



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

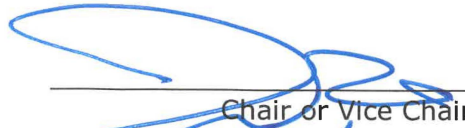
G Adjourn the Meeting

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

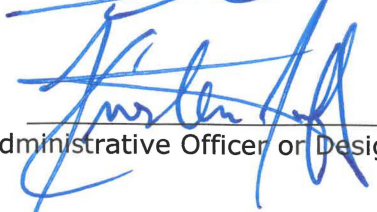
Carried

H Next Meeting

Wednesday, January 13th, 2021



Chair or Vice Chair



Chief Administrative Officer or Designate