



MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: Wednesday, January 13, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

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F. OTHER BUSINESS

G. ADJOURN THE MEETING

H. NEXT MEETING



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Thursday, December 10, 2020
9:00 AM

Held Electronically in accordance with the
Meeting Procedures (COVID-19 Suppression) Regulation, Alberta Regulation 50/2020

Present:	Vice-Chair A. Schule (presiding) Chair J. Gautreau (present electronically) Member K. McKylor (present electronically) Member K. Hanson (arrived at 9:02 a.m. and present electronically) Member D. Henn
Absent:	Member M. Kamachi Member G. Boehlke Member S. Wright
Also Present:	A. Hoggan, Chief Administrative Officer B. Riemann, Executive Director, Operations T. Cochran, Executive Director, Community Development Services Division G. Nijjar, Manager, Planning and Development Services H. McInnes, Supervisor, Planning and Development Services S. McLean, Supervisor, Planning and Development Services A. Panaguiton, Community Projects Coordinator, Recreation, Parks, and Community Support X. Deng, Planner, Planning and Development Services E. Neilson, Development Officer, Planning and Development Services S. Thompson, Development Officer, Planning and Development Services S. Khouri, Development Officer, Planning and Development Services W. Van Dijk, Development Officer, Planning and Development Services B. Culham, Development Officer, Planning and Development Services K. Tuff, Legislative Officer, Legislative Services T. Andreasen, Legislative Officer, Legislative Services M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting to Order

The Vice-Chair called the meeting to order at 9:00 a.m. with all members present, with the exceptions of Member Kamachi, Member Boehlke, Member Hanson, and Member Wright.

B Updates/Approval of Agenda

MOVED by Member Henn that the December 10, 2020 Municipal Planning Commission meeting agenda be accepted as presented.

Carried
Absent: Member Hanson



Member Hanson arrived to the meeting at 9:02 a.m.

C-1 November 26, 2020 Municipal Planning Commission Minutes

MOVED by Member Gautreau that the November 26, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

D-1 Division 1 - New or Distinct Agricultural Use
File: PL20200095 (04833007)

MOVED by Member Gautreau that Subdivision Application PL20200095 be approved with the conditions noted in Attachment 'B'.

- A. The application to create a \pm 28.33 hectare (\pm 70.00 acre) parcel with a \pm 32.37 hectare (\pm 80.00 acre) remainder at NE-33-24-04-05 has been evaluated in terms of Section 654 of the Municipal Government Act, Section 7 and 14 of the Subdivision and Development Regulation, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - a. The application is consistent with Section 7 and 14 of the Subdivision and Development Regulation;
 - b. The subdivision conforms to the provisions of the relevant statutory plans;
 - c. The subject lands hold the appropriate land use designation;
 - d. The technical aspects of the subdivision proposal have been considered, and, where required, 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.



Access

- 2) The Applicant/Owner will be required to construct a new graveled road approach providing access to Lot 2 in accordance with the County Servicing Standards.
 - a) The panhandle access to Township Road 250 shall be a minimum of 12.5 m in width.

Payments and Levies

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

Taxes

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

Carried

D-2 Division 7 - High Plains Industrial Park
File: PL20200158 (06401017)

MOVED by Member Henn that Subdivision Application PL20200158 be approved with the conditions noted in Attachment 'B'.

- A. The application to create a \pm 12.71 ac (Public Utility Lot), an access road, and a remainder lot (\pm 8.84 ac) at NW-01-26-29-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation; and
 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.

Development Agreement

- 2) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
 - i) Design and construction of an internal road with associated infrastructure which includes:
 - (a) Paved industrial street;
 - (b) Paved cul-de-sac;
 - ii) Provision of all materials testing, quality assurance and quality control reporting related to the construction of the paved industrial street;
 - iii) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
 - iv) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
 - v) The construction of any oversized or excess capacity infrastructure, roads and/or services benefiting the Owner's lands and development and other lands. As contemplated by and in accordance with Section 650, 655, 651 and 648 of the *Municipal Government Act* and Council policies respecting infrastructure and cost recovery.

Payments and Levies

- 3) The Applicant/Owner shall pay the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total amount owing:
 - i. From the total gross acreage of the proposed lot 1 (Public Utility Lot) and the proposed road right of way as shown on the Plan of Survey.
- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Municipal Reserves

- 5) The provision of Reserve in the amount of 10% of Lots 1, are to be deferred by Caveat pursuant to Section 669(2) of the *Municipal Government Act*; and the remainder is to remain deferred without Caveat pursuant to Section 663 of the *Municipal Government Act*;
- 6) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.



D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

D-3 Division 8 – Residential
File: PL20200088 (06713018)

MOVED by Member Hanson that Subdivision Application PL20200088 be approved with the conditions noted in Attachment 'B'.

- A. The application to create a ± 1.9 hectare (± 4.71 acre) parcel with a ± 9.3 hectare (± 22.97 acre) remainder from Lot 1, Block 10, Plan 981 0648, SW-13-26-3-W5M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, it is recommended that the application be 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

- 7) 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.

Site Plan

- 8) 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 R-RUR Land Use District, as per the Land Use Bylaw C-8000-2020, as amended.

Transportation and Access

- 9) The Applicant/Owner shall construct a new paved approach on Poplar Hill Drive in order to provide access to Lot(s) 2; If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 10) The Applicant/Owner shall submit a Level 3 PSTS Assessment for Lot 2, prepared by a qualified professional to the satisfaction of the County.
 - i) If the recommendations within the report indicate improvements are required, the Owner shall enter into a Site Improvement/Services Agreement with the County.
- 11) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water COOP, an Alberta Environment licensed piped water supplier, for Lot(s) 1 & 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - i) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot(s) 1 & 2;
 - ii) Documentation proving that water supply has been purchased for proposed Lot(s) 1 & 2;
 - iii) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County
- 12) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Lot(s) 1 & 2, indicating:
 - i) Requirements for each future Lot Owner to connect to County's wastewater, and stormwater systems at their cost when such services become available;
 - ii) Requirements for decommissioning and reclamation once County servicing becomes available;



Payments and Levies

- 13) The provision of Reserve in the amount of 10 percent of the area of Lot(s) 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by RDS Appraisal Group, File #2010104, dated July 9, 2020, pursuant to Section 666(3) of the *Municipal Government Act*
 - i) Reserves for Lot 2 are to be deferred with Caveat pursuant to Section 669(2) of the *Municipal Government Act*;
- 14) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new Lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

E-11 Division 2 - Home-Based Business, Type I
File: PRDP20203024 (05712017)

Presenter: Bruce Hoffman, the Applicant

MOVED by Member Hanson that condition 2 of development application PRDP20203024 as noted in Administration's report be amended to read:

That the operation of this Home-Based Business (Type I) may generate up to a maximum of four business related visits per day **of operation.**

- i. That for the purposes of this permit, one business-related visit would include one (1) pick-up/entry into the site and one (1) drop-off/exit from the site.

Carried

MOVED by Member Gautreau that condition 11 of development application PRDP20203024 as noted in Administration's report be amended to read:

That this Development Permit shall be valid until **JANUARY 6, 2022 2023.**

Carried

MOVED by Member McKylor that Development Permit Application PRDP20203024 be approved with the conditions noted in the Development Permit Report, attached, as amended.



Description:

1. That the Home-Based Business (Type I), on-line and in-person medical consultations be permitted to operate on the subject parcel, in accordance with the submitted application and approved plans, and:
 - i. That the number of non-resident employees is relaxed from **zero (0) to two (2)**.
 - i. That an employee for this Home-Based Business (Type I) is a person who attends to the property more than once in a seven-day period for business purposes

Permanent:

2. That the operation of this Home-Based Business (Type I) may generate up to a maximum of four business related visits per day of operation.
 - i. That for the purposes of this permit, one business-related visit would include one (1) pick-up/entry into the site and one (1) drop-off/exit from the site.
3. That the Home-Based Business shall not change the residential character and exterior appearance of the land and buildings.
4. That the operation of the Home-Based Business (Type I) shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
5. That the Home-Based Business (Type I) shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent residential dwellings shall be preserved. The Home-Based Business (Type II) shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
6. That there shall be no signage, outside storage, exterior display, or advertising of goods or services discernable from the outside of the property.
7. That there shall be no off-site advertising associated with the Home-Based Business (Type I).
8. That the Home-Based Business (Type I) shall be limited to the dwelling and the parking area, as identified on the site plan submitted with the application.
9. That the Home-Based Business (Type I) shall be an accessory use of the principal dwelling.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
11. That this Development Permit shall be valid until **JANUARY 6, 2023**.

Advisory:

12. That the County's Noise Bylaw, C-5772-2003, shall be adhered to at all times.
13. That any other Federal, Provincial, and/or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

Carried



E-12 Division 9 - Stripping and Grading
File: PRDP20202332 (06716008)

Presenter: Ray Sergent, the Applicant

MOVED by Member McKylor that Development Permit Application PRDP20202332 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That single-lot regrading and the placement of clean fill, for a stormwater pond improvement, including the installation of a liner, may commence in accordance with the Plan and Sections drawing, as prepared by Morrison Hershfield, Project Name: Bearspaw Pond Liner; dated November 5, 2020.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a design/drawing, for the liner, prepared and stamped by a professional engineer, that demonstrates that the proposed development (liner) is in accordance with and meets the stormwater targets of the registered drainage (confirm that the proposed improvements do not alter the original, approved design, with similar pond characteristics and adhere to the current release rate), to the satisfaction of the County.
3. That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sedimentation Control (ESC) plan, conducted and stamped by a qualified professional, that provides sediment and erosion control measures and protects the drainage right of way from sediment caused by the proposed development, in accordance with County Servicing Standards.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a Reclamation security of \$5,000 per disturbed acre, in accordance with the County Servicing Standards.

Development Completion/Prior to Occupancy:

5. That upon Development completion/Prior to Occupancy, the Applicant/Owner shall submit a Construction Completion Certificate (CCC) that must be certified, by the Consultant Engineer, that the stormwater infrastructure has been installed and completed in accordance with the examined drawings

Permanent:

6. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response, to a prior to issuance condition, shall be implemented and adhered to in perpetuity.
7. The Applicant/Owner shall not alter the drainage right of way and/or stormwater pond in any manner, other than changes approved with this permit approval, that could alter the flow, capacity or appearance of the stormwater drainage.
8. That the Applicant/Owner shall maintain and adhere to all conditions of the drainage right of way, Registered Instrument #051 381 777, and shall not plant and/or alter the drainage, in any manner, that could negatively impact the drainage patterns, surface grades, flow of water and interfere with the County gaining access to drainage right of way for maintenance and other such activities.



9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands and/or adjacent infrastructure from drainage alteration.
10. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
11. That no native topsoil shall be removed from the subject parcel.
12. That the Reclamation Security shall be held by the County, until the development is completed in its entity.
 - i. Upon completion of the proposal, the County shall complete an inspection and/or obtain written documentation that confirms the development is completed as per the application requirements. If accepted, the Reclamation Security shall be returned to the Applicant/Owner.

Advisory:

13. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
14. That all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
15. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
16. That if the development authorized by this Development Permit is not completed within 12 months of the date of issuance, the permit is deemed to be null and void.
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner
 - i. That the Applicant/Owner shall obtain and conform to all required environmental approvals and regulations, including Alberta Environment and Alberta Health Services, for any recreational use of the stormwater pond.
18. That if this Development Permit is not issued by **August 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

The Vice-Chair called for a recess at 9:45 a.m. and called the meeting back to order at 9:53 a.m. with all previously mentioned members present.



E-1 Division 9 - Single-lot Regrading
File: PRDP20202966 (06716025)

MOVED by Member Hanson that Development Permit Application PRDP20202966 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That single-lot regrading, for construction of Sports Court, approximately 421.41 sq. m (4,536.00 sq. ft.) in area, may take place on the subject lands, in general accordance with submitted application and approved site plan, as prepared by OnGrowing Works, dated September 18, 2020, Job #18-752; Dwgs. SITE and conditions of this permit.

Prior to Issuance:

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 will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions."
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a stormwater memo, prepared by a qualified professional, confirming whether the addition of the proposed sport court conforms with the overall stormwater management strategy for the subject land or further improvements are required, to the satisfaction of the County.
 - i. That if improvements are necessary, the Applicant/Owner shall submit a site specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development in accordance with Nose Creek Watershed Water Management Plan and County's Servicing Standards.

Permanent:

4. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition, shall be implemented and adhered to in perpetuity.
5. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
6. That topsoil from the subject site:
 - i. Be used whenever possible on the subject site, for landscaping purposes;
 - ii. Any additional or excess topsoil may be removed from the subject site;
 - A separate Development Permit shall be required to place the topsoil on a property if located within the County.
 - iii. All topsoil remaining on the subject site shall be spread and seeded to grass or landscaped.



7. That upon completion of the proposed development and request of the County, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
8. That the Applicant/Owner shall take effective measures to control dust in the regrading areas of the subject properties, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That the Owner shall be responsible for ensuring that proper dust mitigations measures and Erosion and Sediment Controls are adhered to on site.
9. That any materials removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
11. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.

Advisory:

13. That the subject development shall conform to the *County's Noise Bylaw C-5773-2003* in perpetuity.
14. That the Applicant/Owner shall be responsible for onsite weed control and shall adhere to the regulations in the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*] at all times.
15. That the grading activities shall be completed within twelve (12) months from the date of issuance of this permit.
16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried



E-2 Division 5 - Stripping and Grading
File: PRDP20203516 (04207008)

MOVED by Member Gautreau that a new prior to issuance condition for development application PRDP20203516 be added to read:

That the Applicant/Owner shall provide an Access Easement Agreement and associated Right of Way Plan for the proposed private driveway, and register the Agreement and Plan on the land title of the affected lands.

Carried

MOVED by Member Henn that Development Permit Application PRDP20203516 be approved with the suggested conditions noted in the staff report, as amended.

Description:

1. That the single-lot regrading and placement of clean fill, in order to construct a private driveway, may commence on the site in general accordance with the approved application drawings, as prepared by JSR Consulting Ltd, Sheet: A; dated November 1, 2020 and information submitted with the application and includes:
 - i. approximately 1,400 sq. m (15,069.47 sq. ft.) in area, with approximately 210.00 cu. m of fill;

Prior to Issuance:

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 will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That the Applicant/Owner shall provide an Access Easement Agreement and associated Right of Way Plan for the proposed private driveway, and register the Agreement and Plan on the land title of the affected lands.

Permanent:

4. That the Applicant/Owner shall submit Deep Fill reports, prepared and provided by a qualified professional, for any areas of the property filled, that exceed 1.20 m (3.93 ft.) in depth.
5. That upon completion of the development proposal, the proposed development graded area (as per the approved site plan), shall be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. That the Applicant/Owner shall take effective measures to control dust in the grading areas of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.



- i. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
8. That any topsoil hauled to or removed from the site, shall be hauled in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
9. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
10. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.

Advisory:

11. That the Applicant/Owner shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
12. That the *County's Noise Bylaw (C-5772-2003)* shall be adhered to at all times.
13. That any other government permits, including through Alberta Transportation, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That all grading activities shall be completed within 12 months from date of permit issue.
15. That if this Development Permit is not issued by **June 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried

E-3 Division 4 - Signage (Fascia and Free Standing)
File: PRDP20202898 (03223312)

MOVED by Member Henn that item E-3 be tabled until the end of the December 10, 2020 MPC meeting.

Carried



E-4 Division 4 – Signs
File: PRDP20203422 (03222109)

MOVED by Member McKylor that a new permanent condition for development application PRDP20203422 be added to read:

The hours of operation for the LED digital sign will be between 5:00 am to 10:00 pm; the sign will be de-activated, or set to emit 0.0 lux between the hours of 10:01 pm to 4:59 am.

Carried

MOVED by Member Henn that Development Permit Application PRDP20203422 be approved with the conditions noted in the Development Permit Report, attached, as amended.

Description:

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Pride Signs; dated September 20, 2020, submitted with the application:
 - i. Three free standing signs freestanding signs; all digitally illuminated. The Pre-sale sign approximately 0.67 sq. m (7.17 sq. ft.) in area and the menu board approximately Area: 2.00 sq. m (7.17 sq. ft.).
 - a) LED digital signs shall not be more than 300 nits from sunrise to sunset.
 - b) Digital sign shall be multi-colour, full colour board;
 - c) Digital signs to have static cop withhold time of a minimum of six seconds or more; no moving or flashing images.
2. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.

Permanent:

3. That the signs shall be kept in a safe, clean and tidy condition at all times.
4. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
5. The LED signs shall be equipped with an ambient light detector.
6. The LED signs shall be multi-colour, full colour boards;
7. That the LED signs shall not display any moving, flashing or animated images and shall not otherwise give the appearance of animation or movement;
 - i. That any images or transitions between images shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
 - ii. That any copy displayed on the LED signs shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays
8. A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.



9. The LED signs shall at no time display an image or any transition between images in such a way as to be potentially distracting to drivers, the identification of a potentially distracting image or image transition shall be at the sole discretion of the development authority.
10. The light output of the LED signs shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - iii. From sunrise to sunset: 7500 Nits.
 - iv. From activation to sunrise: 300 Nits.
 - v. From sunset to deactivation: 300 Nits.
11. The electrical power supply to the LED Signs shall be provided underground on the subject parcel.
12. That if any component on the signs fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign shall be turned off until all components are fixed and operating as approved.
13. The hours of operation for the LED digital sign will be between 5:00 am to 10:00 pm; the sign will be de-activated, or set to emit 0.0 lux between the hours of 10:01 pm to 4:59 am.

Advisory:

14. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried

E-5 Division 7 - Stripping and Grading
File: PRDP20203434 (06411012)

Main Motion:

MOVED by Member Henn that Development Permit Application PRDP20203434 be approved with the conditions noted in the Development Permit Report, attached.

Tabling Motion:

MOVED by Member Henn that the main motion be tabled sine die.

Carried

The Vice-Chair called for a recess at 10:50 a.m. and called the meeting back to order at 10:57 a.m. with all previously mentioned members present.



E-6 Division 5 - Accessory Building
File: PRDP20203084 (04319137)

MOVED by Member Henn that Development Permit Application PRDP20203084 be approved with the conditions noted in the Development Permit Report, attached.

Description

1. That an accessory building (shed for the pump house) may be constructed on the parcel in accordance with the approved site plan and application and the minimum setbacks of Direct Control District 11.

Permanent

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for commercial or residential occupancy purposes at any time.
4. That the pump house shall be setback from the western, side property line by a minimum of 3.0 metres.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

Advisory

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

Carried



E-7 Division 5 - Special Function Business
File: PRDP20203241 (04224001/04213005)

MOVED by Member Gautreau that Development Permit Application PRDP20203241 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That a Special Function Business, for an outdoor event venue may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit and includes:
 - i. An outdoor venue space, approximately 250.00 sq. m (2,690.98 sq. ft.) in area;
 - ii. A maximum guest attendance not to exceed 155 guests per event; and
 - iii. One onsite identification sign, in accordance with the updated signage details as submitted.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan that identifies a minimum of five (5) barrier free parking stalls, in accordance with the Alberta Building Code.
3. That prior to issuance of this permit, the Applicant/Owner shall submit signage details of the proposed onsite signage.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a Trip Generation Assessment, in accordance with County Servicing Standards, indicating the volume of traffic to be drawn towards the site on a regular basis and on special events. The Assessment shall also indicate any recommendations required to be implemented and adhered to by the Applicant/Owner for the subject proposal.
5. That prior to issuance of this permit, the Applicant/Owner shall provide an assessment by a qualified professional of the existing sanitary/wastewater system to determine if the existing system is suitable to support the proposed development, to the satisfaction of the County.
 - i. Should the existing sanitary/wastewater system not be suitable, the Applicant/Owner will be required to install an appropriately sized sewage holding tank to support the proposed development, in accordance with the County Servicing Standards.
 - ii. Should the Applicant/Owner not intend to use the existing washroom facilities for special events, written confirmation shall be provided to the County.

Permanent:

6. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.
7. That no off-site advertisement signage associated with the Special Function Business shall be permitted.



8. That if additional onsite or offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage (such as parking identification or directions).
9. That there shall be a minimum of 165 parking stalls, 5 of which are barrier free stalls, available onsite during operation of the Special Function Business.
10. That at no time shall event guests utilize the existing permanent washroom facilities onsite and shall be restricted to portable facilities or a singular bathroom in the Bloomfield Garden Centre building, unless otherwise approved through the Servicing Assessment.
11. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
 - i. 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.
12. That the operation of the Special Function Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
13. 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.
14. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
15. That if this permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That this Development Permit, once issued, shall be valid until **JANUARY 6, 2022**.

Advisory:

17. That the Applicant/Owner shall contact Wheatland County to:
 - i. discuss the requirement of any upgrades to the existing approaches on Boundary Road, that are to be used by the Special Function Business.
 - ii. obtain any approvals for road maintenance and dust mitigation on Boundary Road, prior to the commencement of a scheduled Special Function event.
18. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
19. 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.
20. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.



21. That the Applicant/Owner shall obtain any required Alberta Health Services requires for events and food handling onsite, prior to commencement of operation.

Carried

E-8 Division 9 - Single-lot Regrading
File: PRDP20203619 (07823004)

MOVED by Member Gautreau that Development Permit Application PRDP20203619 be refused as per the reasons noted.

Carried

E-9 Division 4 - Dwelling, Single Detached
File: PRDP20203116 (03215050)

MOVED by Member Gautreau that Development Permit Application PRDP20203116 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That the construction of a dwelling, single detached may commence on the subject property, in accordance with the plot plan prepared by Ace Surveys, dated July 31, 2020 (File No. 20590).
 - i. That the minimum side yard setback requirement for the dwelling is relaxed from **3.00 m (9.84 ft.)** to **1.56 m (5.12 ft.)**.

Permanent:

2. That it is the responsibility of the Applicant/Owner to obtain approval from Rocky View County Road Operations for any new construction, installation or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.
3. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill and/or topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
4. That no topsoil shall be removed from the subject property.
5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response

Advisory:

7. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
8. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.



9. That during construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
10. That a Building Permit and subtrade permits shall be obtained through Building Services, prior to any construction taking place.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried

E-10 Division 9 - Dwelling, Manufactured
File: PRDP20203505 (08901006)

MOVED by Member Gautreau that Development Permit Application PRDP20203505 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That the construction/placement of a Dwelling, Manufactured may commence on the subject property, in accordance with approved site plan, application details, and conditions of this permit.

Permanent:

2. That the Dwelling, Manufactured shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
3. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address [50166 TWP RD 280] in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

Advisory:

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

Carried



E-13 Division 9 - Stripping and Grading
File: PRDP20203171 (07815009)

MOVED by Member Hanson that Development Permit Application PRDP20203171 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That the single-lot regrading and excavation shall be permitted in general accordance with the drawings submitted with the application and includes:
 - i. Excavation of approximately 254.85 cu.m (9,000.00 cu. ft.) of fill to construct a pond, approximately 9.14 m x 9.14 m (30.00 ft. x 30.00 ft.) in size and 3.05 m (10.00 ft.) deep.

Permanent:

2. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands and/or adjacent infrastructure from drainage alteration.
3. The Applicant shall ensure that the proposed activities are contained within the proposed disturbance area and no changes are completed to the overall site area.
4. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
5. That there shall be no importing of clean fill or topsoil to the subject parcel, unless there is a separate Development Permit issued.
6. That no native topsoil shall be removed from the subject parcel.

Advisory:

7. That the subject development shall conform to the County's Noise Bylaw [C-5773-2003] in perpetuity.
8. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].
9. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
10. That if the development authorized by this Development Permit is not completed within 12 months of the date of issuance, the permit is deemed to be null and void.

Note: The Applicant/Owner shall be responsible for all Alberta & Parks approvals/compensation, under the Water Act, if any wetland is impacted/disturbed by the placement of the proposed single-lot regrading activities

Carried



E-14 Division 6 - Accessory Building (existing)
File: PRDP20203471 (07218001)

MOVED by Member Hanson that a new permanent condition for development application PRDP2023471 as noted in Administration's report be added to read:

Upon completion the applicant will remove three buildings outlined in their application within 9 months of occupancy of the new addition.

Carried

MOVED by Member Hanson that Development Permit Application PRDP20203471 be approved with the conditions noted in the Development Permit Report, attached, as amended.

Description:

1. That construction of an addition to an accessory building (existing barn/shop), approximately **228.91 sq. m. (2,463.97 sq. ft.)** in area, may commence on the subject land in general accordance with the drawings submitted with application.
 - i. That the maximum building area for the accessory building (barn/shop) is relaxed from **190.00 sq. m (2,045.14 sq. ft.) to 392.42 sq. m (4,224.00.54 sq. ft.)**.

Permanent:

2. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
3. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
4. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions, in accordance with the Road Use Agreement Bylaw C-8065-2020.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
6. Upon completion the applicant will remove three buildings outlined in their application within 9 months of occupancy of the new addition.

Advisory:

7. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
8. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. That a Building Permit/Farm Building Exemption, for the accessory building shall be obtained through Building Services, prior to any construction taking place.



10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

E-15 Division 1 - Dwelling, Single Detached
File: PRDP20203557 (03912147)

MOVED by Member McKylor that Development Permit Application PRDP20203557 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That construction of an addition to an existing dwelling, single detached may commence in accordance with the approved Site Plan and Building Drawings submitted with the application.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Storm Water Memo, prepared by a qualified professional and shall demonstrate that the proposed development will not have any negative impacts to drainage and is in accordance with the Bragg Creek Master Drainage Plan and the County Servicing Standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a Geotechnical Report, prepared by a qualified professional, and shall confirm that there is a minimum contiguous developable area suitable for the building, on the subject parcel, and specify any flood mitigation measures, in accordance with County Servicing Standards.

Permanent:

4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.
5. That any flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice and recommendations stated in the Greater Bragg Creek Area Structure Plan.
6. That the Applicant/Owner shall ensure that all habitable floor levels are flood-proofed at or above the 1 in 100 flood elevation level. Any construction below this flood level will require engineered flood proofing measures before acceptance by the County.

Note: The required flood elevation level is 1,299.26 m (as per Alberta Environment & Parks).

7. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.



8. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site to facilitate accurate emergency response.
9. That Applicant/Owner shall connect the proposed development to the Bragg Creek water distribution and sewer system, if not connected and required.
 - i. That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw (C-7662-2017).
 - ii. That the Applicant/Owner shall contact County Utility Operations for the installation or relocation of any required water meter. The installation or relocation of the water meter by County Utility Operations shall be at the Applicant/Owner's expense.

Advisory:

10. That during construction, the County's Noise Bylaw, C-5772-2003, shall be adhered to at all times.
11. That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
12. That a Building Permit shall be obtained, through Building Services prior to any construction taking place, using the Addition checklist.
13. That if the development authorized by the Development Permit is not commenced, with reasonable diligence, within twelve (12) months from the date of the date of issue and completed within twenty-four (24) months of the date of issue, the Development Permit shall be deemed null and void.
14. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-16 Division 5 - Stripping and Grading
File: PRDP20203253 (05335027)

MOVED by Member Gautreau that Development Permit Application PRDP20203253 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That single-lot regrading, placement of clean fill and excavation, for a proposed road and future dwelling, single detached area shall be permitted in general accordance with the drawings submitted with the application, as amended through conditions.



Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit final details confirming the proposed height change, width and volume of the proposed filled area of the driveway and the height, length, width, and volume of the excavated area, to the satisfaction of the County.
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of both components of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a stormwater memo, prepared by a qualified professional, confirming whether the proposed development involving the new road and future dwelling area conforms with the overall stormwater management strategy for the subject land and confirm if there are any stormwater implications due to proposed development.
 - i. Should improvements be necessary, the Applicant/Owner shall submit a site specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development in accordance with CSMI Stormwater Plan and County Servicing Standards.

Site Completion:

5. That upon completion of the proposed development and request of the County, the Applicant/Owner shall submit an as-built drawings, stamped by a professional engineer, confirming that the final grades align with the supporting technical submission approvals for the file.
6. That upon completion of the proposed development, the Applicant/Owner shall submit compaction test results that demonstrate that any areas of fill greater than 1.20 m (3.93 ft.) in depth.

Permanent:

7. That it shall be the responsibility of the Applicant/Owners to ensure that any fill placed onsite, has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
8. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
9. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.



10. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
11. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands or road infrastructure from drainage alteration.
12. That the subject land shall be maintained in a clean and tidy manner at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
13. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.

Advisory:

14. That the Applicant/Owner shall implement appropriate Erosion and Sediment Control measures during the development of the proposal in accordance with County's Servicing Standards.
15. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
16. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
18. That if the development authorized by this Development Permit is not completed within 12 months of the date of issuance, the permit is deemed to be null and void.
19. That if this Development Permit is not issued by **JUNE 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried



E-17 Division 1 - Dwelling, Single Detached
File: PRDP20203251 (03912144)

MOVED by Member Hanson that Development Permit Application PRDP20203251 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That construction of an addition to the existing dwelling, single detached may take place on the subject land, in accordance with the approved site plan and conditions of this permit.

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.
3. That Applicant/Owner shall connect the proposed development to the Bragg Creek water distribution and sewer system, if not connected and required.
 - i. That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw (C-7662-2017).
 - ii. That the Applicant/Owner shall contact County Utility Operations for the installation or relocation of any required water meter. The installation or relocation of the water meter by County Utility Operations shall be at the Applicant/Owner's expense.
4. That any flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice and recommendations stated in the Greater Bragg Creek Area Structure Plan.
5. That the Applicant/Owner shall ensure that all habitable floor levels are flood-proofed at or above the 1 in 100 flood elevation level. Any construction below this flood level will require engineered flood proofing measures before acceptance by the County.

Note: The required flood elevation level is 1,299.45 m (as per Alberta Environment & Parks)
6. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed addition under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016),
for the dwelling unit located on the subject site to facilitate accurate emergency response.

Advisory:

8. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.



9. That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
10. That a Building Permit shall be obtained, through Building Services prior to any construction taking place, using the Addition checklist.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
12. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Carried

E-18 Division 8 - Accessory Dwelling Unit
File: PRDP20203462 (05619060)

MOVED by Member Hanson that Development Permit Application PRDP20203462 be approved with the conditions noted in the Development Permit Report, attached.

Description:

- 1) That an addition including an Accessory Dwelling Unit, approximately (80.26 sq. m (864.00 sq. ft.) in gross floor area, may be constructed on the subject parcel, in general accordance with the submitted application and design drawings, dated October 23, 2020, titled *Extension of Residence* and Site Survey, as prepared by Global Raymac Surveys, dated August 20, 2020; File 20CR0850.

Prior to Issuance:

- 2) That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

Permanent:

- 3) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
- 4) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
- 5) That the Accessory Dwelling Unit shall be subordinate to the dwelling, single detached.
- 6) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached and the ADU located on the subject site, to facilitate accurate emergency response. *Note, the municipal address for the Accessory Dwelling Unit is A 78 CAMPBELL DRIVE.*



- 7) That there shall be adequate water servicing provided for the Accessory Dwelling Unit and it is the Applicant/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
- 8) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.

Advisory:

- 9) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 10) That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].
- 11) That during construction, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 12) That a Building Permit and applicable sub trades for the addition and for the Accessory Dwelling Unit shall be obtained through Building Services prior to any construction taking place.
- 13) That water conservation measures shall be implemented in the Accessory Dwelling Unit, such as low-flow toilets, shower heads and other water conserving devices.
- 14) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 16) That if this Development Permit is not issued by June 30, 2021, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-3 Division 4 - Signage (Fascia and Free Standing)
File: PRDP20202898 (03223312)

MOVED by Member Gautreau that item E-3 be lifted from the table.

Carried

MOVED by Member Hanson that Development Permit Application PRDP20202898 be approved with the conditions circulated to the Municipal Planning Commission prior to lifting the item from the table.



Description:

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Sunset Neon; dated May 16, 2019.
 - i. Three Fascia signs, attached respectively to the north, west, and east sides of the restaurant, each containing two elements: one internally-illuminated restaurant chain logo and one internally-illuminated restaurant chain catchphrase.

Permanent:

2. The hours of operation for the fascia sign will be between 6:00 am to 10:00 pm; the sign will be de-activated between the hours of 10:01 pm to 5:59 am.

Advisory:

3. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
4. That the applicant shall apply, and be approved for, a roadside development permit from Alberta Transportation.

That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried

G Adjourn the Meeting

MOVED by Member Gautreau that the December 10, 2020 Municipal Planning Commission meeting be adjourned at 11:55 a.m.

Carried

H Next Meeting

Wednesday, January 13th, 2021

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	
DATE:	January 13, 2021	DIVISION: 3
FILE:	04619003	APPLICATION: PL20200063
SUBJECT:	Subdivision Item: Residential	

APPLICATION: To create a \pm 2.00 acre parcel (Lot 1) with a \pm 3.27 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.6 kilometres east of Range Road 31, and 0.20 kilometres south of Springbank Road.

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

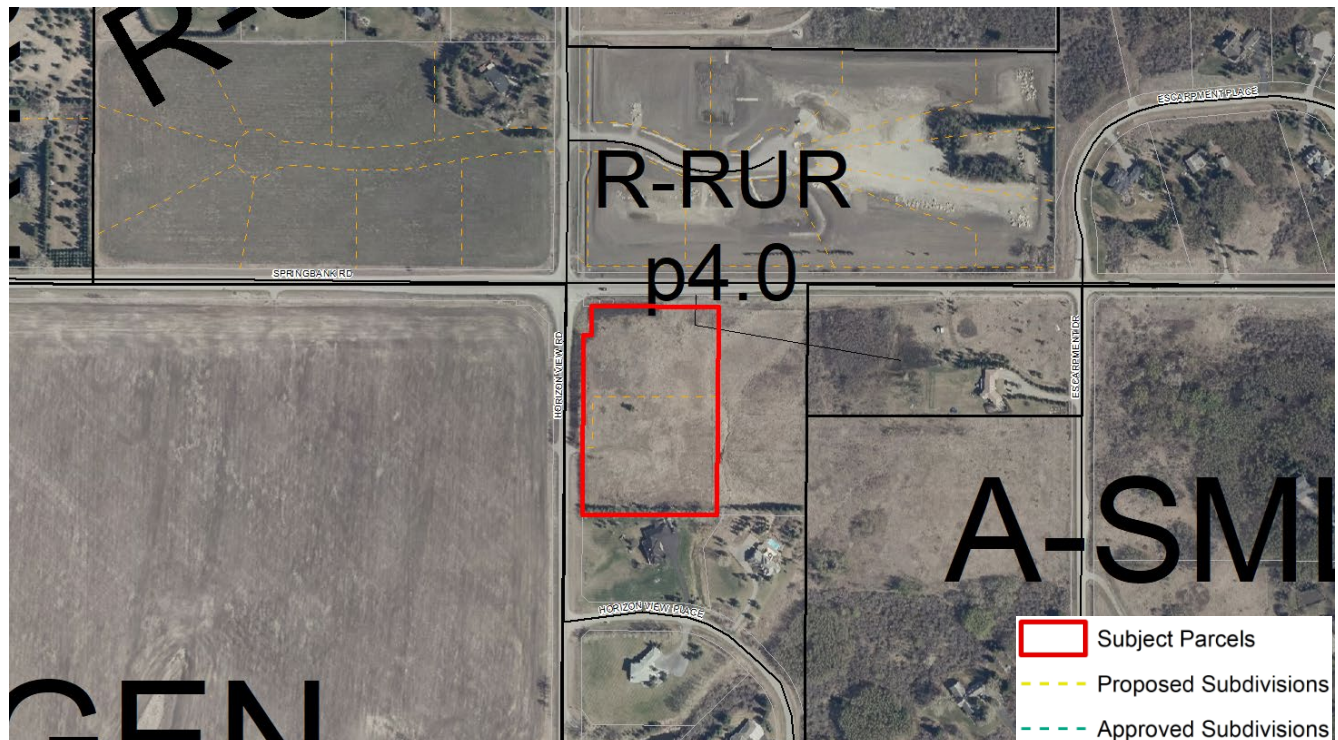
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20200063 be approved with the conditions noted in Attachment 'B'.

Option #2: THAT Subdivision Application PL20200063 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services

**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 • Central Springbank Area Structure Plan • North Escarpment Conceptual Scheme • Land Use Bylaw • County Servicing Standards 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level IV Private Sewage Treatment System Assessment prepared by Solstice Environmental Management (April 8, 2020) • Phase I Environmental Site Assessment, prepared by JASA Engineering Inc. (November 2017)
--	---

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	(Rural Base Levy + Special Area 4) x Area of Lot 1 = (\$4,595/acre + \$9,247/acre) x 2 acres = \$ 27,684
MUNICIPAL RESERVE (\$/ACRE)	Reserves not required; provided previously by land dedication

Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

There is an existing access from Horizon View Road. The applicant prefers a separate access, however is amenable to a shared access if necessary. A condition has been added for either eventuality.

Servicing

The applicant is located in the Westridge Utilities service area for potable water, however, has been unable to confirm servicing. A condition providing for the possibility of connection is included, as well as an option to install wells on the proposed parcels should connection not be achieved. A Groundwater Evaluation Report would need to be provided, to include aquifer testing and the location of the well, on each lot. If the results of the testing do not meet the requirements of the *Water Act*, the subdivision shall not be endorsed or registered.

In terms of wastewater servicing each lot may be serviced by a packaged sewage treatment system, and a condition of approval requiring a Site Improvements/Services Agreement (SISA) for their construction is provided.

Stormwater Management

As a condition of subdivision, a Site-Specific Stormwater Implementation Plan (SSIP) will be required, and should any required improvements be identified, a SISA will also be required.

*Municipal Reserves*

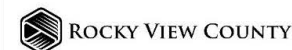
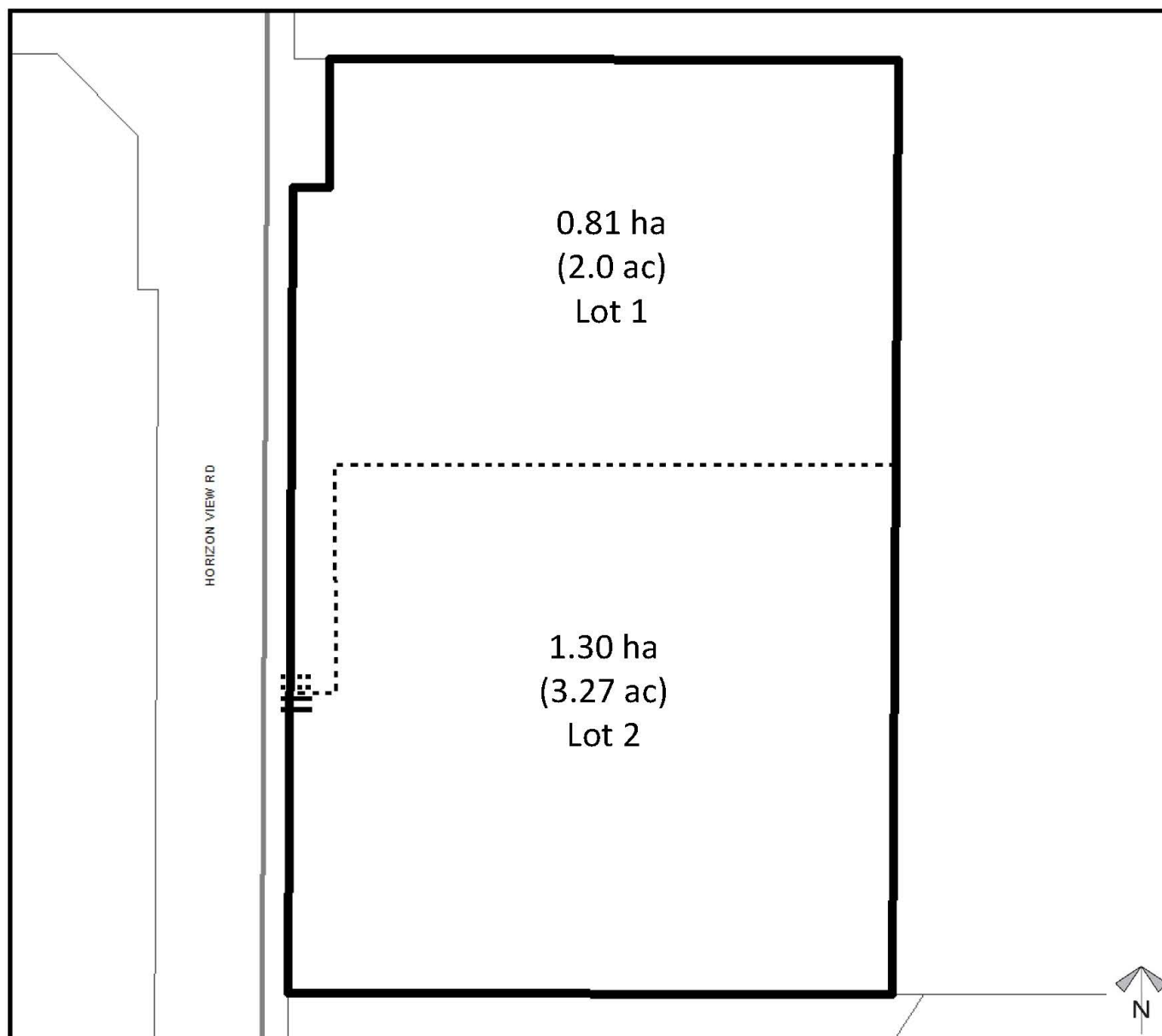
Municipal reserves were already provided previously by land dedication of lands adjacent to and east of the subject property. The previously dedicated MR parcel shows a configuration that would accommodate a future shared-use pathway, as outlined in the *Active Transportation Plan, South County*, adopted October 2018.

Central Springbank Area Structure Plan

The proposed subdivision is located in the Infill Residential Area in the ASP. It is compliant with ASP policies.

North Escarpment Conceptual Scheme

The parcel is located in the “established country residential area”, and meets the three required policies of the conceptual scheme.





Tentative Plan

Subdivision Proposal

To create a \pm 0.81 hectare (2.00 acre) parcel (Lot 1) with a \pm 1.30 hectare (3.27 acre) remainder (Lot 2).

Legend

Existing Approach 
Proposed Approach 

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 3

Roll: 04619003

File: PL20200063

Printed: November 30, 2020

Legal: Lot:1 Plan:9010715;

within NW-19-24-02-W05M



ROCKY VIEW COUNTY



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ON/It

ATTACHMENTS:

ATTACHMENT 'A': Maps and Other Information

ATTACHMENT 'B': Approval Conditions



ROCKY VIEW COUNTY

ATTACHMENT 'A': MAPS AND OTHER INFORMATION

APPLICANT: Amanpreet Grewal	OWNER: Amanpreet Grewal and Balpreet Tatla
DATE APPLICATION RECEIVED: May 21, 2020	DATE DEEMED COMPLETE: May 21, 2020
GROSS AREA: ± 2.13 hectares (± 5.27 acres)	LEGAL DESCRIPTION: Lot 1, Plan 9010715; NW-19-24-2-W5M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>April 17, 1990:</i> Plan 9010715 registered at Land Titles, to include the subject parcel	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 189 adjacent landowners. No responses were received.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

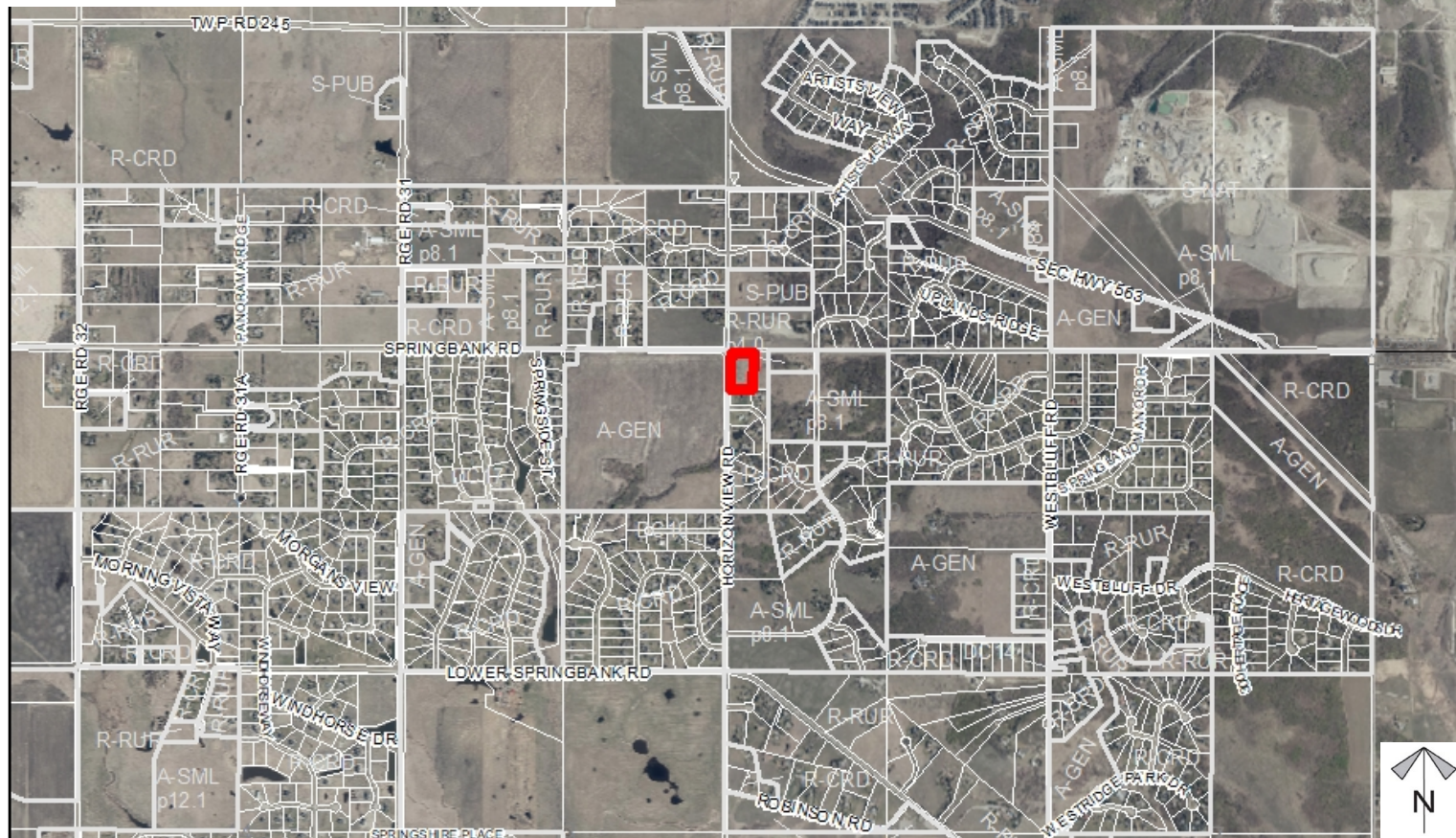
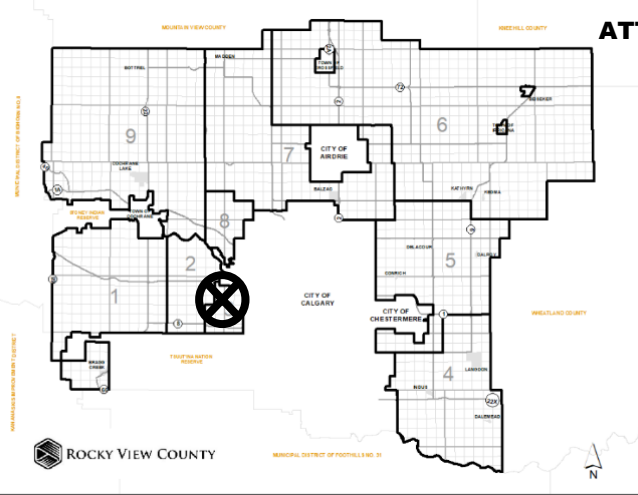


Location & Context

Subdivision Proposal

To create a ± 0.81 hectare (2.00 acre) parcel (Lot 1) with a ± 1.30 hectare (3.27 acre) remainder (Lot 2).

ATTACHMENT 'A': MAPS AND OTHER INFORMATION



Division: 3
Roll: 04619003
File: PL20200063
Printed: November 30, 2020
Legal: Lot:1 Plan:9010715;
with Page 40 of 2505M

Development Proposal

Subdivision Proposal

To create a ± 0.81 hectare (2.00 acre) parcel (Lot 1) with a ± 1.30 hectare (3.27 acre) remainder (Lot 2).

HORIZON VIEW RD

0.81 ha
(2.0 ac)
Lot 1

1.30 ha
(3.27 ac)
Lot 2



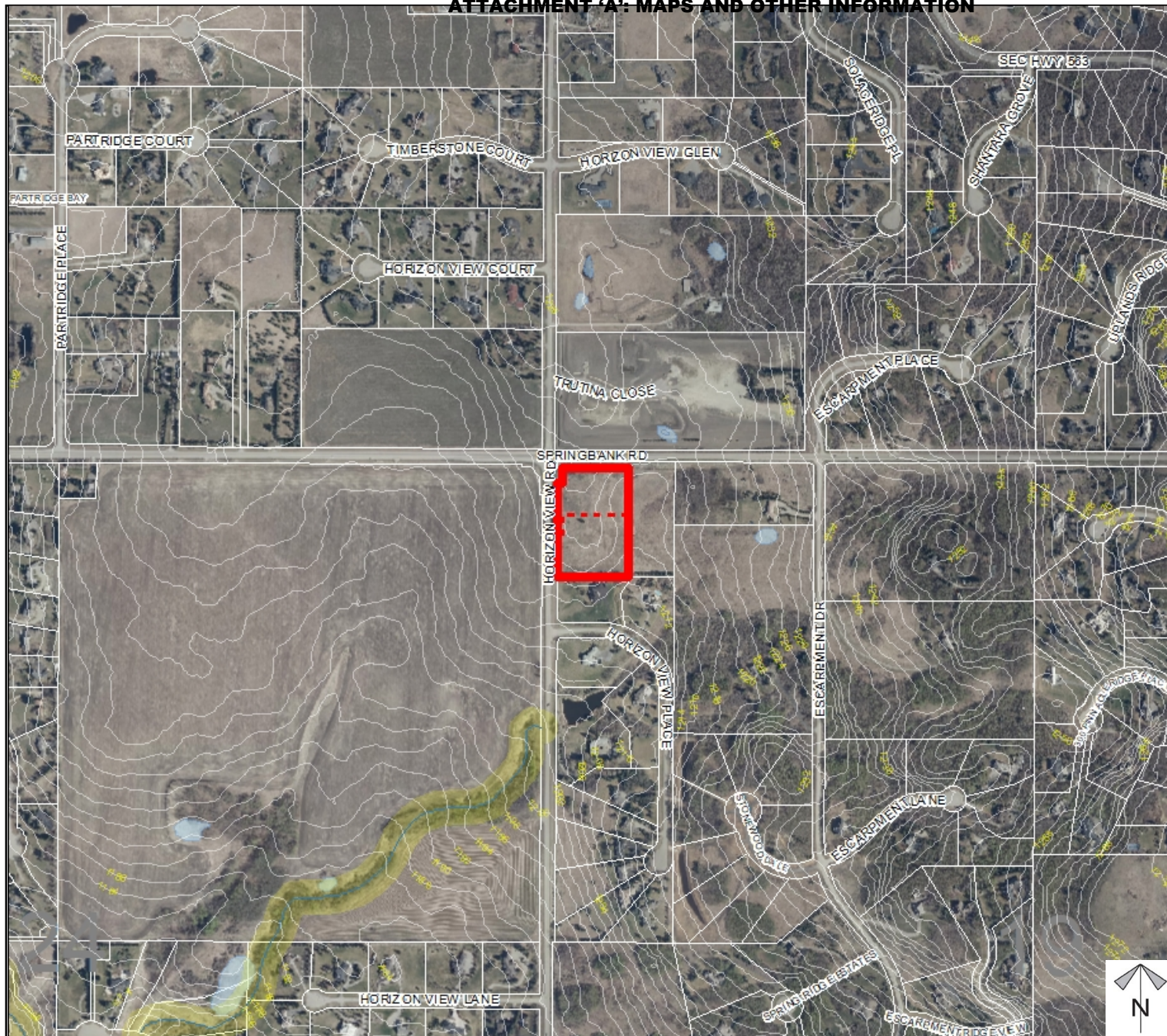
Division: 3
Roll: 04619003
File: PL20200063
Printed: November 30, 2020
Legal: Lot:1 Plan:9010715;
with Page 41 of 2505M



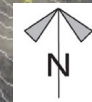
Environmental

Subdivision Proposal

To create a ± 0.81 hectare (2.00 acre) parcel (Lot 1) with a ± 1.30 hectare (3.27 acre) remainder (Lot 2).



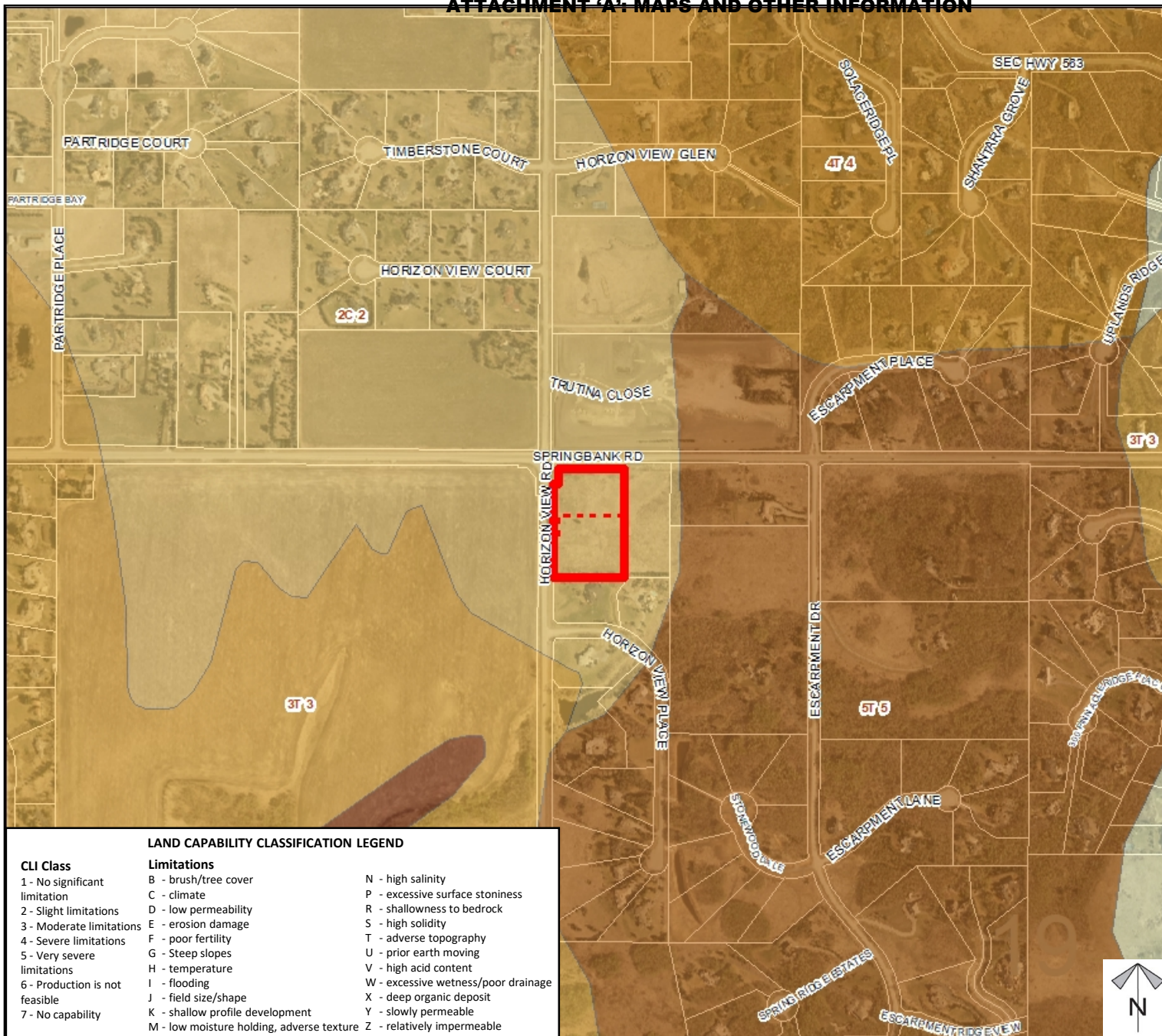
Division: 3
 Roll: 04619003
 File: PL20200063
 Printed: November 30, 2020
 Legal: Lot:1 Plan:9010715;
 with Page 42 of 250M



Soil Classifications

Subdivision Proposal

To create a ± 0.81 hectare (2.00 acre) parcel (Lot 1) with a ± 1.30 hectare (3.27 acre) remainder (Lot 2).



**Landowner
Circulation
Area**

Subdivision Proposal

To create a ± 0.81 hectare (2.00 acre) parcel (Lot 1) with a ± 1.30 hectare (3.27 acre) remainder (Lot 2).

Legend

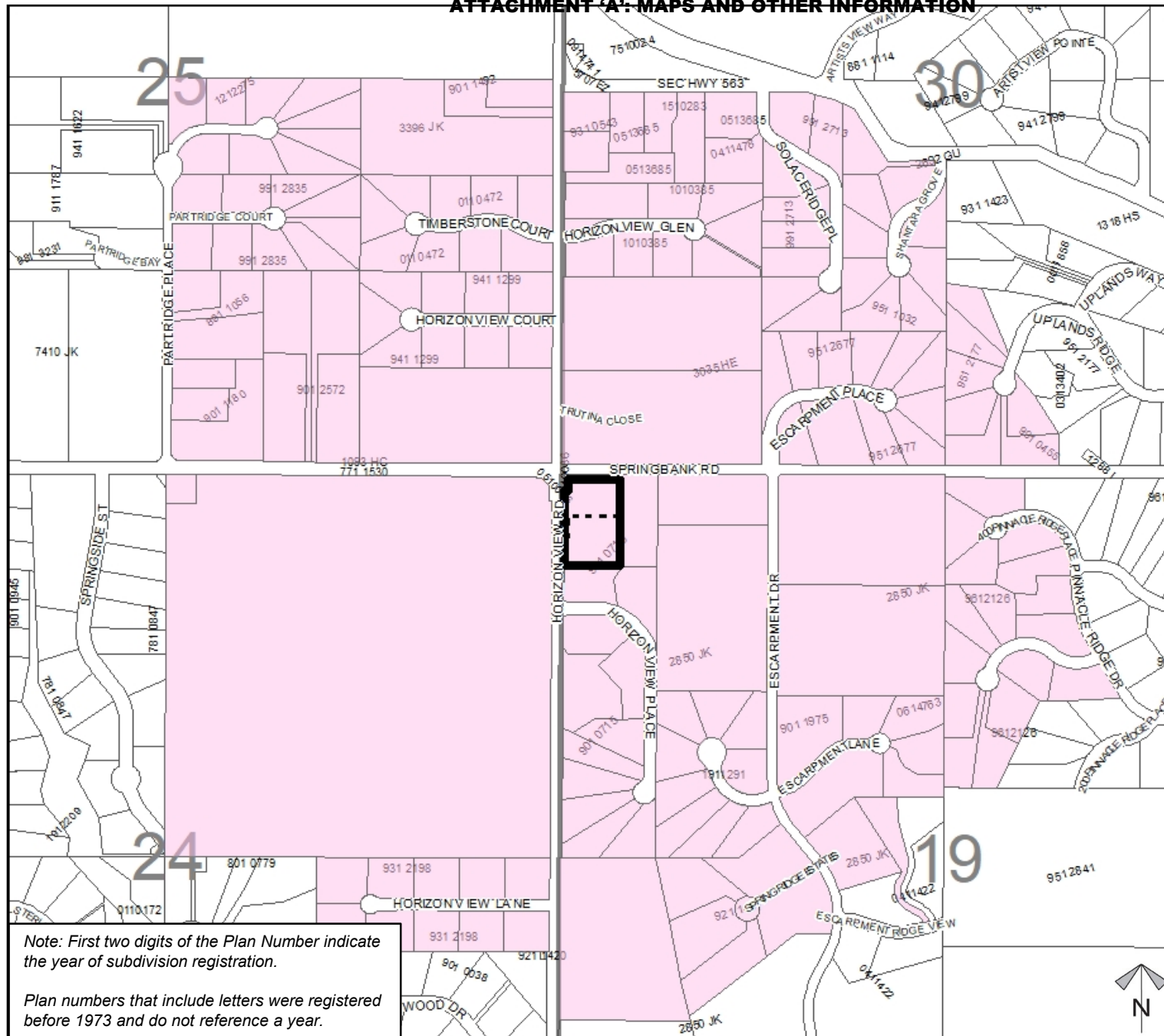
Support



Opposition



Division: 3
Roll: 04619003
File: PL20200063
Printed: November 30, 2020
Legal: Lot:1 Plan:9010715;
w/14-24-2505M
Page 44 of 250





ROCKY VIEW COUNTY

ATTACHMENT 'B': APPROVAL CONDITIONS

- A. The application to create a ± 0.81 hectare (2.00 acre) parcel (Lot 1) with a ± 1.30 hectare (3.27 acre) remainder (Lot 2) at Lot 1, Plan 9010715; NW-19-24-2-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) The Owner shall construct a new paved approach on Horizon View Road in order to provide access to Lot 1 in accordance with the County Servicing Standards. Should a mutual approach be constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 3) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) In accordance with the Level 4 PSTS Assessment conducted by Solstice Environmental Management dated April 8, 2020;
 - b) For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.
- 4) 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:



ROCKY VIEW COUNTY

- 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;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.
- 5) Should connection to piped services be available, the Owner is to provide confirmation of tie-in for connection to Westridge Utilities, an Alberta Environment licensed piped water supplier, for Lots 1 and 2, as shown on the Approved Tentative Plan. This includes providing information regarding:
- a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots 1 and 2;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1 and 2;
 - c) Documentation proving that all necessary water infrastructure is installed.
- OR
- Should connection to piped services not be available, water is to be supplied by an individual well on Lots 1 and 2. The subdivision shall not be endorsed until:
- a) A Phase 2 Aquifer Testing Report is provided, which is to include a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm, on each lot.
- 6) Utility Easements, Agreements and Plans are to be provided and registered (to the satisfaction of ATCO Gas).

Developability

- 7) The Owner is to provide a Site Specific Stormwater Management Plan conducted and stamped by a professional engineer that is in accordance with the Springbank Master Drainage Plan, the Springbank Creek Catchment Plan, and the County Servicing Standards. Implementation of the Stormwater Management Plan shall include:
- a) If the recommendations of the Stormwater Management Plan require improvements, then a Site Improvements / Services Agreement shall be entered into and registered on title;
 - b) Registration of any required easements and / or utility rights of way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation.

Payments and Levies

- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 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 the Lands to be subdivided as shown on the Plan of Survey.

Taxes

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



ROCKY VIEW COUNTY

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



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021
FILE: 03927001
SUBJECT: Subdivision Item: Creation of One Agricultural Parcel

DIVISION: 1
APPLICATION: PL20200141

APPLICATION: To create a ± 24.28 hectare (± 60 acre parcel (Lot 1) with a ± 32.66 hectare (± 80.70 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 4.8 km (3.0 miles) northwest of the community of Bragg Creek, 0.81 km (0.5 mile) north of Township Road 234 and on the west side of Range Road 52.

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML p12.1).

ADMINISTRATION RECOMMENDATION: N/A

OPTIONS:

- Option #1: THAT Subdivision Application PL20200141 be approved with the conditions noted in Attachment 'A'. (upgrade RR 52 to a non-standard gravel road)
- Option #2: THAT Subdivision Application PL20200141 be approved with the conditions noted in Attachment 'B'. (upgrade RR 52 with placement of gravel on existing road)
- Option #3: THAT Subdivision Application PL20200141 be approved with the conditions noted in Attachment 'C'. (remove the conditions related to road upgrading of RR52)
- Option #4: THAT Subdivision Application PL20200141 be refused

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

This subdivision application was presented to the Municipal Planning Commission (MPC) on November 26, 2020. As Range Road 52 is not constructed to standard and the surface width does not meet the County's requirement, Administration recommended that the Owner upgrade a portion of Range Road 52 (from Fawn Hills Drive to the subject land, approximately 3.6 km in total length) to a Regional Low Volume Standard, in accordance with the County's Servicing Standards. The Owner requested that conditions related to road upgrading be waived, as the northern portion of Range Road 52 carries a low volume of vehicles and ends at the subject lands as it is only used by the eight (8) adjacent landowners. The Applicant's proposed agricultural development (bison ranching) on the new 60 acre parcel is not expected to generate a significant amount of traffic. At the end of the MPC meeting, the following motion was passed:

"MOVED by Member Kamachi that Subdivision Application PL20200141 be tabled and to recommend that Administration (Transportation Department) create an estimate of costs to bring the road to the standard required, and to bring back that information to the Commission when the report is completed."

After consulting with a contractor, it became apparent that the upgrading of RR 52 to a Regional Low Volume Road standard with a 7m driving surface will be challenging and cost prohibitive. Steep side slopes in certain areas of RR 52 will require an additional right of way to allow for backsloping or require retaining walls to be constructed. The costs associated with upgrading the 3.6 km of RR 52 to an adequate width can be upward of six million dollars. As such, Administration has explored alternative cost options that will provide a non-standard road that is considered to be adequate for this situation.

As directed by MPC, Administration has provided the following options for MPC to consider:

Option 1

If a portion of Range Road 52 (from Fawn Hills Drive to the subject land, approximately 3.6 km in total length) is upgraded to a gravel non-standard with a granular base course inclusive of minor ditching work for drainage, the estimated cost for the project is \$757,116.30. Should MPC choose this option, the Owner is required to enter into a Development Agreement with the County for this specific road upgrading. The conditions are included in Attachment A.

	2020 Average Cost
Range Road 52 South Half	
Mobilization	\$ 25,000.00
Clearing/Mulching	\$ 12,000.00
Subgrade Excavation - Ditching	\$ 147,456.00
Subgrade Preparation	\$ 28,350.00
Granular Base Course - D4-20 - 50 mm Depth	\$ 58,750.00
Granular Base Course - D4-40 - 100 mm Depth	\$ 117,500.00
Topsoil	\$ 9,000.00
HydroSeeding	\$ 5,600.00
Range Road 52 North Half	
Mobilization	\$ 25,000.00
Clearing/Mulching	\$ 12,000.00
Subgrade Excavation - Ditching	\$ 147,456.00
Subgrade Preparation	\$ 20,250.00
Granular Base Course - D4-20 - 50 mm Depth	\$ 50,000.00



CONTRACT ESTIMATE (rounded to nearest 1000 dollars)	\$ 658,362.00
CONTINGENCIES @ 10%	\$ 65,836.20
ENGINEERING @ 5%	\$ 32,918.10
CONSTRUCTION ESTIMATE SUMMARY	\$ 757,116.30

The preliminary cost estimate provided above is for MPC's discussion purposes only and the pricing cannot be guaranteed until such time that a full engineering design has been completed and the detailed construction costing has taken place.

Option 2

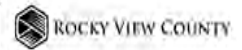
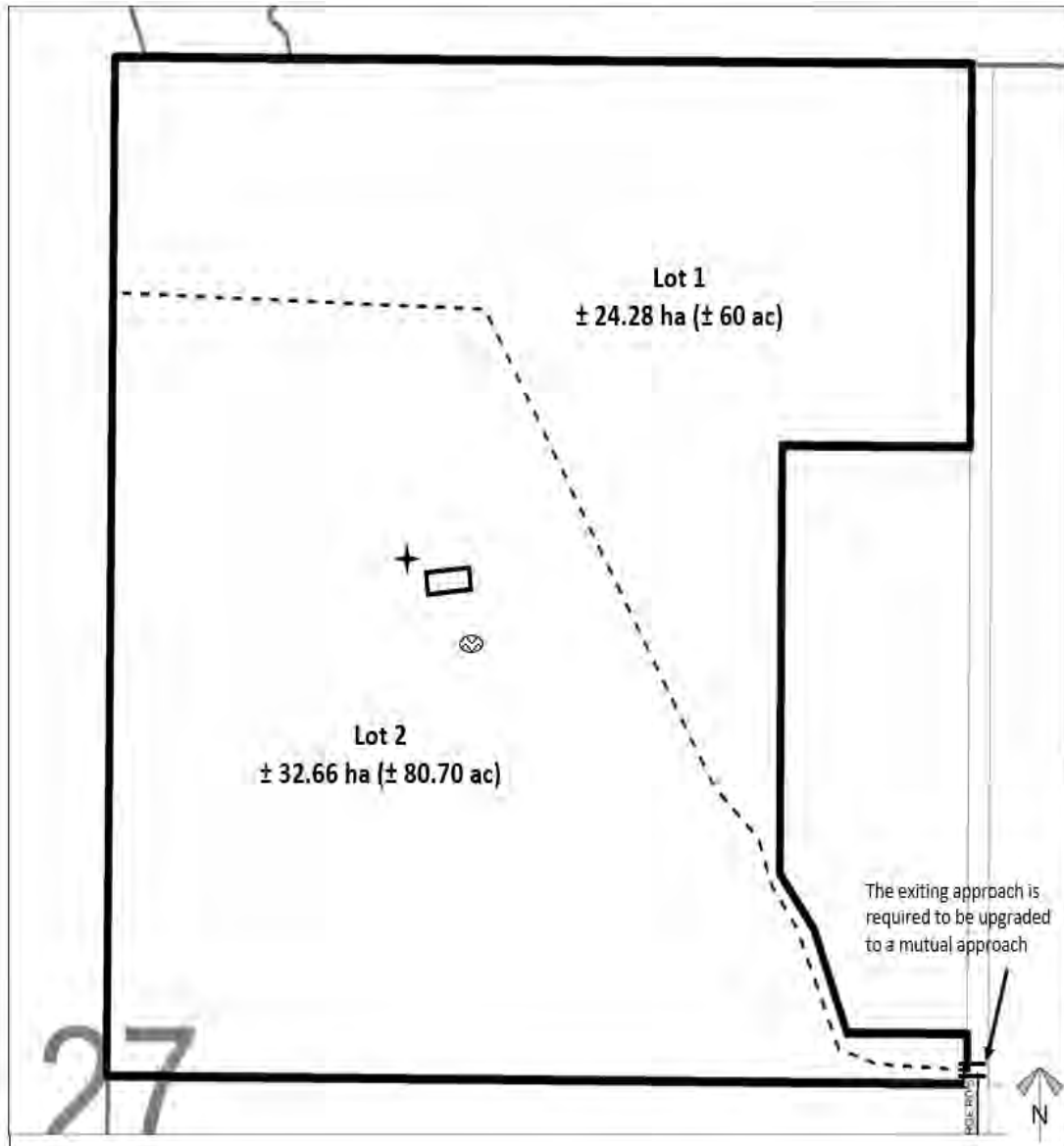
Option #2 consists of the placement of additional surfacing gravel overtop of the existing roadway over the same portions of Range Road 52. The estimated cost for the placement of 100mm depth of gravel is \$225,687.50. Should MPC choose this option, the Owner would be required to enter into a Development Agreement with the County for the specific road upgrading. The conditions are included in Attachment B.

	2020 Average Cost
Range Road 52 Gravelling Only	
Mobilization	\$ 25,000.00
Subgrade Prep	\$ 56,250.00
Trucking and Gravel - D4-20 - 100mm Depth	\$ 100,000.00
Equipment / Placement - Grader and Packer	\$ 15,000.00
CONTRACT ESTIMATE (rounded to nearest 1000 dollars)	\$ 196,250.00
CONTINGENCIES @ 10%	\$ 19,625.00
ENGINEERING @ 5%	\$ 9,812.50
CONSTRUCTION ESTIMATE SUMMARY	\$ 225,687.50

The preliminary cost estimate provided above is for MPC's discussion purposes only and the pricing cannot be guaranteed until such time that a full engineering design has been completed and the detailed construction costing has taken place.

Option 3

As indicated in the Greater Bragg Creek Area Structure Plan, the area has the potential for infill residential development in the future. The requirement of road upgrading for Range Road 52 could be postponed until such a time that comprehensive development takes place. Should MPC choose this option, the original conditions related to road upgrading (Conditions 2, 4, 5 and 6) will be removed, as per conditions noted in Attachment C.



Tentative Plan

Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)

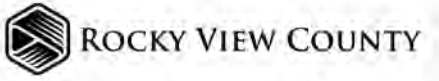
Legend

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-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 1
File: PL20200141
Roll: 03927001
Legal: A Portion of NE-27-23-05-W05M
Printed: October 19, 2020



Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions with Non-Standard Road Upgrading Requirements

ATTACHMENT 'B': Approval Conditions with Placement of Gravel on Existing Road Requirements

ATTACHMENT 'C': Approval Conditions without Road Upgrading Requirements

ATTACHMENT 'D': Previous MPC Report Package of November 26, 2020



ATTACHMENT 'A': APPROVAL CONDITIONS
(with Non-Standard Road Upgrading Requirements)

- A. The application to create a ± 24.28 hectare (± 60 acre) parcel (Lot 1) with a ± 32.66 hectare (± 80.70 acre) remainder (Lot 2) within NE-27-23-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

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.

Development Agreement

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include the following:
 - a) Upgrading of Range Road 52 with gravel surface and granular base course from Fawn Hills Drive up to the proposed mutual gravel approach (approximately 3.6 km in total length) with an offset cul-de-sac bulb and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, to the satisfaction of the County;
 - b) Implementation of the Construction Management Plan; and
 - c) Implementation of the Erosion and Sedimentation Control Plan.

Transportation

- 3) The Owner shall upgrade the existing approach to a mutual gravel approach on Range Road 52 in order to provide access to Lots 1 & 2. In addition, the Owner shall:
 - a) Provide an access right of way plan; and



ROCKY VIEW COUNTY

- b) Prepare and register respective easements on each title, where required.
- 4) The Owner shall provide a Geotechnical Report that provides recommendations for the pavement structure design for the upgrades to Range Road 52 based on actual onsite CBR value.
- 5) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details.
- 6) The Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County.

Utilities

- 7) The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of Fortis Alberta.

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ATTACHMENT 'B': APPROVAL CONDITIONS
(with Placement of Gravel on Existing Road Requirements)

- A. The application to create a ± 24.28 hectare (± 60 acre) parcel (Lot 1) with a ± 32.66 hectare (± 80.70 acre) remainder (Lot 2) within NE-27-23-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

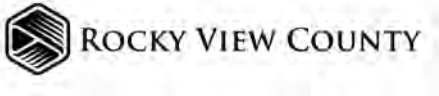
- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

Development Agreement

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include the following:
 - a) Graveling of Range Road 52 from Fawn Hills Drive up to the proposed mutual gravel approach (approximately 3.6 km in total length) with an offset cul-de-sac bulb and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, to the satisfaction of the County;

Transportation

- 3) The Owner shall upgrade the existing approach to a mutual gravel approach on Range Road 52 in order to provide access to Lots 1 & 2. In addition, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.



Utilities

- 4) The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of FortisAlberta.

Payments and Levies

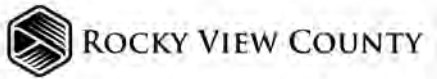
- 5) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ATTACHMENT 'C': APPROVAL CONDITIONS
(without Road Upgrading Requirements)

- A. The application to create a ± 24.28 hectare (± 60 acre) parcel (Lot 1) with a ± 32.66 hectare (± 80.70 acre) remainder (Lot 2) within NE-27-23-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation

- 2) The Owner shall upgrade the existing approach to a mutual gravel approach on Range Road 52 in order to provide access to Lots 1 & 2. In addition, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Utilities

- 3) The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of FortisAlberta.

Payments and Levies

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



ROCKY VIEW COUNTY

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 1
SUBJECT: Subdivision Item: Creation of One Parcel

DATE: November 26, 2020
APPLICATION: PL20200141

APPLICATION: To create a ± 24.28 hectare (± 60 acre) parcel (Lot 1) with a ± 32.66 hectare (± 80.70 acre) remainder (Lot 2).

GENERAL LOCATION: Located approximately 4.8 km (3.0 miles) northwest of the community of Bragg Creek, 0.81 km (0.5 mile) north of Township Road 234 and on the west side of Range Road 52.

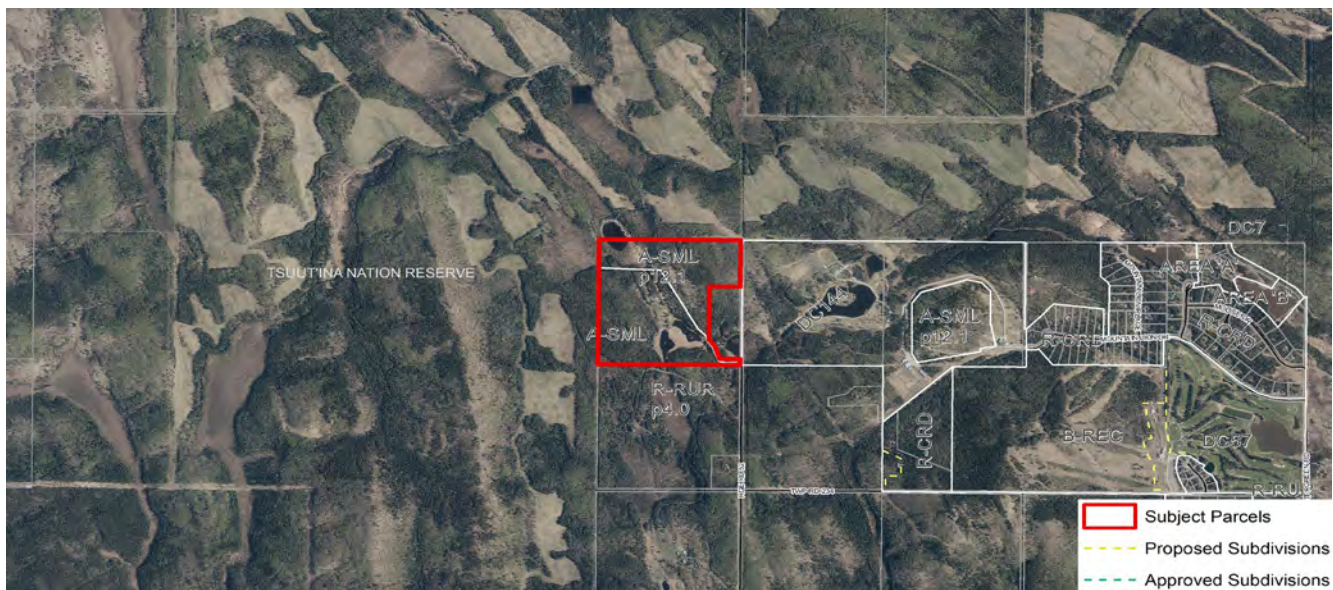
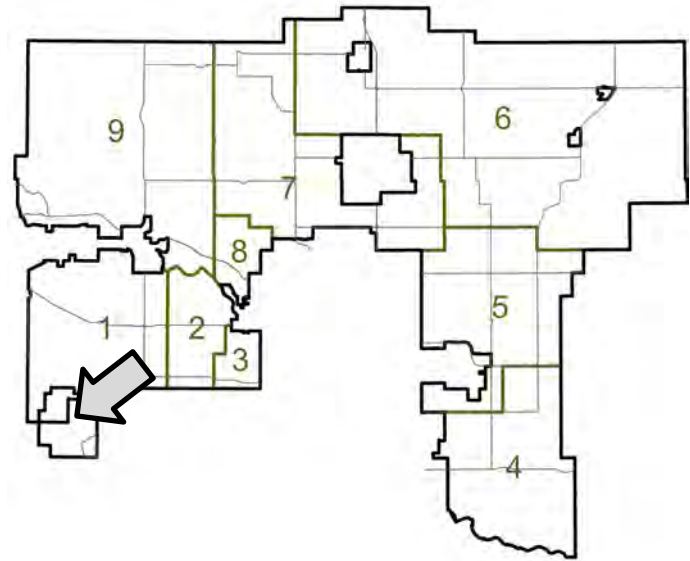
LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML p12.1)

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200141 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200141 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



ROCKY VIEW COUNTY

APPLICANT: Jillian Perras and Jaro Wardwell

OWNER: Jillian Perras and Jaro Wardwell

APPLICATION EVALUATION:

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

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

Transportation:

The Applicant proposes to upgrade the existing approach to a mutual approach in order to provide access to both new lot and the remainder. It is noted that Range Road 52 is not constructed to an appropriate standard from Fawn Hills Drive up to the subject lands. The total surface width of Range Road 52 varies between 5 - 6 meters and lacks adequate base material, drainage and has vegetation encroaching near to the driving surface. As a condition of subdivision, the Owner is required to enter into a Development Agreement with the County to upgrade a portion of Range Road 52 (approximately 3.6 km in total length) to a Regional Low Volume Standard as well as construct other required road infrastructure (i.e. road approaches, a cul-de-sac at the termination point of the road, etc.) in accordance with the County's Servicing Standards.

Water and Wastewater:

The Applicant proposes to service the new lot with a new water well and private sewage treatment system. The remainder contains the existing dwelling that is serviced by the existing water well and septic tank and field.

Stormwater:

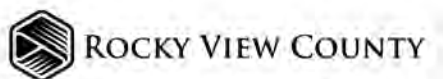
As the proposed new lot is 60 acres in size, construction of a new house and operation of a new agricultural business on it would have minimum impact to the existing drainage system. Administration has no requirement at this time.

Municipal Reserves:

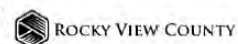
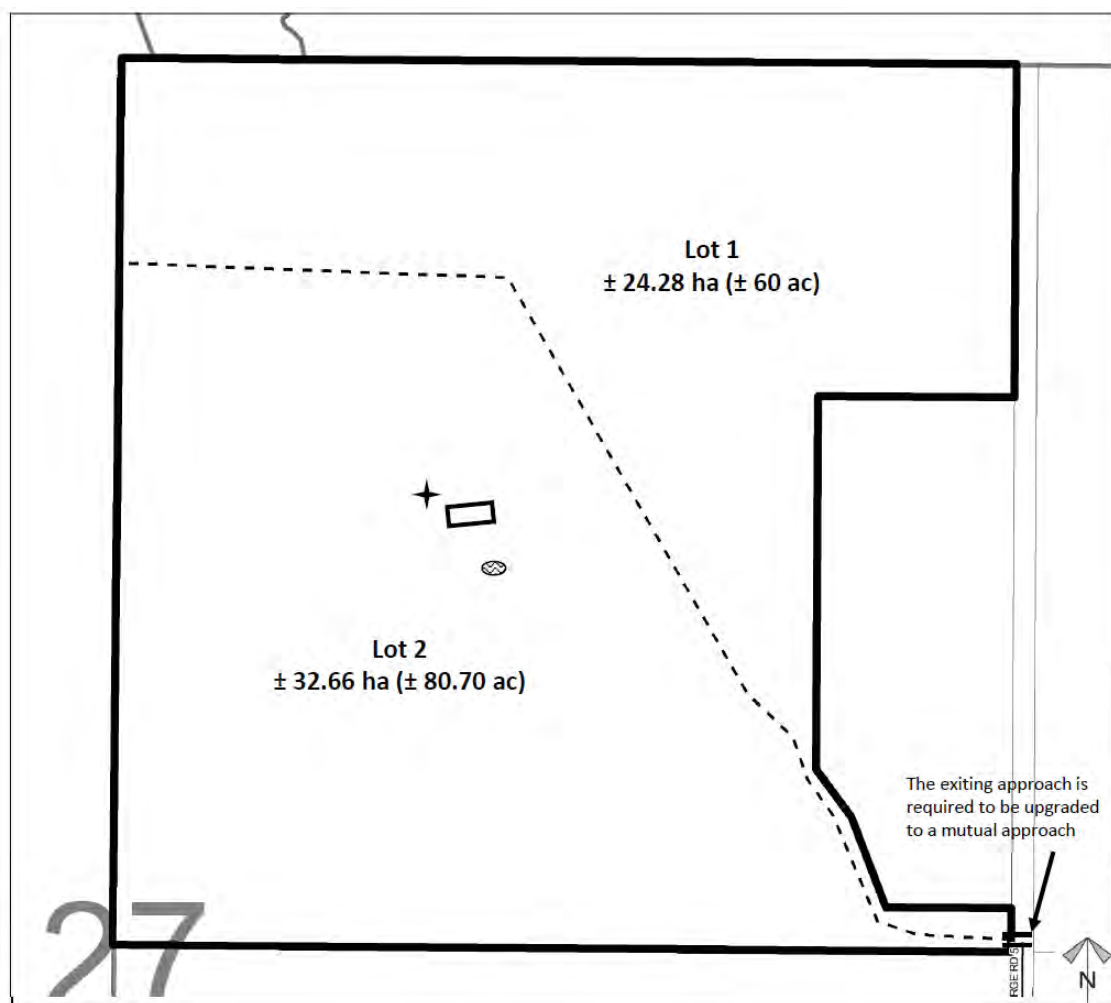
Both the new lot and the remainder are greater than 40 acres in size, Municipal Reserves are exempted in accordance with Section 663 of the Municipal Government Act (MGA). When further subdivision occurs on the subject lands, Municipal Reserve owing might be collected at that time.

Payments and Levies:

Transportation Off-Site Levy is exempted for the proposed new 60 acre lot, as it is considered large agricultural land In accordance with the Regional Transportation Off-Site Levy Bylaw (C-8007-2020).



Tentative Plan - 1

**Tentative Plan****Subdivision Proposal**

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)

Legend

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

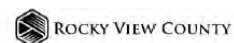
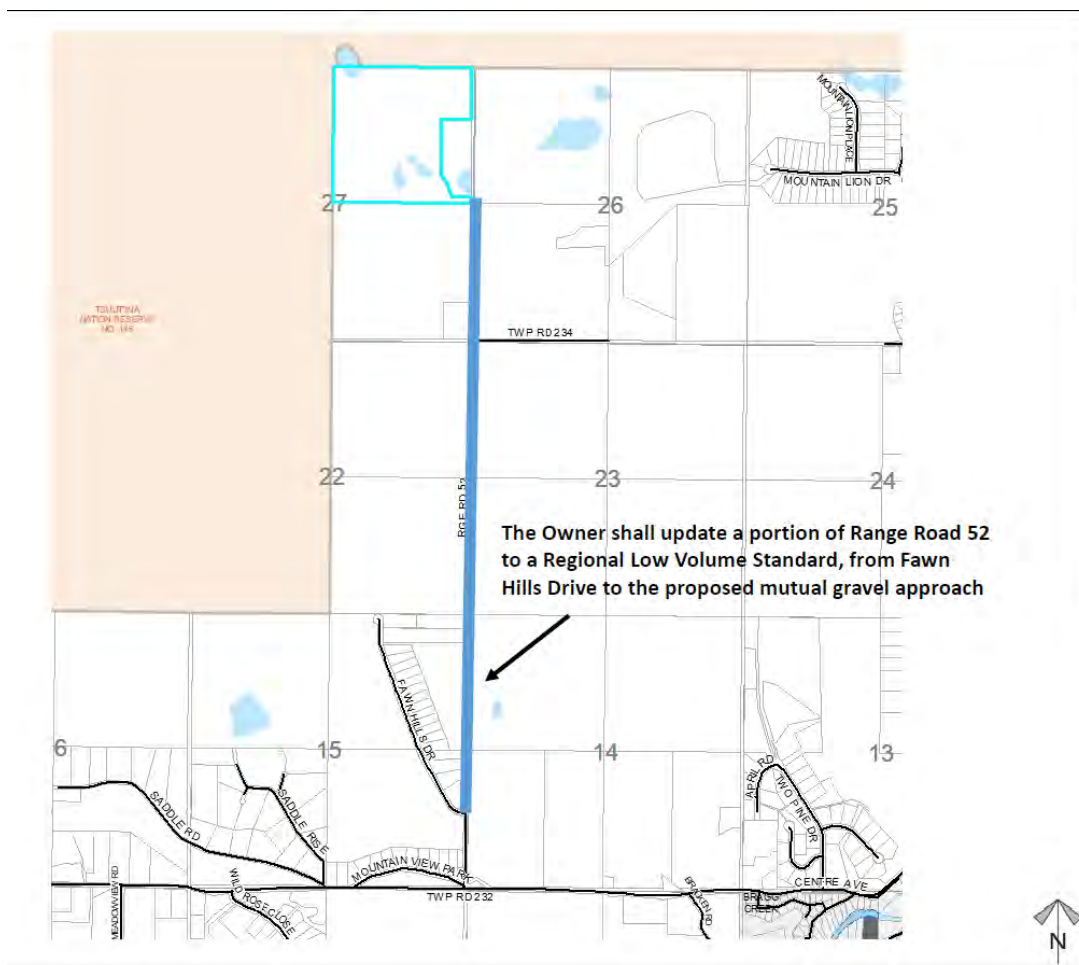
Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 1
 File: PL20200141
 Roll: 03927001
 Legal: A Portion of NE-27-23-05-W05M
 Printed: October 19, 2020



Tentative Plan - 2



Tentative Plan

Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)

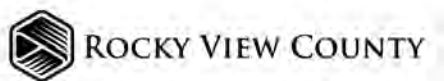
Legend

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-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 1
 File: PL20200141
 Roll: 03927001
 Legal: A Portion of NE-27-23-05-W05M
 Printed: October 19, 2020

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT 'A': Maps and Other Information

ATTACHMENT 'B': Approval Conditions

ATTACHMENT "C": Public Submissions



ROCKY VIEW COUNTY

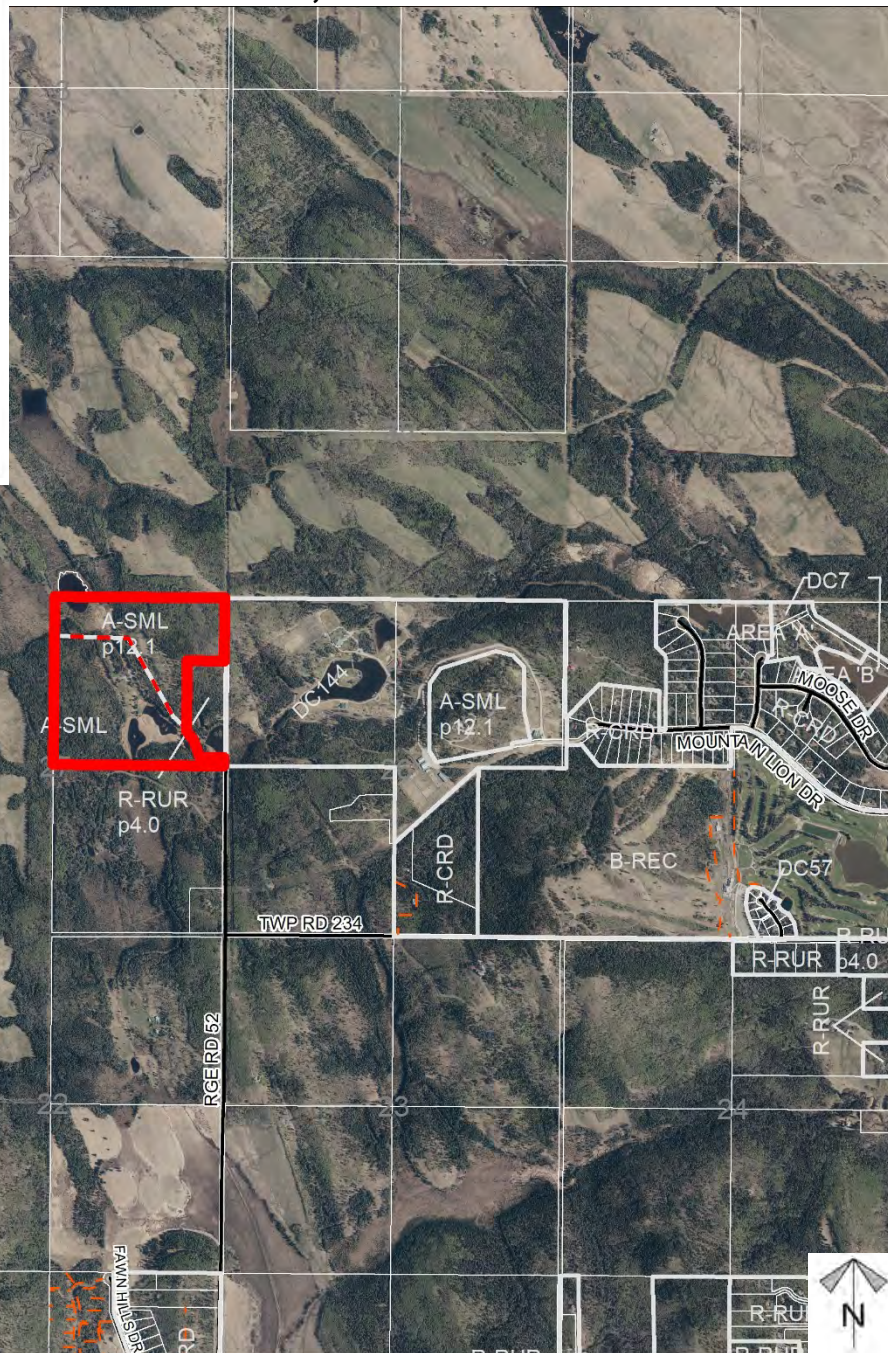
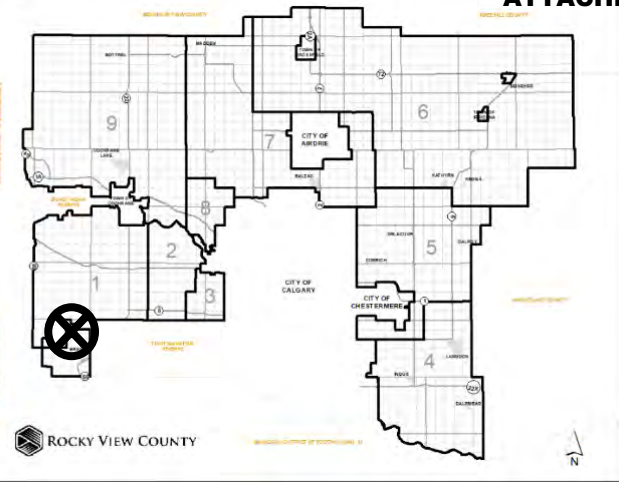
ATTACHMENT 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: October 13, 2020	DATE DEEMED COMPLETE: October 14, 2020
GROSS AREA: ± 140.70 acres	LEGAL DESCRIPTION: A portion of NE-27-23-05-W05M
APPEAL BOARD: Development and Subdivision Appeal Board	
<p>HISTORY:</p> <p><i>September 1, 2020 Redesignation application (PL20200064) was approved to redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p12.1) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 60.00 acre parcel with a ± 80.70 acre remainder.</i></p> <p><i>December 9, 2014 Subdivision application (PL20140034) was approved to create a ± 19.70 acre parcel with a ± 140.30 acres remainder. The remainder land is the subject land in this case.</i></p> <p><i>September 23, 2014 Redesignation application (PL20130026) was approved to redesignate a portion of the quarter section from Ranch and Farm District to Residential Three District, in order to facilitate the creation of a ± 19.7 acre parcel with a ± 140.3 acres remainder.</i></p>	
<p>PUBLIC & AGENCY SUBMISSIONS:</p> <p>The application was circulated to 10 adjacent landowners. 2 letters with comment were received.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Location & Context

Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)



Division: 1
 File: PL20200141
 Roll: 03927001
 Legal: A Portion of NE-27-
 23-05-W05M
 Printed: October 12, 2020
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Development Proposal

Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)

New Lot - Lot 1
 ± 24.28 ha (± 60 ac)

Remainder - Lot 2
 ± 32.66 ha (± 80.70 ac)

Division: 1
 File: PL20200141
 Roll: 03927001
 Legal: A Portion of NE-27-
 23-05-W05M
 Printed: October 12, 2020
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Site Photos on RR 52

Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)



Beginning of RR 52 (South End)



Middle Portion of RR 52



North Portion of RR 52



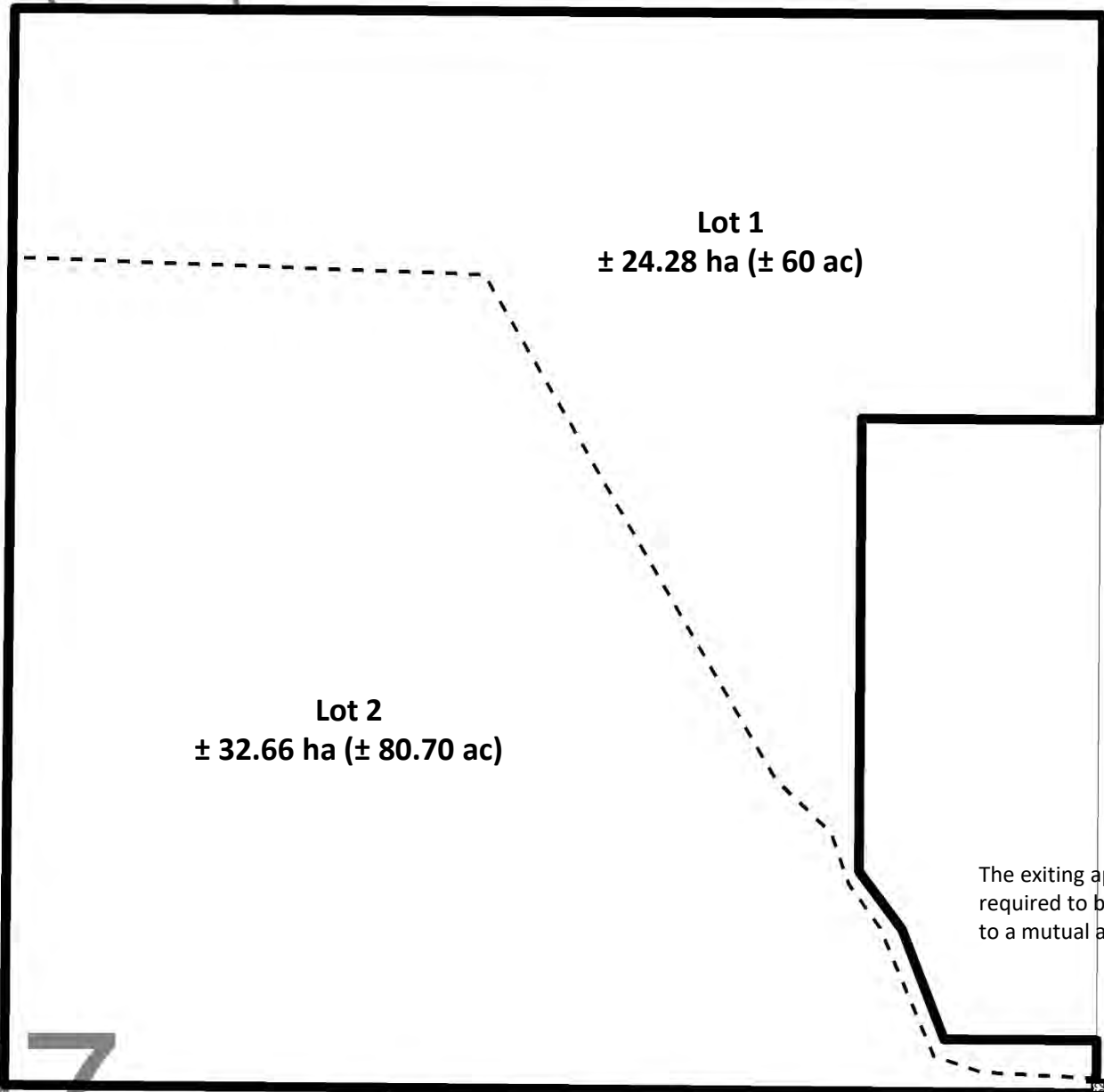
North Portion of RR 52

The surface width of RR 52 varies between 5 – 6 meters, which does not meet the 7 meter width requirement as per county service standard

Condition of Subdivision

Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)



Lot 1
 ± 24.28 ha (± 60 ac)

Lot 2
 ± 32.66 ha (± 80.70 ac)

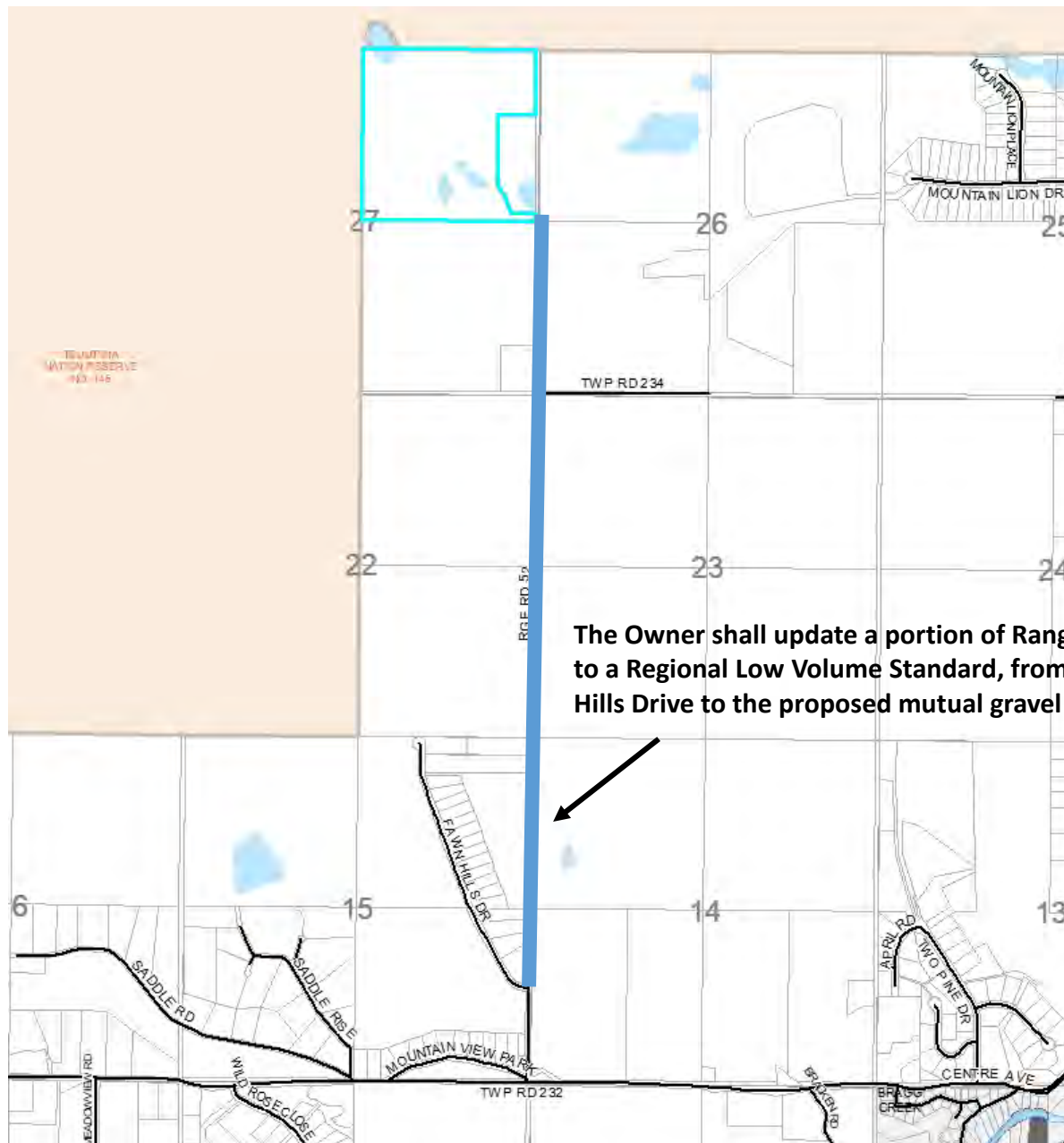
The exiting approach is required to be upgraded to a mutual approach

Division: 1
 File: PL20200141
 Roll: 03927001
 Legal: A Portion of NE-27-23-05-W05M
 Printed: October 12, 2020
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Condition of Subdivision

Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)

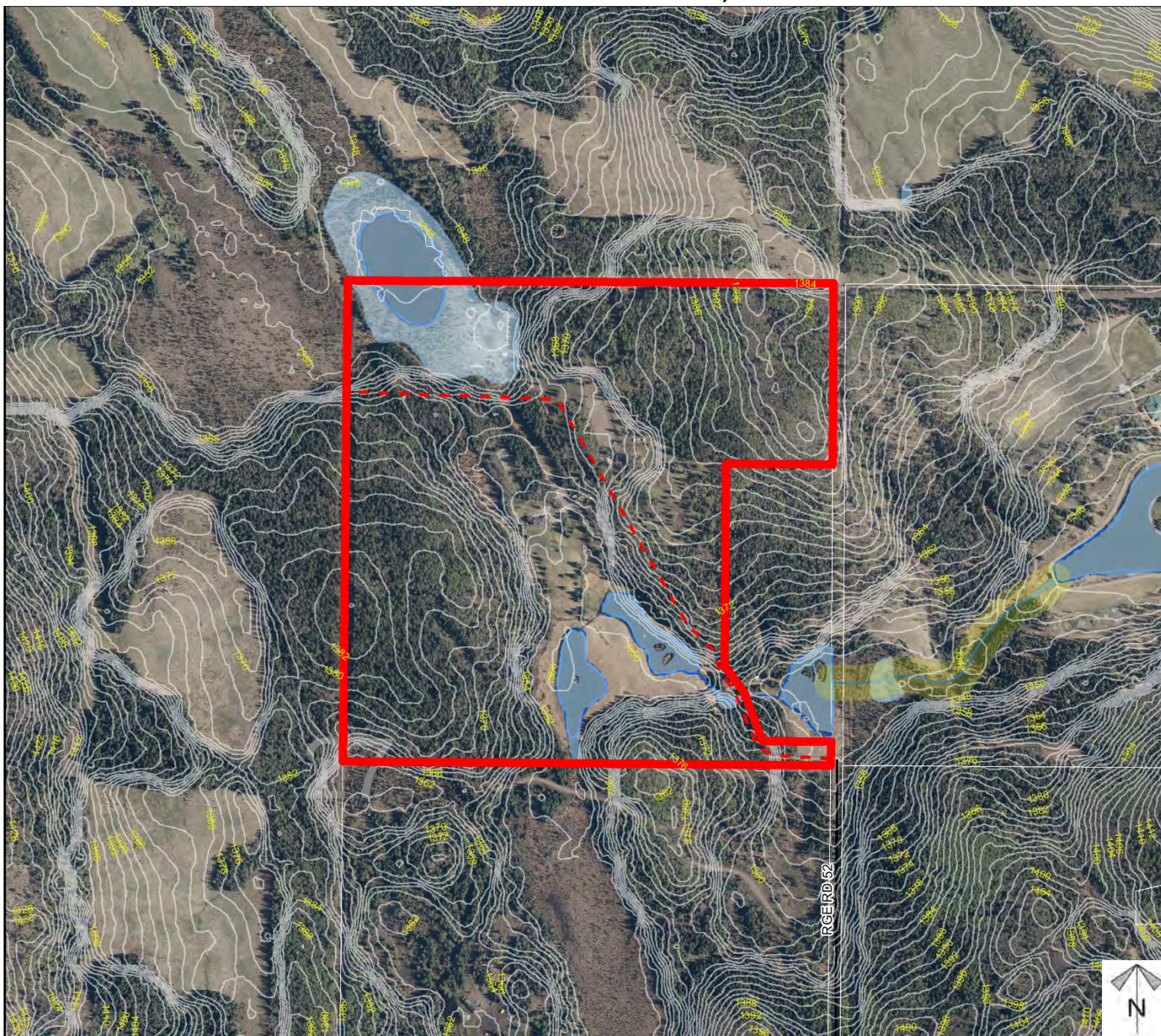


Division: 1
 File: PL20200141
 Roll: 03927001
 Legal: A Portion of NE-27-23-05-W05M
 Printed: October 12, 2020
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Environmental

Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)



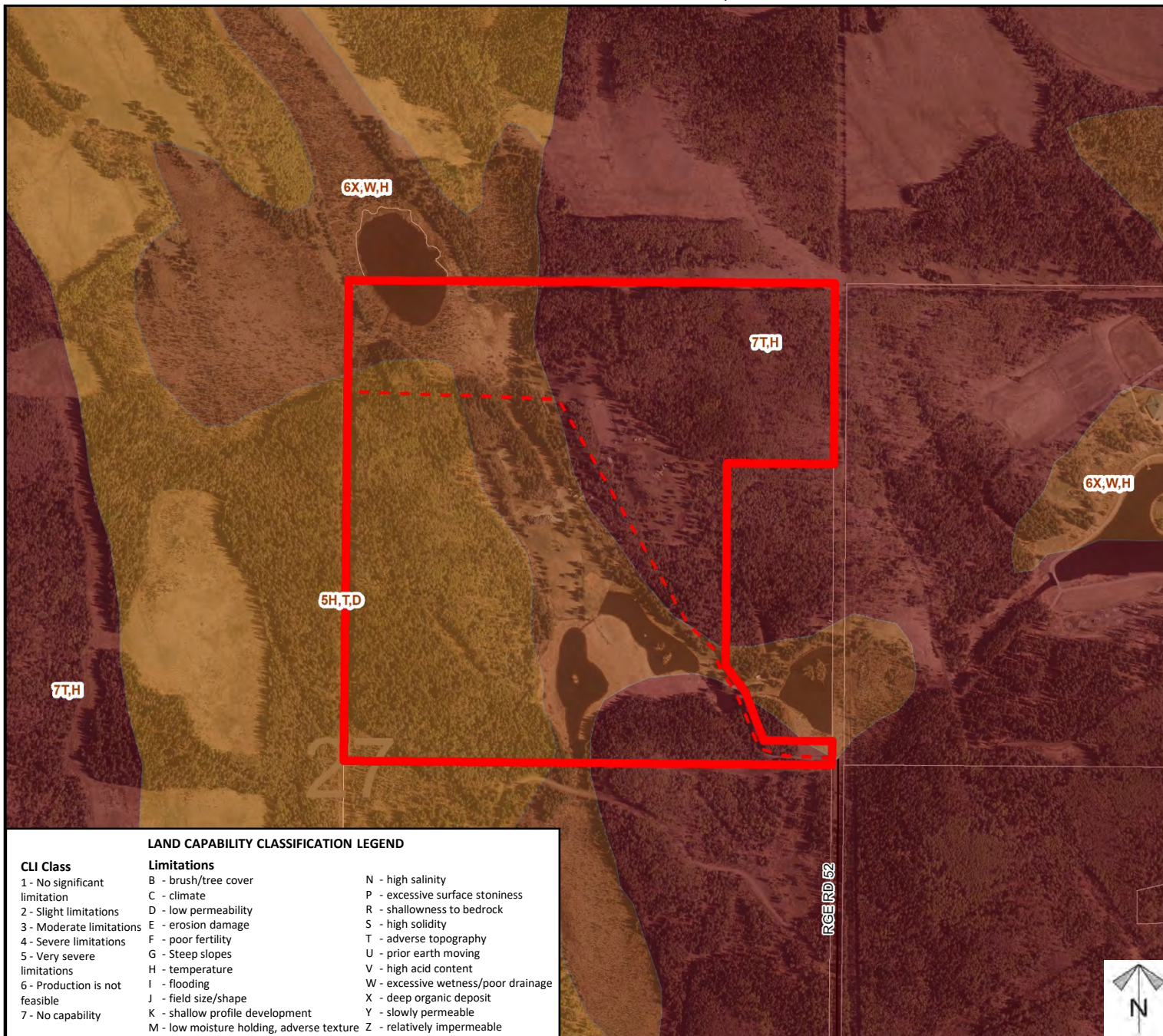
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 1
 File: PL20200141
 Roll: 03927001
 Legal: A Portion of NE-27-
 23-05-W05M
 Project: 0700011230
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Soil Classifications

Subdivision Proposal

To create a \pm 24.28 hectare (60 acre) parcel (Lot 1) with a \pm 32.66 hectare (80.70 acre) remainder (Lot 2)



Division: 1
 File: PL20200141
 Roll: 03927001
 Legal: A Portion of NE-27-23-05-W05M
 Printed: October 12, 2020
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Subdivision Proposal

To create a ± 24.28 hectare (60 acre) parcel (Lot 1) with a ± 32.66 hectare (80.70 acre) remainder (Lot 2)

Legend

Support



Opposition



Comment (2)



Division: 1

File: PL20200141

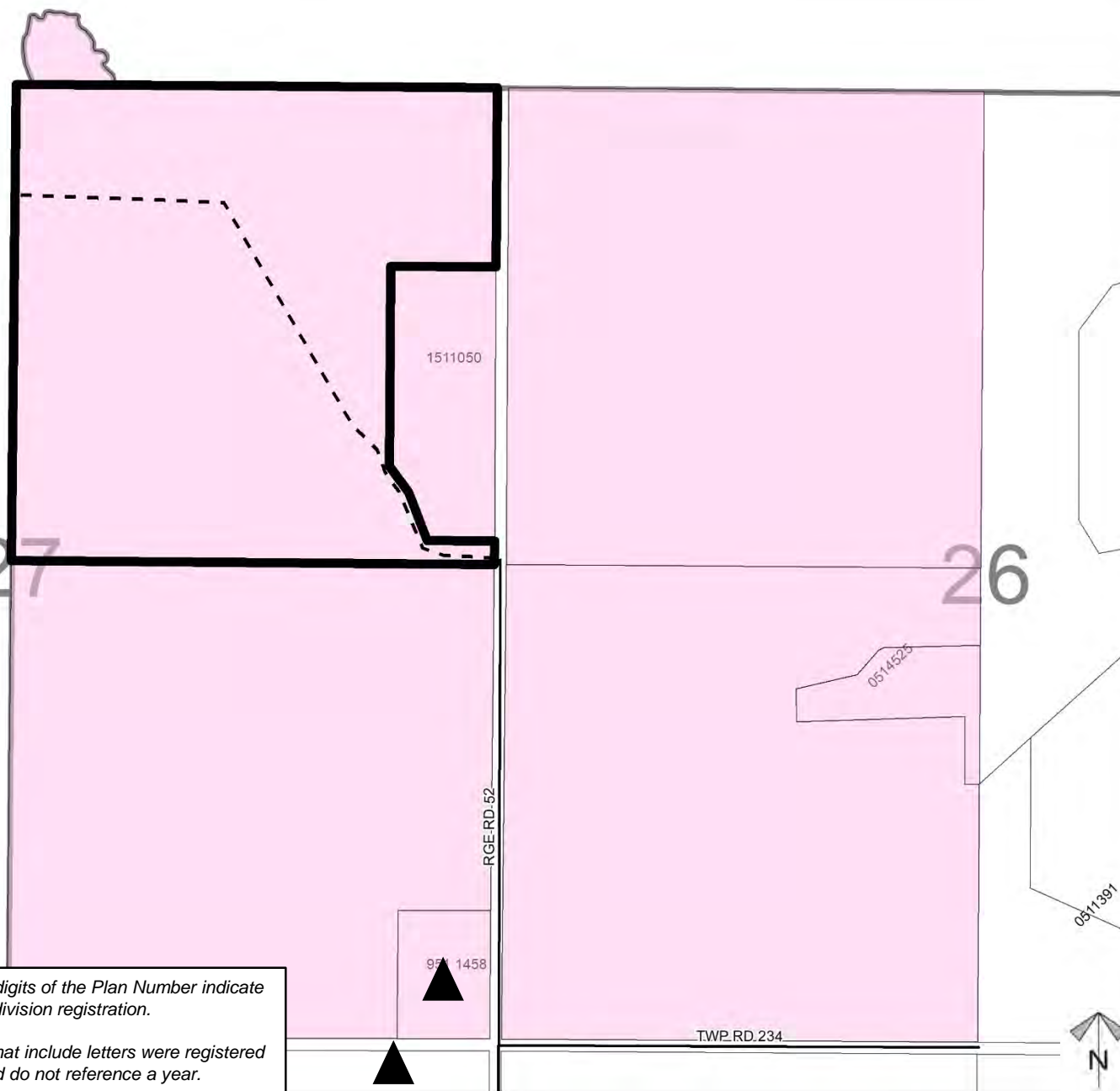
Roll: 03927001

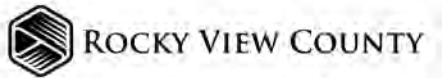
Legal: A Portion of NE-27-
23-05-W05M

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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.





ATTACHMENT 'B': APPROVAL CONDITIONS

- A. The application to create a ± 24.28 hectare (± 60 acre) parcel (Lot 1) with a ± 32.66 hectare (± 80.70 acre) remainder (Lot 2) within NE-27-23-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

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.

Development Agreement

2. The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include the following:
 - a) Construction of Range Road 52 to a Regional Low Volume Standard from Fawn Hills Drive up to the proposed mutual gravel approach (approximately 3.6 km in total length) with an offset cul-de-sac bulb and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards for Subdivision and Road Construction as approved by Council as amended all to the satisfaction of the County;
 - b) Implementation of the Construction Management Plan; and
 - c) Implementation of the Erosion and Sedimentation Control Plan.

Transportation

3. The Owner shall upgrade the existing approach to a mutual gravel approach on Range Road 52 in order to provide access to Lots 1 & 2. In addition, the Owner shall:
 - a) Provide an access right of way plan; and



ROCKY VIEW COUNTY

- b) Prepare and register respective easements on each title, where required.
- 4. The Owner shall provide a Geotechnical Report that provides recommendations for the pavement structure design for the upgrades to Range Road 52 based on actual onsite CBR value.
- 5. The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details.
- 6. The Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County.

Utilities

- 7. The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of FortisAlberta.

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Date: November 12, 2020

Subject: Subdivision application PL 20200141, File #03927001(NE27, 23-5W5)

Comments from: Alan & Liz Breakey, Residents of NE22, 23-5W5

Attention: Ms.Xin Deng, Municipal Planner, Rocky View County

Dear Ms. Deng:

With reference to the further subdivision of the 140 acre remainder of NW27, 23-W5M (following a 20 acre First Parcel Out) into two parcels of 60 acres and 80 acres, it is extremely important that the Land Use and Subdivision Condition of road upgrade be upheld. As the Road Design Guidelines of the County state, governed by the Transportation Association of Canada (TAC), the Highway Geometric Design Guide of Alberta Transportation and the Servicing Standards of Rocky View County: "Good engineering practice and design is required for all road construction situations" with site variations only to be considered "provided that public safety and the County are not at risk for liability".

Range Road 52, north of the junction with the Fawn Hills Road, is at a point of maximum usage for what was originally utilized as a private access for a few homes: through both history and evolving road standards, it does not meet even the basic standards for "Regional Low Volume Gravel Road" which is its present status. A brief history of how and why ten plus residential and agricultural accesses have evolved on this road, not including the commercial application of the Airbnb and Event Centre (as advertised on the website of the applicant up to July 2020). The subject land of Application PL20200141, previously zoned Agriculture, has not been used for an agricultural purpose, hence the "New and Distinct" land use, as stated by the County Agricultural Services Department "could also be carried out under the current land use designation".

1. Prior to 1988, four parcels of land (NE22,SW23,SE27, and NE27-23-5W5) were held by Lyon Mountain/renamed Wintergreen Estates to be developed as Lyon Mountain Phase 3. An access road existed to our

Page 2:2020-11-12-Breakey-Comments on subdivision application PL202000141

- present gate in the southeast corner of NE22-23-5W5M. In the subsequent bankruptcy disposition, the four quarters were sold to separate individuals.
2. In order to obtain a Development Permit to build our residence, the County deemed it mandatory to enter into a Private (Close and Lease) Road Agreement in 1989 with two of our neighbours including the previous owner of the subject land (NE27). This was done in order to protect the County from any liability related to the road access. The closed road allowance, Range Road 52, as it extended north from the termination of the Lyon Mountain access road at our gate, was then roughly constructed to allow the building of two residences on the two northern quarters (both of which have subsequently taken First Parcel Out subdivisions).
 3. The road agreement stayed in place until the other two parties chose not to renew the agreement for reasons of liability, after three additional homes had been built without having been party to the Road Lease and Closure agreements. In light of the new situation, we also surrendered the lease. Council of the time then deemed the road to be a Municipal Public Road, still with no conditions for upgrade or maintenance.
 4. Presently, under Rocky View County road servicing standards, Range Road 52 is classified as a Regional Low Volume Standard Road. The conditions for the subdivision granted to these applicants, as stipulated by Rocky View County, were to upgrade Range Road 52 as the access to the three subdivided parcels within NW27-25-5WM (the subject lands of PL20200141) from the Fawn Hills intersection to the subject lands to County standards with mandated road approaches, cul de sac and appropriate design criteria.

The convoluted history of the Range Road 52 extension has resulted in a sub-standard road with variably unsafe conditions and continued liability to the County should further commercial/agricultural/residential be approved without upgrades from a developer/applicant. Under the Road Standards of the 2020 Land Use Bylaw, Range Road 52 is classified as a "Regional Low Volume Road". Table 400-F in the Bylaw defines this type of gravel road as the lowest standard

listed for a two-lane gravel road, generally servicing a small number of residences (presently numbering nine with additional recreational uses on several of the vacant parcels). Minimum standards include: posted maximum speeds of 60 km/hr, a Right of Way of 20 m. with a minimum surface width of 7.0 m., minimum ditching of 1 m. and maximum slopes under 8 percent. None of these conditions are met.

County Infrastructure and Roads has posted Range Road 52 as “Road Impassable At Times”. Road width is well under the mandated 7 m. in the stretch north of our gate and it is often almost impossible to pass oncoming traffic in that section of the road safely. There are at least four blind hills with one hidden intersection; gradients on these hills are well in excess of the maximum 8 percent grades (note: a Fortis employee was killed when he pulled his vehicle over too close to the shoulder just south of the applicant’s gate and his truck rolled over on him). There is no functional ditching and runoff pours down the middle of the road to our gate where the road flattens across the lowland; the road is regularly dangerously rutted. There are artesian breakouts all along the road; the latest is evidenced by the road eruption downhill from our gate caused by a deep canyon developed through fill removal to build the road across the wetland which was later filled in by the owner but still acts as a groundwater breakout channel/seep.

Road maintenance by the County is minimal and consists of one grading per annum under the Road Servicing Standards for a Regional Low Volume Road. We have been fine with this over the thirty plus years we have lived and farmed here. Access on Range Road 52 has been adequate to our quarter section, small farm and residence, primarily as we have not had to deal with the blind hills north of our property with the road being relatively flat to our gate. In our opinion, Range Road 52 is currently at maximum use and, in many sections, is well below the mandated standards. At the very least, the Administration recommendations of a Development Agreement with the County to upgrade the subdivision access to County standard Regional Low Volume gravel road as well as the recommended

Page 4:2020-11-12-Breakey-Comments on subdivision application PL202000141

Traffic Impact Assessment must be required both in the context of the proposed agricultural subdivision as well as the commercial aspects of what has operated intermittently as the Air BnB/Event Center over the past two years.

Kindest Regards,

Handwritten signatures of Alan and Elizabeth Breakey. The signature for Alan is on the left, and the signature for Elizabeth is on the right, written in a cursive script.

Alan and Elizabeth Breakey

NE/4,22-23-5-W5M

(1 km south of proposed subdivision off Rge Rd. 52)

WALTER VERKLEIJ
SE-27-23-05-05, 1-9511458

November 13, 2020

VIA EMAIL - xdeng@rockyview.ca

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

Attention: Ms. Xin Deng, Municipal Planner

Re: File Number: 03927001
Application Number: PL20200141
Division: 1
Applicants/Owners: Jill Perras and Jaro Wardwell

Dear Ms. Deng:

I am writing to request that the conditions of subdivision, approved by Council on September 1, 2020, in connection with Applicants/Owners' Redesignation Application, remain in full force and effect. In the September 1, 2020, Planning and Development Services report to Council, in connection with the Redesignation Application, it was formally acknowledged "... *that Range Road 52 is not constructed to standard from Fawn Hills Drive up to the subject land.*" (E2, page 3 of 36) To address that finding, the report recommended, and Council agreed, that as a condition of future subdivision, "... *the applicant/owner will be required to enter into a development agreement (DA) with the County to upgrade Range Road 52 (approximately 3.6 km in total length) to a Regional Low Volume Standard as well as construct other required road infrastructure (i.e. road approaches, a cul-de-sac at the termination point of the road, etc.) in accordance with the County's Servicing Standards.*" In the report, it was also recommended that a Traffic Impact Assessment (TIA) be carried out "... *to confirm if traffic generated from the development/business will require upgrade to County Road Network.*" (E2, pages 5 and 6 of 36)

Thus, even though Range Road 52 is categorized by Rocky View County (RVC) as a Low Volume Regional Road, it is recognized that it does not meet the minimum standards RVC has set for this category of road. Indeed, the current conditions of Range Road 52 are such that, among other concerns, it has several blind spots, a hidden intersection at Township Road 234, slopes that exceed the maximum allowable 8 percent grade, and insufficient ditching capacity to deal with rain and annual snow melt. Quite often now courier and other deliveries have had to be cancelled because of poor and unsafe road conditions. It remains uncertain if emergency services will always be able to access my and other properties further along Range Road 52. Also, the

Planning and Development Services Department
November 13, 2020
Page 2 of 2

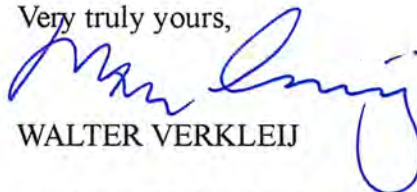
road receives very little maintenance consisting only of one gravel and grading and one snow clearing by RVC annually. Finally, in terms of liability, it appears it would be in the interest of RVC to do a liability analysis (if not done already) to determine its potential exposure should a significant accident, directly linked to the current road conditions, occur on Range Road 52.

The County Plan in 8.18 e of the Redesignation and Subdivision for Agricultural Purposes Section requires “[a]n assessment of the impact on, and potential upgrades to, County infrastructure.” (RVC County Plan, amended April 10, 2018, page 39) In their Redesignation Application, the Applicants proposed a greenhouse and bison farm operation on the new parcel. The Applicants have also operated an Airbnb on their property since 2018. There is little doubt that frequent Airbnb traffic has had a negative impact on the road conditions and that the combined Airbnb and greenhouse and bison farm operations will cause road conditions to deteriorate further. Thus, the condition to upgrade Range Road 52 is entirely appropriate.

When the Applicants appeared before Council in support of their Redesignation Application, they were aware of the conditions of future subdivision recommended by Planning and Development Services. Applicants did not withdraw their application nor did they contest these conditions during their presentation before Council. Applicants’ failure to do so underscores that there is no basis for removal of the conditions. Indeed, removing the Development Agreement condition would allow Applicants to externalize the negative economic costs of their Airbnb and proposed agricultural operations by transferring the burden of the road conditions onto RVC and the surrounding property owners. It is important to recognize that it is not the responsibility of RVC - and by extension of the taxpayer - to ensure the economic viability of the Applicants’ proposed greenhouse and bison farm operation. (Agricultural Master Plan, 2011, page 103) The only way to prevent this transfer is to require Applicants to meet the condition of upgrading the road.

In summary, I respectfully request that the conditions of subdivision remain in effect. At a minimum, the conditions that Applicants enter into a Development Agreement with the County to upgrade Range Road 52 to a Regional Low Volume Standard, and conduct a Traffic Impact Assessment, must remain in effect and be carried out by the Applicants as part of their Subdivision Application approval process.

Very truly yours,



WALTER VERKLEY

Cc: Mark Kamachi, Councillor, Division 1, mkamachi@rockyview.ca
Dominic Kazmierczak, Supervisor Planning (Policy), Planning Services Department,
dkazmierczak@rockyview.ca

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021
FILE: 05733006
SUBJECT: Agriculture (Intensive) / Discretionary Use, with no Variances

DIVISION: 9
APPLICATION: PRDP20203477

APPLICATION: Agricultural (Intensive), operation of a U-Pick blueberry farm.

GENERAL LOCATION: Located at the southeast junction of Highway 1A and Township Road 260.

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

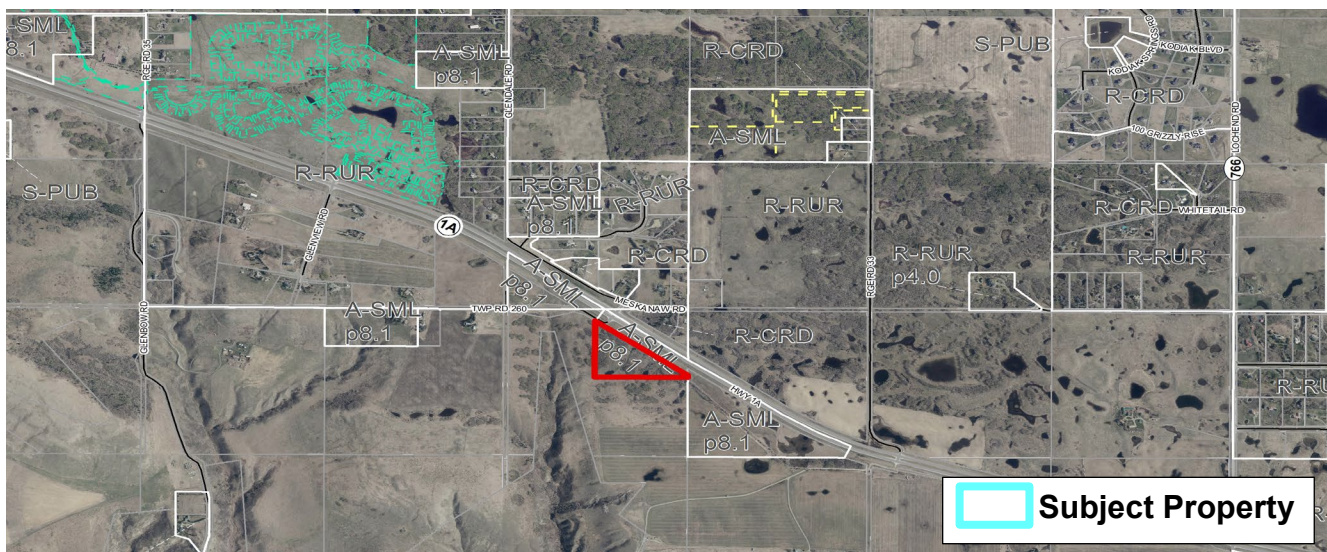
EXECUTIVE SUMMARY: The application is for a U-Pick blueberry farm, accessed off Township Road 260, and includes two open-field blueberry patches, parking areas, three new portable washrooms, and one 111.48 sq. m (1,200 sq. ft.) storage shed. The U-Pick operation will only include resident family members and will be publicly open four (4) weeks in the summer, during picking season. Estimated traffic is about 25 vehicles/day. The operation would appear to comply with all requirements of Policy.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203477 be approved with the conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20203477 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on 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 • Glenbow Ranch ASP • Land Use Bylaw • County Servicing Standards 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
DISCRETIONARY USE: <ul style="list-style-type: none"> • Agricultural (Intensive) is discretionary use 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • No variance is requested by the Applicant

Payments and Levies

- The Applicant/Owner is required to pay Transportation Off-Site Levy on the proposed development area related to the blueberry farming. The development area includes: driveway, parking area, overflow parking area, washroom area, proposed new storage shed, blueberry patch.

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
Transportation Off-Site Levy	\$25,410.35 Development Area 5.53 acres x Base Levy \$4,595/acre = \$25,410.35

Statutory Plans

This property falls within Glenbow Ranch Area Structure Plans. Policy 10.16 states that non-participating development may include the continuation of existing agricultural uses. The proposed blueberry farm is considered agricultural use, which is consistent with the policies of Glenbow Ranch Area Structure Plan.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“ Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



ROCKY VIEW COUNTY

XD/llt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information

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

APPROVAL, subject to the following conditions:

Description:

1. That Agricultural (Intensive), operation of a U-Pick Blueberry Farm, including farm gate sales, may operate on the subject site in accordance with the approved site plan as submitted with the application.

Prior to Issuance:

2. That prior to the issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, for the total gross area associated with the proposed U-Pick operation.

Permanent:

3. That there shall be a minimum of 25 parking stalls, 4 barrier-free parking stalls, and an overflow parking area, maintained on-site at all times.
4. That the Applicant/Owner shall provide compaction testing results, prepared by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.
5. That there shall be no outdoor storage of materials, vehicles or equipment at any time.
6. That there shall be no customer or business parking at any time along the adjacent roadway. All customer or business parking shall be maintained onsite at all times.
7. That there shall be no outdoor storage of materials, vehicles or equipment at any time.
8. That this approval does not include the approval of a Farmer's Market.
9. That no permanent or temporary business identification signs shall be placed on the site at any time except any onsite wayfinding (information/directional) signage or any temporary signs required during development or building construction. Any proposed signage shall require a separate development permit approval.
10. That any future exterior onsite lighting, shall be "dark sky" and, including site security lighting, parking area lighting and exterior building lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the use of full cut-off (shielded) fixtures that direct the light downward and that no direct glare shall be visible from adjacent properties and roadways.
11. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.
12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
13. That dust control measures shall be implemented at all times to control dust from blowing from the site onto adjacent lands and/or roadways.

Advisory:

14. That the Applicant/Owner shall ensure that post development drainage does not exceed pre development drainage and there are no stormwater implications to neighboring property due to proposed development.



ROCKY VIEW COUNTY

15. That the Applicant/Owner shall implement appropriate Erosion and Sediment Control measures during the construction and operation of the proposed development in accordance with County's Servicing Standards.
16. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall seek appropriate approvals from Alberta Environment and Park (AEP) prior to using ground water for business/commercial purposes or prior to discharging additional stormwater into the existing dugout.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
19. That if this Development Permit is not issued by **JUNE 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for usage of groundwater for irrigation purpose, and any impact to any wetland areas



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Wenjie Wang	OWNER: Wenjie Wang
DATE APPLICATION RECEIVED: October 29, 2020	DATE DEEMED COMPLETE: December 8, 2020
GROSS AREA: ± 6.69 hectares (± 16.54 acres)	LEGAL DESCRIPTION: Block 1, Plan 8711370, NW-33-25-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: There is no history for the Development Permit	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Development Proposal

Development Proposal

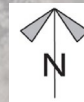
Agricultural (Intensive),
operation of a U-Pick
blueberry farm.

Subject Land
 (± 16.54 acres)

1A

HWY 1A

TWP RD 260



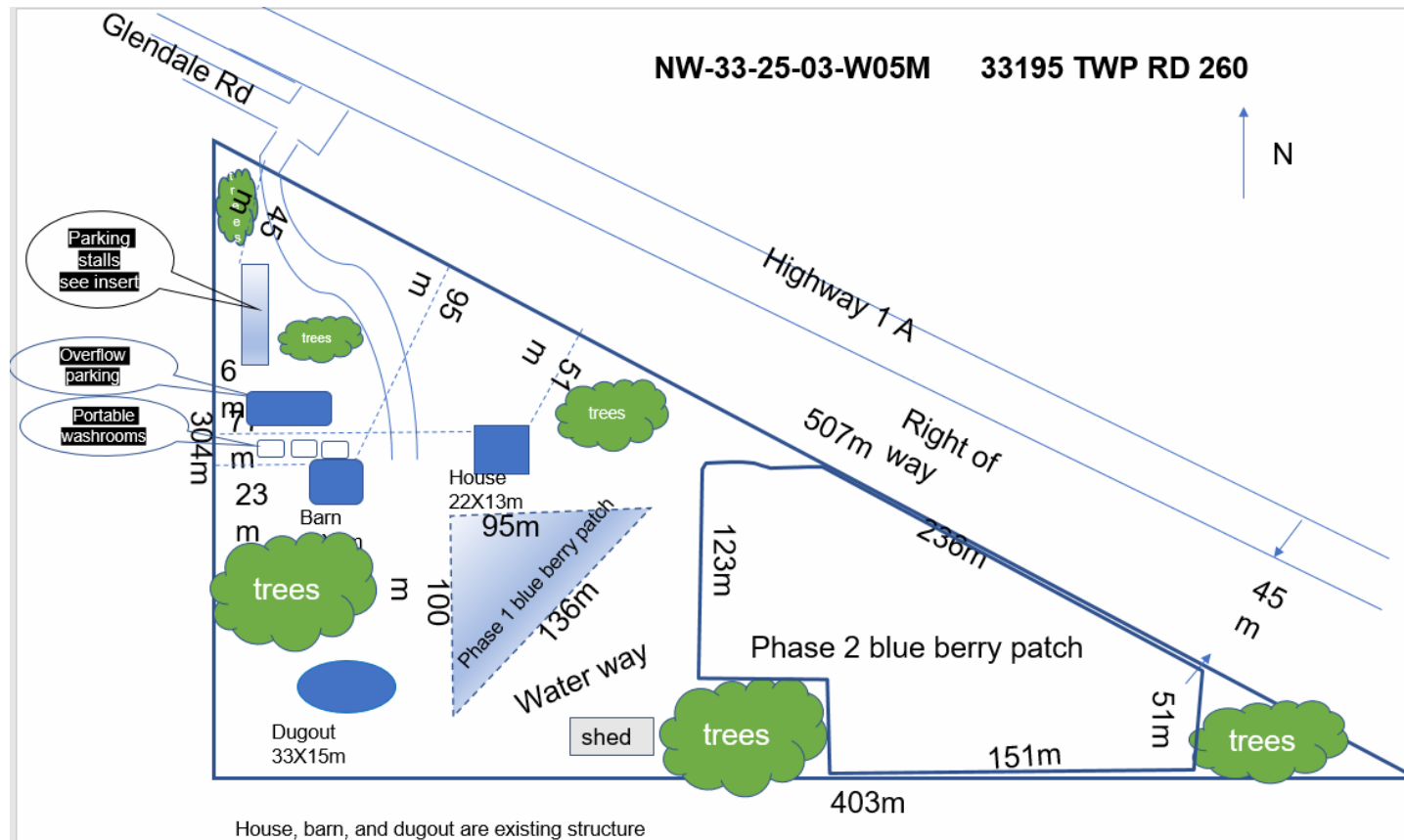
Division: 9
 Roll: 05733006
 File: PRDP20203477
 Legal: Block:1
 Plan:8711370
 NW-33-25-03-W05M

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 Printed: 8/20/2020

Site Plan

Development Proposal

Agricultural (Intensive),
 operation of a U-Pick
 blueberry farm.



Development Area: ± 5.53 acres

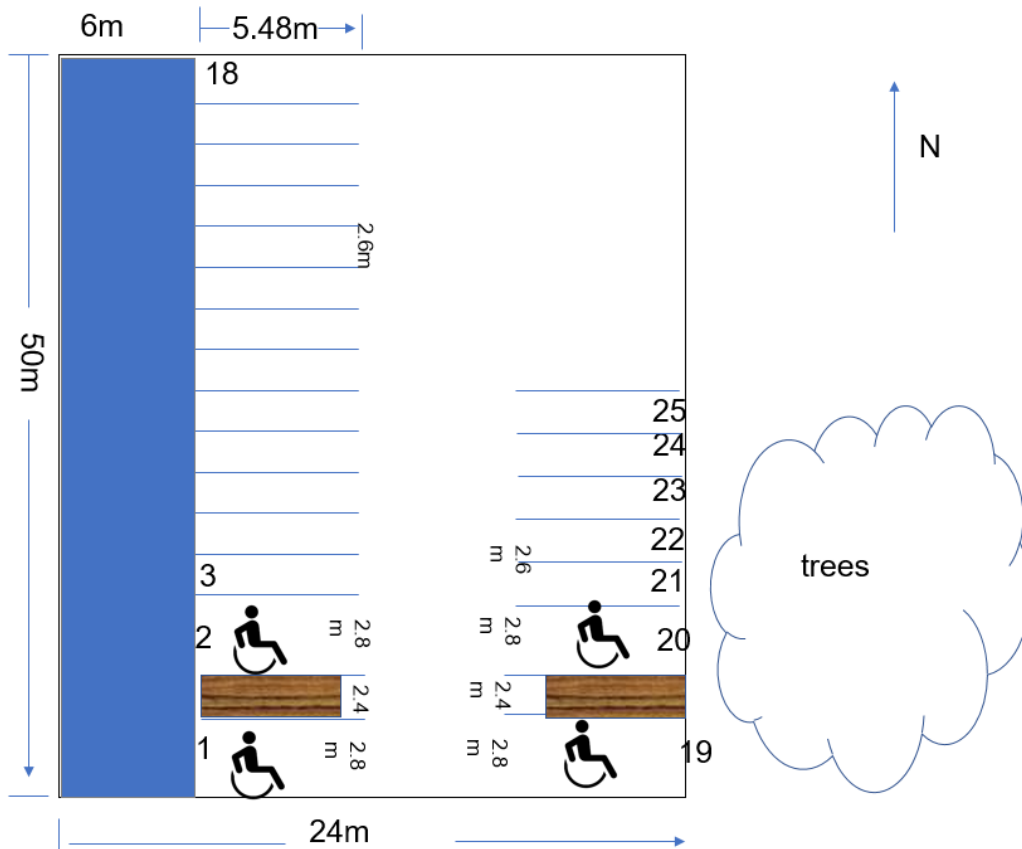
(driveway, parking lot, overflow parking, washroom area, new
 storage shed, blueberry patch)

Division: 9
 Roll: 05733006
 File: PRDP20203477
 Legal: Block:1
 Plan: 8711370
 NW-33-25-03-W05M

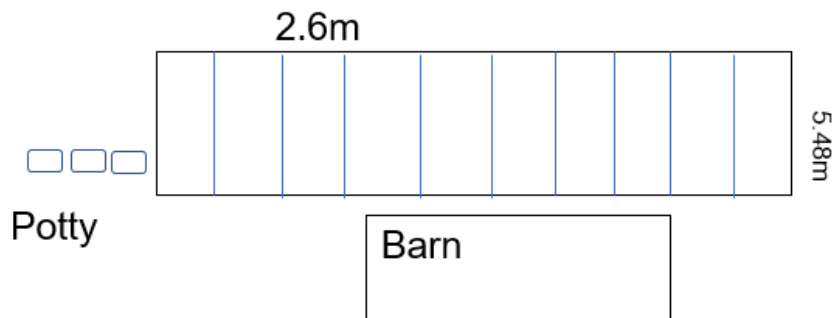
Parking Plan

Development Proposal

Agricultural (Intensive),
 operation of a U-Pick
 blueberry farm.



Parking plan
 (Gravel)



Overflow Parking

Division: 9
 Roll: 05733006
 File: PRDP20203477
 Legal: Block:1
 Plan:8711370
 NW-33-25-03-W05M

Site Photos

Development Proposal

Agricultural (Intensive),
operation of a U-Pick
blueberry farm.



Location for the Proposed Parking Area



Location the Proposed Blueberry Patch

Division: 9
 Roll: 05733006
 File: PRDP20203477
 Legal: Block:1
 Plan:8711370
 NW-33-25-03-W05M



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 7
FILE: 06532008 **APPLICATION:** PRDP20203168
SUBJECT: Home-Based Business, Type II / Discretionary use, with Variances

APPLICATION: Home-Based Business, Type II, for a conveyor belt refurbishment company, relaxation of the maximum number of non-resident employees from two (2) to four (4).

GENERAL LOCATION: Located at the southwest junction of Rge. Rd. 14 and Big Hill Springs Rd.

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

EXECUTIVE SUMMARY: This business was formerly operating on another parcel in the County and has been permitted since 2012. The Applicant has decided to move the business to the subject parcel as it is larger and better equipped to accommodate the business. However, the application is inconsistent with the Home-Based Business, Type II regulations in the Land Use Bylaw (C-8000-2020). Specifically, the proposal exceeds the maximum permitted number of non-resident employees. Further, the proposal does not meet the definition of a Home-Based Business as none of the employees of the business reside on the subject parcel.

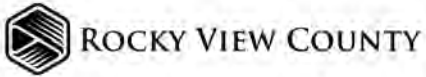
ADMINISTRATION RECOMMENDATION: Administration recommends Refusal in accordance with Option #2.

OPTIONS:

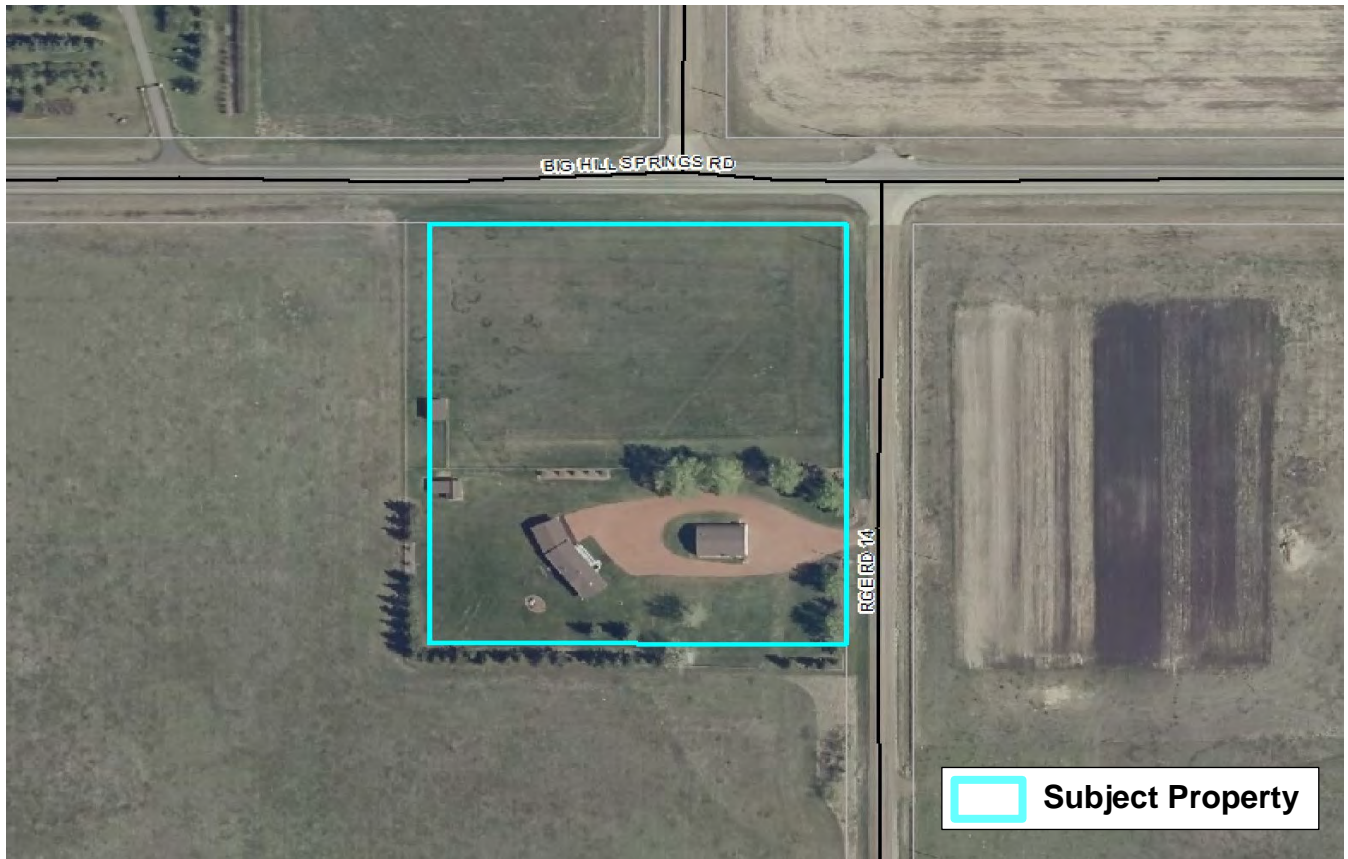
- Option #1: THAT Development Permit Application PRDP20203168 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203168 be refused for the following reasons:
1. The requested number of non-resident employees exceeds the requirements of Section 145(d) of the Land Use Bylaw (C-8000-2020).
Number of non-resident employees: two (2)
Requested number of non-resident employees: four (4)
 2. The proposed business does not employ any residents of the subject property. As such, the proposal does not meet the definition of a Home-Based Business, Type II as per Part 8 of the Land Use Bylaw (C-8000-2020).
 3. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Sandra Khouri, Planning and Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Number of non-resident employees	Two (2)	Four (4)	100.00%

APPLICATION EVALUATION:

The application was evaluated based on the information and site plan 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 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
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ROCKY VIEW COUNTY

DISCRETIONARY USE:

A Home-Based Business, Type II is a discretionary use in the Agricultural, General (A-GEN) district.

DEVELOPMENT VARIANCE AUTHORITY:

Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

This application is recommended for Refusal in accordance with the reasons in Option #2.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

- 1) That a Home-Based Business, Type II, for a conveyor belt refurbishment company may operate on the subject parcel in accordance with the approved plans.
 - i. That the maximum number of non-resident employees **shall be relaxed from two (2) to four (4).**
 - ii. That the Home-Based Business shall be permitted an over height fence enclosure, approximately 2.44 m (8.00 ft.) in height, in accordance with the approved Site Plan.

Permanent:

- 2) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 3) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 4) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 5) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 6) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 7) That the Home-Based Business shall be limited to the dwelling, accessory building (Quonset), and outside storage area.
- 8) That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and **shall not exceed 157.94 sq. m (1,700.00 sq. ft.).**
- 9) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
- 10) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 11) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 12) That this Development Permit shall be valid until **February 10, 2022.**

Advisory:

- 13) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 14) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

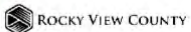


ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Kadvin Enterprises, Pastala Melvin Luck	OWNER: Reginald Hammond, Mi Young Park
DATE APPLICATION RECEIVED: October 7, 2020	DATE DEEMED COMPLETE: October 26, 2020
GROSS AREA: ± 1.96 hectares (± 4.84 acres)	LEGAL DESCRIPTION: NE-32-26-01-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY (all under former parcel; roll 06427010): <p>February 1, 2019: Development permit renewal (PRDP20184245) was issued for a Home-Based Business, Type II, for a conveyor belt refurbishment company</p> <p>November 3, 2016: Development permit renewal (PRDP20163592) was issued for a Home-Based Business, Type II, for a conveyor belt refurbishment company</p> <p>September 7, 2016: Development permit renewal (PRDP20144230) was issued for a Home-Based Business, Type II, for a conveyor belt refurbishment company</p> <p>December 25, 2013: Development permit renewal (PRDP20130047) was issued for a Home-Based Business, Type II, for a conveyor belt refurbishment company</p> <p>November 21, 2012: Development permit (2012-DP-151400) for a Home-Based Business, Type II, for a conveyor belt refurbishment company was issued</p> <p>March 9, 2011: Development permit (2011-DP-14411) for a Home-Based Business, Type II, for a conveyor belt refurbishment company was refused for the reason that no one involved in the business resides on the subject parcel</p>	
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>	

Development Proposal

Vacation Rental



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

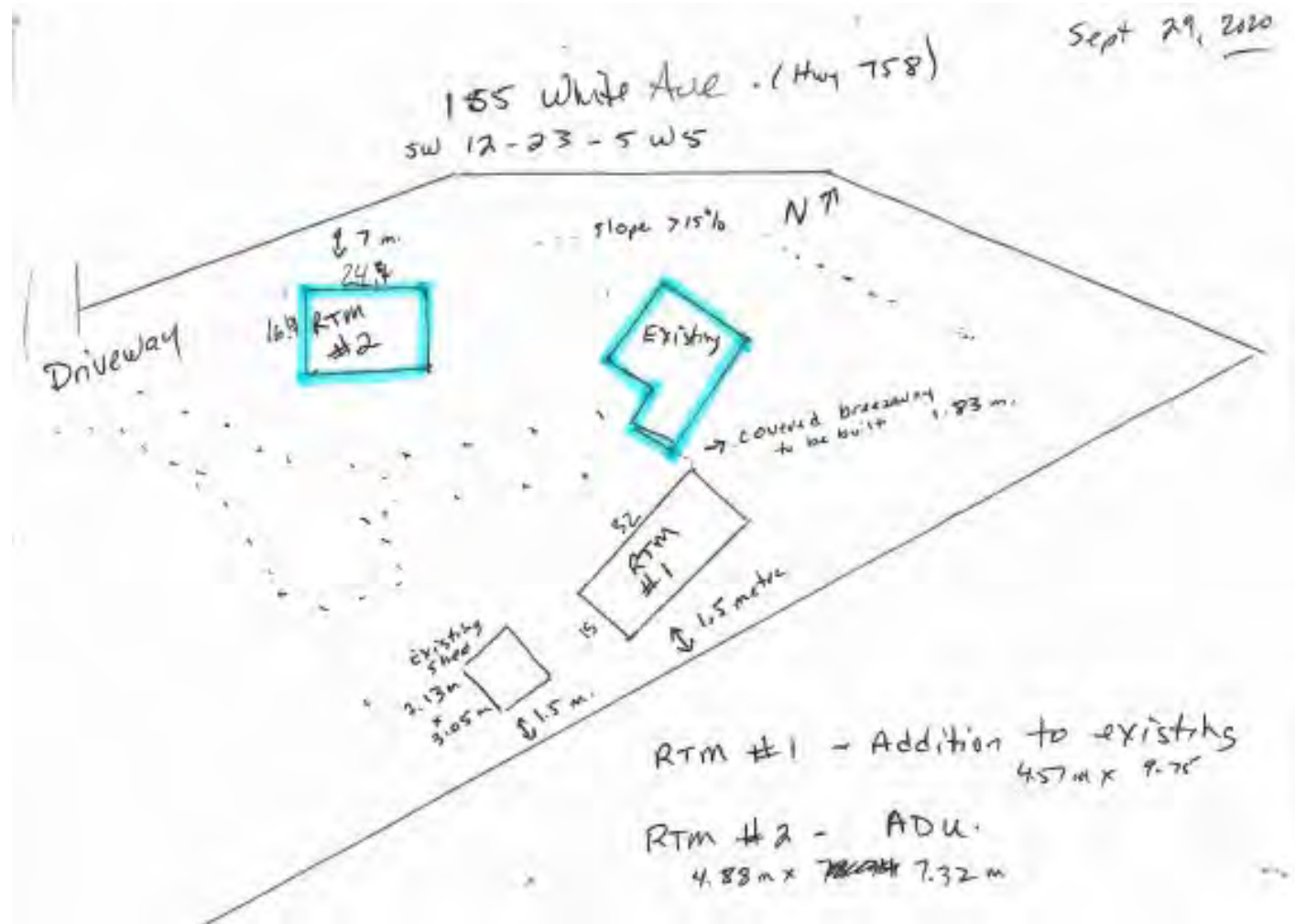


Division: 1
Roll: 03912007
File: PRDP20203500
Printed: January 27, 2021
Legal: SW-12-23-05-W05M
Page 96 of 250

Site Plan

Development Proposal

Vacation Rental



Inspection Photos
November 24, 2020









PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 4
FILE: 03323021 **APPLICATION:** PRDP20203544
SUBJECT: Home Based Business, Type II / Discretionary use, with Variances

APPLICATION: Application is for a Home Based Business, Type II, for automotive detailing and repair business and relaxation of the type of business regulation.

GENERAL LOCATION: Located at the southeast junction of Highway 560 and Glenmore View Road.

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

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

EXECUTIVE SUMMARY: The name of the company is Abdul Custom Auto Detail. The Applicant has proposed approximately 371.61 sq. m (4,000.00 sq. ft.) of fenced outside storage space, 278.70 sq. m (3,000.00 sq. ft.) of an accessory building as a workshop, and 55.74 sq. m (600.00 sq. ft.) of office space (located in a dwelling). The Applicant has requested a 2.00 ft. x 3.00 ft. sign, to be placed on building. The application states the outside storage is requested at 371.61 sq. m (4,000.00 sq. ft.) however, when referencing the site plan and the 2020 imagery, there is approximately 1,700.00 sq. m. (18,298.65 sq. ft.) of outside storage area and that requires a variance.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP 20203544 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203544 be refused for the following reasons:
1. That the application does not meet the requirements for a Home-Based Business, Type II, as specified in Section 145 (f) of the Land Use Bylaw, C-8000-2020.
Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).
 2. The outside storage area proposed for this Home-Based business exceeds the maximum allowable amount, as permitted by Land Use Bylaw, C-8000-2020 and would require a variance of approximately 325% and the Development Authority deems that excessive.

Administration Resources

Wayne Van Dijk, Planning and Development

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

Variance	Requirement	Proposed	Percentage (%)
Automotive Use	Not Permitted as HBB	Automotive Storage	100.00%
Outside Storage	400.00 m ² (4,305.56 ft. ²)	1,700.00 m ² (18,298.65 ft. ²)	325.00%

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 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
DISCRETIONARY USE: <ul style="list-style-type: none"> Home-Based Business, Type II is listed as a Discretionary use 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission



Additional Review Considerations

As per Land Use Bylaw C-8000-2020, Section 146 (f): "Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II)."

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions
ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval, subject to the following conditions:

Description:

1. That a Home-Based Business, Type II, for automotive uses (detail cleaning and minor body and mechanical work) with signage may operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
 - i. That the proposed Automotive use shall be permitted under a Home-Based Business, Type II
 - ii. That the maximum permitted outside storage area **shall be relaxed from 400.00 sq. m (4,305.56 sq. ft.) to 1,700.00 sq. m (18,298.65 sq. ft.).**

Prior to Issuance:

2. That prior to issuance of the permit, the Applicant/Owner shall confirm existing or proposed screening of the outside storage area, to the satisfaction of the Development Authority.

Permanent:

3. That the number of non-resident employees shall not exceed two (2) at any time.
 - i. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
8. That the Home-Based Business shall be limited to the dwelling, its accessory buildings and outside storage area.
9. 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 **1,700.00 sq. m (18,298.65 sq. ft.).**
 - i. That any requirement outside storage screening elements, as approved with the outside storage screening plan, shall be implemented onsite prior to business operation.
10. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area.
11. That there shall be one (1) sign permitted (2.00 ft. x 3.00 ft.), placed on the exterior of the accessory building (shop).
12. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.



ROCKY VIEW COUNTY

13. That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
14. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

15. That any other government permits, approvals including a Roadside Development Permit through Alberta Transportation, or compliances are the sole responsibility of the Applicant/Owner.
16. That this Development Permit shall be valid until **February 10, 2022**.
17. That if this Development Permit is not issued by **August 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Youssef Assaf	OWNER: Youssef Assaf
DATE APPLICATION RECEIVED: November 4, 2020	DATE DEEMED COMPLETE: November 6, 2020
GROSS AREA: ± 4.64 hectares (± 11.47 acres)	LEGAL DESCRIPTION: NE-23-23-28-W04M
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • PRDP20180856: February 24, 2019, Refusal for renewal of Home-Based Business, Type II, for vehicle restoration and detailing. • PRDP20163787: May 12, 2017, Home-Based Business, Type II, for vehicle restoration and detailing 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

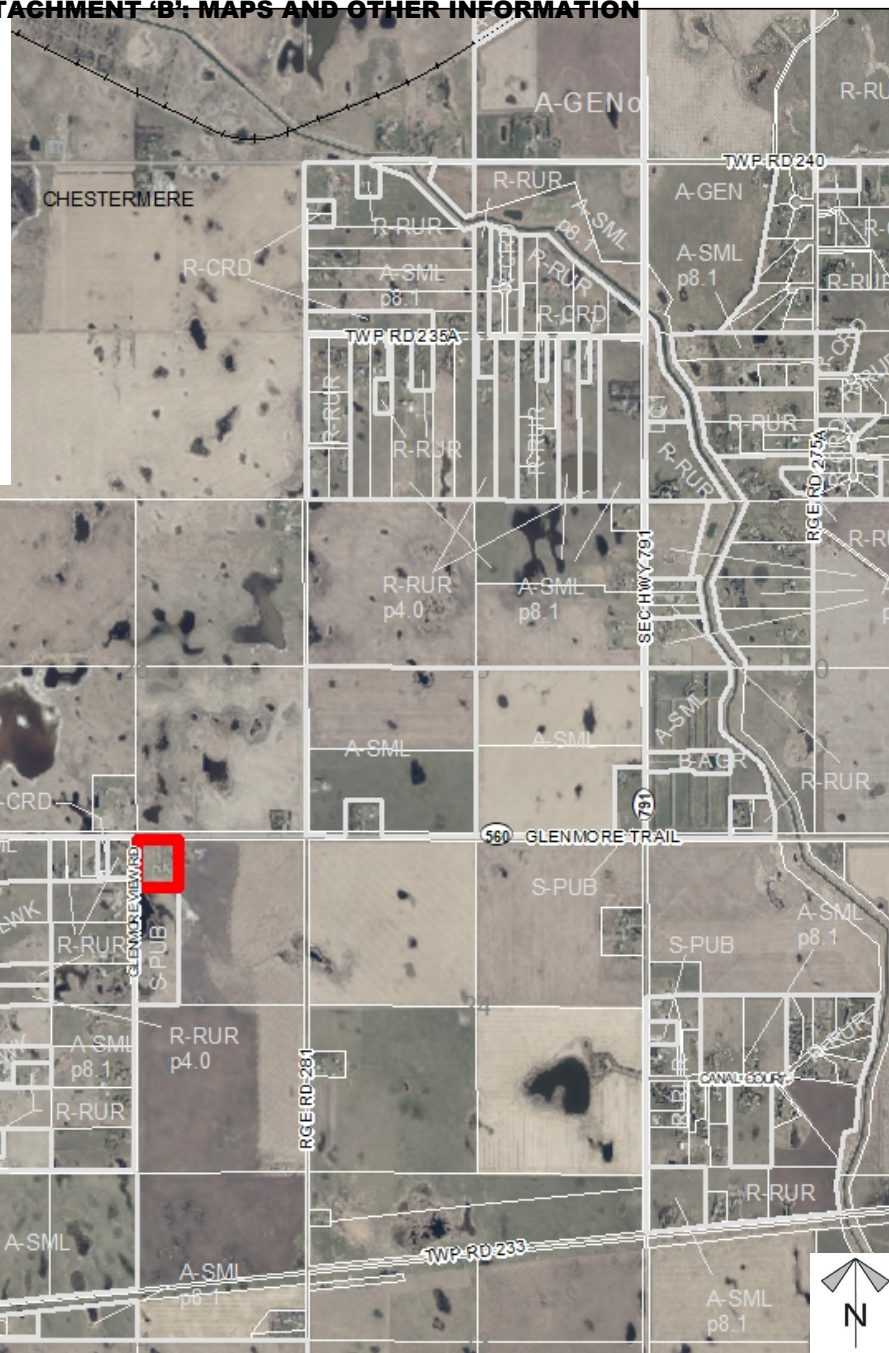
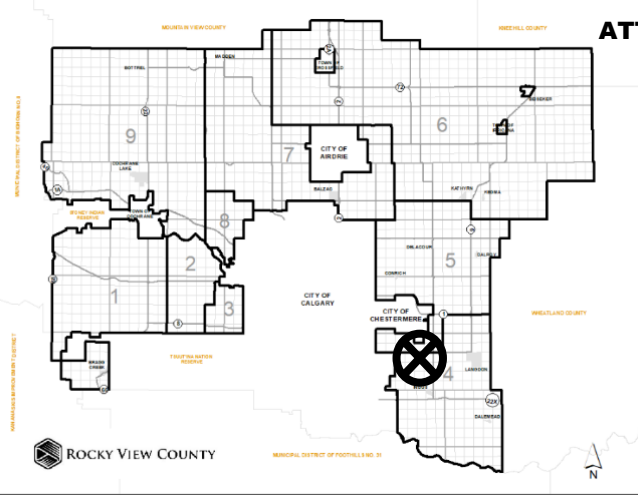


Location & Context

Development Proposal

Home Based Business, Type II, for automotive detailing and repair business and relaxation of the type of business regulation

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

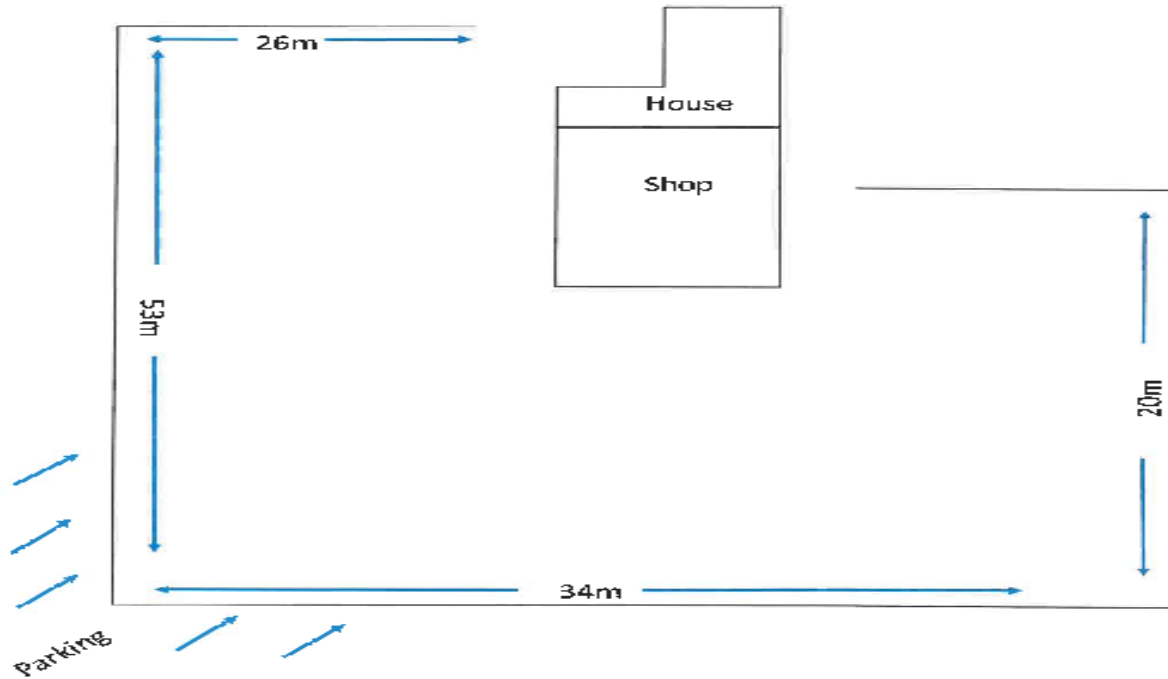


Division: 4
 Roll: 03323021
 File: PRDP20203544
 Printed: December 9, 2020
 Legal: Lot:1 Block:1
 Page 108 of 250
 23-28-W04M

Site Plan

Development Proposal

Home Based Business,
 Type II, for automotive
 detailing and repair
 business and relaxation of
 the type of business
 regulation



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.



Division: 4
 Roll: 03323021
 File: PRDP20203544
 Printed: December 9, 2020
 Legal: Lot: 1 Block: 1
 Page 1089 of 2500
 23-28-W04M



Inspection Photos

Development Proposal

Home Based Business,
Type II, for automotive
detailing and repair
business and relaxation of
the type of business
regulation



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.



Division: 4
 Roll: 03323021
 File: PRDP20203544
 Printed: December 9, 2020
 Legal: Lot:1 Block:1
 Page 1143 of 1250
 E-23-23-28-W04M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 9
FILE: 07815005 **APPLICATION:** PRDP20203725
SUBJECT: Home Based Business, Type II / Discretionary use with Variances

APPLICATION: Application is for a Home Based Business, Type II, for automotive uses (automotive sales and sales of lifts) and relaxation of the type of business regulation.

GENERAL LOCATION: Located at the northwest junction of Hwy. 22 and Twp. Rd. 272.

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

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

EXECUTIVE SUMMARY: The Applicant has proposed to operate two related businesses from the parcel, Unique Auto Sales and Unique Lifts. The businesses are described as sales of automotive lifts/car hoists and the sales of exotic, high-end, custom automobiles. Both businesses operate by appointment only (8:00 am – 8:00 pm) with anticipated, business-related visits of four (4) per day with a maximum of thirty (30) per week. The application states that there are two (2) full time employees and both are residents of the parcel. No outside storage or signage is proposed.

OPTIONS:

Option #1: THAT Development Permit Application PRDP 20203725 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203725 be refused for the following reasons:

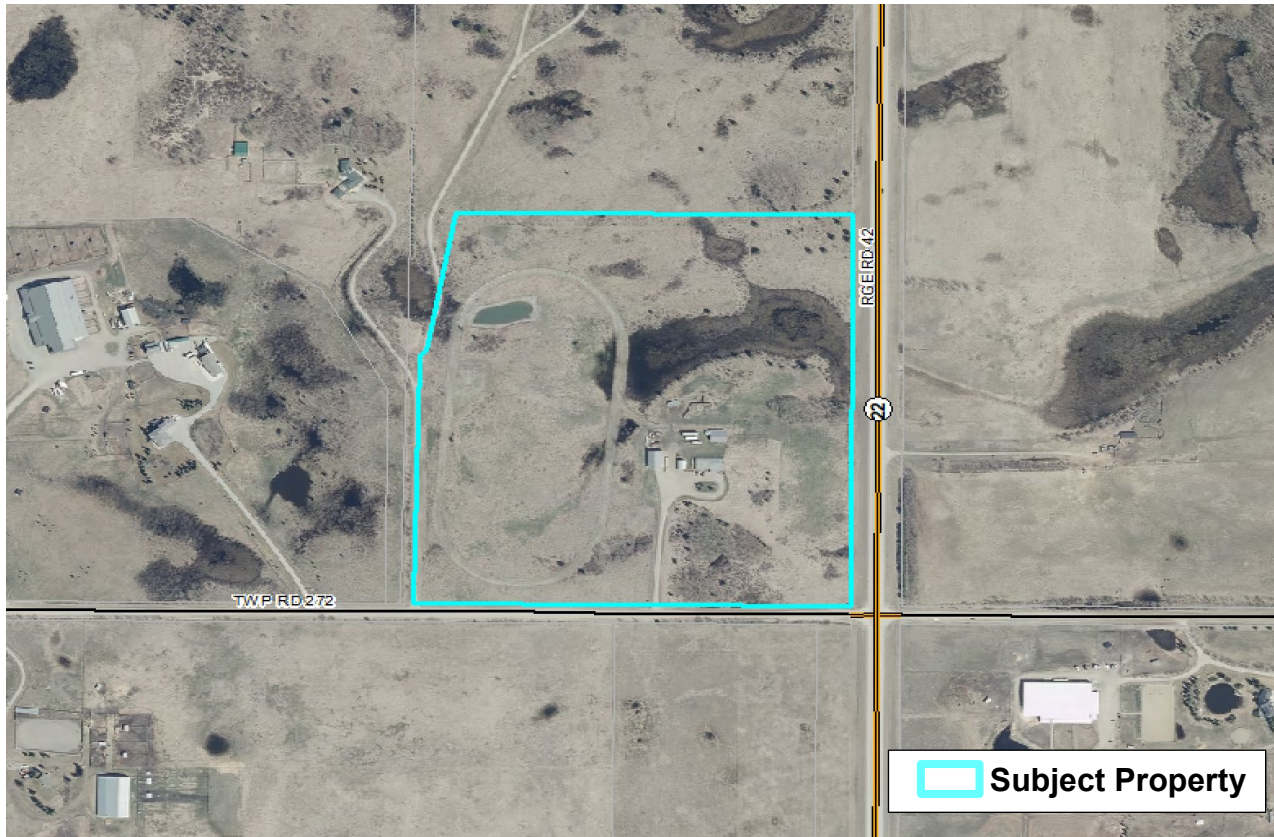
1. That the application does not meet the requirements for a Home-Based Business, Type II, as specified in Section 145 (f) of the Land Use Bylaw, C-8000-2020.

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

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

Administration Resources

Wayne Van Dijk, Planning and Development

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

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

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

Additional Review Considerations

Section 146 (f) of the Land Use Bylaw states that automotive related businesses shall not be permitted as a Home-Based Business, Type II. The proposed development does not appear to unduly interfere with the amenities of the neighbourhood or materially interfere with and affects the use, enjoyment, and value of neighbouring parcels of land.



ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

APPROVAL, subject to the following conditions

1. **Description:** That a Home-Based Business, Type II, for automotive sales and automotive lift sales may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
 - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II

Permanent:

2. That the number of non-resident employees, for the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, shall not exceed two (2) at any time.
 - i. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.
3. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That the Home-Based Business shall be limited to the dwelling and its accessory buildings.
8. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area.
9. That there shall be no signage, exterior display or advertisement of goods and services discernable from the outside of the building.
10. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
11. That the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, may generate up to a maximum of eight (8) business-related visits per day.
12. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That this Development Permit shall be valid until **January 13, 2022**.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: James Scott	OWNER: Grant & Michelle Profit
DATE APPLICATION RECEIVED: November 4, 2020	DATE DEEMED COMPLETE: November 6, 2020
GROSS AREA: ± 15.71 hectares (± 38.82 acres)	LEGAL DESCRIPTION: Block 1, Plan 9410432, SE-15-27-04-W05M (42026 Twp. Rd.)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: PRDP20180119: HBB, Type II for truck storage (renewal)(expires February 8, 2020) PRDP20164667: HBB, Type II for truck storage	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

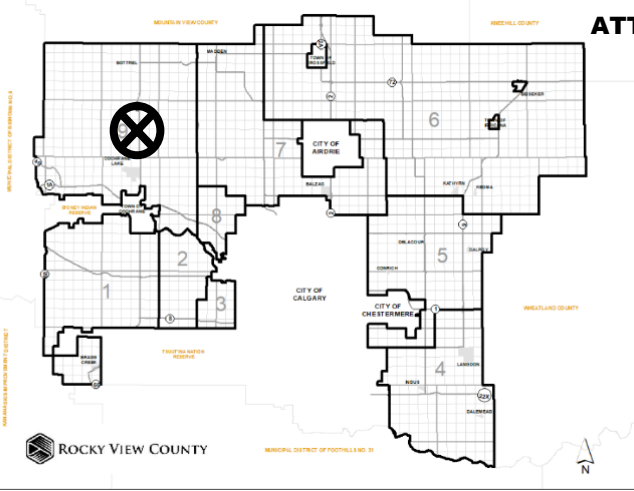


Location & Context

Development Proposal

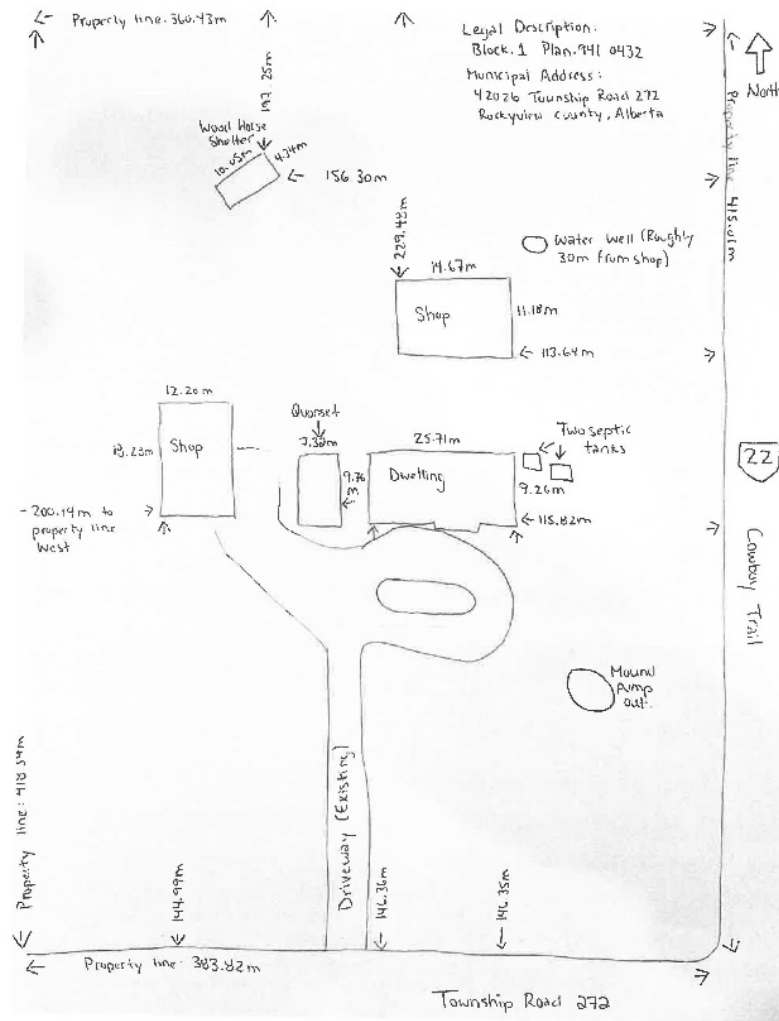
Home Based Business,
Type II, automotive uses

ATTACHMENT 'B' MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

Home Based Business,
Type II, automotive uses

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.

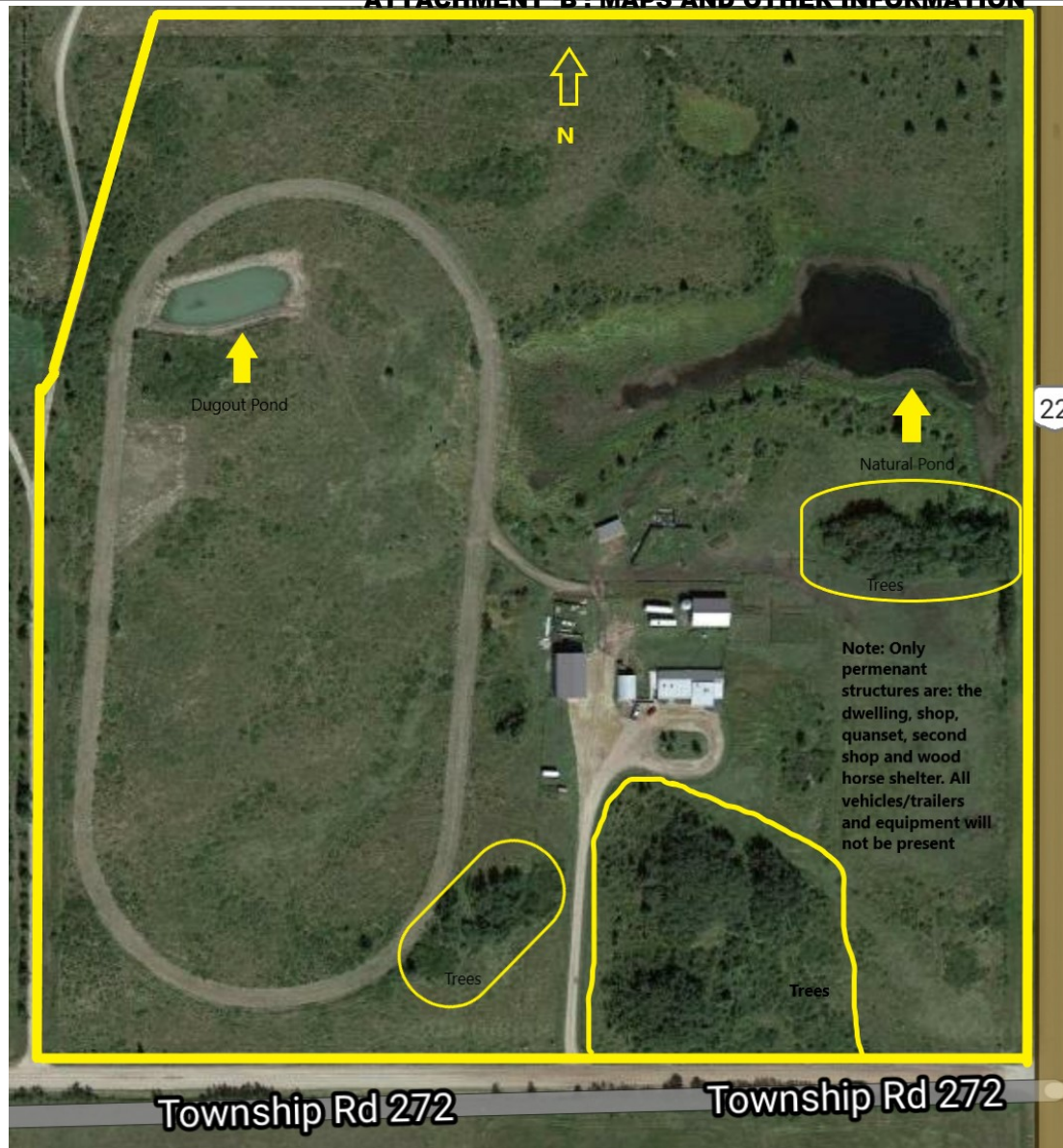
Division: 9
Roll: 07815005
File: PRDP20203725
Printed: December 9, 2020
Legal: Block:1
Page 10432 of 1255
27-04-W05M



Site Plan

Development Proposal

Home Based Business,
Type II, automotive uses



Township Rd 272

Township Rd 272

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.



Division: 9
Roll: 07815005
File: PRDP20203725
Printed: December 9, 2020
Legal: Block: 1
Page 1143 of 1255
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27-04-W05M

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	
DATE:	January 13, 2021	DIVISION: 7
FILE:	06415058	APPLICATION: PRDP20200261
SUBJECT:	Dwelling, Single Detached and Single-lot Regrading / Permitted & Discretionary Use, with Variances	

APPLICATION: Application is for construction of a dwelling, single detached, relaxation of the minimum front yard setback requirement and single-lot regrading and placement of clean fill.

GENERAL LOCATION: Located at the northwest junction of Twp. Rd 262A and Rge. Rd 293.

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

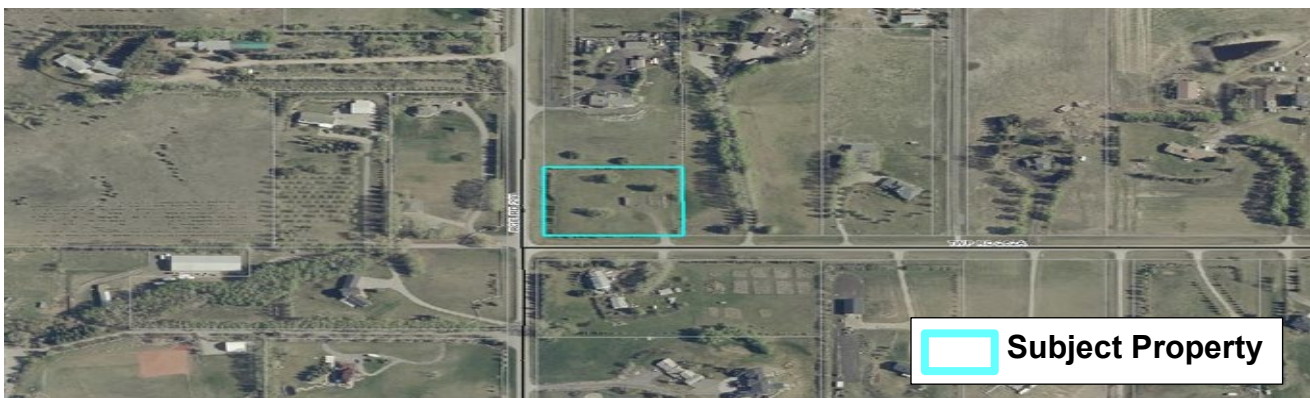
ADMINISTRATION RECOMMENDATION: Administration recommends Approval in accordance with Option #1.

EXECUTIVE SUMMARY: The Application drawings for construction of the dwelling, single detached, submitted October 30, 2020, prepared by Design House Calgary, confirms the placement of approximately 3.30 m (10.83 ft.) of fill is required for the construction of a dwelling, single detached. The site plan confirms that the proposed front yard setback is 25.71 m (84.35 ft.) and this requires a variance. As per written request, this application was assessed under Land Use Bylaw C-8000-2020.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200261 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20200261 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:



Administration Resources

Wayne Van Dijk, Planning and Development

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Front yard setback	45.00 m (147.64 ft.)	25.71 m (84.35 ft.)	42.86%

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"> Land Use Bylaw C-8000-2020 Balzac East Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Slope Stability Report Site Plan and Elevation drawings
PERMITTED & DISCRETIONARY USE: <ul style="list-style-type: none"> Dwelling, Single Detached is listed as a Permitted Use Stripping, Grading and Excavation is listed as a Discretionary use 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

The Applicant has submitted a Slope Stability Report, prepared by McIntosh and Lalani Engineering Ltd, in support of the stripping, grading and placement of clean fill. The report, currently being reviewed by Engineering, shows no major concerns with sloping and or grading. Engineering comments are incorporated in the attached condition set.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/ilt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval, for the following reasons:

Description:

1. That the construction of a dwelling, single detached, may commence on the subject parcel, in general accordance with the drawings prepared by Design House Calgary and submitted with the application.
 - i. That the single-lot regrading and the placement of clean fill, to a depth of approximately **3.30 m (10.83 ft.)**, may take place on the subject lands.
 - ii. That the minimum front yard setback requirement **shall be relaxed from 45.00 m (147.64 ft.) to 25.70 m (84.35 ft.)**.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Geotechnical Report, conducted and stamped by a professional geotechnical engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m (3.93 ft.) in depth, in accordance with County Servicing Standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a Grading Analysis Report, prepared and stamped by a qualified professional that analyzes the pre and post fill grades to determine if there are any drainage impacts to adjacent properties or the public road network. Conditions associated with site stormwater storage, site releases and offsite drainage conditions shall be confirmed by the engineer in both pre and post grading. The analysis shall also include recommendations for mitigating measures for Erosion & Sediment Control as a result of the activity, as per County Servicing Standards.
4. That prior to issuance of this permit, the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
5. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

6. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.
7. The Applicant/Owner shall submit to the County, compaction testing results, upon completion verifying the fill was placed in accordance with the Deep Fills report, accepted by the County.
8. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.



ROCKY VIEW COUNTY

9. That if any fill is to be imported onto the property, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
10. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
11. That no topsoil shall be removed from the site.
12. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
13. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
14. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
15. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
16. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
17. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

Advisory:

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

Note: For any 3rd party review work completed Prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

19. 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*].
20. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
21. That a Building Permit and sub-trade permits shall be obtained through Building Services, for construction of the dwelling, single detached, prior to any construction taking place.
22. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
23. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.



ROCKY VIEW COUNTY

24. That if this Development Permit is not issued by **August 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Rodney Jenkins (Design House Calgary)	OWNER: Jaswinder and Sharanjit Sekhon
DATE APPLICATION RECEIVED: February 5, 2020	DATE DEEMED COMPLETE: February 19, 2020
GROSS AREA: ± 0.84 hectares (± 2.10 acres)	LEGAL DESCRIPTION: Lot 5, Block 2, Plan 0815736, NE-23-23-28-W04M (29224 Twp. Rd. 262A)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> PRDP20171071: single lot regrading and placement of fill. Permit not issued, Prior to Issuance conditions never satisfied 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

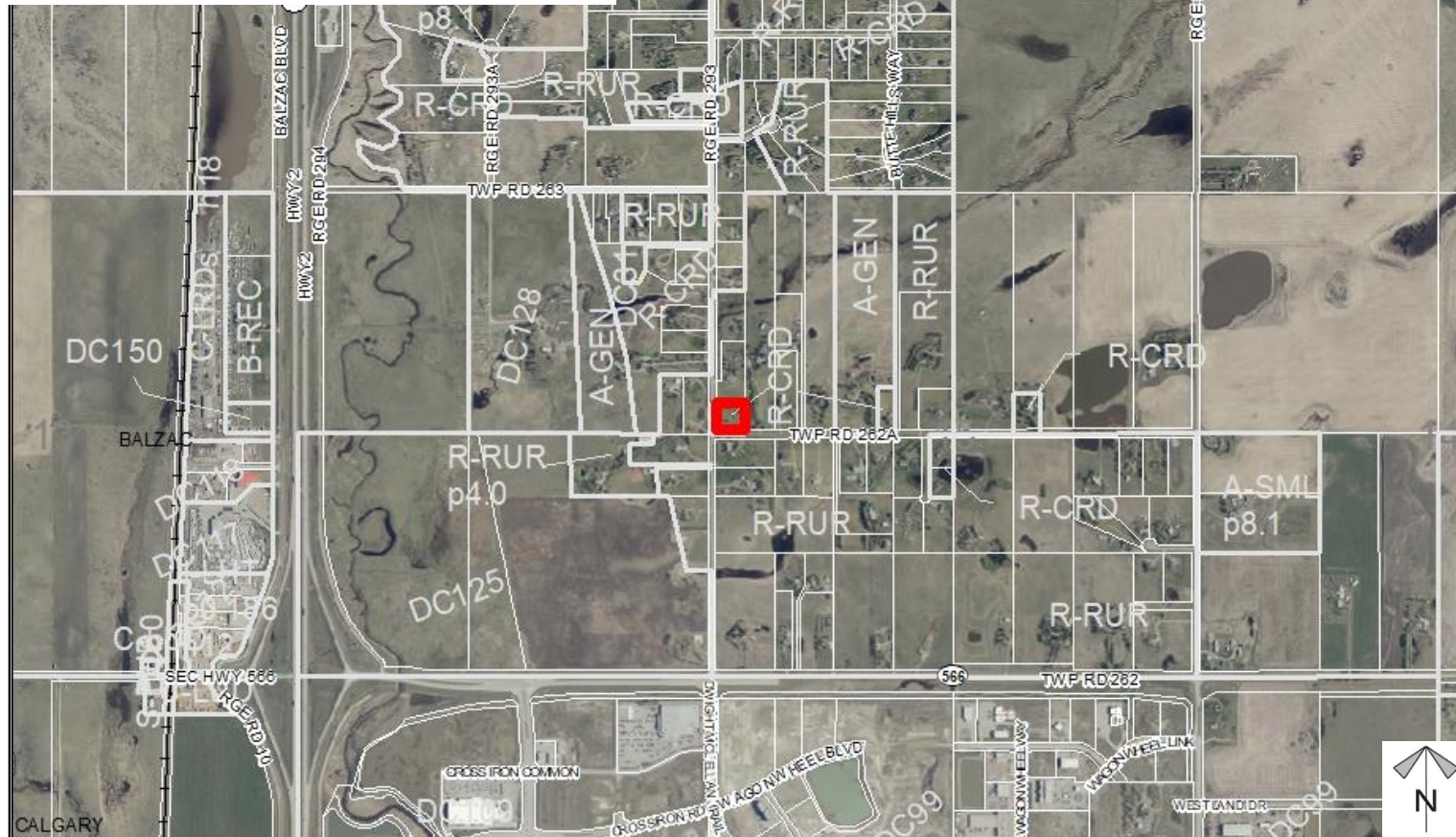
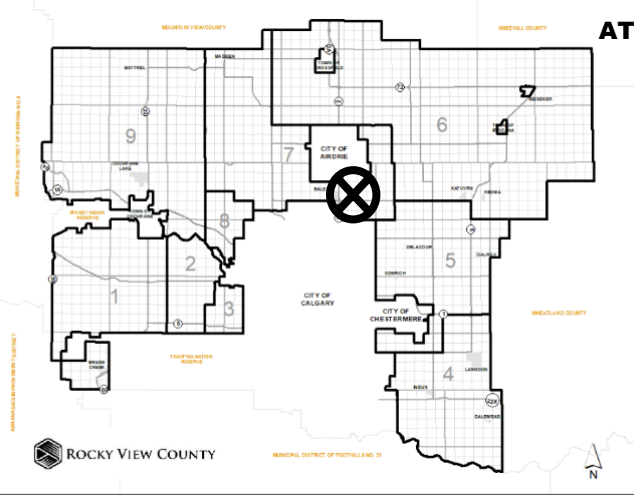


Location & Context

Development Proposal

Construction of a dwelling, single detached, relaxation of the minimum front yard setback requirement and single-lot regrading and placement of clean fill.

ATTACHMENT 'D' MAPS AND OTHER INFORMATION

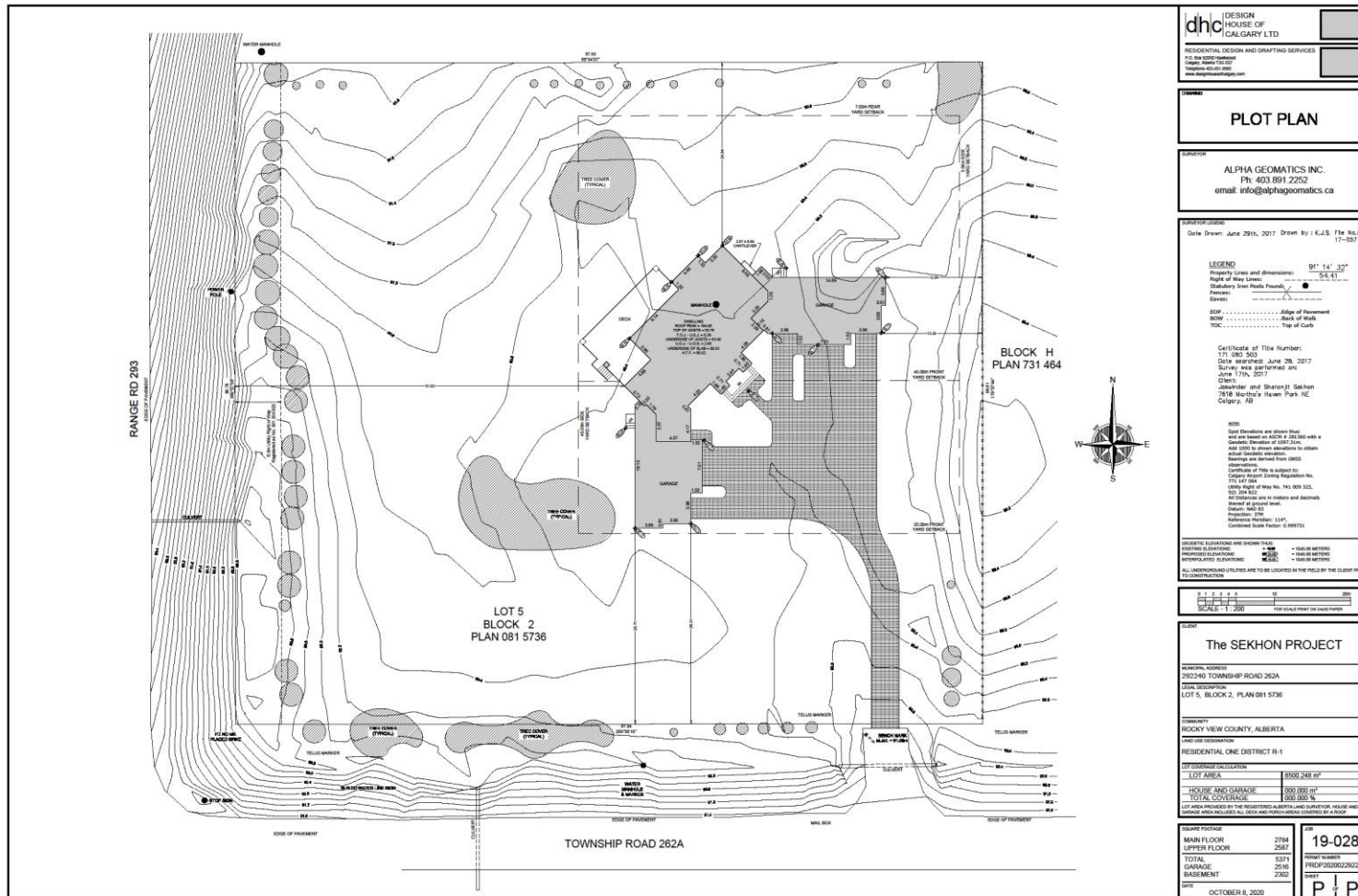


Division: 7
 Roll: 06415058
 File: PRDP20200261
 Printed: December 9, 2020
 Legal: Lot:5 Block:2
 Page 125 of 250
 26-29-W04M

Site Plan

Development Proposal

Construction of a dwelling, single detached, relaxation of the minimum front yard setback requirement and single-lot regrading and placement of clean fill.



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

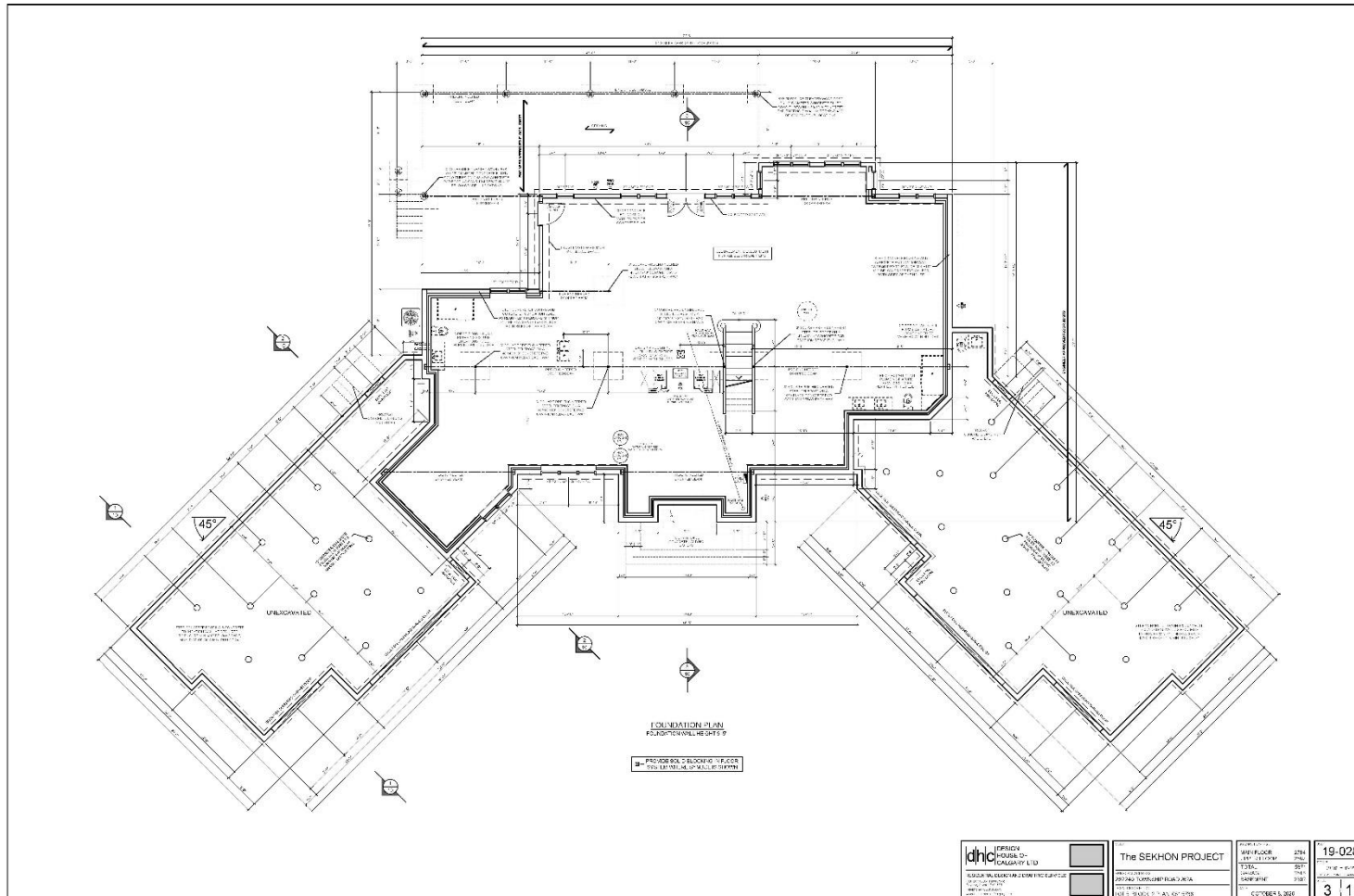
Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 7
Roll: 06415058
File: PRDP20200261
Printed: December 9, 2020
Legal: Lot:5 Block:2
Page 126 of 250
26-29-W04M

Site Plan

Development Proposal

Construction of a dwelling, single detached, relaxation of the minimum front yard setback requirement and single-lot regrading and placement of clean fill.



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.

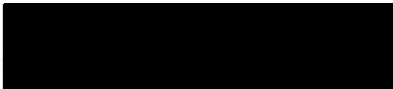
Division: 7
Roll: 06415058
File: PRDP20200261
Printed: December 9, 2020
Legal: Lot:5 Block:2
Page 126 of 250
2629-W04M

McINTOSH • LALANI ENGINEERING LTD.

A Division of  Englobe

October 27, 2020

M•L 02003570.000

Jaswinder Sekhon


Attention: Mr. Jaswinder Sekhon

Subject: Slope Stability Analysis
292240 Township Road 262A
Rocky View Country, Alberta

At the request of Jubilee Engineering Consultants Ltd., on behalf of Jaswinder Sekhon, McIntosh•Lalani Engineering Ltd. (M•L), has conducted a slope stability assessment of slopes within the Sekhon Residential development land. M•L has obtained and reviewed the Cut/Fill, and Final Grade plans provided to M•L dated October 6, 2020. The subject land development involves stripping, grading, and sloping land with minor fill placement within the site.

The objective of this evaluation is to assess the stability of the slopes that are more than 15% percent gradient. Rocky View County requires a minimum F.O.S. of 1.5 against slope instability affecting a building site situated upon a slope.

There are existing slopes to the west of the subject site, down from the Range Road 293 to the property line. These slopes are not any concern to the subject development as the subject site is on the toe of the slopes. However, based on the grading plan provided, it is understood that a backslopping maximum of 3H:1V is proposed from the subject site down to the east property line. A driveway will be on top of the slope.

M•L has selected and analyzed a slope cross-section. Cross-section A-A was selected transects a driveway within the subject site from west to east. The gradient of this section is 3H:1V with a slope height maximum of 3.7 metres in height. The location of the cross-sections is illustrated in Drawing Nos.: 02003570.000.G01.

M•L has analyzed the overall global stability using the Morgenstern Price limit equilibrium method modeled by the computer software program Slope/W. Other information required to analyze the global slope stability, was shear strength properties of the soils and the groundwater conditions. Based on M•L's experience with the subsurface soil profile near the subject site in association with the topography, geologic setting and local knowledge, it is understood that the soil in this area generally consists of lacustrine silt and/or silty clay till overlying siltstone or sandstone bedrock.

M•L 02003570.000

- 2 -

October 27, 2020

The following table presents the shear strength properties of the soils which were used for the slope stability analysis.

Soil Type	Unit Weight γ (kN/m ³)	Cohesion c (kPa)	Effective Friction Angle Φ
Silt and Silty Clay	20.0	0.0	28

Pizometric line was not utilized in the analysis. However, a soil saturation condition was considered in the analysis by applying a pore water ratio maximum of 0.12. Surcharge load of 12 kPa were utilized in the analysis to simulate traffic load.

The stability analysis of the slope produces a factor of safeties of 1.58 against global slope instability. A F.O.S of 1.50 and less were not identified in the slope stability analysis. Drawing No.: 02003570.000.G02 illustrates the geometry of the slope cross-section and calculated F.O.S.

With these relatively low slope gradients and assumed soil strength parameters, the Factor of Safety against slope instability meets and is well above the minimum required F.O.S by the City of Calgary of 1.5.

Based on the slope stability analysis, there are no slope stability concerns with respect to the proposed building location and driveway, proposed Cut/Fill, and backsloping grading plans. There is no development setback required for the subject development.

If the development plans are found to be inaccurate, and backsloping is different other than analysis in this report, M•L should be notified to review our analysis. The stability analysis and the results shown in this report comply with all the requirements of the Rocky View Country in accordance with the City of Calgary guidelines for slope stability".

It is understood that the site may be subject to some additional grading prior to development. Therefore, M•L recommends that the slope is re-surveyed and that the slope stability analysis is reviewed prior to the final design to ensure a F.O.S. of 1.50 is maintained. These results may change with cutting or filling at the top of the slope.

The following requirements are provided to ensure long term stability and maintain a F.O.S. of 1.50.

- No excavations on or at the toe of the slope.
- All vegetation should remain intact. Should a slope disturbance occur, the slope should be repaired and re-vegetated immediately.
- Overland drainage needs to be managed to avoid water ponding at the top of the slope or channelized flows directed over the crest of the slope.

M•L 02003570.000

- 3 -

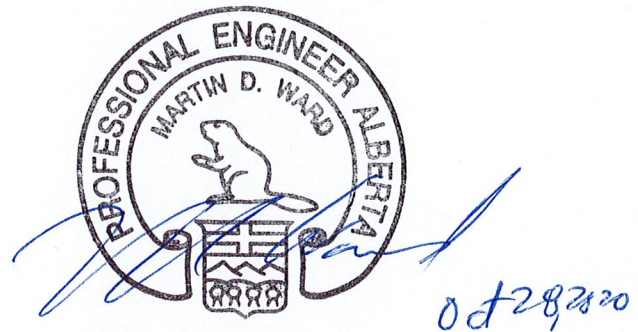
October 27, 2020

- There should be no surcharge loading at the top of slope, such as retaining walls, fills in excess of 0.5 metres or other permanent structures without a full slope/global stability review by a qualified geotechnical engineer.
- Any retaining wall proposed to be constructed near the slope should be designed by a qualified geotechnical engineer.
- Any proposed swimming pools onto the slope should be reviewed by a geotechnical engineer to evaluate the impact on the slope stability.

Any private retaining walls to be constructed on residential lots need to be designed by the site-specific residential lot owner.

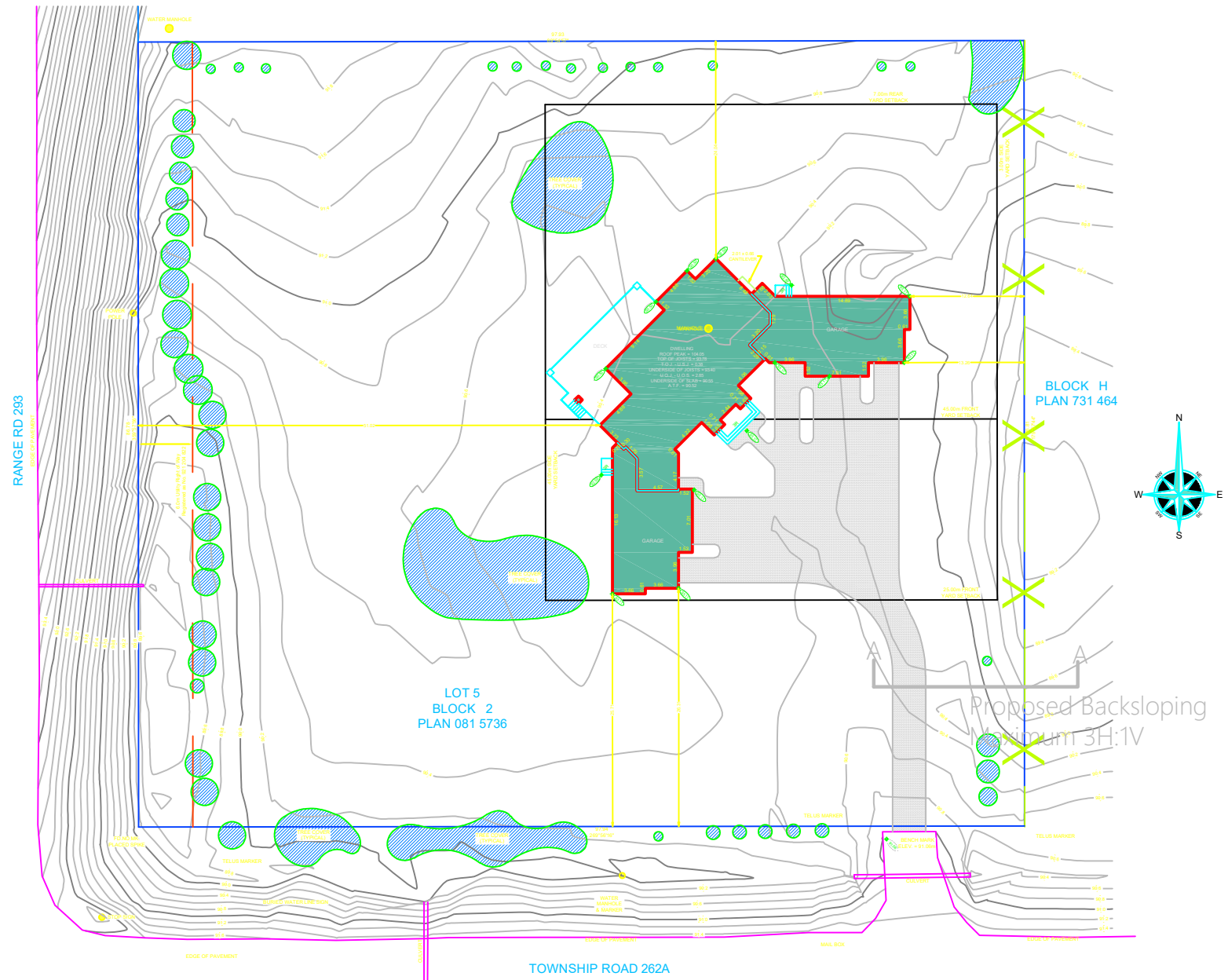
We trust the information presented meets with your present requirements. Should you have any questions, please contact our office.

Respectfully submitted,
McIntosh•Lalani Engineering Ltd.



Noor Alam, P.Eng.
Project Engineer

Marty D. Ward, P.Eng.
Senior Project Engineer
APEGA Permit No. 6482



Client: Jaswinder Sekhon c/o Jubilee Engineering

Project: Sekhon Residence - 292240 Township Road 262A

Title: Site and Cross Section Location



McINTOSH • LALANI ENGINEERING LTD.

Job Number:

02002570.000

Drawing Number:

G01

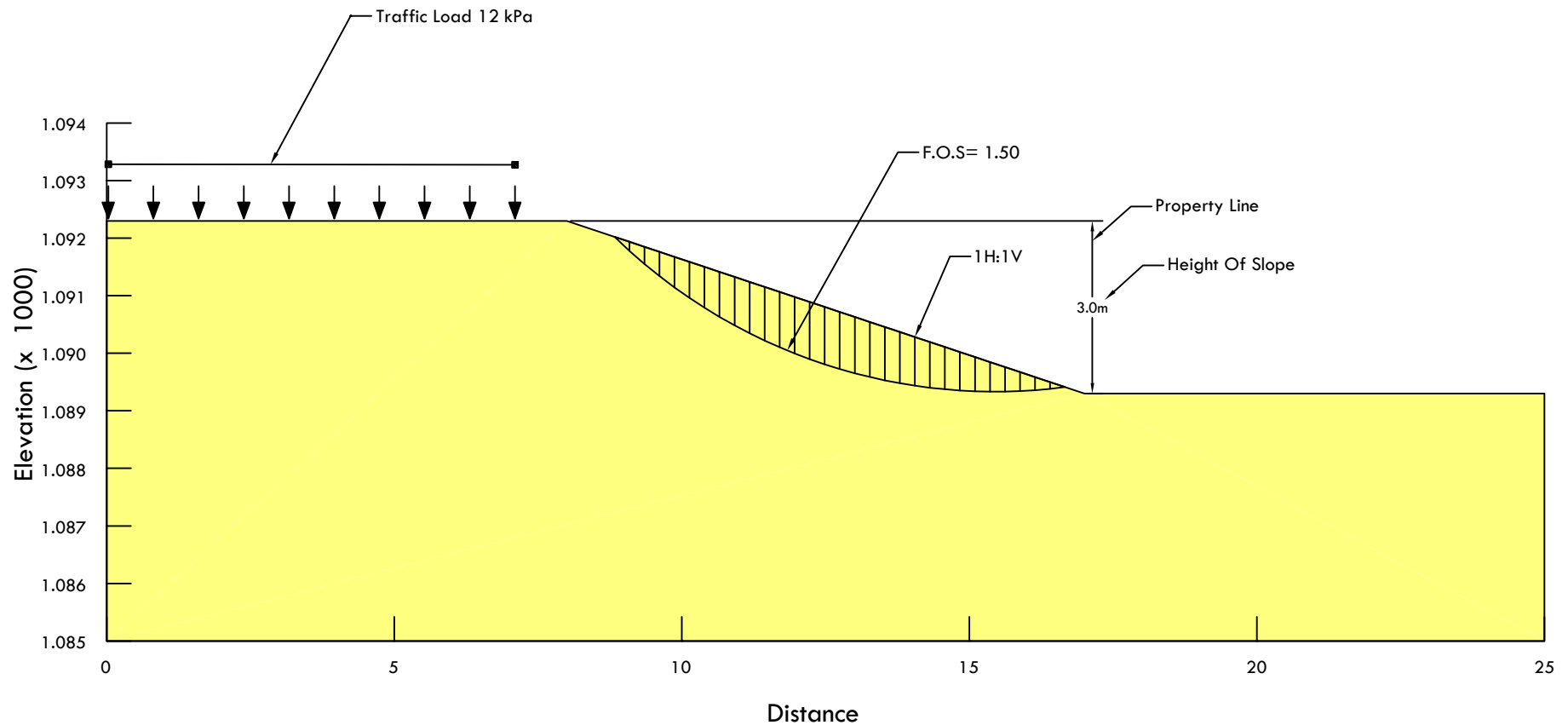
Scale:

N.T.S.

Date:

October 28, 2020

Soil Parameters:				
Soil Type	Unit Weight (γ) kN/m ³	Effective Cohesion (C) kPa	Effective Friction Angle (Φ)	Pore Water Pressure
Silt/Silty Clay	20.0	0.0	28°	$R_u = 0.12$



Client: Jaswinder Sekhon, c/o Jubilee Engineering

Project: Sekhon Residence - 292240 Township Road 262A

Title: Global Slope Stability Cross Section A-A



McINTOSH • LALANI ENGINEERING LTD.

Job Number:
02003570.000

Drawing Number:
02003570.000.G02

Scale:
N.T.S

Date:
AUGUST 17, 2020

Page 133 of 250

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 2
FILE: 04734116 **APPLICATION:** PRDP20204013
SUBJECT: Agricultural (Processing) / Discretionary use, with no Variances

APPLICATION: Application is for Agricultural (Processing), within an existing building, tenancy for a food processing company.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 33 and 0.20 km (1/8 mile) north of Twp. Rd. 245.

LAND USE DESIGNATION: Business, Regional Campus District (B-REG) under Land Use Bylaw C-8000-2020.

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

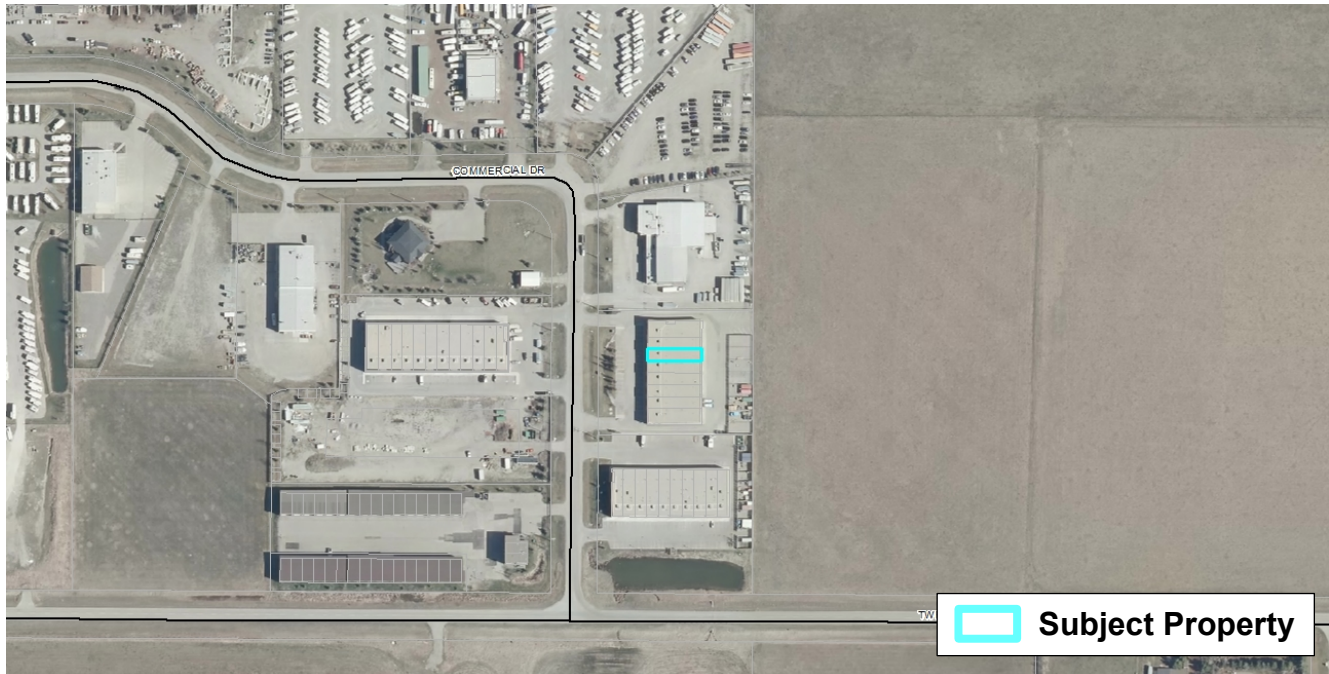
EXECUTIVE SUMMARY: The name of the company is The Scottish Mill. The Applicant has proposed to utilise Unit 3-135 Commercial Drive to establish a business for agricultural processing. The application proposes to establish a food processing company that will bring in raw grains that will be milled and sold to wholesale clients, as well as on-line retail. The business will occupy a space of approximately 267.10 sq. m (2,875.00 sq. ft.) of the existing building and there are no interior or exterior modifications proposed. The hours of operation are Monday to Friday, 8:00 am to 6:00 pm. There are two employees, one (1) full-time and one (1) part-time. There are no daily customer visits as this is a wholesale business with on-line retail sales. There is no additional parking required. There is no outside storage or signage requested.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP 20204013 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20204013 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> Land Use Bylaw C-8000-2020 North Springbank Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
DISCRETIONARY USE: <ul style="list-style-type: none"> Agricultural (Processing) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

Proposal shows no changes to the building or exterior of the building and there appears to be a minimal increase in local traffic due to no customer visits.



ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval, subject to the following conditions:

Description:

That Agricultural (processing), within an existing building, tenancy for a food processing company may take place at 3 - 135 COMMERCIAL DRIVE (Unit 3 Plan: 1812070; SW-34-24-03-W05M) in general accordance with the submitted plans and conditions of this permit.

Permanent:

1. That all conditions of Development Permit (2006-DP-12213) shall remain in effect.
2. That no outside storage shall be allowed in the front of the property at any time.
3. That no off-site advertisement signage associated with the business shall be permitted.
4. That there shall be at least four (4) parking stalls, maintained onsite at all times, for business and customer use.
5. That no off-site parking is permitted on the adjacent County road system at any time.
6. That the display or placement of signage for the business shall be in accordance with the Land Use Bylaw C-8000-2020. The signage shall be kept in a safe, clean and tidy condition at all times.
7. That all business parking shall be limited to the assigned unit's parking stalls or communal site stalls.
8. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.

Advisory:

9. That any future change in use of the building (or tenants) may require a Development Permit for use and signage.
10. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, for the tenancy change of use, prior to tenant occupancy and/or building renovations.
11. That the Applicant/Owner must complete a fire analysis, performed and stamped by a professional engineer confirming that the combustible content is not more than 50 kg/m² or 1 200 MJ/m² of floor area.
12. That the Applicant/Owner shall provide Building Services with mechanical plans that must be designed and stamped by an engineer and conform to Part 6 of the National Building Code 2019 AE and National Fire Code 2019 AE.
13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Randy Aspinall (The Scottish Mill)	OWNER: CU Real Property Limited Partnership
DATE APPLICATION RECEIVED: December 8, 2020	DATE DEEMED COMPLETE: December 9, 2020
GROSS AREA: ± 0.026 hectares (± 0.065 acres)	LEGAL DESCRIPTION: Unit 3, Plan 1812070; SW-34-24-03-W05M
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: PRDP20202100: Application for a liquor outlet. Permit issued but could not meet Building Code requirements.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

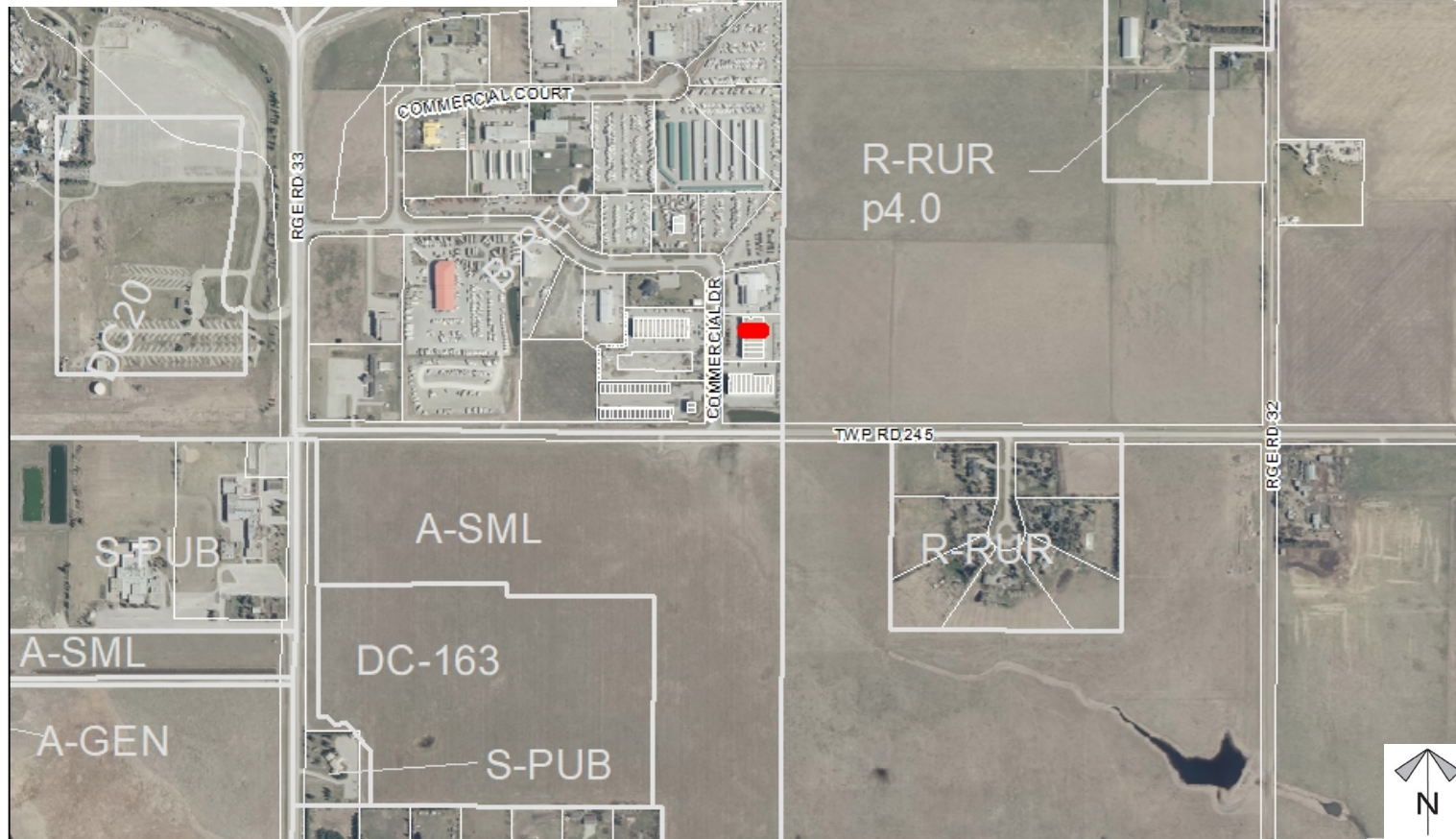
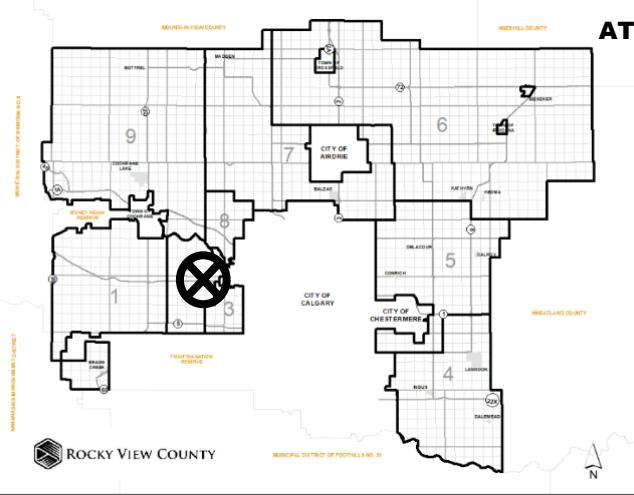


Location & Context

Development Proposal

Agricultural (Processing),
within an existing building,
tenancy for a food
processing company

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 2
Roll: 04734116
File: PRDP20204013
Printed: December 9, 2020
Legal: Lot: UNIT 3
Page 12 of 25
24-03-W05M



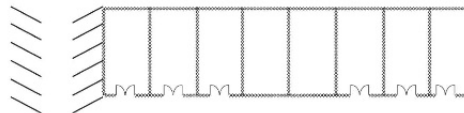
Site Plan

Development Proposal

Agricultural (Processing),
within an existing building,
tenancy for a food
processing company



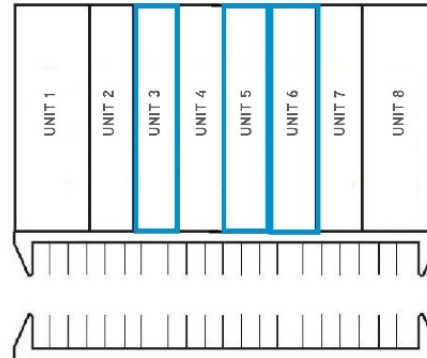
DISTRICT	Springbank, Rocky View County	CEILING HEIGHT	18' clear
ZONING	C-SC (Commercial-Springbank Court)	POWER	200 Amps per Bay
SIZE	±2,875 to 5,750 SF	LOADING	1 - 12' x 14' Drive-in Door per Bay
AVAILABLE	Immediately	OFFICE BUILD OUT	±25%
LEASE RATE	\$14.50 PSF	OP COSTS	\$4.81 (2019)



LEGEND

AVAILABLE FOR LEASE

UNIT	3	5	6
OFFICE	750 SF	750 SF	750 SF
WAREHOUSE	2,125 SF	2,125 SF	2,125 SF
TOTAL	2,875 SF	2,875 SF	2,875 SF
YARD (SF)	1,250 SF	1,250 SF	1,250 SF



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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.



Division: 2
Roll: 04734116
File: PRDP20204013
Printed: December 9, 2020
Legal: Lot: UNIT 3
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24-03-W05M

Cover Letter

Development Proposal

Agricultural (Processing),
 within an existing building,
 tenancy for a food
 processing company

The Scottish Mill Overview

The Scottish Mill will be a small distinctive milling operation where organic raw grains are received by transport once every month or two in 42" cube tote bags, dehulled when necessary and cleaned to 99.9%.

90% or more of our product is processed through a Meadowsmill Stone ground mill.

From the mill it is conveyed through an air conveyor, either directly to bags sized from 2kg – 20kg as a whole grain flour or is directed to a sifter where the flour is sifted to a specific flour specification.

After sifting, the product will be augured directly to a bagging system as flour only, or is directed via auger to a mixer where it is mixed with other products as a cereal mix, pancake mix, etc.

From there it is directed by auger to a bagger and pushed into labelled bags of different sizes.

The other 10% of the processing is that of creating Rolled oats from whole oat kernels. That process involves whole oats being run through a roller mill, then directed by auger to a sifter where the size of the finished rolled oat product is established and then either directed by auger to a mixer for further mixing of products or directly augured to a bagger and pushed into labelled bags of different sizes.

The finished bagged product is picked up approximately once a week by courier or in some situations by our salesman and delivered to its source.

The complete operation has a dust control system in place, with a direct extraction duct to each piece of equipment. The collected dust is put through a filtration system and the clean air discharged back into the space.

The complete operation is inspected by the Organic authorities when initially set up and continues to receive random inspections as long as the business is in operation.

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.



Division: 2
 Roll: 04734116
 File: PRDP20204013
 Printed: December 9, 2020
 Legal: Lot: UNIT 3
 Page 12 of 25
 Plan 1242 of 255W-34-24-03-W05M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 8
FILE: 05724016 **APPLICATION:** PRDP20203724
SUBJECT: Accessory Building (existing) / Permitted use, with Variance

APPLICATION: Application is for the relaxation of the minimum side yard setback requirement, to permit an existing accessory building to remain.

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) south of Twp. Rd. 254 and on the west side of Bears paw Pointe Way.

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

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

EXECUTIVE SUMMARY: The accessory building is approximately 1.80 m x 3.60 m (5.91 ft. x 11.81 ft.) and is located approximately 0.02 m (0.07 ft.) from the adjacent property boundary. The application is the result of a Real Property Report request and requires a variance.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203724 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203724 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:



Administration Resources

Wayne Van Dijk, Planning and Development

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Side yard setback	3.00 m (9.84 ft.)	0.02 m (0.07 ft.)	99.33%

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 Bearspaw Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> No reports submitted
PERMITTED USE: <ul style="list-style-type: none"> Accessory Building <190 sq. m (2045.14 sq. ft.) is listed as a permitted use. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

The accessory building is well-screened and no issues have been reported from adjacent landowners.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/ilt

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the accessory building (existing) may remain on the subject parcel, in general accordance with the drawings prepared by Genesis Geomatics and submitted with the application.
 - i. That the side yard setback be relaxed from **3.00 m (9.84 ft.) to 0.02 m (0.07 ft.)**.

Permanent:

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



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Louis Wang	OWNER: Troy Devon Proppe
DATE APPLICATION RECEIVED: November 17, 2020	DATE DEEMED COMPLETE: November 25, 2020
GROSS AREA: ± 2.21 hectares (± 5.46 acres)	LEGAL DESCRIPTION: Lot 3, Block 3, Plan 9210875, NW-24-25-03-W05M (65 Bearspaw Pointe Way)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: No previous development permit applications	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

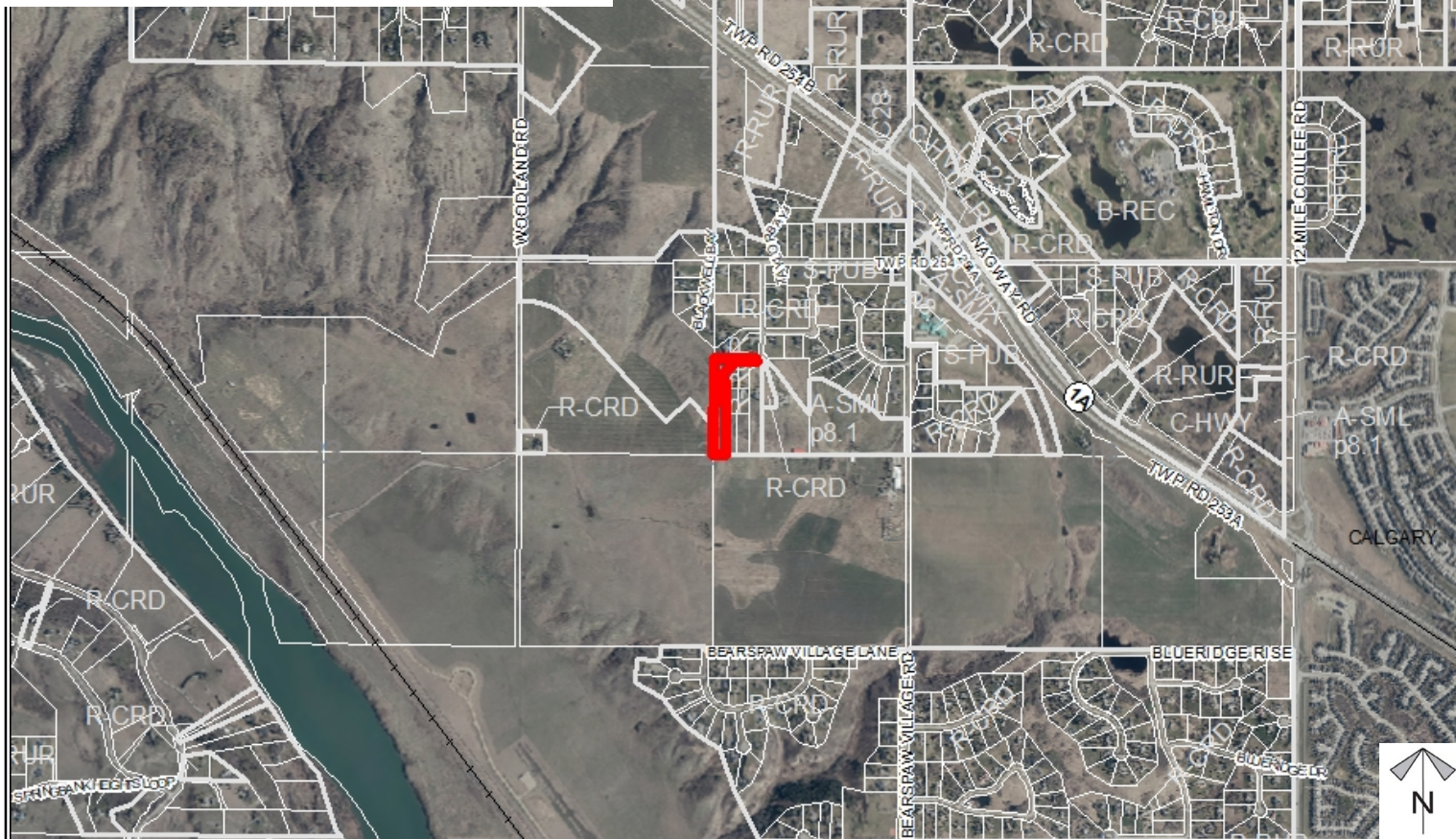
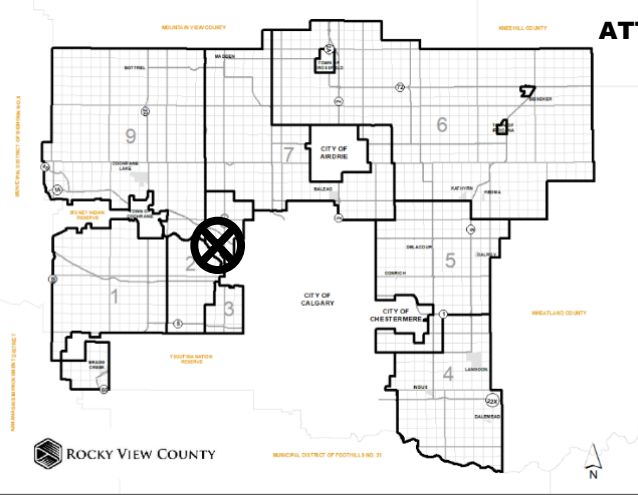


Location & Context

Development Proposal

accessory building
(existing), relaxation of the
minimum side yard
setback requirement

ATTACHMENT 'B' MAPS AND OTHER INFORMATION

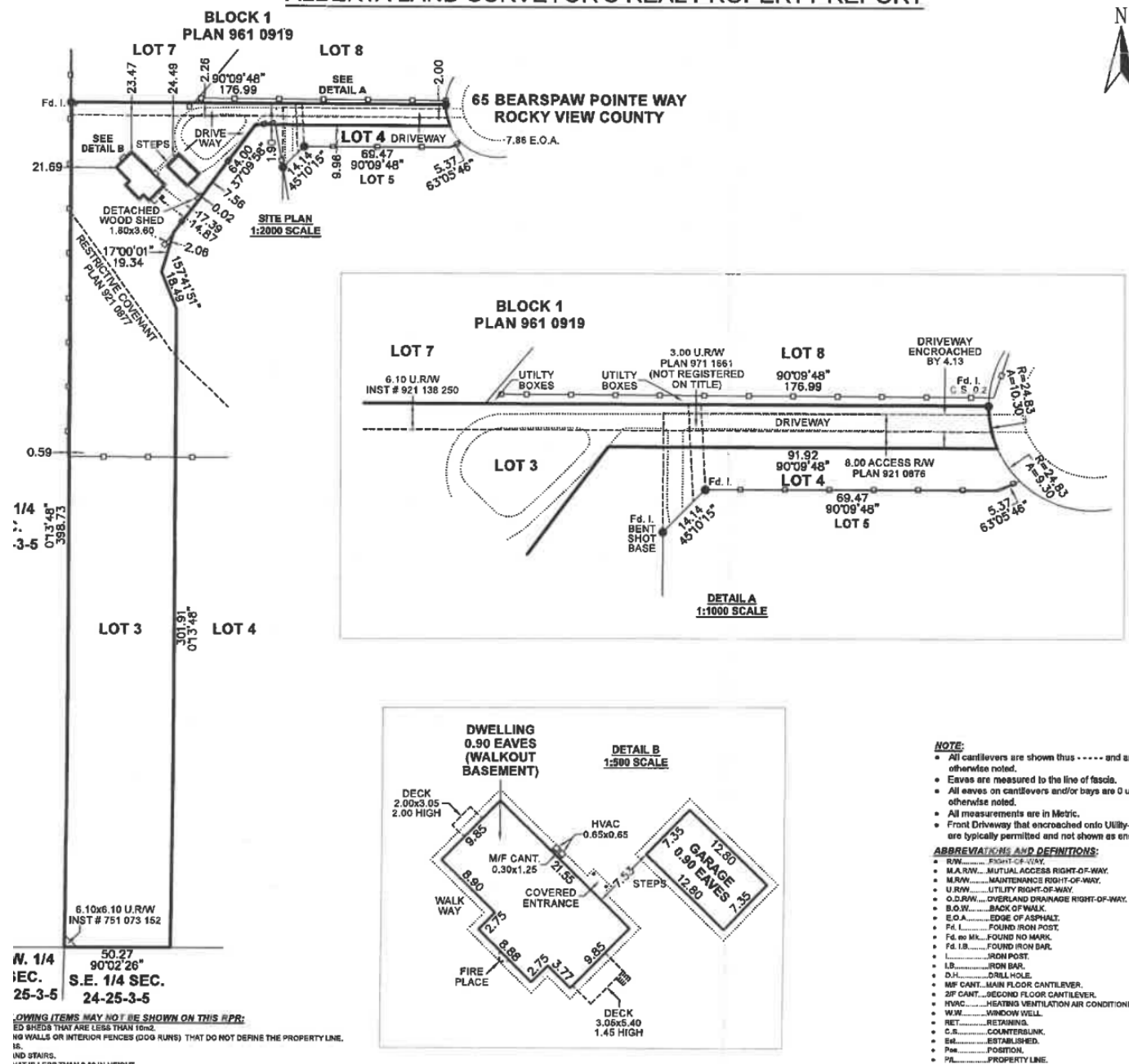


Division: 8
Roll: 05724016
File: PRDP20203724
Printed: December 9, 2020
Legal: Lot:3 Block:3
Page 10 of 25
25-03-W05M

Site Plan

Development Proposal

accessory building
(existing), relaxation of the
minimum side yard
setback requirement



Division: 8
Roll: 05724016
File: PRDP20203724
Printed: December 9, 2020
Legal: Lot:3 Block:3
Page 1148 of 250
25-03-W05M



Inspection Photos

Development Proposal

accessory building
(existing), relaxation of the
minimum side yard
setback requirement



September 21, 2020



September 21, 2020



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	
DATE:	January 13, 2020	DIVISION: 1
FILE:	03912162	APPLICATION: PRDP20203341
SUBJECT:	Dwelling, Single Detached & Riparian Protection Area / Discretionary uses, with no Variances	

APPLICATION: Dwelling, single detached (existing), construction of a deck within the riparian protection area.

GENERAL LOCATION: Located in the hamlet of Bragg Creek.

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

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of the Bragg Creek Area Structure Plan and the Land Use Bylaw. It is the interpretation of the Development Authority that the proposed construction on the subject land, in conjunction with the conditions of approval, will not pose any impact to adjacent lands nor impact the enjoyment of value of neighbouring properties.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203341 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203341 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:



Administration Resources

Christina Lombardo, Planning and Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on 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 • Bragg Creek ASP • Land Use Bylaw • County Servicing Standards 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
DISCRETIONARY USE: <ul style="list-style-type: none"> • Dwelling, Single Detached • Development within a Riparian Area 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning. The proposal is for a Single Family Dwelling (existing) construction of a deck within a riparian area of a Bragg Creek Stream and requires a 30.00m setback or buffer.

A Building Permit application was submitted on October 9, 2020 to replace an existing deck. At that time it was identified that a Development Permit was required as the deck is located within the Riparian area setback. The deck is located at the rear of the dwelling and extends approximately 3.00m into the riparian setback area, therefore a Development Permit is required.

The Bragg Creek Area Structure Plan affects the subject lands, but this document provides no direction on the nature of this application; as such, the application has been assessed in accordance with the Land Use Bylaw.



ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

CL/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

1. That the construction of a deck, on an existing dwelling, single detached, approx. 95.88 sq. m. (1,032.04 sq. ft.) in area may be constructed within the Riparian Protection Area in general accordance with the site plan prepared by Gaillard Design & Plan dated October 15, 2020 (Job.GDP-2020-177-00a.pln) as submitted with the application.

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
3. That the Applicant/Owner shall take effective measures to control dust in the area, so that dust originating therein shall not cause annoyance, or become a nuisance, to adjoining property owners and others in the vicinity of the subdivision area.
4. That the natural vegetation within the Riparian Protection Area shall be preserved, insofar as is reasonable.
5. That any proposed new building(s) shall be located away from the Overland Drainage Easement area, insofar as is reasonable.

Advisory:

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

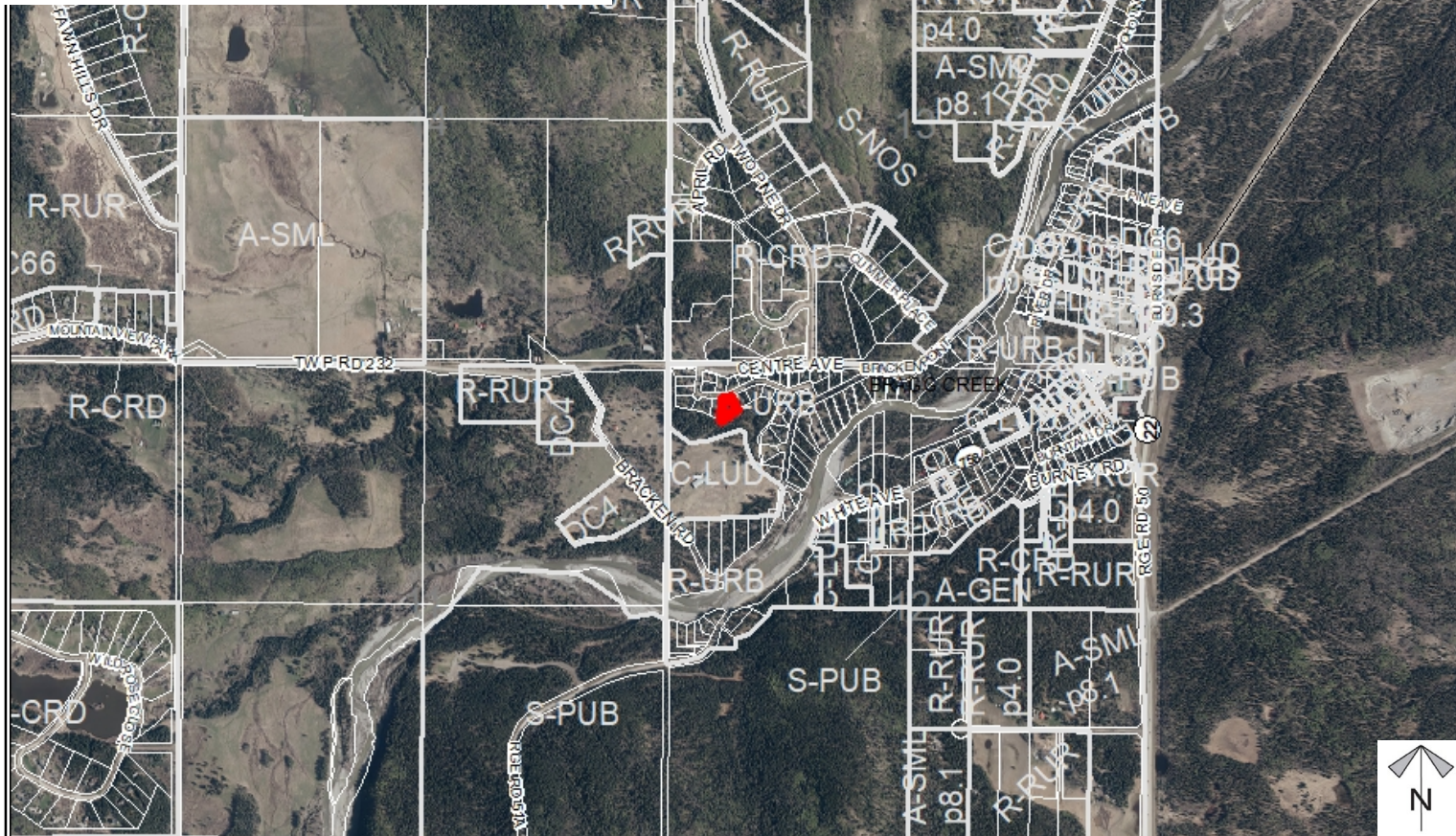


ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Amber Kusch	OWNER: Martin & Jana Blades
DATE APPLICATION RECEIVED: October 20, 2020	DATE DEEMED COMPLETE: October 20, 2020
GROSS AREA: ± 0.19 hectares (± 0.46 acres)	LEGAL DESCRIPTION: NW-12-23-05-W5
APPEAL BOARD: Subdivision and Development Appeal Board	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

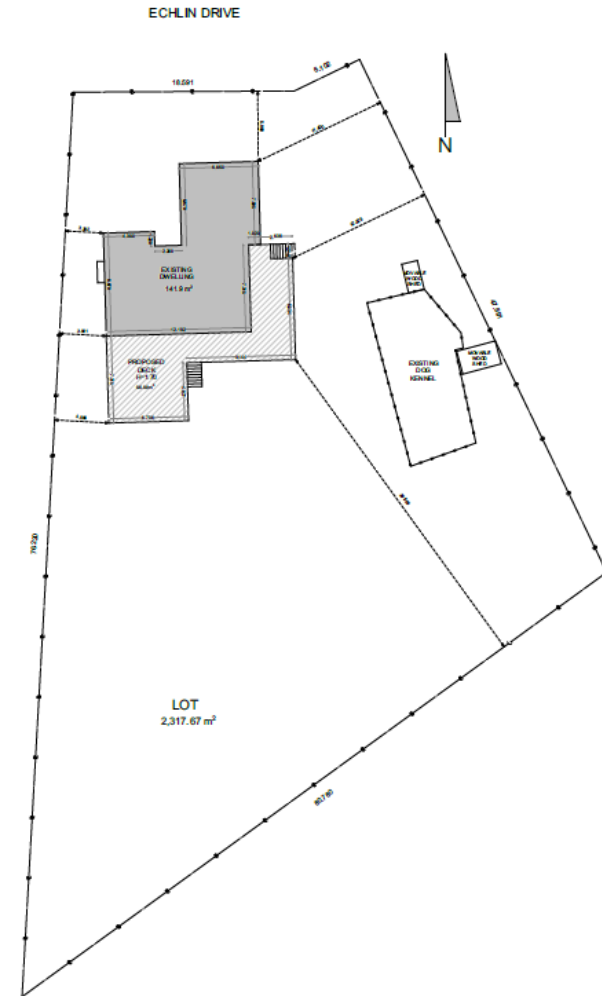
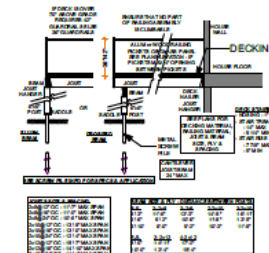
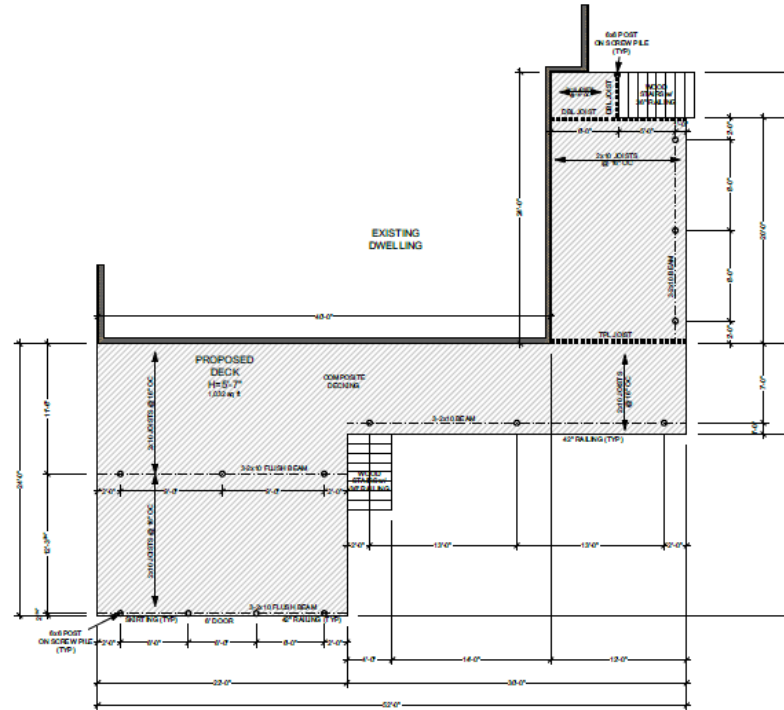
Division: 1
Roll: 03912162
File: PRDP20203341
Printed: December 10, 2020
Legal: Lot:8 Block:1
Page 2655 of 2501
23-05-W05M



Site Plan

Development Proposal

Construction of a deck within the riparian protection area



Inspection Photos
December, 2020









PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2020
FILE: 05333071
SUBJECT: Single-lot Regrading / Discretionary use, with no Variances

DIVISION: 5
APPLICATION: PRDP20203287

APPLICATION: Single-lot regrading and the placement of clean topsoil, for construction of a private dog track.

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) east of Rge. Rd. 284 and 0.20 km (1/8 mile) south of Twp. Rd. 260.

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

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of the Municipal Development Plan and the Land Use Bylaw. It is the interpretation of the Development Authority that the proposed development on the subject land, in conjunction with the conditions of approval, will not pose any impact to adjacent lands nor impact the enjoyment of value of neighbouring properties.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203287 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203287 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:



Administration Resources

Christina Lombardo, Planning and Development Services

**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 • Land Use Bylaw; and • County Servicing Standards 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
DISCRETIONARY USE: <ul style="list-style-type: none"> • Stripping and Grading is a discretionary use within the Land Use Bylaw 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

The proposal is for the single-lot regrading and placement of clean fill to accommodate a dog running or racing track.

- The Applicant has proposed to regrade a portion of the subject land, approximately ± 0.16 hectares (± 0.39 acres) in size. This area is to accommodate a dog racing track.
- It is anticipated approximately 1800.00 cubic meters of material will be brought on site. The applicant has noted this is approximately 60 pup and truckloads.
- The track is to be used by the owner only and notes three dogs will be brought on site, utilized seasonally.
- A small fence with tarping 0.91 m. (3.00 ft.) high, has been placed on either side of the track as screening from adjacent lands.

The subject land is located along Shore Drive, surrounded by predominately residential parcels and agricultural parcels to the north. The property is a bare parcel and no buildings are currently on the subject land.

This application is a result of an enforcement file with Development Compliance beginning in July 2019. The applicant has been placing fill on the property and regrading the rear portion of the site. It is estimated that at its highest point, approximately 2.44 m (8.00 ft.) of material has been added on the north west side of the property and that more than 100 truckloads have been brought on site.

CONCLUSION:

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CL/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

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

Approval, subject to the following conditions:

Description:

1. That single-lot regrading and the placement of clean fill and topsoil shall be permitted in general accordance with the approved drawings and the conditions of this permit.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a grading plan, conducted and stamped by a professional engineer, which provides pre-development and post-development grades, in accordance with County Servicing Standards.
 - i. That should there be any areas of fill that are greater than 1.20 m (3.93 ft.) in depth, the Applicant/Owner shall submit a Deep Fills report, conducted by a professional geotechnical engineer for all areas of fill greater than 1.20 m (3.93 ft.) in depth, in accordance with County Servicing Standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a stormwater memo, prepared by a qualified professional, confirming if there are any stormwater implications due to proposed development.
 - i. Should improvements be necessary, the Applicant/Owner shall submit a site specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development in accordance with the County Servicing Standards.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. with approach details, for the constructed road approach.
 - ii. with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 1. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement, inspection or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.
6. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.



ROCKY VIEW COUNTY

7. That upon completion of the proposed development, the Applicant/Owner shall provide a Deep Fills Report, prepared by a qualified geotechnical professional, indicating the as-built cut and fill areas of the site, and providing compaction testing results of the graded areas.
8. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
9. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto any County roads during hauling, shall be the responsibility and cost of the Applicant/Owner for clean-up.
10. That no topsoil shall be removed from the site.
11. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
12. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
13. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
14. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
15. That if this permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That once this Development Permit is issued, the proposed development of single-lot regrading and placement of clean fill/topsoil shall be completed within twelve (12) months of the date of issue.

Advisory:

17. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
18. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
19. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Upkar Munhas & Gurpreet Mann	OWNER: Gurpreet Mann & Manjit Mann
DATE APPLICATION RECEIVED: October 15, 2020	DATE DEEMED COMPLETE: November 9, 2020
GROSS AREA: ± 1.62 hectares (± 4.00 acres)	LEGAL DESCRIPTION: NW-33-25-28-W4M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

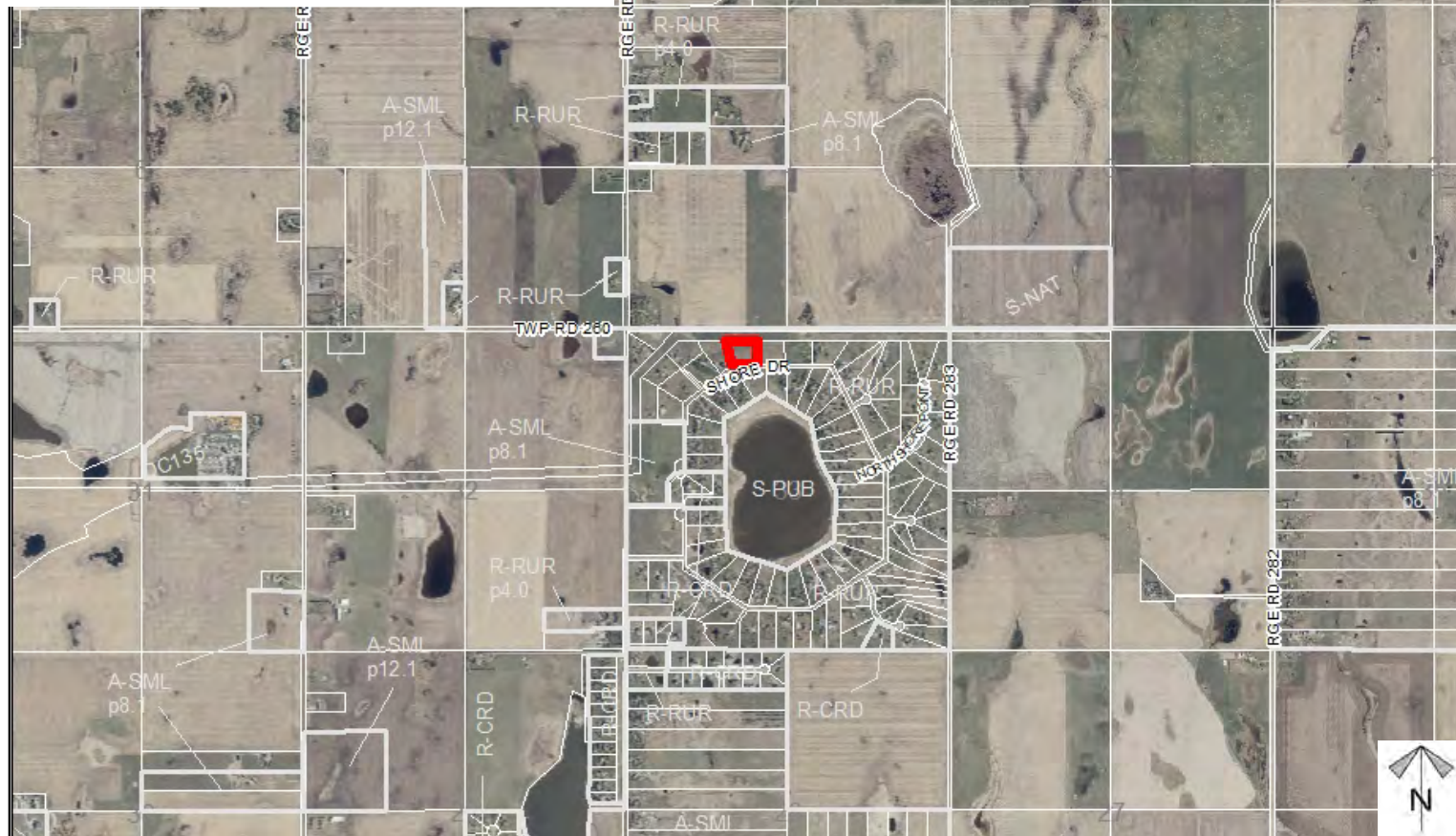
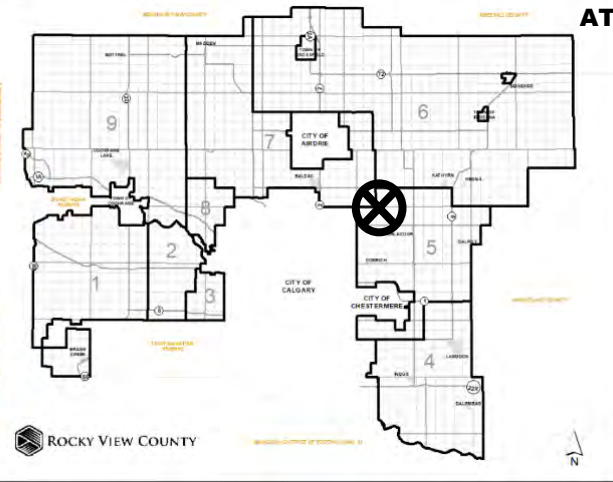


Location & Context

Development Proposal

Single-lot regrading and the placement of clean topsoil, for construction of a private dog track

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



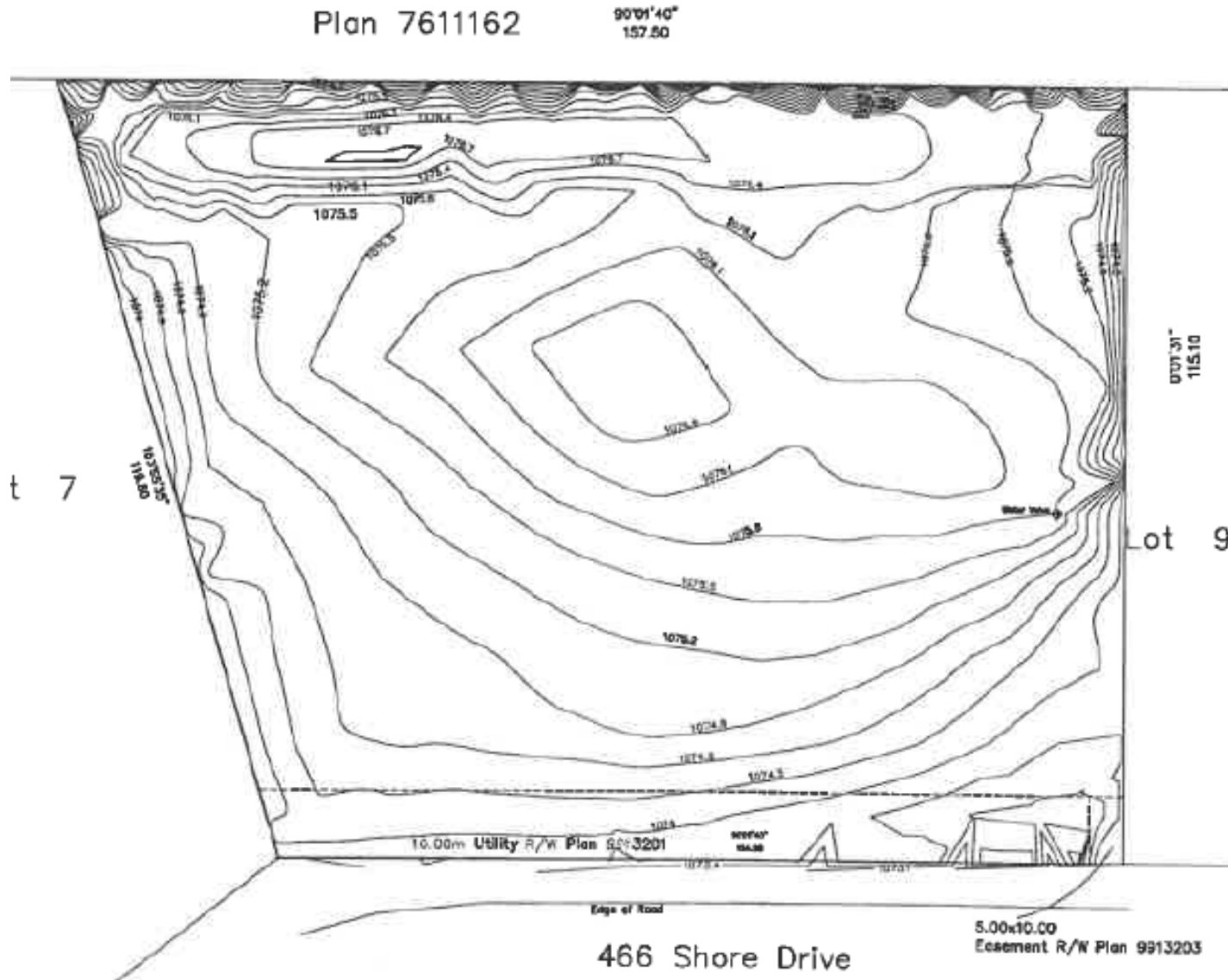
Division: 5
 Roll: 05333071
 File: PRDP20203287
 Printed: December 10, 2020
 Legal: Lot:8 Block:2
 Page 13 of 250
 25-28-W04M



Site Plan

Development Proposal

Single-lot regrading and the placement of clean topsoil, for construction of a private dog track





Inspection Photos
December, 2020





12 05 2020



21 06 2020



21 06 2020



19 08 2020



19 08 2020



19 08 2020

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 8
FILE: 05735073 **APPLICATION:** PRDP20202523
SUBJECT: Accessory Dwelling Unit / Discretionary use, with no Variances

APPLICATION: Dwelling, single detached (existing), construction of an accessory dwelling unit within an existing dwelling, single detached.

GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) north of Hwy 1A and on the west side of Woodland Rd.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020.
EXECUTIVE SUMMARY: The Applicant is proposing to construct an accessory dwelling unit

within the existing attached garage of the dwelling, single detached. The unit will be 110.64 sq. m (1,191.00 sq. ft.) in gross floor area. There are no variances requested and the application appears compliant with Residential, Country District (R-CRD) regulations.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20202523 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20202523 be refused for the following reasons: 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:



Administration Resources

Bronwyn Culham, Planning and Development Services



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Bears paw Area Structure Plan • Land Use Bylaw C-8000-2020 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Building Plans / prepared by Key West Homes • Cross Sections / prepared by Key West Homes • Elevations / prepared by Key West Homes • Site Plan
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • Accessory Dwelling Unit is a discretionary use in the Residential, Country Residential District (R-CRD) 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

BC/llt

ATTACHMENTS:

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



ROCKY VIEW COUNTY

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

- 1) That an addition including an Accessory Dwelling Unit, approximately 110.64 sq. m (1,191.00 sq. ft.) in gross floor area, may be constructed on the subject parcel, in general accordance with the submitted application and design drawings, titled *Over Garage (Personal Residence), Revised East Elevation, North Elevation, Rear (west) Elevation, Typical Cross Section* as prepared by Key West Homes.

Prior to Issuance:

- 2) That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

Permanent:

- 3) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
- 4) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
- 5) That the Accessory Dwelling Unit shall be subordinate to the dwelling, single detached.
- 6) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached) and the ADU located on the subject site, to facilitate accurate emergency response. *Note, the municipal address for the Accessory Dwelling Unit is UNIT A 255189 WOODLAND ROAD.*
- 7) That there shall be adequate water servicing provided for the Accessory Dwelling Unit and it is the Applicant/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
- 8) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.

Advisory:

- 9) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 10) That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
- 11) That during construction, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 12) That a Building Permit and applicable sub trades for the addition and for the Accessory Dwelling Unit shall be obtained through Building Services prior to any construction taking place.
- 13) That water conservation measures shall be implemented in the Accessory Dwelling Unit, such as low-flow toilets, shower heads and other water conserving devices.



ROCKY VIEW COUNTY

- 14) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 16) That if this Development Permit is not issued by **July 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

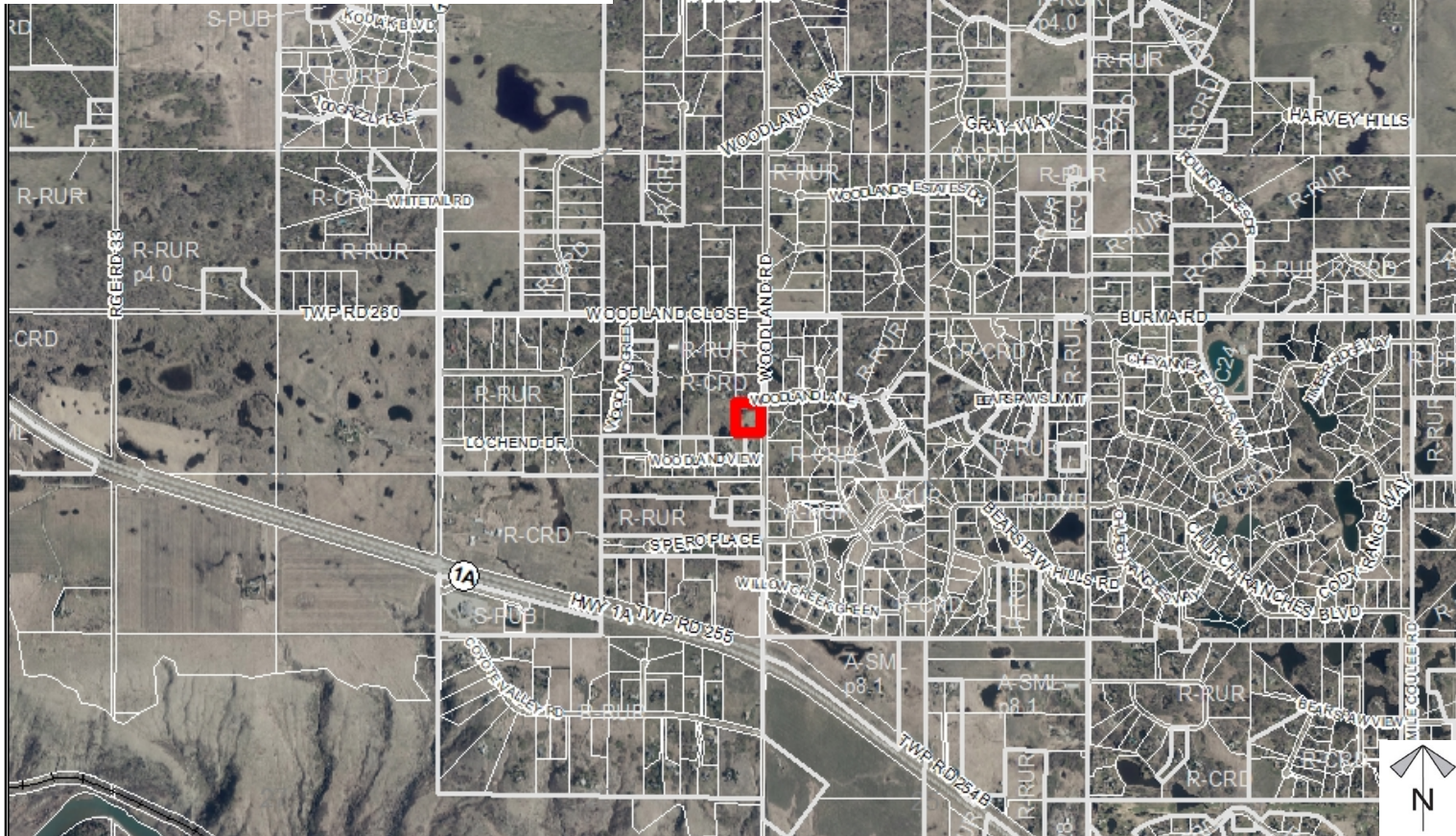
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Bradd & Nona Anderson	OWNER: Bradd & Nona Anderson
DATE APPLICATION RECEIVED: October 2, 2020	DATE DEEMED COMPLETE: October 5, 2020
GROSS AREA: ± 1.86 hectares (± 4.6 acres)	LEGAL DESCRIPTION: Lot 4, Block 1, Plan 0111429, NE-35-25-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>September 2, 2010: Planning Application (2010208) To redesignate the subject property from Residential Two District to Residential One District in order to facilitate the creation of a ≥ 0.80 hectare (1.98 acre) lot with a ± 1.05 hectare (2.60 acre) remainder - Closed-Approved</p> <p>November 27, 2009: Development Permit (2009-DP-13828) construction of an accessory building (garage), relaxation of the maximum height requirement, and relaxation of the maximum building area – Closed-Complete</p> <p>Sep 24, 2020: Building Permit (PRBD20202466) Addition to single family dwelling – Waiting for Inspection Request</p> <p>Jan 12, 2010: Building Permit (2010-BP-22862) Accessory Building (Storage/Shop) - PSR Issued - Closed</p> <p>Apr 06, 2004: Building Permit (2004-BP-17243) Single Family Dwelling – Occupancy Granted</p> <p>Jul 10, 2003: Building Permit (2003-BP-16578) Single Family Dwelling - PERMIT CANCELLED. Owner completely changed style of house. New permit issued - BP17243</p>	
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>	

Development Proposal

construction of an
Accessory Dwelling Unit,
within an existing dwelling,
single detached

Division: 8
Roll: 05735073
File: PRDP20202523
Printed: December 10, 2020
Legal: Lot:4 Block:1
Page 1182 of 250
25-03-W05M

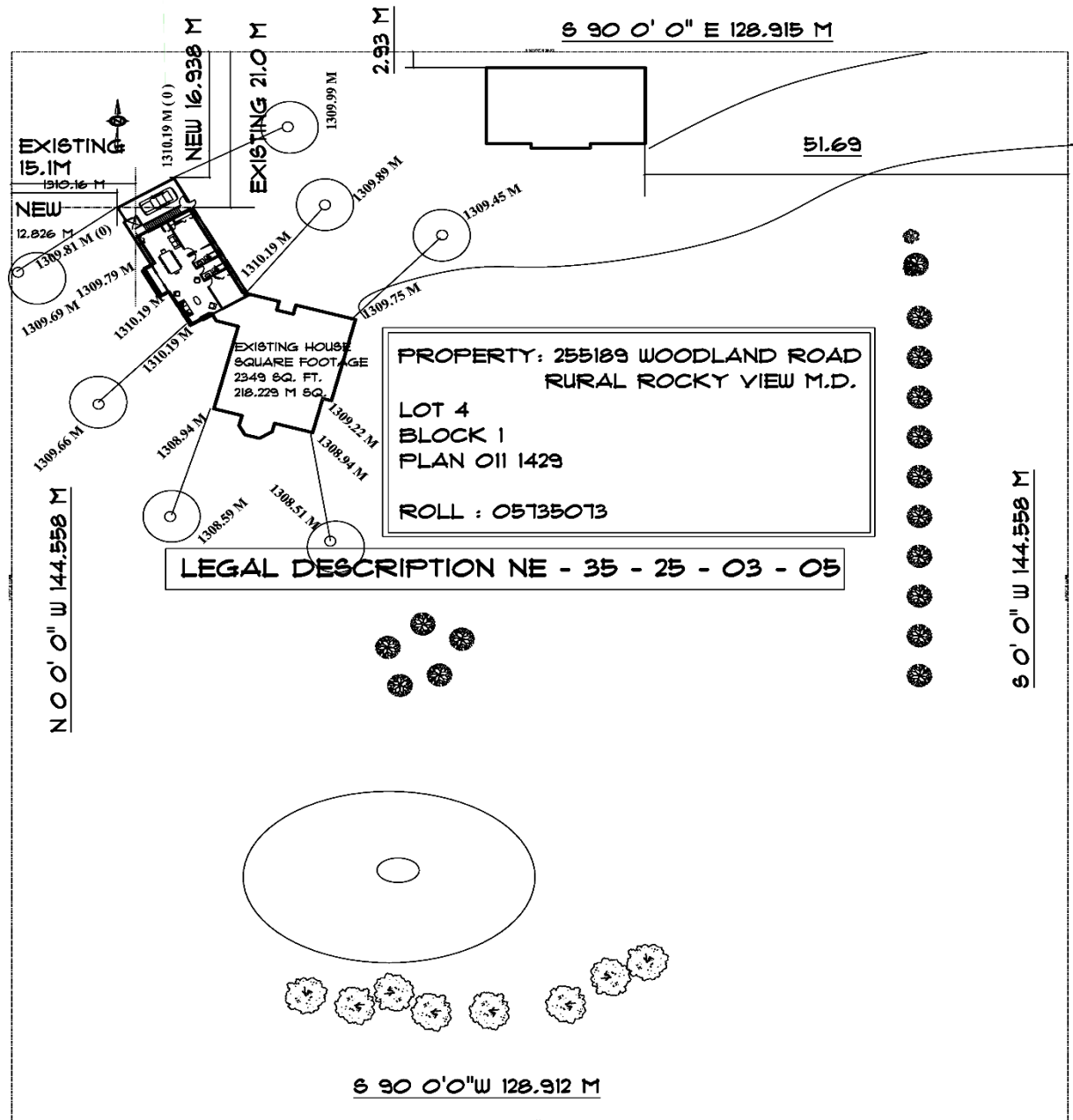
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Site Plan

Development Proposal

construction of an
Accessory Dwelling Unit,
within an existing dwelling,
single detached













PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 2
FILE: 05707231 **APPLICATION:** PRDP20203601
SUBJECT: Single Family Dwelling / Listed Direct Control District Use, with Variances

APPLICATION: Construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement. The subject property is located within Direct-Control District 129 (DC-129).

GENERAL LOCATION: Located in the hamlet of Harmony.

LAND USE DESIGNATION: Direct Control District (DC-129) and under Land Use Bylaw C-4841-97.

EXECUTIVE SUMMARY: The application is for the construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement, on a front access lot. The applicant is requesting a relaxation from 3.35 m (10.99 ft.) to 1.67 m (5.47 ft.); a variance of 50.14%. The application complies with all other policy requirements.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203601 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203601 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:



Administration Resources

Bronwyn Culham, Planning and Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback Requirement	3.35 m (10.99 ft.)	1.67 m (5.47 ft.)	50.14%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • Municipal Government Act • Harmony Conceptual Scheme • Direct-Control District 129 (DC-129) • Land Use Bylaw 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan / prepared by Calbridge Homes / November 2020 • Elevations prepared by Calbridge Homes / October 2020 • Floor Plans prepared by Calbridge Homes / October 2020
LISTED USE: <ul style="list-style-type: none"> • A Dwelling, Single Detached is a listed use in the Direct-Control District 129 (DC-129). 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

BC/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

1. That construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the drawings prepared by Calbridge Homes Ltd., dated November 2, 2020, and conditions noted herein:
 - i. That the minimum side yard setback requirement for the dwelling, single-detached, **shall be relaxed from 3.35 m (10.99 ft.) to 1.67 m (5.47 ft.).**

Permanent:

2. That it is the responsibility of the Applicant/Owner to obtain approval from Rocky View County Road Operations for any new construction, installation or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.
3. That there shall be no more than 1.00 m (3.28 ft.) of fill and/or topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
4. That no topsoil shall be removed from the subject property.
5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

Advisory:

7. That a Building Permit and sub-trade permits shall be obtained through Building Services, for construction of the dwelling, single detached.
8. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
9. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Chantelle Rodriguez (Calbridge Homes Ltd.)	OWNER: Calbridge Homes Ltd.
DATE APPLICATION RECEIVED: November 6, 2020	DATE DEEMED COMPLETE: November 6, 2020
GROSS AREA: ± 0.08 hectares (± 0.21 acres)	LEGAL DESCRIPTION: SW-07-25-03-05 Lot 16 Block 2 Plan 1910632
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • There are no related planning applications • There are no related building permits • There are no related development permits 	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

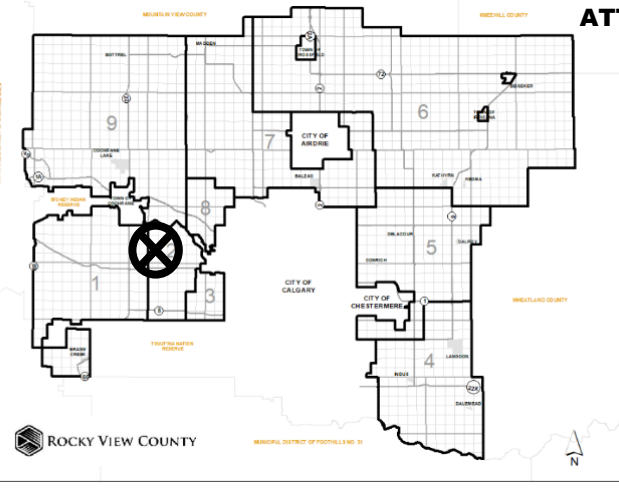


Location & Context

Development Proposal

Dwelling, single detached,
relaxation of the minimum
side yard setback
requirement

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 2
Roll: 05707231
File: PRDP20203601
Printed: December 10, 2020
Legal: Lot:116 Block:2
Page 1083 of 250
25-03-W05M

CALBRIDGE
HOMES

DP SITE PLAN

LAST REVISED: NOVEMBER 2, 2020

LOT 116 BLOCK 002 PLAN XXX-XXXX

JOB #HA04-002-116

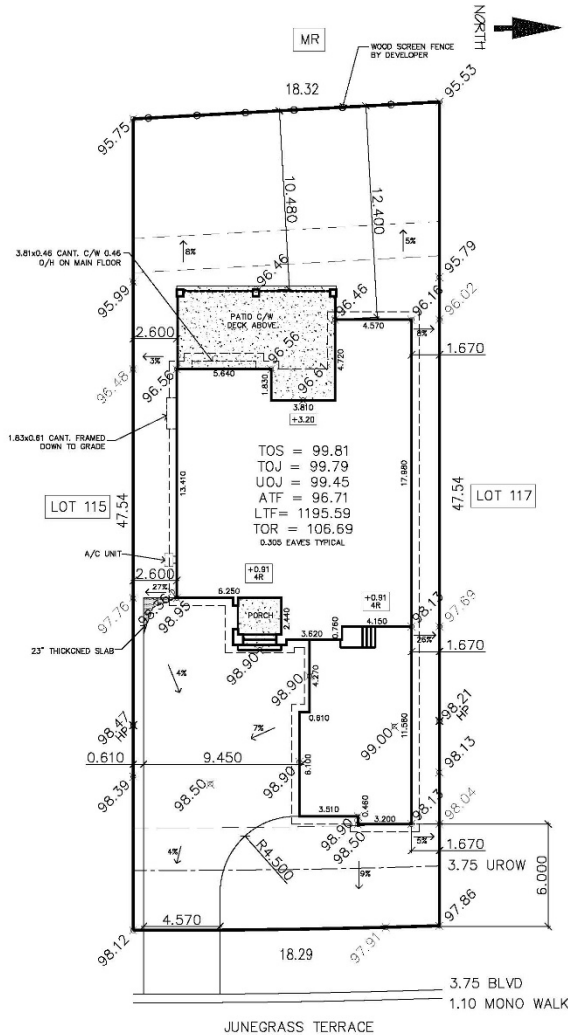
Page 6 of 12
ROCKY VIEW COUNTY

Site Plan

Development Proposal

Dwelling, single detached,
relaxation of the minimum
side yard setback
requirement

EXPOSED AGGREGATE
CONCRETE
DRIVEWAY: 164.5m² / 1771ft²
PATIO: 53.2m² / 573ft²



SUBMISSION: HARMONY			HOUSE AREA: 299.4m ²	LOT AREA: 877.5m ²
LOT: 116	BLOCK: 2	PHASE: 4A	BUILDING COVERAGE: 34%	
ADDRESS: 92 JUNEGRASS TERRACE			LTF: 1195.59	ATF: 96.71



Division: 2
Roll: 05707231
File: PRDP20203601
Printed: December 10, 2020
Legal: Lot:116 Block:2
Page 1094 of 1255
25-03-W05M















PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 2
FILE: 04709008 **APPLICATION:** PRDP20203632
SUBJECT: Home-Based Business Type II / Discretionary use, with Variances

APPLICATION: a Home-Based Business Type II, for a general contractor business, relaxation of the maximum number of non-resident employees from (2) to three (3) and the maximum amount of outdoor storage from 201.93 sq. m (2,173.64 sq. ft.) to 278.70 sq. m (3,000.00 sq. ft.).

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 34 and 0.81 km (1/2 mile) north of Hwy 8.

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

EXECUTIVE SUMMARY: The Home-Based Business Type II, Calgary Screw Piles, installs piles, gates, and septic systems. The development permit application is based on an enforcement issue. The application is requesting two relaxations to the Home-Based Business, Type II regulations in the Land Use Bylaw (C-8000-2020). Specifically, the proposal exceeds the maximum permitted number of non-resident employees and the maximum area for outdoor storage.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203632 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203632 be refused for the following reasons:

1. The requested number of non-resident employees exceeds the requirements of Section 145(d) of the Land Use Bylaw C-8000-2020.

Number of non-resident employees: two (2)

Requested number of non-resident employees: three (3)

2. The request exceeds the maximum area of outdoor storage of Section 146(a) of the Land Use Bylaw C-8000-2020.

Maximum outdoor storage area (1% of the parcel area):

201.93 sq. m (2,173.64 sq. ft.)

Requested outdoor storage area: 278.70 sq. m (3,000.00 sq. ft.)

Administration Resources

Bronwyn Culham, Planning and Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Number of Non-Resident Employees	Two (2)	Three (3)	50.00%
Outdoor Storage Area (1% of the parcel area)	201.93 sq. m (2,173.64 sq. ft.)	278.70 sq. m (3,000.00 sq. ft.)	38.66%

APPLICATION EVALUATION:

The application was evaluated based on the information and site plan provided 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. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None provided
PERMITTED USE: <ul style="list-style-type: none"> A Home-Based Business, Type II is a discretionary use in the Agricultural, General (A-GEN) district. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

BC/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

- 1) That a Home-Based Business, Type II, for a general contractor business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.
 - i) That the maximum number of non-resident employees is **relaxed from two (2) to three (3).**
 - ii) That the maximum permitted amount of outdoor storage is **relaxed from 201.93 sq. m (2,173.64 sq. ft.) to 278.70 sq. m (3,000.00 sq. ft.)**

Prior to Issuance:

- 2) That prior to issuance of this permit, that the Applicant/Owner shall submit a revised site plan that identifies the location and proposed height, size and setbacks of the proposed accessory building and the location, screening, and size of the outside storage area. The outside storage shall be no greater than 278.70 sq. m (3,000.00 sq. ft.) and shall meet the building setback requirement and be completely screened, as per the requirements of the Land Use Bylaw and to the satisfaction of the County.
 - i) That once the screening for the outside storage area is installed, a site inspection shall be completed by the County, to confirm that the outdoor storage area is as per the revised site plan, to the satisfaction of the County.
- 3) That prior to issuance of this permit, the Applicant/Owner shall enter into a Road Construction Agreement with the County, to upgrade the access road (approximately 800 m in total length) to Regional Low Volume Standard as well as construct other required road infrastructure (i.e. road approaches, a cul-de-sac at the termination point of the road, etc.), in accordance with the County's Servicing Standards.
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit a Storm Water Memo, conducted and stamped by a professional engineer, that demonstrates that the proposed development will not have any negative impacts to drainage conditions and is in accordance with the Report on Drainage Strategies in Springbank and the County Servicing Standards.

Permanent:

- 5) 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.
- 6) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 7) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 8) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 9) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 10) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.



ROCKY VIEW COUNTY

- 11) That the Home-Based Business shall be limited to the dwelling, accessory building, and outside storage area.
- 12) That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and **shall not exceed 278.70 sq. m (3,000.00 sq. ft.)**.
- 13) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
- 14) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 15) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 16) That if this Development Permit is not issued by **AUGUST 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 17) That this Development Permit, once issued, shall be valid until **February 10, 2022**.

Advisory:

- 18) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 19) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
- 20) That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place (if required).



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Austin Bank (Calgary Screw Piles)	OWNER: Le, Lam Trung
DATE APPLICATION RECEIVED: November 11, 2020	DATE DEEMED COMPLETE: November 19, 2020
GROSS AREA: ± 2.01 hectares (± 4.99 acres)	LEGAL DESCRIPTION: NW-09-24-03-05 Lot 1 Plan 9210684
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • Aug 25, 2010: Building Permit (2010-BP-23462) Construction of a hot tub – Closed-Complete • May 05, 1994: Building Permit (1994-BP-3987) Accessory Building (Garage) – Occupancy Granted • May 15, 1992: Building Permit (1992-BP-2814) Single Family Dwelling – Occupancy Granted • There are no related planning applications • There are no related development permit applications 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



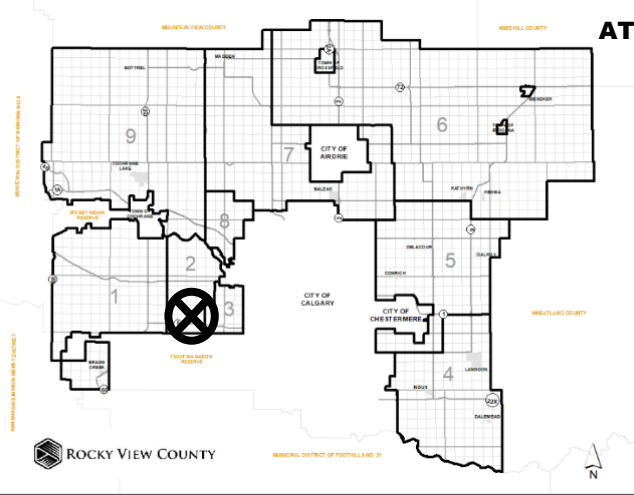
Location & Context

Development Proposal

Home-Based Business
Type II, for a general
contractor business,
relaxation of the maximum
number of non-resident
employees and the
maximum amount of
outdoor storage

Division: 2
Roll: 04709008
File: PRDP20203632
Printed: December 10, 2020
Legal: Lot:1 Plan:9210684;
Page 2 of 2
Page 207-24 of 2505M

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

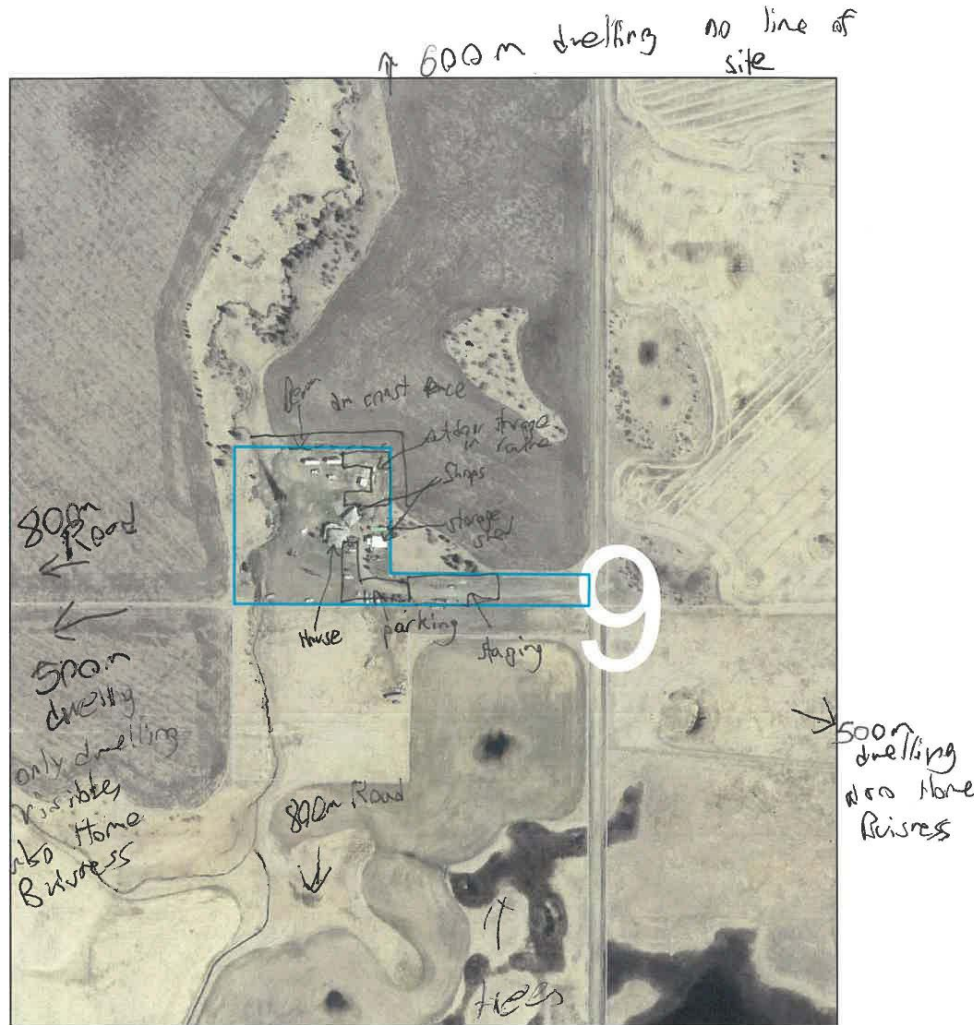




Site Plan

Development Proposal

Home-Based Business
Type II, for a general
contractor business,
relaxation of the maximum
number of non-resident
employees and the
maximum amount of
outdoor storage



property barely visible from road or neighbours. additional screening would have little to no impact.

Division: 2
Roll: 04709008
File: PRDP20203632
Printed: December 10, 2020
Legal: Lot:1 Plan:9210684;
Page 12 of 25

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021
FILE: 03214005
SUBJECT: Accessory Building / Discretionary use, with Variances

DIVISION: 4
APPLICATION: PRDP20203515

APPLICATION: The proposal is for construction of an accessory building, oversize shop.

GENERAL LOCATION: Located on the northeast junction of Rge. Rd. 272 and Twp. Rd. 232

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

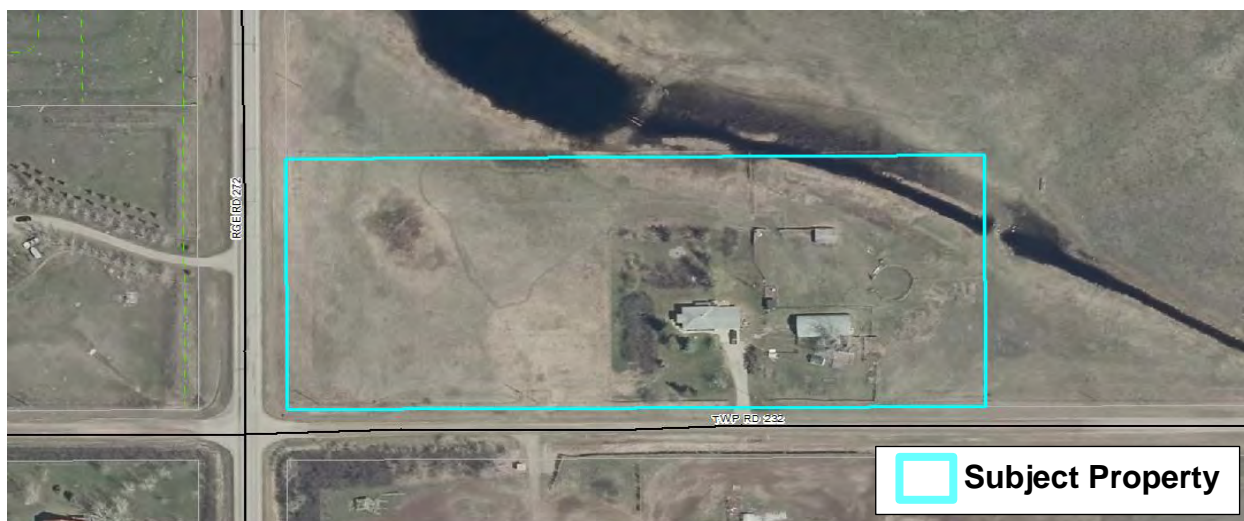
EXECUTIVE SUMMARY: This application for an oversized shop was submitted due to the Applicant requiring a new space for the storage of personal / recreational equipment on their parcel due to the aging of their existing accessory structure on site. The building is 267.60 m² (2,880.0 ft²) in area and complies with the district regulations.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203515 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203515 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:



Administration Resources

Camilo Figueroa-Conde, Planning and Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Maximum Permitted Building area	190.00 m ² (2,045.14 ft ²)	267.60 m ² (2,880.00 ft ²)	40.82%

APPLICATION EVALUATION:

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> Land Use Bylaw C-8000-2020, R-RUR district uses apply as per Section 309(b) 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None at this given time
PERMITTED USE: <ul style="list-style-type: none"> Accessory Building \leq 190.00 m² (2045.14 ft²) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission (MPC)

Additional Review Considerations

The application was reviewed based on the following items:

309 A-GEN Exceptions:

b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply

318 R-RUR discretionary Uses:

Accessory Building > 190.00 m² (2045.14 ft²)

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

CC/ltt



ROCKY VIEW COUNTY

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information

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

Approval, subject to the following conditions:

Description:

1. That the accessory building (oversize storage shop), may be constructed on the subject land in general accordance with the approved Site Plan and submitted application.
 - i. That the maximum building area **shall be relaxed from $\leq 190.00 \text{ m}^2$ (2, 045.14 ft²) to 267.60 m^2 (2,880.0 ft²) in area.**

Prior to issuance:

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 will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless otherwise approved by a Development Permit.
4. That the exterior siding and roofing materials of the Accessory Building shall be similar/ cohesive to the existing dwelling, single-detached and/or area.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction that is used to establish approved final grades, unless a Development Permit has been issued for additional fill.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

Advisory:

7. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
8. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
9. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
10. That the development subject to this permit must commence within twelve (12) months of the issue date of the development permit and be completed within twenty-four (24)



ROCKY VIEW COUNTY

months, the permit is deemed null and void at the end of the twenty-four (24) months unless an extension to this permit is applied for and obtained.

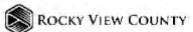
**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

APPLICANT: Xian Ling Nong	OWNER: Xian Ling Nong
DATE APPLICATION RECEIVED: November 2, 2020	DATE DEEMED COMPLETE: November 2, 2020
GROSS AREA: ± 2.47 hectares (± 6.11 acres)	LEGAL DESCRIPTION: SW-14-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: Planning Applications <ul style="list-style-type: none"> • There is no Planning Application history with this parcel. Development Permits <ul style="list-style-type: none"> • There are no previous Development Permit applications for this parcel Building Permits <ul style="list-style-type: none"> • There is no previous Building Permit applications for this parcel 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Development Proposal

Construction of an accessory building, oversized shop

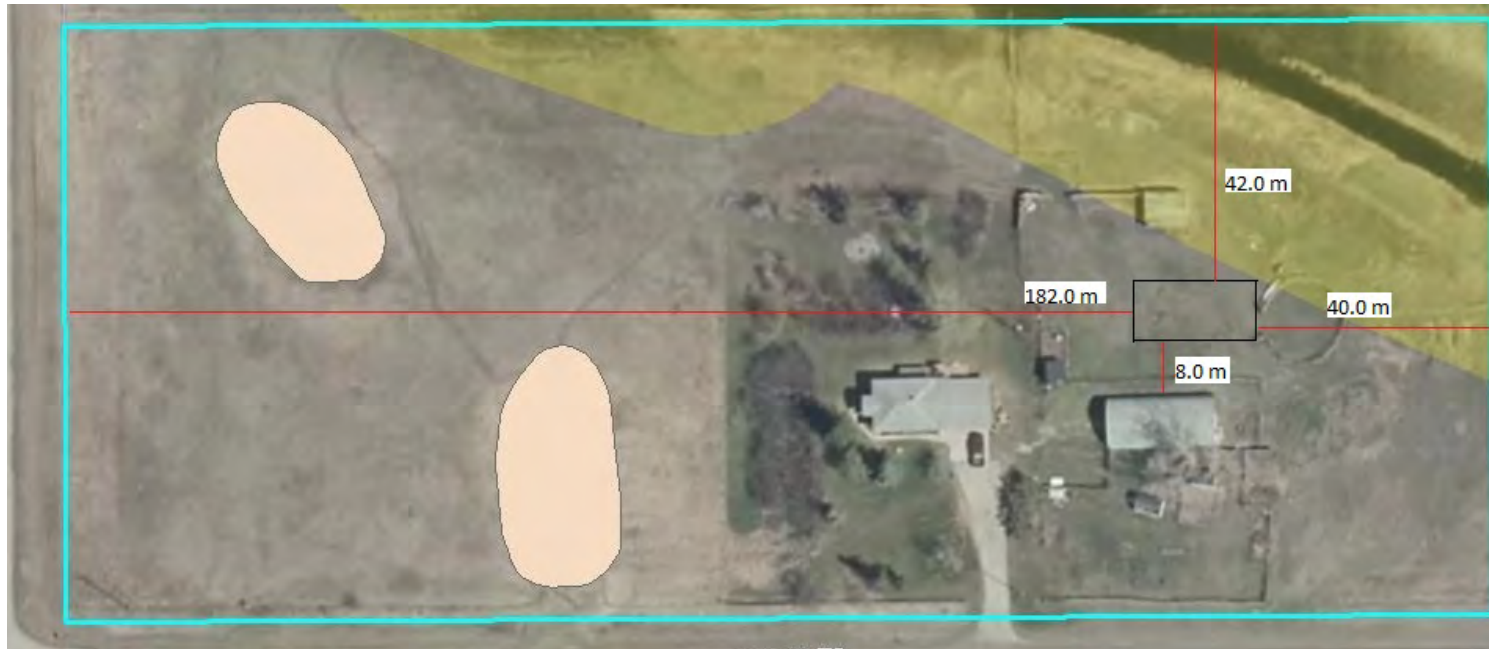
Division: 4
Roll: 03214005
File: PRDP20203515
Printed: December 10, 2020
Legal: A Portion of SW-14-
237-0245
Page 245 of 250



Site Plan

Development Proposal

Construction of an
 accessory building,
 oversized shop



Inspection Photos
November, 2020















PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: January 13, 2021

DIVISION: 5

FILE: 03231064

APPLICATION: PRDP20203593

SUBJECT: Accessory Dwelling Unit / Discretionary use, with no Variances

APPLICATION: The proposal is for construction of an Accessory Dwelling Unit, Basement Suite.

GENERAL LOCATION: Located at the southeast junction of Rge. Rd. 275A and Twp. Rd. 240.

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

EXECUTIVE SUMMARY: The application is for an Accessory Dwelling Unit, located within the dwelling, single detached (basement suite), 142.60 m² (1,535.00 ft²) in gross floor area. This application is a result of a fire that occurred to the primarily dwelling in 2019. As such, a new principal dwelling has been proposed onsite, with the additional dwelling unit in the basement.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203593 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203593 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:



Administration Resources

Camilo Conde, Planning and Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
None Required	N/A	N/A	N/A

APPLICATION EVALUATION:

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Land Use Bylaw C-8000-2020. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Building Plan • Elevation drawings
DISCRETIONARY USE: <ul style="list-style-type: none"> • Accessory Dwelling Unit 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission (MPC)

Additional Review Considerations

Accessory Dwelling Unit regulations, Section 122 through to 124 of Land Use Bylaw C-8000-2020 was assessed for this application.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CC/ltt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1

APPROVAL, subject to the following conditions:

Description:

1. That the proposed Accessory Dwelling Unit, located within the basement of the dwelling, single detached, approximately 142.60 m² (1,535.00 ft²) in area, may be constructed on the subject land in general accordance with the approved Site Plan and submitted plans provided by Zota Drafting Inc. on February 25, 2020.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each new residential unit.

Permanent:

3. That the accessory dwelling unit shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. That the accessory dwelling unit shall not be used for commercial purposes at any time, unless approved by a Development Permit or if the business meets the criteria for a Home Based Business Type I (HBB I).
5. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
6. That there shall be adequate site servicing provided for the Accessory Dwelling Unit.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
8. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

9. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
10. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Accessory Dwelling Unit checklist.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
12. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
13. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Sunny Brar	OWNER: Satwant Shergill & Karmjit Shergill
DATE APPLICATION RECEIVED: November 5, 2020	DATE DEEMED COMPLETE: November 5, 2020
GROSS AREA: ± 2.44 hectares (± 6.03 acres)	LEGAL DESCRIPTION: NE-31-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>Planning Applications</p> <ul style="list-style-type: none"> • 2006058 Subdivision application to create a 3 acre parcel with a 3 acre remainder (closed- expired) • 2006057 Application to redesignate from R-2 to R-1 district in order to create a 3 acre parcel with a 3 acre remainder (closed- approved) • PL20200042 Subdivision application to create two 2.00 acre parcels with a 2.02 acre remainder. (In circulation) <p>Development Permits</p> <ul style="list-style-type: none"> • PRDP20144301 Home Based Business Type II, pallet recycling (Refused) • PRDP20182622 Single-lot regrading and placement of clean fill (Closed- expired) <p>Building Permits</p> <ul style="list-style-type: none"> • 1997-BP-11143 Single Detached House (Closed- complete) • 2007-BP-20005 Addition to existing building (Closed- complete) • 2009-BP-22443 Addition to existing building (Closed- complete) • PRBD20191429 Demolition for Single Family Dwelling (In compliance) • PRBD20201267 New Single Family Dwelling (Waiting for inspection request) 	
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>	

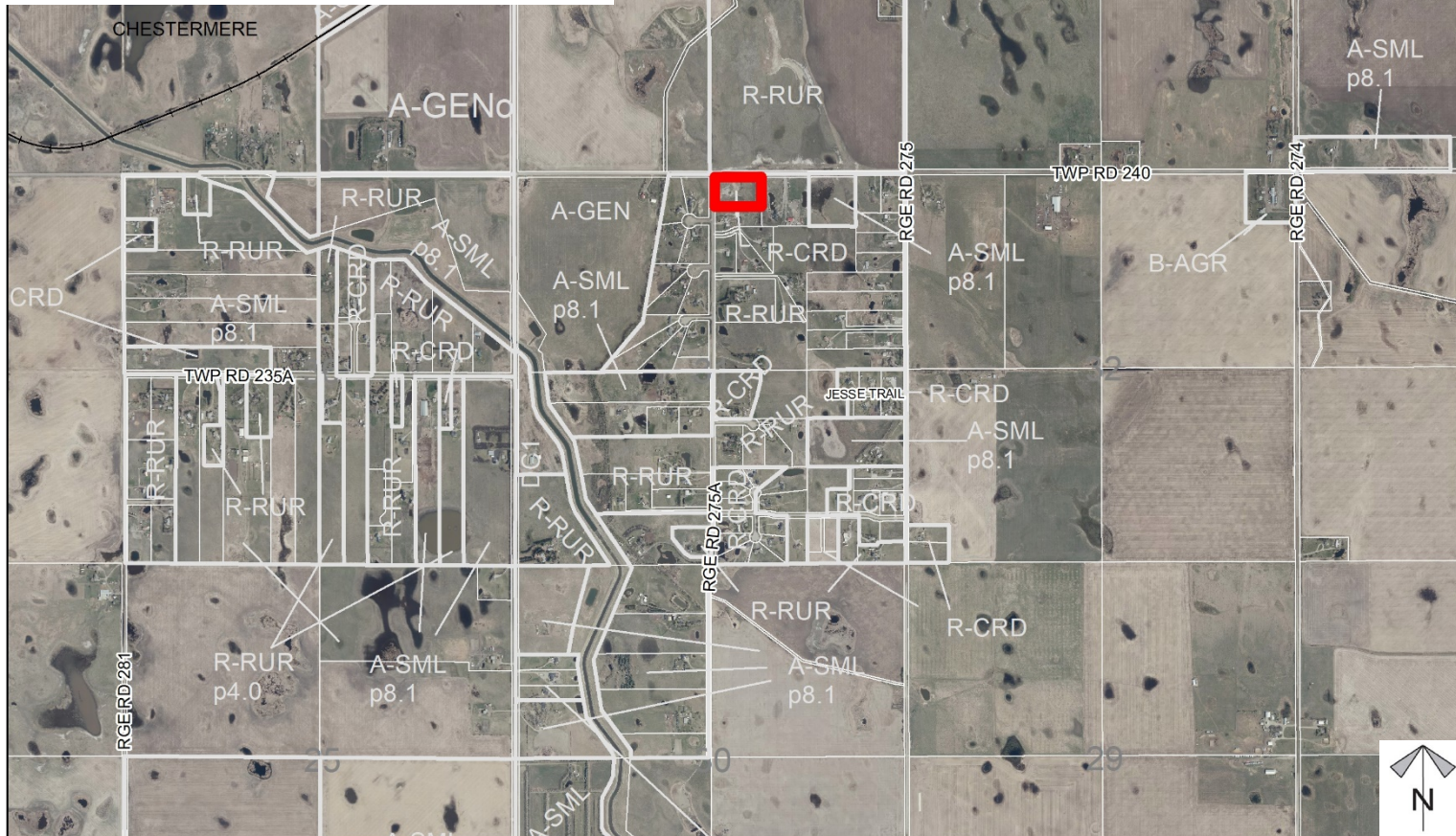
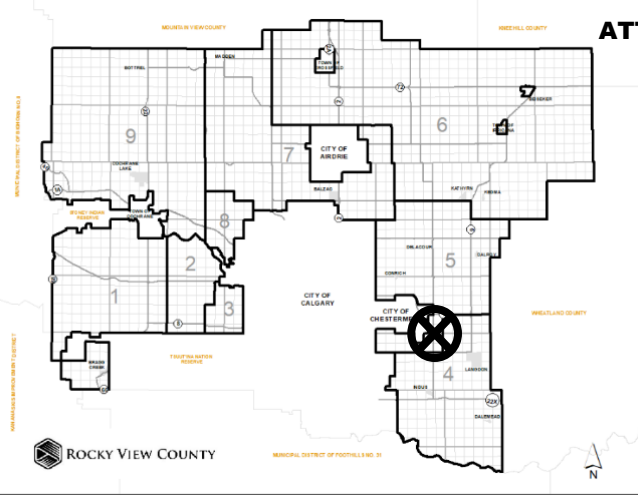


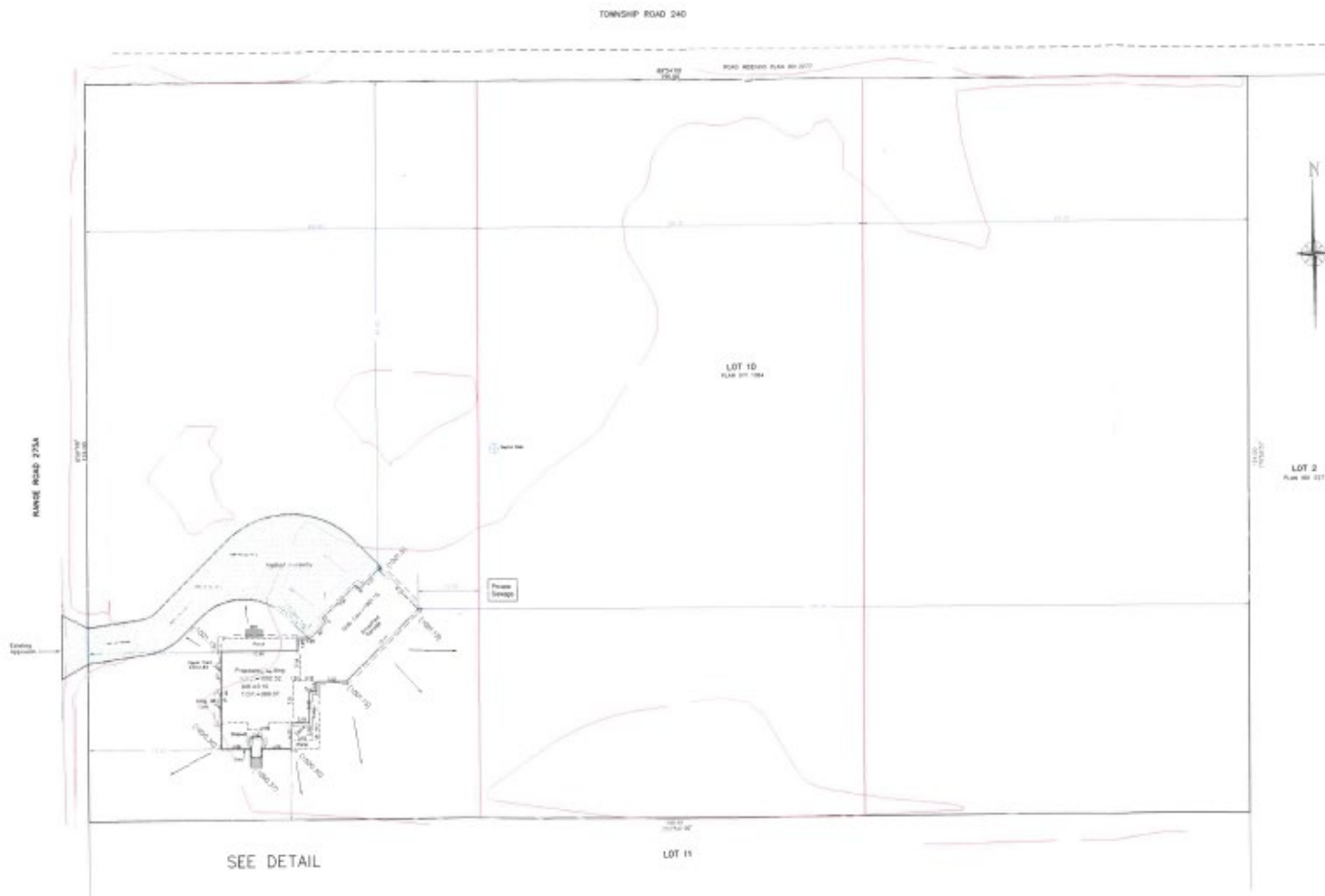
Location & Context

Development Proposal

Construction of an
Accessory Dwelling Unit,
within the existing
dwelling, single detached
(basement)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION





Development Proposal

Construction of an Accessory Dwelling Unit, within the existing dwelling, single detached (basement)



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: January 13, 2021

DIVISION: 5

FILE: 05336001

APPLICATION: PRDP20203638

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

APPLICATION: The proposal is for a Home-Based Business, Type II, limousine business, relaxation to the number of non-resident employees and relaxation of the type of business regulation.

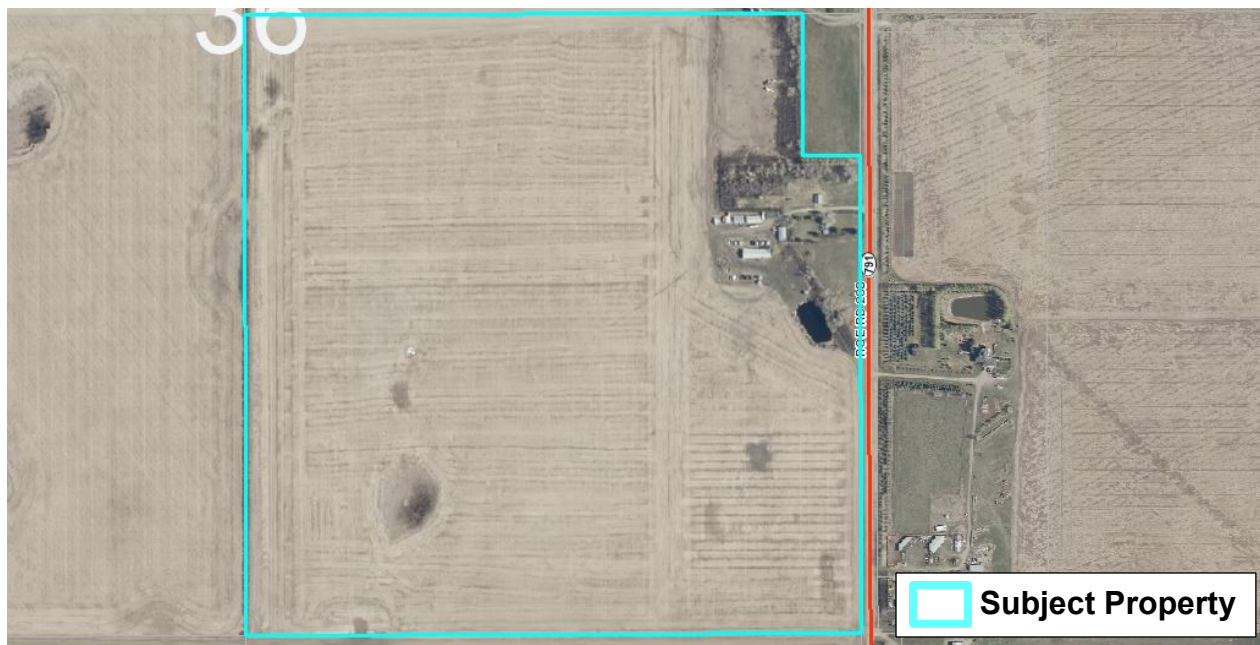
GENERAL LOCATION: Located 2.00 km (1 1/4 mile) north of Highway 564 and on the west side of Highway 791.

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

EXECUTIVE SUMMARY: The application is requesting variances to both the total number of non-resident employees and the type of allowable use under a Home Based Business Type II, in order to accommodate the proposed limousine business. As the employees for the business are confirmed to be both resident and non-resident family of the Applicant and the outside storage area is well screened from adjacent parcels and the highway, Administration supports the approval of the application.

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

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Camilo Figueora-Conde, Planning and Development Services



OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203638 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203638 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.

VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
HBB II Type Allowable Use	Non-Automotive related	Automotive related	100.00%
Number of Non-Resident Employees	No more than two (2) non-resident employees	4 non-resident employees	100.00%

APPLICATION EVALUATION:

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> Land Use Bylaw C-8000-2020. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None provided
DISCRETIONARY USE: <ul style="list-style-type: none"> Home-Based Business, Type II 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission (MPC)

Additional Review Considerations

This application is requirement as the subject use is discretionary within the Land Use District and variances are being requested due to the nature of the Land Use Bylaw stipulating, "Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II)" and that only two (2) non-resident employees are permitted.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CC/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

OPTIONS:

Option #1

APPROVAL, subject to the following conditions:

Description:

1. That a Home Based Business Type II, for a limousine business, including approximately 400.00 m² (4305.56 ft²) in outside storage area, may be conducted on the subject land in general accordance with the approved site plan.
 - i. That the proposed Automotive-related use be allowed under a home-based business, type II application.
 - ii. That the permitted non-resident employees **shall be relaxed from two (2) to four (4).**

Permanent:

2. That the Home Based Business Type II be ancillary to the residential and residential aspect of the parcel.
3. That the Home-Based Business, Type II shall not change the residential or agricultural character and external appearance of the land and buildings.
4. That the operation of this Home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
5. That the Home-Based Business, Type II shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved. The Home-Based Business, Type II use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
6. That there shall be no more than 10 limousines parked in the designated storage area at any given time.
 - i. That any expansion of vehicle storage would require a new Development Permit.
7. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area in accordance with the approved Site Plan.
8. That all outside storage that is a part of the Home-Based Business, Type II shall be completely visually screened from adjacent lands, shall meet the minimum setback requirements, and **shall not exceed 400.00 m² (4305.56 ft²)** in accordance with the approved site plan.
9. That all vehicles, trailers, or equipment that is used in the Home-Based Business, Type II shall be kept within the dwelling, accessory building, or storage area in accordance with the approved Site Plan.
10. That the operation of this business may generate up to eight (8) business related visits per day.
 - i. That one business-related visit would include one (1) entry into the site and one (1) exit from the site.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted



ROCKY VIEW COUNTY

12. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
13. That this Development Permit shall be valid until **February 10, 2022**.

Advisory:

14. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
15. That any other federal, provincial (including a Roadside Development Permit from Alberta Transportation) or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: SBB Holdings Ltd.	OWNER: SBB Holdings Ltd.
DATE APPLICATION RECEIVED: November 9, 2020	DATE DEEMED COMPLETE: November 9, 2020
GROSS AREA: ± 63.36 hectares (± 156.59 acres)	LEGAL DESCRIPTION: SE-36-25-28-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: Planning Applications <ul style="list-style-type: none"> • There are no Planning related application on file for this parcel Development Permits <ul style="list-style-type: none"> • PRDP20202228 accessory building, oversize shop (Closed-approved) Building Permits <ul style="list-style-type: none"> • PRBD20203091 Farm building exemption, farm equipment storage (In compliance) 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



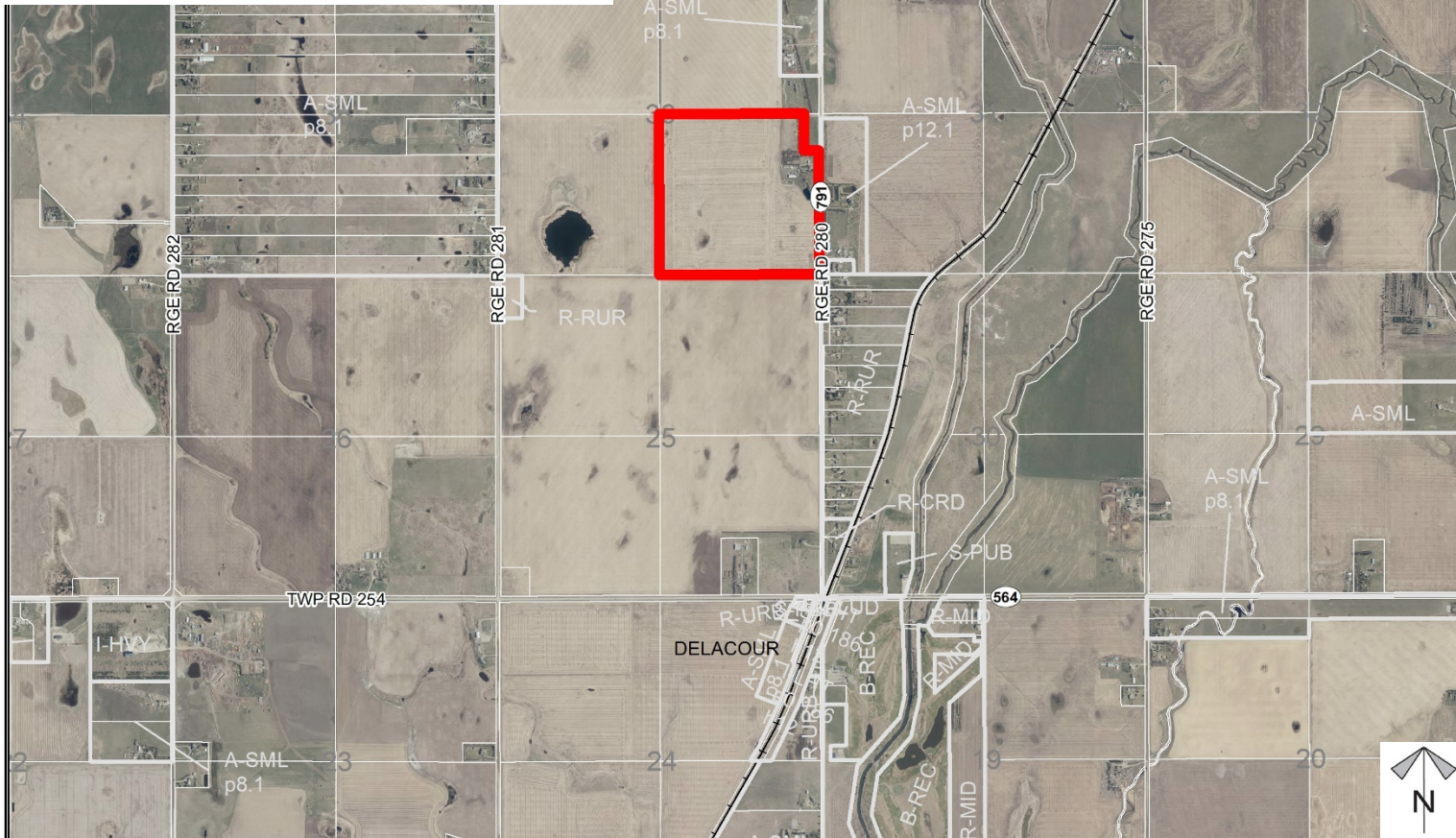
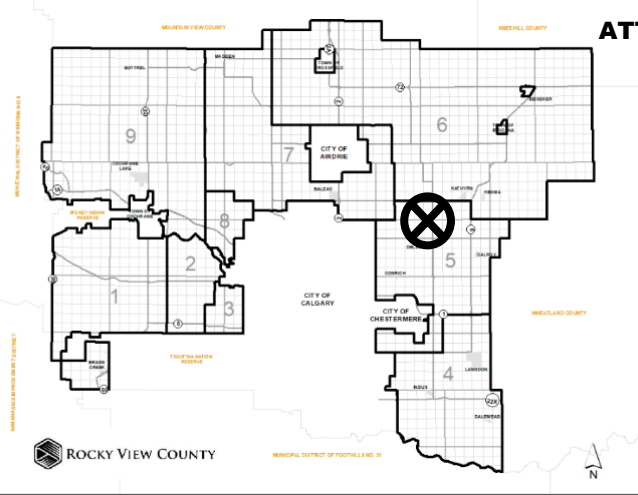
Location & Context

Development Proposal

A Home Based Business Type II, limousine business, relaxation to the number of non-resident employees and relaxation of the type of business regulation.

Division: 5
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 File: PRDP20203638
 Printed: December 10, 2020
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ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

A Home Based Business Type II, limousine business, relaxation to the number of non-resident employees and relaxation of the type of business regulation.



Division: 5
 Roll: 05336001
 File: PRDP20203638
 Printed: December 10, 2020
 Legal: SE-36-25-28-W04M



12 08 2020



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12 08 2020



12 08 2020

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 4
FILE: 03215017 **APPLICATION:** PRDP20203711
SUBJECT: Dwelling, Single Detached / Permitted use, with Variances

APPLICATION: The proposal is for the construction of a Dwelling, Single Detached, and relaxation of the minimum side yard setback requirement.

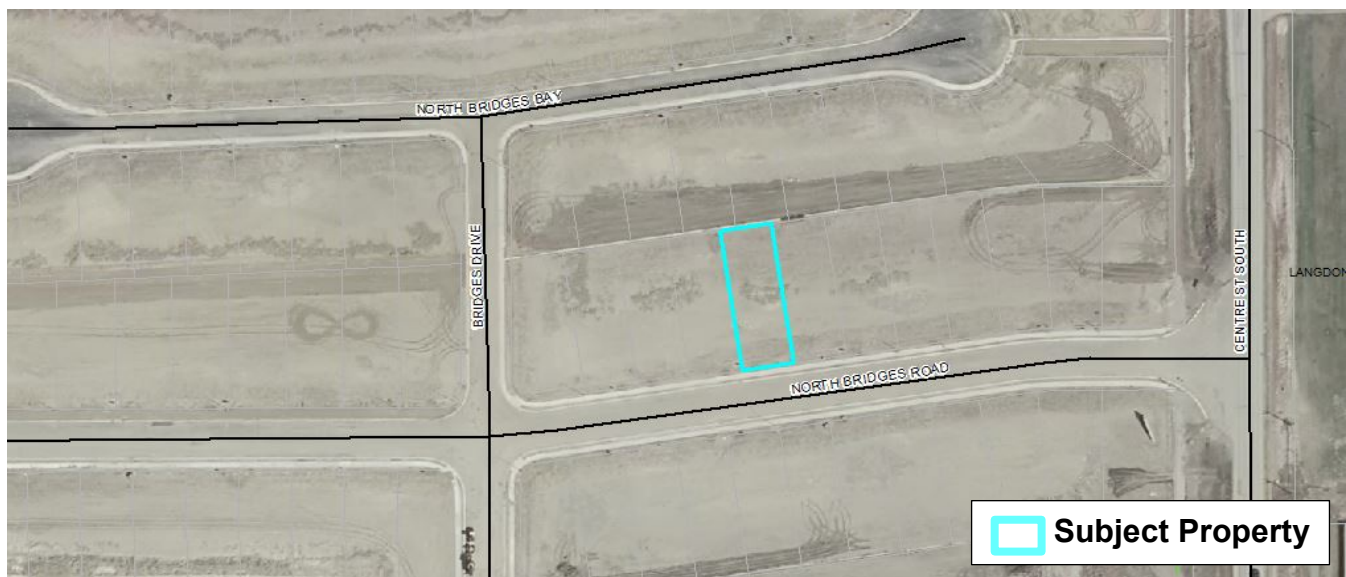
GENERAL LOCATION: Located in the hamlet of Langdon.

LAND USE DESIGNATION: Residential, Small Lot District (R-SML) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The application is requesting variances to both side yard setback requirements, to accommodate the proposed dwelling, single detached. Several other sites have been approved similar variances to accommodate the building design layouts of the Developer/Builder. As the application is keeping with the intent of the development and surrounding sites, Administration supports the approval of the application.

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

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Camilo Conde, Planning and Development Services

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20203711 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203711 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

VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback (West)	3.00 m	1.53 m	49.00%
Side Yard Setback (East)	3.00 m	1.52 m	49.33%

APPLICATION EVALUATION:

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • Municipal Development Plan • Land Use Bylaw C-8000-2020 • Langdon Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Grading • Building Elevations • Building Designs
PERMITTED USE: <ul style="list-style-type: none"> • Dwelling, Single Detached 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission (MPC)

Additional Review Considerations

No other considerations at this time.

CONCLUSION:

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

Respectfully submitted,

“Theresa Cochran”

Concurrence,

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



CC/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

APPROVAL, subject to the following conditions:

Description:

1. That a dwelling, single detached, may be constructed on the subject land in general accordance with the approved site plan and the drawings submitted Archi Design Inc. dated September 9, 2020.
 - i. That the minimum west side yard setback requirement is **relaxed from 3.00 m (9.84 ft.) to 1.53 m (5.01 ft.)**.
 - ii. That the minimum east side yard setback requirement is **relaxed from 3.00 m (9.84 ft.) to 1.52 m (4.98 ft.)**.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each new residential unit.

Permanent:

3. That the Dwelling, Single Detached shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
 - i. That the Applicant/Owner shall adhere to the approved building grade plan for the Bridges of Langdon Subdivision.
6. That the Applicant/Owner shall provide adequate frost protection for the dwelling, single detached as per the Geotechnical Report provided by GTECH Earth Sciences Corp. dated March 14, 2017, approved for the subdivision.
7. That the dwelling, single detached shall be serviced via the Bridges of Langdon Lift Station.

Advisory:

8. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
10. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
11. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Harvinder Singh Khaira	OWNER: Pollyco Group of Companies
DATE APPLICATION RECEIVED: November 11, 2020	DATE DEEMED COMPLETE: November 11, 2020
GROSS AREA: ± 0.07 hectares (± 0.18 acres)	LEGAL DESCRIPTION: NE-15-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: Planning Applications <ul style="list-style-type: none"> • There are no Planning related application on file for this parcel. Development Permits <ul style="list-style-type: none"> • There are no other Development Permits on file for this parcel . Building Permits <ul style="list-style-type: none"> • There are currently no Building Permits for this parcel. 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Development Proposal

*construction of a dwelling,
single detached, relaxation
of the minimum side yard
setback requirements*

Division: 4
Roll: 03215017
File: PRDP20203711
Printed: December 10, 2020
Legal: Lot:8 Block:1
Plan:2011558 within NE-15-
23
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The map shows the proposed Municipal District of Footsill No. 31, which is highlighted in orange. The map is divided into numbered regions (1-9) and labeled with city names: City of Calgary, City of Airdrie, City of Chester, and City of Edmonton. A large 'X' is placed over the area labeled 'CITY OF CHESTER'.



LEGAL ADDRESS:
LOT 8, BLK 1

CIVIC ADDRESS:
30 NORTH BRIDGE ROAD

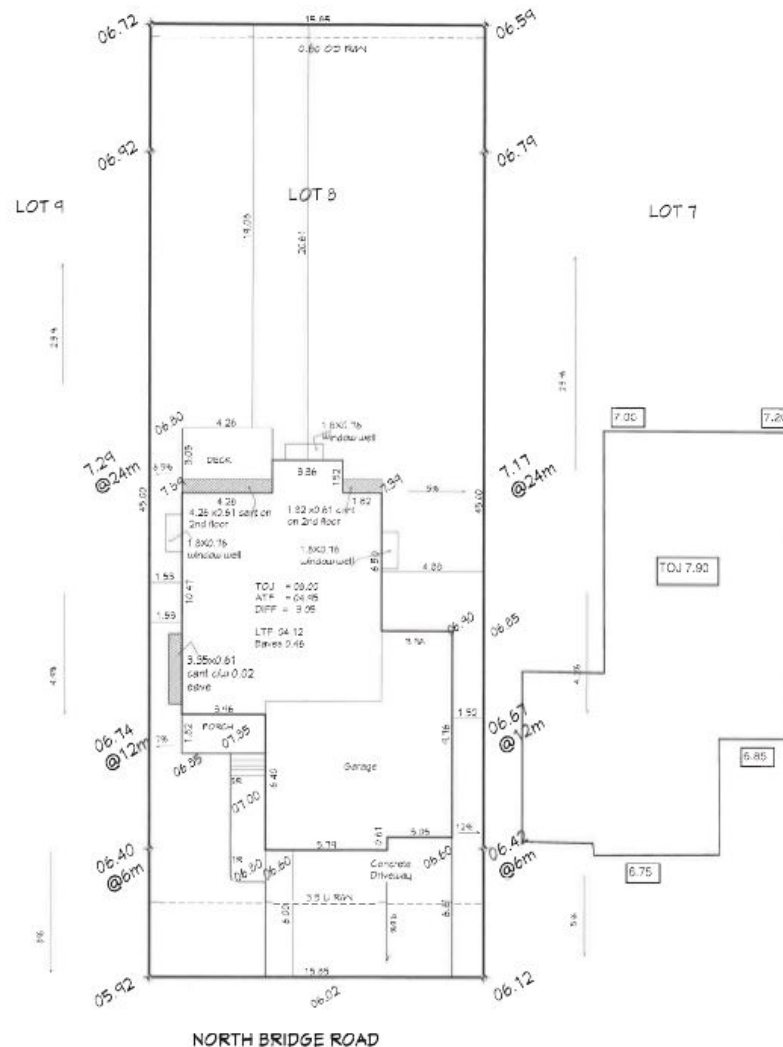
LOT AREA = 713.25 SQ.M.

COVERAGE = 181.4 SQ.M.(25.4%)

Site Plan

Development Proposal

*construction of a dwelling,
single detached, relaxation
of the minimum side yard
setback requirements*



Division: 4
Roll: 03215017
File: PRDP20203711
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**Inspection Photo
December, 2020**

