM PLASTICITY			
		$W_L > 50\%$	OH		ORGANIC CLAYS OF HIGH PLASTICITY, ORGANIC SILTS			
HIGHLY ORGANIC SOILS			Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOR OR ODOR, AND OFTEN FIBROUS TEXTURE		

NOTES ON SOIL CLASSIFICATION AND DESCRIPTION:

- Soil are classified and described according to their engineering properties and behaviour.
- Boundary classification for soil with characteristics of two groups are given combined group symbols (e.g. GW-GC is a well graded gravel sand mixture with clay binder between 5 and 12%).
- Soil classification is in accordance with the Unified Soil Classification System (ASTM D2487) with the exception that an inorganic clay of medium plasticity (CI) is recognized.
- The use of modifying adjectives may be employed to define the estimated percentage range of minor components.





PROJECT:	Proposed Shop
PROJECT#:	PGE21-62
CLIENT:	Peter Haar & Erin Phillips
CONE NO.:	126

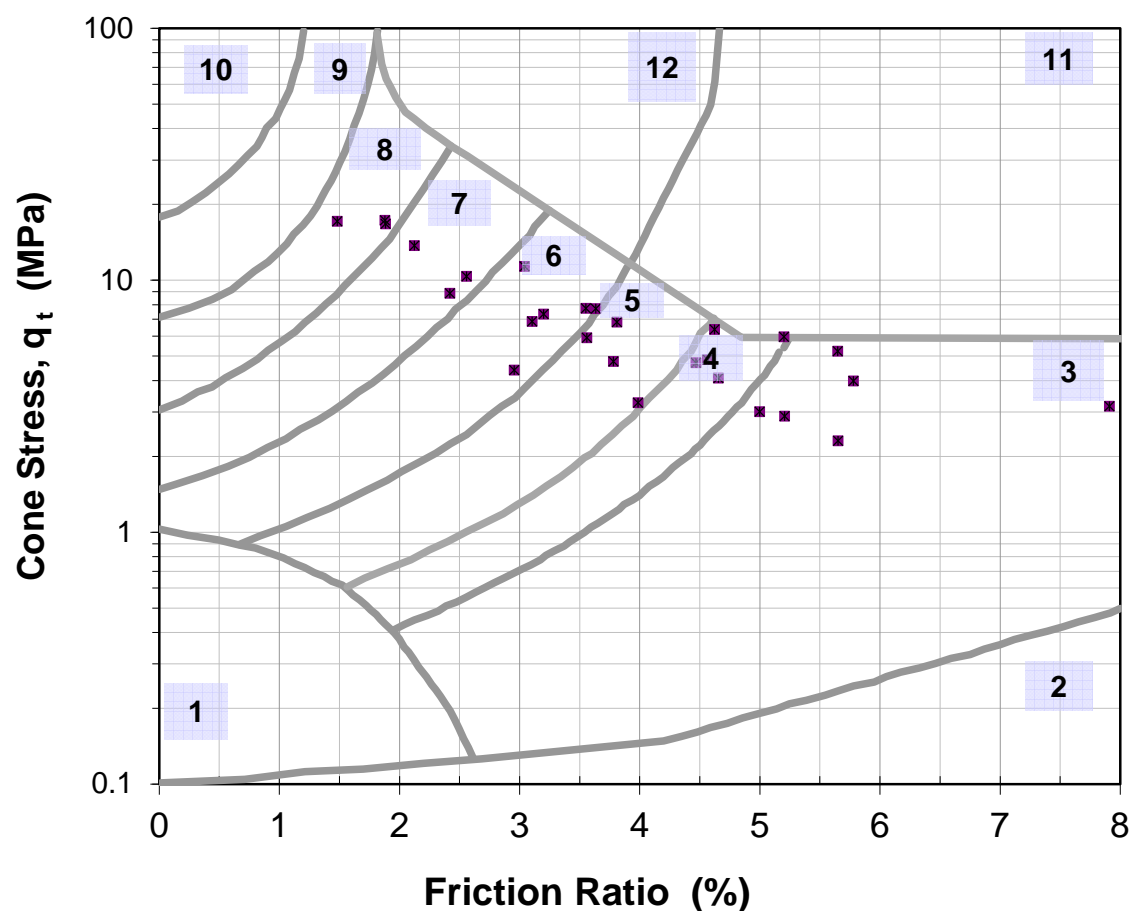
CPT ID:	CPT-1
TEST DATE:	July 13, 2021
TIP AREA (cm ²):	10
SLEEVE AREA (cm ²):	150



PROJECT:	Proposed Shop	CPT ID	CPT-1
PROJECT#:	PGE21-62	TEST DATE:	July 13, 2021
CLIENT:	Peter Haar & Erin Phillips	TIP AREA (cm2)	10
CONE NO.	126	SLEEVE AREA (cm2)	150



ROBERTSON & CAMPANELLA 1986 CHART



- 1 = Sensitive Fine-Grained
- 2 = Organic Soil
- 3 = Clay
- 4 = Clay to Silty Clay
- 5 = Silty Clay to Clayey Silt
- 6 = Clayey Silt to Sandy Silt
- 7 = Sandy Silt to Silty Sand
- 8 = Silty Sand to Sand
- 9 = Sand
- 10 = Sand to Gravely Sand
- 11 = Very Stiff Fine-Grained
- 12 = Overconsolidated or Cemented Sand to Clayey Sand

APPENDIX B

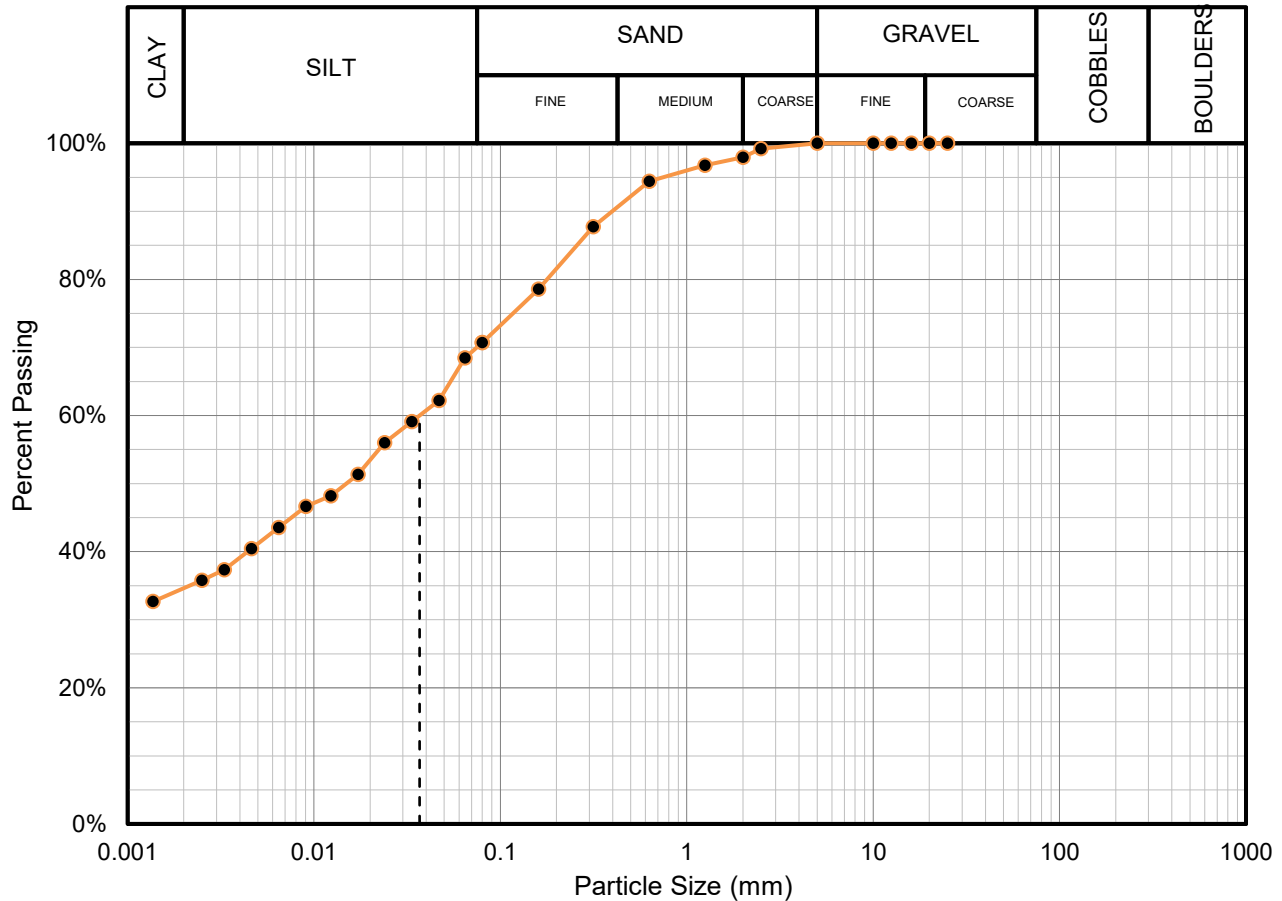
Soil Test Results

PARTICLE-SIZE ANALYSIS, LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY

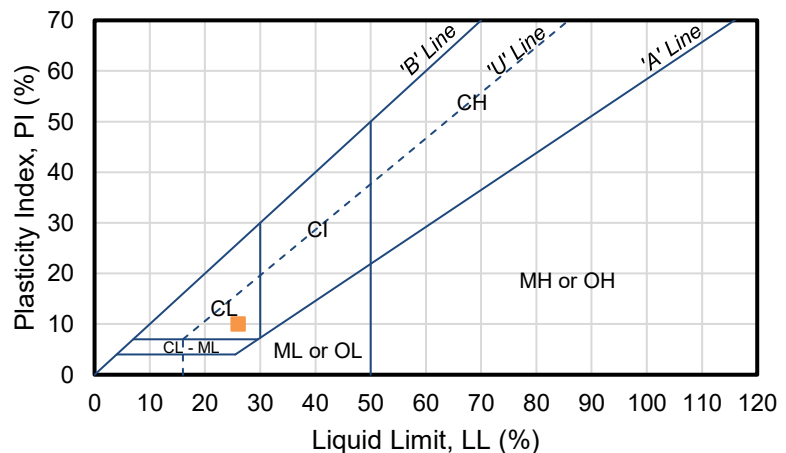
ASTM D422 & ASTM D4318



PROJECT: Proposed Shop	SAMPLE DATE: July 13, 2021
PROJECT#: PGE 21-62	TEST DATE: July 16, 2021
CLIENT: Peter Haar	SAMPLE ID: 1G1
SOIL DESCRIPTION: silt, some clay, some sand	DEPTH: 0.5 m



PARTICLE-SIZE ANALYSIS	Gravel	0.0%
	Sand	30.0%
	Silt	35.4%
	Clay	34.6%
	D ₁₀	---
	D ₃₀	---
	D ₆₀	0.0369 mm
	C _u	---
LIMITS	C _c	---
	PL	16
	LL	26
	PI	10



Modified Unified Soil Classification	Group Symbol
Lean clay with sand	CL

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY

ASTM D4318 - Method A: Multi-Point

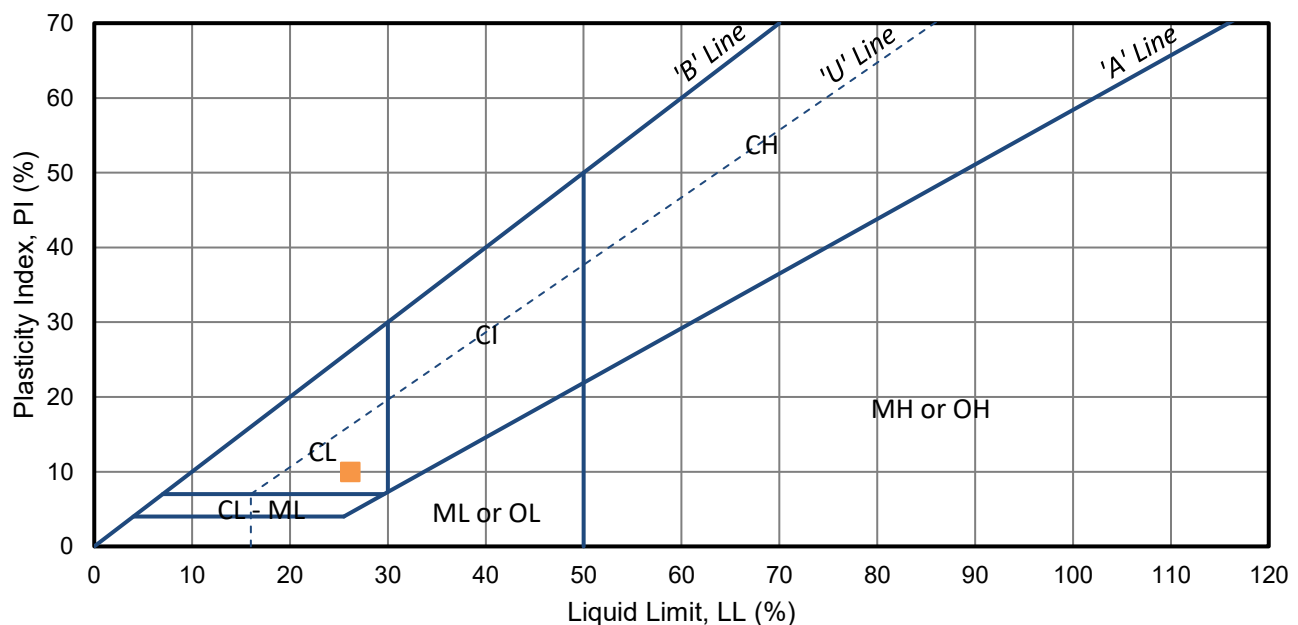
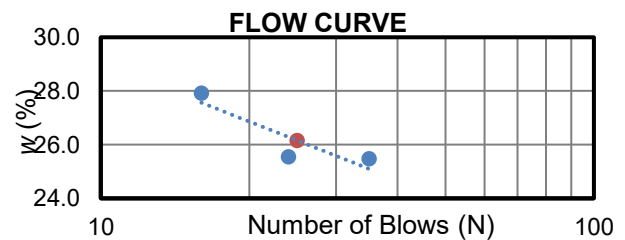


PROJECT: Proposed Shop	SAMPLE DATE: July 13, 2021
PROJECT#: PGE 21-62	TEST DATE: July 16, 2021
CLIENT: Peter Haar	SAMPLE ID: 1G1
SOIL DESCRIPTION: silt, some clay, some sand	DEPTH: 0.5 m

PROCEDURE USED: Dry Preparation - Method A: Multi-Point

	AS RECEIVED	PLASTIC LIMIT				LIQUID LIMIT			
		1	2	3	4	1	2	3	4
Number of blows, N						35	24	16	
Container Number									
Tare Container, M_C (g)	165.900	3.610	3.549	3.665		3.636	3.595	3.509	
Wet Sample + Tare, M_{CMS} (g)	574.200	4.859	4.789	5.403		24.391	28.058	25.317	
Dry Sample + Tare, M_{CDS} (g)	510.800	4.688	4.623	5.168		20.176	23.080	20.557	
Dry Sample, M_S (g)	344.900	1.078	1.074	1.503		16.540	19.485	17.048	
Water, M_W (g)	63.400	0.171	0.166	0.235		4.215	4.978	4.760	
Moisture Content, w (%)	18.4	15.9	15.5	15.6		25.5	25.5	27.9	

Plastic Limit, PL or w_p (%)	16
Liquid Limit, LL or w_L (%)	26
Plasticity Index, PI (%)	10
Modified USCS Classification	CL





WATER-SOLUBLE SULPHATE IN SOIL

ASTM C1580

PROJECT: Proposed Shop

SAMPLE DATE: July 13, 2021

PROJECT#: PGE21-62

TEST DATE: July 16, 2021

CLIENT: Peter Haar

Borehole:	1	Borehole:				
Sample #:	1G1	Sample #:				
Depth:	0.5 m	Depth:				
Result (%):	0.119%	Result (%):				
Borehole:		Borehole:				
Sample #:		Sample #:				
Depth:		Depth:				
Result (%):		Result (%):				
Borehole:		Borehole:				
Sample #:		Sample #:				
Depth:		Depth:				
Result (%):		Result (%):				
Borehole:		Borehole:				
Sample #:		Sample #:				
Depth:		Depth:				
Result (%):		Result (%):				
Borehole:		Borehole:				
Sample #:		Sample #:				
Depth:		Depth:				
Result (%):		Result (%):				
Comments: Range of 0.119 to 0.119 percent. Sulphate Exposure Classification: S-3, Moderate						
REQUIREMENTS FOR CONCRETE SUBJECTED TO SULPHATE ATTACK (CAN/CSA-A23.1:19)						
EXPOSURE CLASSIFICATION	DEGREE OF EXPOSURE	WATER-SOLUBLE SULPHATE (SO ₄) IN SOIL SAMPLE, %	SULPHATE (SO ₄) IN GROUNDWATER SAMPLES, mg/L	MINIMUM SPECIFIED 56-DAY COMPRESSIVE STRENGTH, MPa	MAXIMUM WATER-CEMENTING MATERIAL RATIO	PORTLAND CEMENT TO BE USED
S-1	Very Severe	over 2.0	over 10,000	35	0.40	HS
S-2	Severe	0.20 to 2.0	1,500 to 10,000	32	0.45	HS
S-3	Moderate	0.1 to 0.2	150 to 1,500	30	0.50	MS or HS

TECH: EZ
CHECKED: JZ
Page 1 of 1

LIMITATIONS

General Terms and Conditions

PRAIRIEGEO ENGINEERING LTD.

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The use of this attached report is subject to the following general terms and conditions.

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2. **INTERPRETATION OF THE REPORT** - The CLIENT recognizes that subsurface conditions will vary from those encountered at the location where borings, surveys, or explorations are made and that the data, interpretations and recommendation of PrairieGEO are based solely on the information available to him. Classification and identification of soils, rocks, geological units, contaminated materials and contaminant quantities will be based on commonly accepted practices in geotechnical or environmental consulting practice in this area. PrairieGEO will not be responsible for the interpretation by others of the information developed.
3. **SITE INFORMATION** - The CLIENT has agreed to provide all information with respect to the past, present and proposed conditions and use of the Site, whether specifically requested or not. The CLIENT acknowledged that in order for PrairieGEO to properly advise and assist the CLIENT, PrairieGEO has relied on full disclosure by the CLIENT of all matters pertinent to the Site investigation.
4. **COMPLETE REPORT** - The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to PrairieGEO by the CLIENT, communications between PrairieGEO and the CLIENT, and to any other reports, writings or documents prepared by PrairieGEO for the CLIENT relative to the specific Site, all of which constitute the Report. The word "Report" shall refer to any and all of the documents referred to herein. In order to properly understand the suggestions, recommendations and opinions expressed by PrairieGEO, reference must be made to the whole of the Report. PrairieGEO cannot be responsible for use of any part or portions of the report without reference to the whole report. The CLIENT has agreed that "This report has been prepared for the exclusive use of the named CLIENT. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. PrairieGEO accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report."

The CLIENT has agreed that in the event that any such report is released to a third party, the above disclaimer shall not be obliterated or altered in any manner. The CLIENT further agrees that all such reports shall be used solely for the purposes of the CLIENT and shall not be released or used by others without the prior written permission of PrairieGEO.

5. LIMITATIONS ON SCOPE OF INVESTIGATION AND WARRANTY DISCLAIMER

There is no warranty, expressed or implied, by PrairieGEO that:

- a) the investigation uncovered all potential geo-hazards, contaminants or environmental liabilities on the Site; or
- b) the Site is entirely free of all geo-hazards or contaminants as a result of any investigation or cleanup work undertaken on the Site, since it is not possible, even with exhaustive sampling, testing and analysis, to document all potential geo-hazards or contaminants on the Site.

The CLIENT acknowledged that:

- a) the investigation findings are based solely on the information generated as a result of the specific scope of the investigation authorized by the CLIENT;
 - b) unless specifically stated in the agreed Scope of Work, the investigation will not, nor is it intended to assess or detect potential contaminants or environmental liabilities on the Site;
 - c) any assessment regarding geological conditions on the Site is based on the interpretation of conditions determined at specific sampling locations and depths and that conditions may vary between sampling locations, hence there can be no assurance that undetected geological conditions, including soils or groundwater are not located on the Site;
 - d) any assessment is also dependent on and limited by the accuracy of the analytical data generated by the sample analyses;
 - e) any assessment is also limited by the scientific possibility of determining the presence of unsuitable geological conditions for which scientific analyses have been conducted; and
 - f) the laboratory testing program and analytical parameters selected are limited to those outlined in the CLIENT's authorized scope of investigation; and
 - g) there are risks associated with the discovery of hazardous materials in and upon the lands and premises which may inadvertently discovered as part of the investigation. The CLIENT acknowledges that it may have a responsibility in law to inform the owner of any affected property of the existence or suspected existence of hazardous materials and in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed. The CLIENT further acknowledges that any such discovery may result in the fair market value of the lands and premises and of any other lands and premises adjacent thereto to be adversely affected in a material respect.
6. **COST ESTIMATES** - Estimates of remediation or construction costs can only be based on the specific information generated and the technical limitations of the investigation authorized by the CLIENT. Accordingly, estimated costs for construction or remediation are based on the known site conditions, which can vary as new information is discovered during construction. As some construction activities are an iterative exercise, PrairieGEO shall therefore not be liable for the accuracy of any estimates of remediation or construction costs provided.
 7. **LIMITATION OF LIABILITY** - The CLIENT has agreed that to the fullest extent permitted by the law PrairieGEO's total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in anyway relating to the Project is contractually limited, as outlined in PrairieGEO's standard Consulting Services Agreement. Further, the CLIENT has agreed that to the fullest extent permitted by law PrairieGEO is not liable to the CLIENT for any special, indirect or consequential damages whatsoever, regardless of cause.
 8. **INDEMNIFICATION** - To the fullest extent permitted by law, the CLIENT has agreed to defend, indemnify and hold PrairieGEO, its directors, officers, employees, agents and subcontractors, harmless from and against any and all claims, defence costs, including legal fees on a full indemnity basis, damages, and other liabilities arising out of or in any way related to PrairieGEO's work, reports or recommendations.