



MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: Wednesday, January 27, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

	Pages
A. CALL MEETING TO ORDER	
B. UPDATES/APPROVAL OF AGENDA	
C. APPROVAL OF MINUTES	
1. January 13, 2021 Municipal Planning Commission Minutes	4
D. SUBDIVISION APPLICATIONS	
1. Division 2 - Rural Residential Subdivision	28
File: PL20200133 (04717004/04717005)	
2. Division 4 - Creation of Fifteen Residential Lots	61
File: PL20200013 (03218008/8020/9019/9035)	
3. Division 4 - Creation of One Agricultural Lot	77
File: PL20200128 (03316010)	
4. Division 7 - Creation of One Industrial Parcel	94
File: PL20200157 (06401022)	
5. Division 9 - Boundary Adjustment	110
File: PL20200160 (08815003/8)	
E. DEVELOPMENT APPLICATIONS	
1. Division 1 - Vacation Rental	124
File: PRDP20203500 (03912007)	
2. Division 1 - Addition	133
File: PRDP20203502 (03912007)	
3. Division 1 - Accessory Dwelling Unit	143
File: PRDP20203504 (03912007)	
4. Division 7 - Single Lot Regrading	153
File: PRDP20203434 (06411012)	

5. Division 6 - Home-Based Business, Type II	166
File: PRDP20203792 (08625003)	
6. Division 6 - Accessory Building	177
File: PRDP20203794 (08625003)	
7. Division 9 - Accessory Building	189
File: PRDP20203880 (06822041)	
8. Division 2 - Accessory Building	197
File: PRDP20203819 (04734031)	
9. Division 7 - Home-Based Business, Type II (Automotive)	206
File: PRDP20204016 (06636004)	
10. Division 5 - Home-Based Business, Type II (Automotive)	215
File: PRDP20203739 (05335032)	
11. Division 5 - Home-Based Business, Type II (Automotive)	231
File: PRDP20203752 (05335031)	
12. Division 5 - Accessory Building	242
File: PRDP20203719 (05328024)	
13. Division 4 - Dwelling, Single Detached	251
File: PRDP20203785 (03215049)	
14. Division 2 - Accessory Dwelling Unit + Accessory Buildings	258
File: PRDP20203559 (04716012)	
15. Division 4 - Dwelling, Single Detached	270
File: PRDP20203712 (03215016)	
16. Division 3 - Accessory Building + Accessory Dwelling Unit	279
File: PRDP20203023 (04701047)	
17. Division 5 - Single Lot Regrading	293
File: PRDP20203808 (04333035)	
18. Division 2 - Vacation Rental	304
File: PRDP20203760 (05714020)	

F. OTHER BUSINESS

G. ADJOURN THE MEETING

H. NEXT MEETING

February 10, 2021



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, January 13, 2021

9:00 AM

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

Present: Chair J. Gautreau
Vice-Chair A. Schule (present electronically)
Member K. McKylor (arrived at 9:12 a.m. and present electronically)
Member K. Hanson (present electronically)
Member G. Boehlke
Member D. Henn
Member S. Wright (present electronically)

Absent: Member M. Kamachi

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. MacLean, Supervisor, Planning and Development Services
O. Newmen, Planner, Planning and Development Services
X. Deng, Planner, Planning and Development Services
C. Lombardo, Planner, 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
C. Figueroa-Conde, Development Compliance Officer
K. Tuff, Legislative Officer, Legislative Services
K. Jiang, Legislative Officer, Legislative Services
M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:01 a.m. with all members present, with the exceptions of Member Kamachi and Member McKylor.

B UPDATES/APPROVAL OF AGENDA

MOVED by Member Wright that the January 13, 2021 Municipal Planning Commission meeting agenda be amended as follows:

- Remove item E-12 - PRDP20203632 - Home-Based Business Type II

Carried



MOVED by Member Boehlke that the January 13, 2021 Municipal Planning Commission meeting agenda approved as amended.

Carried

C-1 December 10, 2020 Municipal Planning Commission Minutes

MOVED by Member Boehlke that the December 10, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

D-1 Division 3 - Residential

MOVED by Member Hanson that Subdivision Application PL20200063 be approved with the conditions noted in Attachment 'B'.

- 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.
 - a) The Owner is to dedicate, by Plan of Survey, a portion of land, up to 3.0 m width, for road widening along the eastern boundary of Lots 1 and 2 resulting in a new road allowance width of 29.0 m and 33 m.



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:
 - 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*.

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

Member McKylor entered the meeting at 9:12 a.m.

D-2 Division 1 - Creation of One Agricultural Parcel

Presenter: Jill Perras, the Applicant

The Chair called for a recess at 9:51 a.m. and called the meeting back to order at 10:06 a.m. with all previously mentioned members present.

MOVED by Member Boehlke that proposed conditions 2 and 2(a) for subdivision application PL20200141 as noted in Attachment 'B' of Administration's report be deleted in its entirety and replaced with:

That the Applicant enter into a Cost Contribution Agreement with the County to contribute to the repair of substandard portions of Range Road 52 to a maximum of 1,000 metres in road length.

Carried

MOVED by Member Boehlke that Subdivision Application PL20200141 be approved with the conditions noted in Attachment 'B' (upgrade RR 52 with placement of gravel of existing road), as amended.



ROCKY VIEW COUNTY

- 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) That the Applicant enter into a Cost Contribution Agreement with the County to contribute to the repair of substandard portions of Range Road 52 to a maximum of 1,000 metres in road length.

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.

Carried

E-1 Division 9 - Agricultural (Intensive)

Presenter: Wang Wenjie, the Applicant

MOVED by Member McKylor that Development Permit Application PRDP20203477 be approved with the conditions noted in the report.

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



ROCKY VIEW COUNTY

energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the use full cut-off (shielded) fixtures that direct the light downward and that no direct glare shall be visible from adjacent properties and roadways.

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.
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.

Carried

E-2 Division 7 - Home-Based Business, Type II

Presenter: Khadija and Melvin Luck, the Applicants

MOVED by Member Henn 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. 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.

Defeated

MOVED by Member Boehlke that Development Permit Application PRDP20203168 be approved with the conditions noted in Attachment 'A'.

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.



ROCKY VIEW COUNTY

- 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.

Carried

E-3 Division 4 - Home-Based Business, Type II

MOVED by Vice-Chair Schule 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.

Carried

The Chair called for a recess at 10:39 a.m. and called the meeting back to order at 10:47 a.m. with all previously mentioned members present.

E-4 Division 9 - Home-Based Business, Type II

Presenter: Jim Scott and Megan Oost, the Applicants

MOVED by Member McKylor that Development Permit Application PRDP20203725 be approved with the conditions noted in Attachment 'A'.

Description:

- 1) 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-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 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.**

Carried

E-5 Division 7 - Dwelling, Single Detached and Single-lot Regrading



MOVED by Member Boehlke that Development Permit Application PRDP20200261 be approved with the conditions noted in Attachment 'A'.

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.

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.



ROCKY VIEW COUNTY

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.
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.

Carried

E-6 Division 2 - Agricultural (Processing)

MOVED by Member McKylor that Development Permit Application PRDP20204013 be approved with the conditions noted in Attachment 'A'.

Description:

1. 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:

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

Advisory:

10. That any future change in use of the building (or tenants) may require a Development Permit for use and signage.



ROCKY VIEW COUNTY

11. 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.
12. 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.
13. 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.

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

Carried

E-7 Division 8 - Accessory Building (existing)

MOVED by Member Wright that Development Permit Application PRDP20203724 be approved with the conditions noted in Attachment 'A'.

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.

Carried

E-8 Division 1 - Dwelling, Single Detached & Riparian Protection Area

MOVED by Member Hanson that Development Permit Application PRDP20203341 be approved with the conditions noted in Attachment 'A'.

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.



ROCKY VIEW COUNTY

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.

Carried

E-9 Division 5 - Single-lot regrading

MOVED by Member Hanson that Development Permit Application PRDP20203287 be approved with the conditions noted in Attachment 'A'.

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.



ROCKY VIEW COUNTY

- 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.
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.



ROCKY VIEW COUNTY

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.

Carried

E-10 Division 8 - Accessory Dwelling Unit

MOVED by Member Wright that Development Permit Application PRDP20202523 be approved with the conditions noted in Attachment 'A'.

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.
- 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.

Carried

E-11 Division 2 - Single Family Dwelling

MOVED by Member Wright that Development Permit Application PRDP20203601 be approved with the conditions noted in Attachment 'A'.

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:



ROCKY VIEW COUNTY

- 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.

Carried

E-13 Division 4 - Accessory Building

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203515 be approved with the conditions noted in Attachment 'A'.

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) 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.

Carried

E-14 Division 5 - Accessory Dwelling Unit

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203593 be approved with the conditions noted in Attachment 'A'.

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



ROCKY VIEW COUNTY

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.

Carried

E-15 Division 5 - Home-Based Business, Type II

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203638 be approved with the conditions noted in Attachment 'A'.

Description:



ROCKY VIEW COUNTY

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
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.

Carried

E-16 Division 4 - Dwelling, Single Detached

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203711 be approved with the conditions noted in Attachment 'A'.

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.



ROCKY VIEW COUNTY

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.

Carried

G Adjourn the Meeting

MOVED by Member Boehlke that the January 13, 2021 Municipal Planning Commission meeting be adjourned at 11:33 a.m.

Carried

H NEXT MEETING

Wednesday, January 27, 2021

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Subdivision Authority

DIVISION: 2

DATE: January 27, 2021

APPLICATION: PL20200133

FILE: 04717004 / 005

SUBJECT: Rural Residential Subdivision

APPLICATION: To create 49 new lots, ± 1.20 acres to ± 2.01 acres in size, with internal access roads, utility services, stormwater infrastructure and open space lands.

GENERAL LOCATION: Located approximately 1.6 kilometres (1 mile) south of Springbank Road, and on the west side of Range Road 34, 6 miles west of the City of Calgary.

LAND USE DESIGNATION: Direct Control District 168

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of the Municipal Development Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan.

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

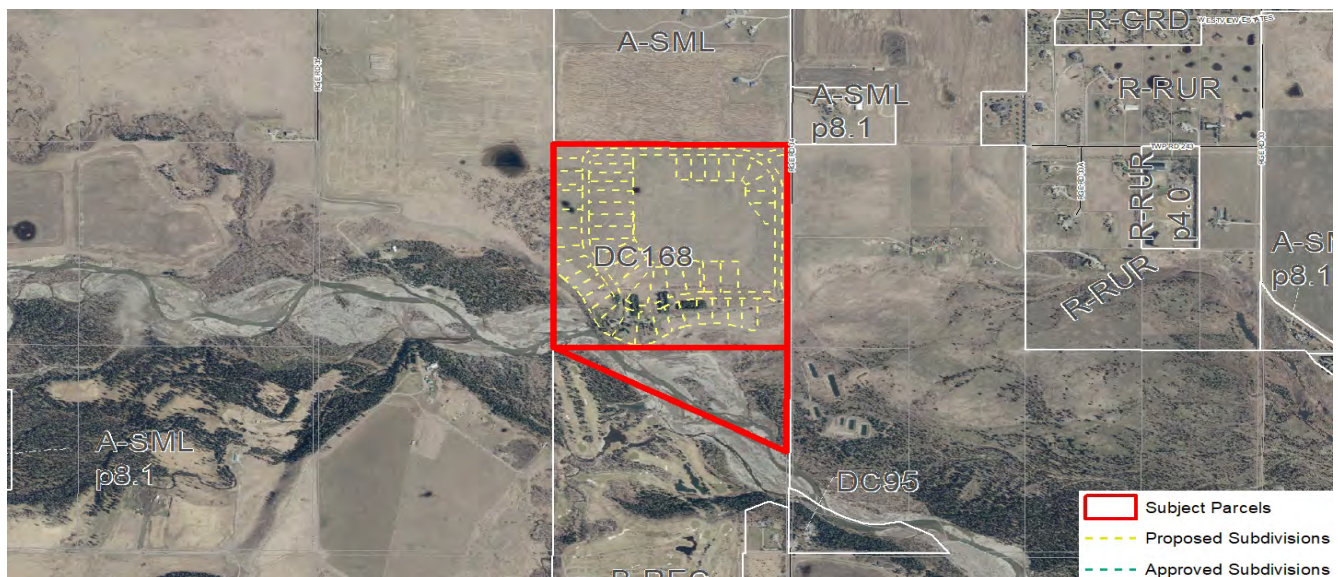
OPTIONS:

Option #1: THAT Subdivision Application PL20200133 be approved with the conditions noted in Attachment 'A' [Applicant preferred option].

Option #2: THAT Subdivision Application PL20200133 be approved with the conditions noted in Attachment 'B' [Administration's recommendation].

Option #3: THAT Subdivision Application PL20200133 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:





APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Rocky View County / City of Calgary Intermunicipal Development Plan; • Direct Control District 168; • Land Use Bylaw; and, • County Servicing Standards. 	<ul style="list-style-type: none"> • Traffic Impact Assessment prepared by Bunt & Associates dated September 13, 2017; • Geotechnical report prepared by Nichols Environmental (Canada) Ltd. dated May 4, 2018; • Addendum Supplemental Letter to Geotechnical Investigation Report prepared by Nichols Environmental (Canada) Ltd. dated June 18, 2020; • Phase II Environmental Site Assessment prepared by Nichols Environmental (Canada) Ltd. dated July 10, 2020; • Hydrological Modelling and Stormwater Analysis – Design prepared by Nichols Environmental (Canada) Ltd. dated August 17, 2020; • Addendum Supplemental Letter to Hydrological Modelling and Stormwater Analysis – Design Report prepared by Nichols Environmental (Canada) Ltd. dated August 27, 2020; and, • Wastewater System Engineering Description prepared by Sim-Flo Systems Inc. dated September 2020.

The subject lands are included in the River Edge Conceptual Scheme as adopted by Council in November 2019. At that time, consideration of alignment with the relevant policies such as the South Saskatchewan Regional Plan, Interim Growth Plan, Municipal Development Plan and Rocky View County / City of Calgary Intermunicipal Development Plan was considered.

The proposed subdivision is generally consistent with both and implements the vision of both the River Edge Conceptual Scheme and Direct Control District 168. However, since the adoption of the land use redesignation, the proposed layout of the community has changed resulting in a conflict between proposed lot locations and the land use areas within the community. Administration has advised the Applicant of this discrepancy/inconsistency; however, the Applicant would like to proceed with the application as submitted.

Administration has prepared a phased approach (Option #2) to the subdivision approval such that Council may consider and decide upon the required revisions to the bylaw prior to granting subdivision approval the portions that are inconsistent with the bylaw. The proposed phased approach would allow lots 1-19 and 23 – 40 in phase I and lots 41 – 49 and 20 - 22 as a second phase. Should the Commission wish to approve the full 49 lots at this time Option #1 is also presented.



Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY Rural Base + Special Area 4 $(\$4,595/\text{ac} + \$9,247/\text{ac}) \times 143 \text{ ac} = \$1,979,406.00$	\$1,979,406.00
MUNICIPAL RESERVE (\$/ACRE) \$20,000.00 per acre according to the appraisal completed by Colliers International file number CGY200472, dated October 8, 2020	\$286,000.00

Accessibility to a Road

Access is proposed to be provided through the construction of a new internal access road from Range Road 34 including complete cul-de-sacs and approaches to each new lot. The Traffic Impact Assessment identifies that the proposed development triggers upgrades at the Range Road 33 / Springbank Road and the Range Road 34 / Springbank Road intersections. However, it should be noted that the Range Road 33 / Springbank Road intersection was recently upgraded by the County as part of the annual road program and is adequate to support the traffic generated from the subject site. A condition of approval will require the design and construction of improvements at Range Road 34 / Springbank Road and the paving of Range Road 34 to a paved standard.

The Transportation Off-Site Levy is also applicable and will be collected as a condition of subdivision.

Servicing

Potable water service will be provided through an extension of the Calalta Waterworks Ltd. piped distribution system. The Applicant submitted a Customer Service Agreement between the landowner and Calalta Waterworks Ltd.; however, the agreement provided was not executed. A condition of approval will require execution and implementation of this agreement.

Wastewater will be managed through construction of a centralized on-site Orenco Treatment System which includes on-lot holding and treatment tanks, a communal effluent storage pond and irrigation field. The wastewater system will be maintained and operated by the Condominium Association. It should also be noted that a relaxation of the setback from the irrigation field and effluent storage pond will be required and reflected in the condition of approval.

County Policy 449 states that all decentralized wastewater treatment systems be sited on public utility lots (PUL) where the title is held by the County. Approval Option #2 is consistent with this requirement. Given that the location and limited expandability of the proposed system, private ownership and operation of the system may be a more feasible and practical approach for this proposal. Therefore, Option #1 provides for this infrastructure on private lands.

Stormwater

Stormwater is proposed to be managed through a series of overland open channel ditches conveying flows into two stormwater ponds prior to discharge off-site. All stormwater ponds and associated infrastructure will be operated and maintained by the Condominium Association.



Reserves

The proposed subdivision is a bareland condominium with no proposed municipal reserve dedication or public access. All municipal reserves owing will be collected as cash-in-lieu as a condition of approval.

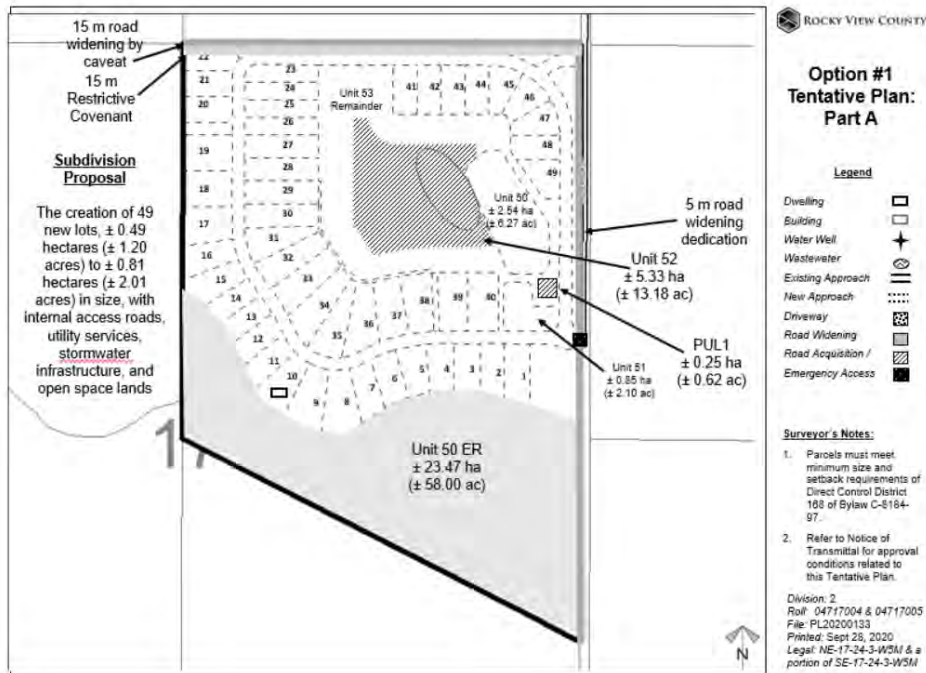
Lands within the floodway meet the requirements for environmental reserve in accordance with section 664(1) of the Municipal Government Act. Approximately 58 acres will be dedicated as an environmental reserve as a condition of subdivision.

Fire Suppression

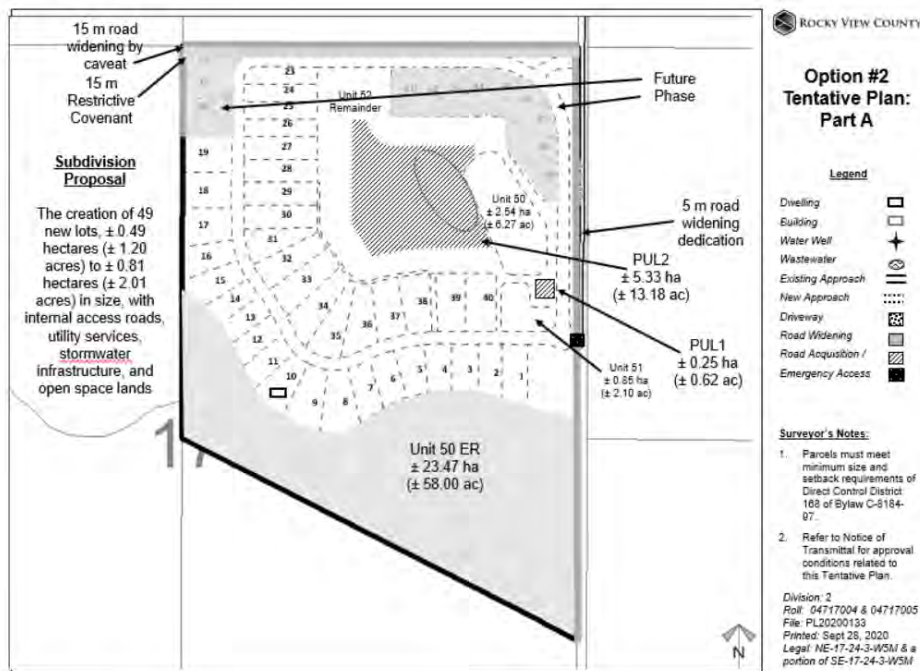
The applicant/owner is proposing to construct a pressurized piped system that provides both fire suppression and irrigation services to each of the private lots using non-potable water from treated water reuse effluent. The use of non-potable water for the fire suppression – irrigation system will require approval from Alberta Environment.

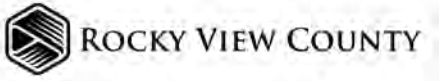


Tentative Plan Option #1



Tentative Plan Option #2





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

JA/sl

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions [Applicant preferred option]

ATTACHMENT 'B': Approval Conditions [Administration's recommendation]

ATTACHMENT 'C': Maps and Other Information

**ATTACHMENT 'A': APPROVAL CONDITIONS [Applicant preferred option]**

- A. The application to create 49 bare land condominium units, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, two utility units ± 0.85 hectares (± 0.62 acres) and ± 5.33 hectares (± 13.18 acres) respectively, Environmental Reserve ± 23.47 hectares (± 58.00 acres) together with internal access roads, stormwater infrastructure (2 units totalling ± 3.39 hectares (± 8.37 acres)) and common lands within NE-17-24-03-W05M and a portion of SE-17-24-03-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 Sections 7 and 14 of the Subdivision and Development Regulation;
 2. The subject lands hold the appropriate land use designation;
 3. The application is consistent with the River Edge Conceptual Scheme;
 4. 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.
- 2) The Owner is to dedicate by Plan of Survey, a 5.0 m wide portion of land for road widening along the entire eastern boundary of NE-17-24-03-W05M and a portion of SE-17-24-03-W05M as shown on the approved Tentative Plan.
- 3) The Owner is to enter into an Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
 - a) The provision of 15.00 m road widening along the entire north boundary of the property;
 - b) Land is to be purchased for \$1 by the County;
- 4) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of common lands that restricts the erection of any structure on or within 15.00 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Geotechnical / Developability



ROCKY VIEW COUNTY

- 5) The Applicant/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 Applicant/Owner shall 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.
- 7) The Applicant/Owner shall provide a revised Geotechnical Report that includes recommendations for the construction of the proposed stormwater pond, wastewater treatment systems, slopes and all other relevant infrastructure.
- 8) The Applicant/Owner shall register a restrictive covenant on title of lots 1 – 16 for the slope setbacks as per the recommendations of the final geotechnical report accepted by the County.
- 9) The Applicant/Owner shall obtain a setback relaxation from Alberta Environment and Parks (AEP) to authorize a variance to the 300 m setback requirement for wastewater treatment facility, to the satisfaction of the County:
 - a. Register all necessary caveats, right-of-way, or notification on title as required by AEP and the County.
 - b. Failure to provide the required approval of the variance for the relaxation of the setbacks may result in: the need to submit a new subdivision application; or the need to relocate the wastewater treatment area and dispersal field; or result in the reduction of the number of lots approved to increase the setback area.

Development Agreement

- 10) The Applicant/Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following:
 - a. Construction of a paved private internal road system (Country Residential and Country Collector) with complete cul-de-sacs 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. Construction of a gated Secondary Emergency Access road (gravel standard – 400.20) that would connect the proposed internal road to Range Road 34.
 - c. Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
 - d. Water to be supplied through a water distribution system in accordance with the Rocky View County Servicing Standards as approved by Council as amended;
 - e. Construction of stormwater facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;
 - f. Construction of a fire suppression and distribution system, designed to meet minimum fire flows as per the County Servicing Standards and Bylaws (including provision of any required approvals);
 - g. Overall site landscaping and grading plan; and



ROCKY VIEW COUNTY

- h. Installation of power, natural gas, and telephone lines.
- 11) The Applicant/Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting the provision of the following:
 - a. Construction of Type III Intersection treatment upgrades at the Range Road 34 and Springbank Road intersection in accordance with the final approved TIA, geotechnical report and the Rocky View County Servicing Standards;
 - b. Paving of Range Road 40 between Springbank Road and the proposed site access to the Regional Transitional Paved (400.10) standard in accordance with the final approved geotechnical report and the Rocky View County Servicing Standards;
 - c. Implementation of the Construction Management Plan; and,
 - d. Implementation of the Erosion and Sedimentation Control Plan.
- 12) The Applicant/Owner shall enter into a Special Improvement Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following:
 - a. Construction of a wastewater treatment facility and piped sanitary collection system (including the registration or necessary easements);
 - b. Provision of AEP approvals for the wastewater treatment facility and piped sanitary collection system;
 - c. Implementation of the Construction Management Plan; and,
 - d. Implementation of the Erosion and Sedimentation Control Plan.
- 13) The Applicant/Owner shall provide a Utility Right-of-Way easement to the County over the private internal roadways and necessary open spaces for the purposes of accessing the wastewater treatment systems should circumstances warrant.

Access

- 14) The Applicant/Owner shall provide a right of way plan and access easement agreement in order to provide emergency-vehicle access over the proposed location of the emergency access road as shown in the tentative plan.

Site Servicing

- 15) The Applicant/Owner shall provide all applicable Alberta Environment Approvals for the construction, operation and maintenance of the wastewater collection and treatment system.
- 16) The Applicant/Owner is to register a Nuisance Easement for a nuisance on Lots 1-5, Lots 23-40 for the benefit of the operator of the wastewater treatment plant, lagoon, and irrigation fields located within the PUL.
- 17) The Applicant/Owner is to enter into an Operation and Maintenance Agreement with the County for the operation and supply of wastewater services within the development area.
- 18) The Applicant/Owner shall enter into a Development Agreement (Site Improvement / Services Agreement) for the implementation of the septic tanks and effluent pumps, as required on each lot as part of the Orenco System in accordance with the detailed design reports and drawings accepted by the County.



ROCKY VIEW COUNTY

- 19) The Owner shall provide confirmation of tie-in for connection to Calalta Waterworks Ltd. an Alberta Environment licensed piped water supplier, for Lot(s) 1-49, as shown on the Approved Tentative Plan. This includes providing information regarding:
- Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot(s) 1-49;
 - Documentation proving that water supply has been purchased for proposed Lot(s) 1-49;
 - Documentation proving that all necessary water infrastructure will be installed (in the event of a Development Agreement), and that the water supplier has approved the associated plans and specifications;
- 20) The Owner shall receive approval for a road naming application from the County;

Stormwater

- 21) The Applicant/Owner shall provide a detailed Stormwater Management Plan conducted and stamped by a professional engineer complete with detailed design drawings of the proposed stormwater infrastructure in accordance with the Springbank Master Drainage Plan and the County Servicing Standards to the satisfaction of the County. To the satisfaction of the County, the Owner is to:
- Implement the recommendations of the Stormwater Management Plan;
 - Overland Drainage Right-of-Way plan and enter into a Utility Right-of-Way Agreement with the Condominium Board Association that shall protect all Stormwater Management Infrastructure located outside of the Condominium Board Association owned common lands;
 - Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system; and,
 - Provision of necessary Department of Fisheries and Oceans (DFO) approvals for the proposed stormwater management infrastructure and discharge as well as any impacts the development may have on fish habitat.
- 22) The Applicant/Owner shall provide confirmation of Alberta Environment Water Act approval for wetland disturbance and compensation, prior to development agreement endorsement by the County.

Reserves

- 23) The provision of Reserve in the amount of 10 percent of the gross area of NE-17-24-03-W05M and a portion of SE-17-24-03-W05M, after the dedication of environmental reserve (approximately 58 acres within the floodplain), as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Colliers International file number CGY200472, dated October 8, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.
- 24) The provision of Environmental Reserve is to be provided by the dedication of Lot 50 ER, consisting of ± 23.47 ha (± 58.00 acres), as indicated on the Approved Tentative Plan, pursuant to Section 664 of the *Municipal Government Act*;
- The exact amount of lands to be included within the ER parcel is to be determined by the approved Biophysical Impact Assessment which will assess
 - a swamp, gully, ravine, coulee or natural drainage course,
 - land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or



ROCKY VIEW COUNTY

- a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

In accordance with Sec 664 of the MGA.

Payments and Levies

- 25) The Applicant/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 from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 26) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 49 new lots.
- 27) The Owner shall prepare and submit the development's Architectural Controls in accordance with section 3.2 and 3.3 of the River Edge Conceptual Scheme to the satisfaction of the County.

Other

- 28) The Owner is to prepare a Solid Waste Management Plan which will outline the responsibility of the Developer and/or Homeowners Association for management of solid waste;
- 29) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to development's Architectural and Landscaping Design Guidelines. The Architectural Design Guidelines shall respect the intent of The Acres (River Edge) Conceptual Scheme and Springbank Area Structure Plan.
- 30) The Applicant/Owner shall legally establish a Condominium Association together with all corresponding corporate structure, governance and associated agreements and restrictions satisfactory to the County including, without restrictions, an encumbrance and/or other instrument(s) concurrently registered against the title of each new condominium units created, requiring that each individual Owner is a member of Condominium Association, and securing all restrictions and funding mechanisms required for the orderly, efficient and sustainable operation of the Condominium Association.
- 31) The Condominium Association documents shall be registered on the title of each new lot created identifying that each Unit Owner, as a member of the Condominium Association, is directly responsible for all maintenance of: private roads; on-site pathways; sewage treatment systems, storage, irrigation and piped collection systems; water re-use treatment and piped collection system; fire suppression and irrigation system; stormwater retention and overland drainage facilities; community landscaping; and residential solid waste collection.
- 32) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure which will also provide benefit to other lands.
 - a. This Agreement shall apply to: Type III upgrades to the Range Road 34 / Springbank Road intersection, Paving of Range Road 34 and the extension of piped water services from Calalta.

- 33) Utility agreements to the satisfaction of Canada Post and Telus Communications.

Taxes

- 34) 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:

**ROCKY VIEW COUNTY**

- 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 [Administration's recommendation]**

- A. The application to create 37 bare land condominium units, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, two Public Utility Lots ± 0.85 hectares (± 0.62 acres) and ± 5.33 hectares (± 13.18 acres) respectively, Environmental Reserve ± 23.47 hectares (± 58.00 acres) together with internal access roads, stormwater infrastructure (2 units totalling ± 3.39 hectares (± 8.37 acres)) and common lands within NE-17-24-03-W05M and a portion of SE-17-24-03-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 Sections 7 and 14 of the Subdivision and Development Regulation;
 2. The subject lands hold the appropriate land use designation;
 4. The application is consistent with the River Edge Conceptual Scheme;
 4. 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.
- 2) The Owner is to dedicate by Plan of Survey, a 5.0 m wide portion of land for road widening along the entire eastern boundary of NE-17-24-03-W05M and a portion of SE-17-24-03-W05M as shown on the approved Tentative Plan.
- 3) The Owner is to enter into an Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
 - c) The provision of 15.00 m road widening along the entire north boundary of the property;
 - d) Land is to be purchased for \$1 by the County;
- 4) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of common lands that restricts the erection of any structure on or within 15.00 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Geotechnical / Developability



ROCKY VIEW COUNTY

- 5) The Applicant/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 Applicant/Owner shall 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.
- 7) The Applicant/Owner shall provide a revised Geotechnical Report that includes recommendations for the construction of the proposed stormwater pond, wastewater treatment systems, slopes and all other relevant infrastructure.
- 8) The Applicant/Owner shall register a restrictive covenant on title of lots 1 – 16 for the slope setbacks as per the recommendations of the final geotechnical report accepted by the County.
- 9) The Applicant/Owner shall obtain a setback relaxation from Alberta Environment and Parks (AEP) to authorize a variance to the 300 m setback requirement for wastewater treatment facility, to the satisfaction of the County:
 - a. Register all necessary caveats, right-of-way, or notification on title as required by AEP and the County.
 - b. Failure to provide the required approval of the variance for the relaxation of the setbacks may result in: the need to submit a new subdivision application; or the need to relocate the wastewater treatment area and dispersal field; or result in the reduction of the number of lots approved to increase the setback area.

Development Agreement

- 10) The Applicant/Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following:
 - a. Construction of a paved private internal road system (Country Residential and Country Collector) with complete cul-de-sacs 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. Construction of a gated Secondary Emergency Access road (gravel standard – 400.20) that would connect the proposed internal road to Range Road 34.
 - c. Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
 - d. Water to be supplied through a water distribution system in accordance with the Rocky View County Servicing Standards as approved by Council as amended;
 - e. Construction of stormwater facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;
 - f. Construction of a fire suppression and distribution system, designed to meet minimum fire flows as per the County Servicing Standards and Bylaws (including provision of any required approvals);
 - g. Overall site landscaping and grading plan; and



ROCKY VIEW COUNTY

- h. Installation of power, natural gas, and telephone lines.
- 11) The Applicant/Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting the provision of the following:
 - a. Construction of Type III Intersection treatment upgrades at the Range Road 34 and Springbank Road intersection in accordance with the final approved TIA, geotechnical report and the Rocky View County Servicing Standards;
 - b. Paving of Range Road 40 between Springbank Road and the proposed site access to the Regional Transitional Paved (400.10) standard in accordance with the final approved geotechnical report and the Rocky View County Servicing Standards;
 - c. Implementation of the Construction Management Plan; and,
 - d. Implementation of the Erosion and Sedimentation Control Plan.
- 12) The Applicant/Owner shall enter into a Special Improvement Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following:
 - a. Construction of a wastewater treatment facility and piped sanitary collection system (including the registration or necessary easements);
 - b. Provision of AEP approvals for the wastewater treatment facility and piped sanitary collection system;
 - c. Implementation of the Construction Management Plan; and,
 - d. Implementation of the Erosion and Sedimentation Control Plan.
- 13) The Applicant/Owner shall provide a Utility Right-of-Way easement to the County over the private internal roadways and necessary open spaces for the purposes of accessing the wastewater treatment systems should circumstances warrant.

Access

- 14) The Applicant/Owner shall provide a right of way plan and access easement agreement in order to provide emergency-vehicle access over the proposed location of the emergency access road as shown in the tentative plan.

Site Servicing

- 15) The Applicant/Owner shall provide all applicable Alberta Environment Approvals for the construction, operation and maintenance of the wastewater collection and treatment system.
- 16) The Applicant/Owner is to register a Nuisance Easement for a nuisance on Lots 1-5, Lots 23-40 for the benefit of the operator of the wastewater treatment plant, lagoon, and irrigation fields located within the PUL.
- 17) The Applicant/Owner is to enter into an Operation and Maintenance Agreement with the County for the operation and supply of wastewater services within the development area.
- 18) The Applicant/Owner shall enter into a Development Agreement (Site Improvement / Services Agreement) for the implementation of the septic tanks and effluent pumps, as required on each lot as part of the Orenco System in accordance with the detailed design reports and drawings accepted by the County.



ROCKY VIEW COUNTY

- 19) The Owner shall provide confirmation of tie-in for connection to Calalta Waterworks Ltd. an Alberta Environment licensed piped water supplier, for Lot(s) 1-37, as shown on the Approved Tentative Plan. This includes providing information regarding:
- d. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot(s) 1-37;
 - e. Documentation proving that water supply has been purchased for proposed Lot(s) 1-37;
 - f. Documentation proving that all necessary water infrastructure will be installed (in the event of a Development Agreement), and that the water supplier has approved the associated plans and specifications;
- 20) The Owner shall receive approval for a road naming application from the County;

Stormwater

- 21) The Applicant/Owner shall provide a detailed Stormwater Management Plan conducted and stamped by a professional engineer complete with detailed design drawings of the proposed stormwater infrastructure in accordance with the Springbank Master Drainage Plan and the County Servicing Standards to the satisfaction of the County. To the satisfaction of the County, the Owner is to:
- a. Implement the recommendations of the Stormwater Management Plan;
 - b. Overland Drainage Right-of-Way plan and enter into a Utility Right-of-Way Agreement with the Condominium Board Association that shall protect all Stormwater Management Infrastructure located outside of the Condominium Board Association owned common lands;
 - c. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system; and,
 - d. Provision of necessary Department of Fisheries and Oceans (DFO) approvals for the proposed stormwater management infrastructure and discharge as well as any impacts the development may have on fish habitat.
- 22) The Applicant/Owner shall provide confirmation of Alberta Environment Water Act approval for wetland disturbance and compensation, prior to development agreement endorsement by the County.

Reserves

- 23) The provision of Reserve in the amount of 10 percent of the gross area of NE-17-24-03-W05M and a portion of SE-17-24-03-W05M, after the dedication of environmental reserve (approximately 58 acres within the floodplain), as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Colliers International file number CGY200472, dated October 8, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.
- 24) The provision of Environmental Reserve is to be provided by the dedication of Lot 50 ER, consisting of ± 23.47 ha (± 58.00 acres), as indicated on the Approved Tentative Plan, pursuant to Section 664 of the *Municipal Government Act*;
- i. The exact amount of lands to be included within the ER parcel is to be determined by the approved Biophysical Impact Assessment which will assess
 - a swamp, gully, ravine, coulee or natural drainage course,
 - land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or



ROCKY VIEW COUNTY

- a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

In accordance with Sec 664 of the MGA.

Payments and Levies

- 25) The Applicant/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 from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 26) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 37 new lots.
- 27) The Owner shall prepare and submit the development's Architectural Controls in accordance with section 3.2 and 3.3 of the River Edge Conceptual Scheme to the satisfaction of the County.

Other

- 28) The Owner is to prepare a Solid Waste Management Plan which will outline the responsibility of the Developer and/or Homeowners Association for management of solid waste;
- 29) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to development's Architectural and Landscaping Design Guidelines. The Architectural Design Guidelines shall respect the intent of The Acres (River Edge) Conceptual Scheme and Springbank Area Structure Plan.
- 30) The Applicant/Owner shall legally establish a Condominium Association together with all corresponding corporate structure, governance and associated agreements and restrictions satisfactory to the County including, without restrictions, an encumbrance and/or other instrument(s) concurrently registered against the title of each new condominium units created, requiring that each individual Owner is a member of Condominium Association, and securing all restrictions and funding mechanisms required for the orderly, efficient and sustainable operation of the Condominium Association.
- 31) The Condominium Association documents shall be registered on the title of each new lot created identifying that each Unit Owner, as a member of the Condominium Association, is directly responsible for all maintenance of: private roads; on-site pathways; sewage treatment systems, storage, irrigation and piped collection systems; water re-use treatment and piped collection system; fire suppression and irrigation system; stormwater retention and overland drainage facilities; community landscaping; and residential solid waste collection.
- 32) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure which will also provide benefit to other lands.
 - a. This Agreement shall apply to: Type III upgrades to the Range Road 34 / Springbank Road intersection, Paving of Range Road 34 and the extension of piped water services from Calalta.

- 33) Utility agreements to the satisfaction of Canada Post and Telus Communications.

Taxes

- 34) 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:



ROCKY VIEW COUNTY

- 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': MAPS AND OTHER INFORMATION

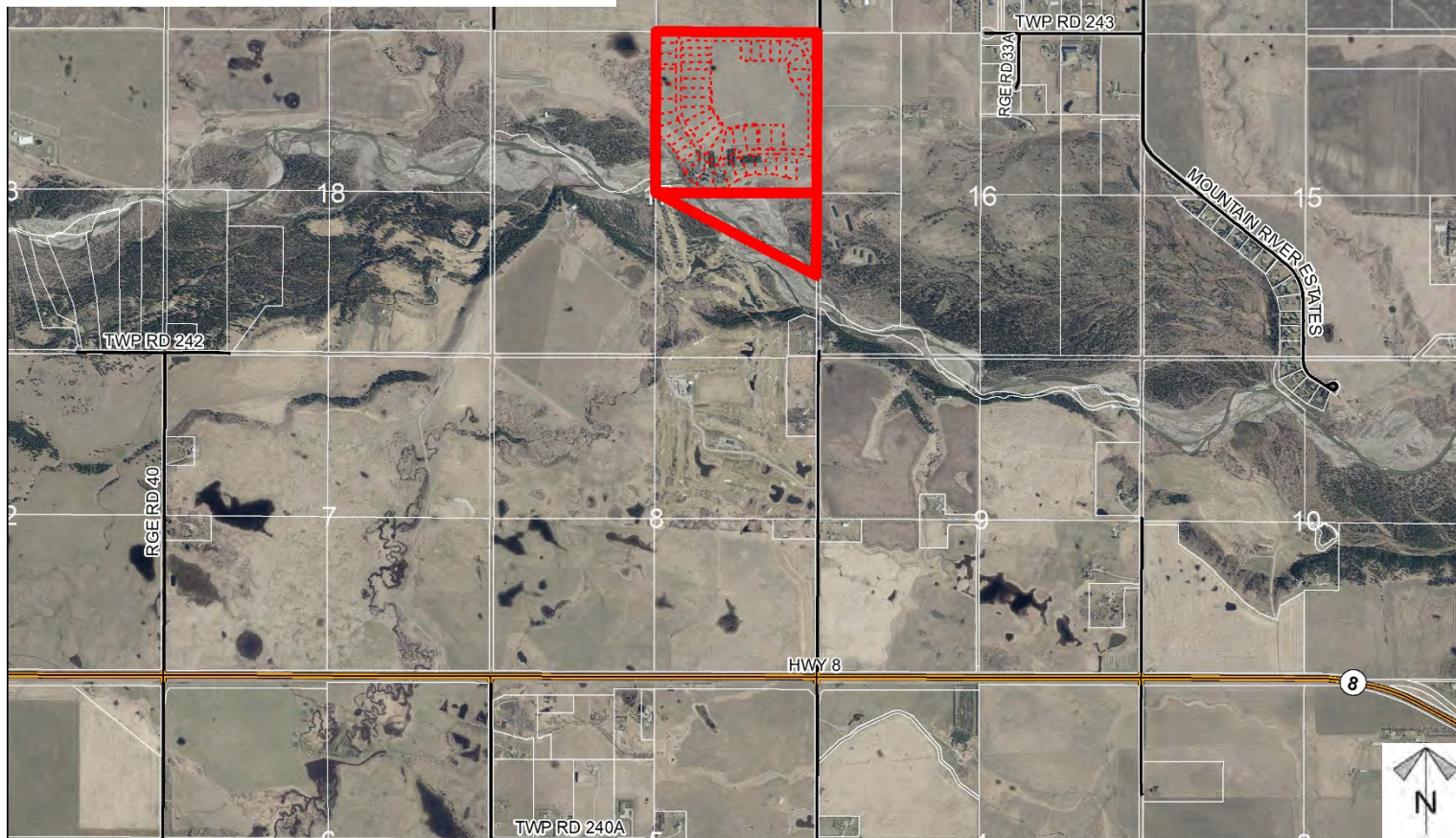
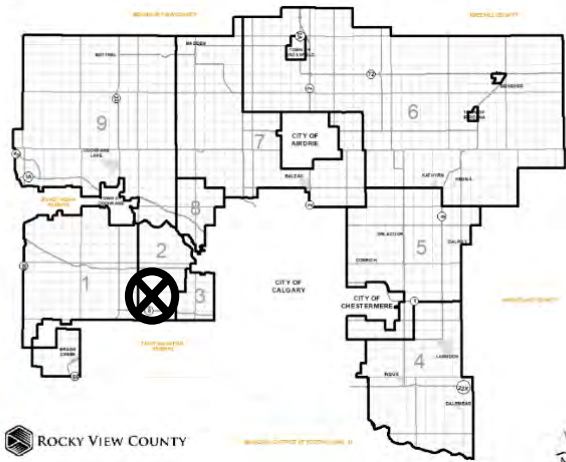
APPLICANT: Price Boychuk & Jackson Corp.	OWNER: Arthur & Debra Price
DATE APPLICATION RECEIVED: September 25, 2020	DATE DEEMED COMPLETE: October 8, 2020
GROSS AREA: ± 81.34 hectares (± 201.00 acres)	LEGAL DESCRIPTION: NE-17-24-03-W05M and a portion of SE-17-24-03-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: November 26, 2019: Council approved an application PL20170170 to redesignate the subject lands from Ranch and Farm District to Direct Control District to accommodate the development of a residential community. November 26, 2019: Council approved an application PL20170171 to adopt the River Edge Conceptual Scheme.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to eighteen (18) adjacent landowners to which no responses were received. 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

Subdivision Proposal

To create 49 new lots, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure and open space lands.

ATTACHMENT 'C': MAPS AND OTHER INFORMATION





SANITARY PLAN

Subdivision Proposal

To create 49 new lots,
 ± 0.49 hectares (± 1.20
 acres) to ± 0.81 hectares
 (± 2.01 acres) in size, with
 internal access roads,
 utility services, stormwater
 infrastructure and open
 space lands.



Option #1 Tentative Plan: Part A

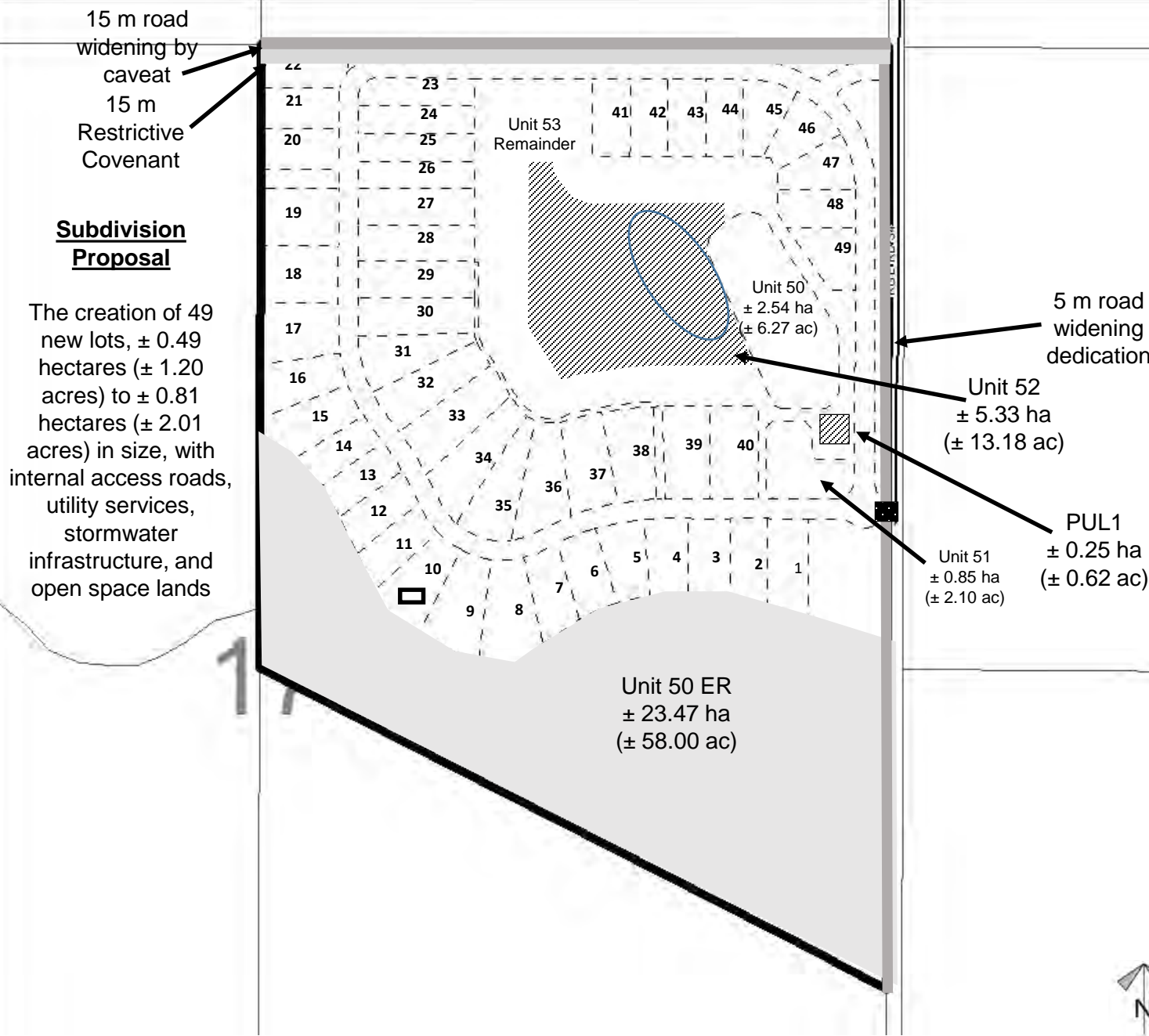
Legend

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

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Direct Control District 168 of Bylaw C-8184-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 2
 Roll: 04717004 & 04717005
 File: PL20200133
 Printed: Sept 28, 2020
 Legal: NE-17-24-3-W5M & a
 Page 49 of 314
 Page 49 of 314



Tentative Plan: Part B – Schedule of Lot Areas

Unit	Size	Unit	Size	Unit	Size
1	± 0.65 ha ± 1.60 ac	16	± 0.60 ha ± 1.48 ac	31	± 0.65 ha ± 1.59 ac
2	± 0.53 ha ± 1.32 ac	17	± 0.74 ha ± 1.83 ac	32	± 0.73 ha ± 1.80 ac
3	± 0.53 ha ± 1.32 ac	18	± 0.74 ha ± 1.83 ac	33	± 0.81 ha ± 2.01 ac
4	± 0.53 ha ± 1.32 ac	19	± 0.74 ha ± 1.83 ac	34	± 0.81 ha ± 2.01 ac
5	± 0.53 ha ± 1.32 ac	20	± 0.52 ha ± 1.30 ac	35	± 0.73 ha ± 1.80 ac
6	± 0.53 ha ± 1.32 ac	21	± 0.52 ha ± 1.30 ac	36	± 0.73 ha ± 1.80 ac
7	± 0.53 ha ± 1.96 ac	22	± 0.61 ha ± 1.51 ac	37	± 0.71 ha ± 1.76 ac
8	± 0.79 ha ± 1.96 ac	23	± 0.53 ha ± 1.31 ac	38	± 0.71 ha ± 1.76 ac
9	± 0.79 ha ± 1.95 ac	24	± 0.53 ha ± 1.31 ac	39	± 0.71 ha ± 1.76 ac
10	± 0.73 ha ± 1.80 ac	25	± 0.53 ha ± 1.31 ac	40	± 0.71 ha ± 1.76 ac
11	± 0.50 ha ± 1.23 ac	26	± 0.53 ha ± 1.31 ac	41-49	± 0.49 ha (± 1.20 ac)
12	± 0.50 ha ± 1.23 ac	27	± 0.71 ha ± 1.75 ac		
13	± 0.46 ha ± 1.13 ac	28	± 0.71 ha ± 1.75 ac		
14	± 0.48 ha ± 1.18 ac	29	± 0.71 ha ± 1.75 ac		
15	± 0.66 ha ± 1.62 ac	30	± 0.71 ha ± 1.74 ac		

Option #1 Tentative Plan: Part B

Subdivision Proposal

To create 49 new lots, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure and open space lands.



Option #2 Tentative Plan: Part A

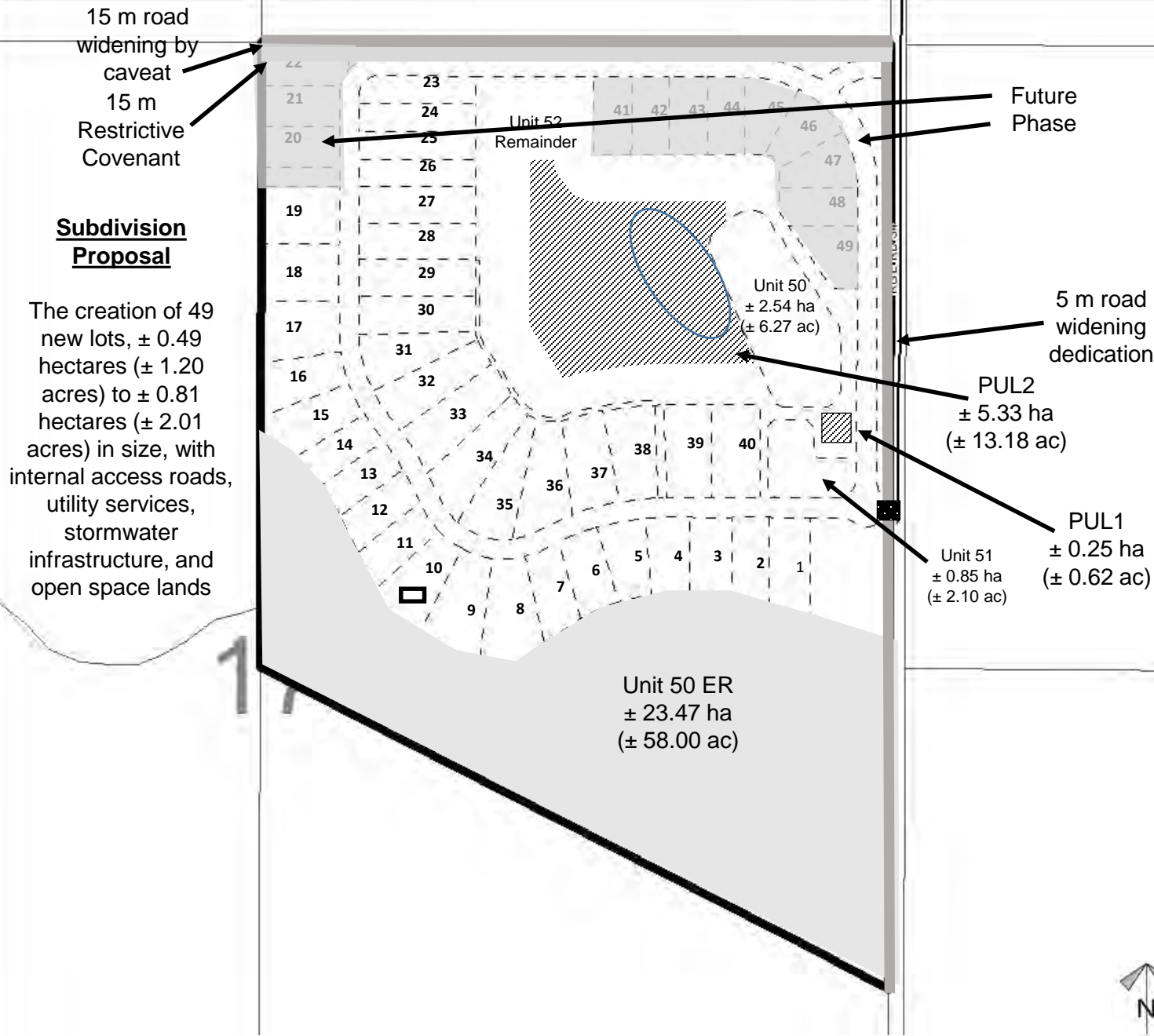
Legend

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

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Direct Control District 168 of Bylaw C-8184-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 2
 Roll: 04717004 & 04717005
 File: PL20200133
 Printed: Sept 28, 2020
 Legal: NE-17-24-3-W5M & a
 Page 51 of 214



Subdivision Proposal

The creation of 49 new lots, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure, and open space lands



Tentative Plan: Part B – Schedule of Lot Areas

Unit	Size	Unit	Size	Unit	Size
1	± 0.65 ha ± 1.60 ac	16	± 0.60 ha ± 1.48 ac	31	± 0.65 ha ± 1.59 ac
2	± 0.53 ha ± 1.32 ac	17	± 0.74 ha ± 1.83 ac	32	± 0.73 ha ± 1.80 ac
3	± 0.53 ha ± 1.32 ac	18	± 0.74 ha ± 1.83 ac	33	± 0.81 ha ± 2.01 ac
4	± 0.53 ha ± 1.32 ac	19	± 0.74 ha ± 1.83 ac	34	± 0.81 ha ± 2.01 ac
5	± 0.53 ha ± 1.32 ac	20	± 0.52 ha ± 1.30 ac	35	± 0.73 ha ± 1.80 ac
6	± 0.53 ha ± 1.32 ac	21	± 0.52 ha ± 1.30 ac	36	± 0.73 ha ± 1.80 ac
7	± 0.53 ha ± 1.96 ac	22	± 0.61 ha ± 1.51 ac	37	± 0.71 ha ± 1.76 ac
8	± 0.79 ha ± 1.96 ac	23	± 0.53 ha ± 1.31 ac	38	± 0.71 ha ± 1.76 ac
9	± 0.79 ha ± 1.95 ac	24	± 0.53 ha ± 1.31 ac	39	± 0.71 ha ± 1.76 ac
10	± 0.73 ha ± 1.80 ac	25	± 0.53 ha ± 1.31 ac	40	± 0.71 ha ± 1.76 ac
11	± 0.50 ha ± 1.23 ac	26	± 0.53 ha ± 1.31 ac	41-49	± 0.49 ha (± 1.20 ac)
12	± 0.50 ha ± 1.23 ac	27	± 0.71 ha ± 1.75 ac		
13	± 0.46 ha ± 1.13 ac	28	± 0.71 ha ± 1.75 ac		
14	± 0.48 ha ± 1.18 ac	29	± 0.71 ha ± 1.75 ac		
15	± 0.66 ha ± 1.62 ac	30	± 0.71 ha ± 1.74 ac		

Option #2 Tentative Plan: Part B Subdivision Proposal

To create 49 new lots, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure and open space lands.



Development Proposal

Subdivision Proposal

To create 49 new lots,
 ± 0.49 hectares (± 1.20
 acres) to ± 0.81 hectares
 (± 2.01 acres) in size, with
 internal access roads,
 utility services, stormwater
 infrastructure and open
 space lands.



Division: 2
 Roll: 04717004 & 04717005
 File: PL20200133
 Printed: Sept 28, 2020
 Legal: NE-17-24-3-W5M & a
 portion of SE-07-24-3-W5M
 Page 52 of 214





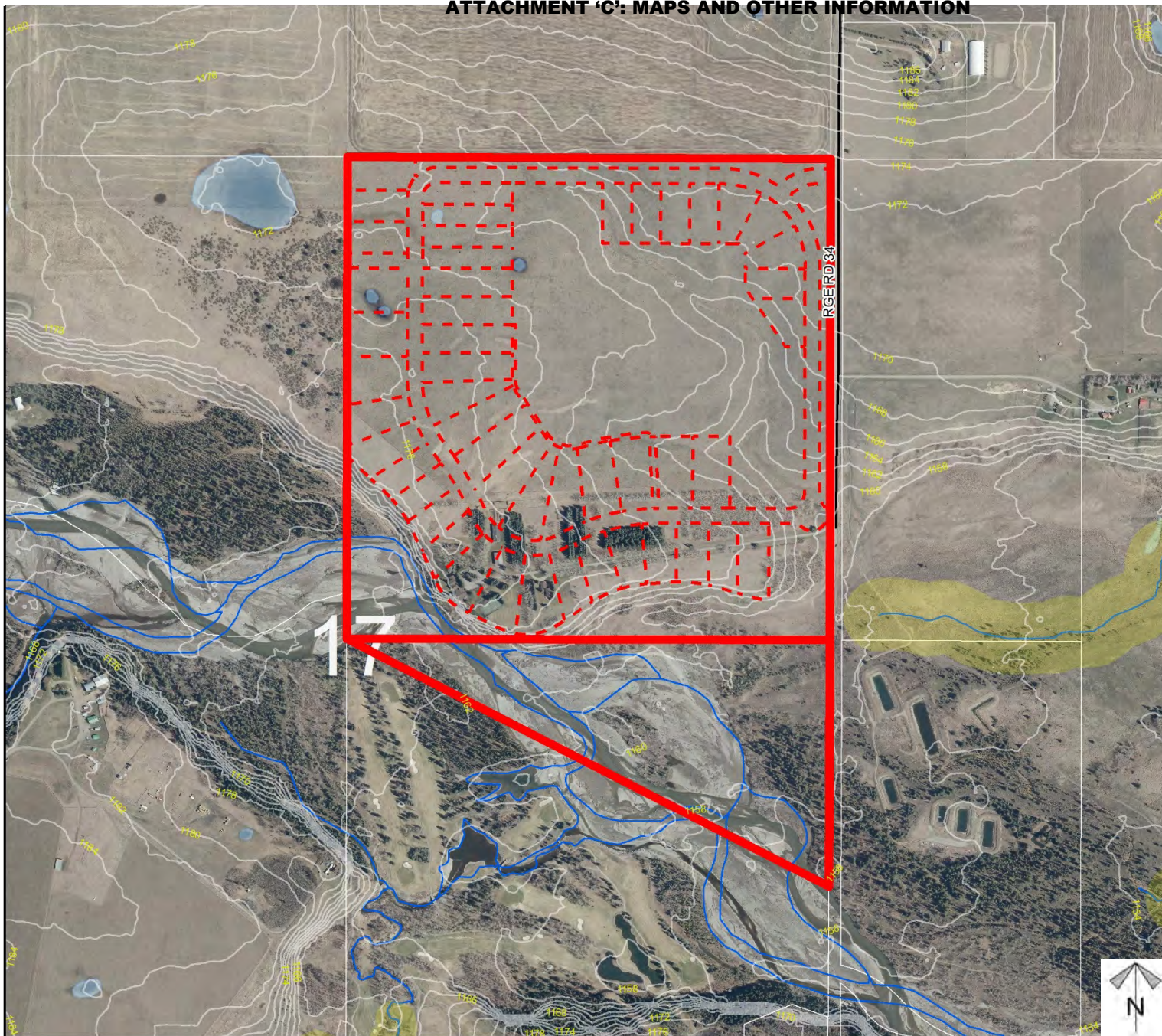
Environmental

Subdivision Proposal

To create 49 new lots, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure and open space lands.

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

Division: 2
 Roll: 04717004 & 04717005
 File: PL20200133
 Printed: Sept 28, 2020
 Legal: NE-17-24-3-W5M & a portion of NE-17-24-3-W5M
 Page 54 of 214

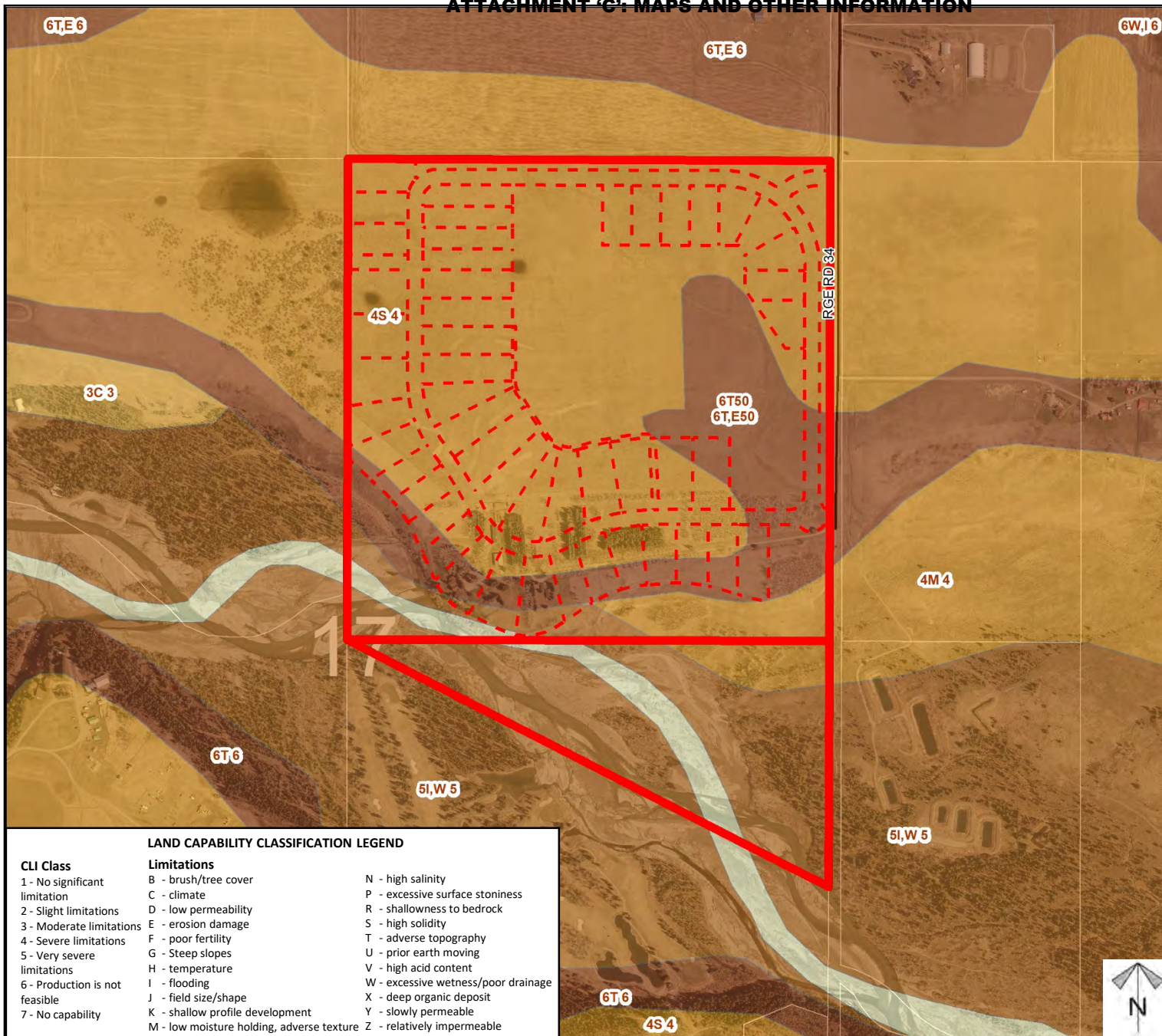




Soil Classifications

Subdivision Proposal

To create 49 new lots, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure and open space lands.



Landowner Circulation Area

Subdivision Proposal

To create 49 new lots,
± 0.49 hectares (± 1.20
acres) to ± 0.81 hectares
(± 2.01 acres) in size, with
internal access roads,
utility services, stormwater
infrastructure and open
space lands.

Legend

Support



Opposition



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: 04717004 & 04717005
File: PL20200133
Printed: Sept 28, 2020
Legal: NE-17-24-3-W5M & a
portion of NE-17-24-3-W5M



Development Proposal

Subdivision Proposal

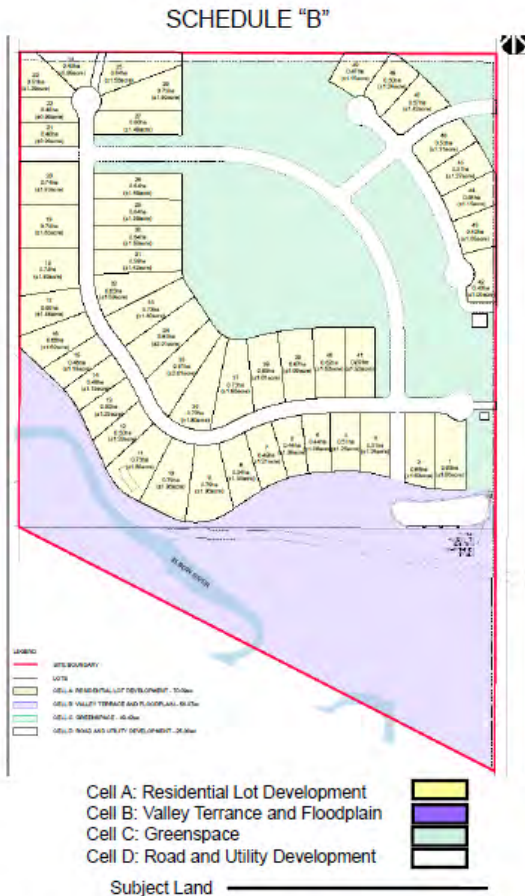
To create 49 new lots,
 ± 0.49 hectares (± 1.20
 acres) to ± 0.81 hectares
 (± 2.01 acres) in size, with
 internal access roads,
 utility services, stormwater
 infrastructure and open
 space lands.



Division: 2
 Roll: 04717004 & 04717005
 File: PL20200133
 Printed: Sept 28, 2020
 Legal: NE-17-24-3-W5M & a
 portion of SE-17-24-3-W5M

DC 168 - Schedule B

New Layout Over Cells

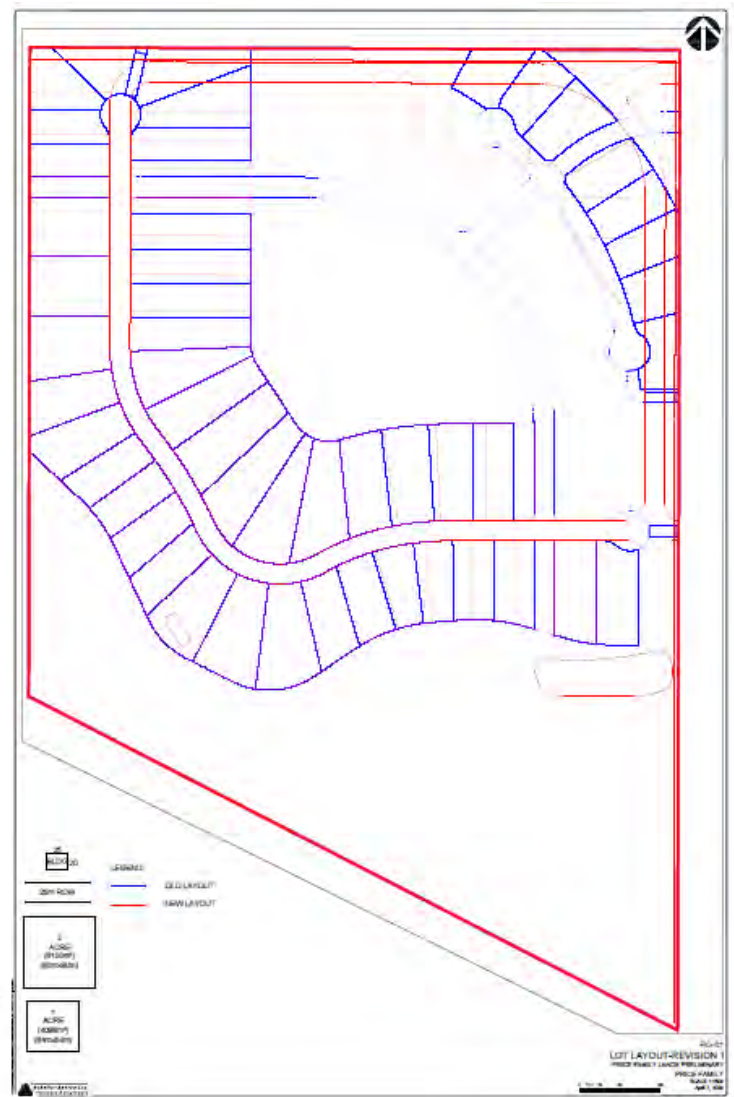


LEGAL DESCRIPTION: NE-17-24-03-W05M and a portion of SE-17-24-03-W05M



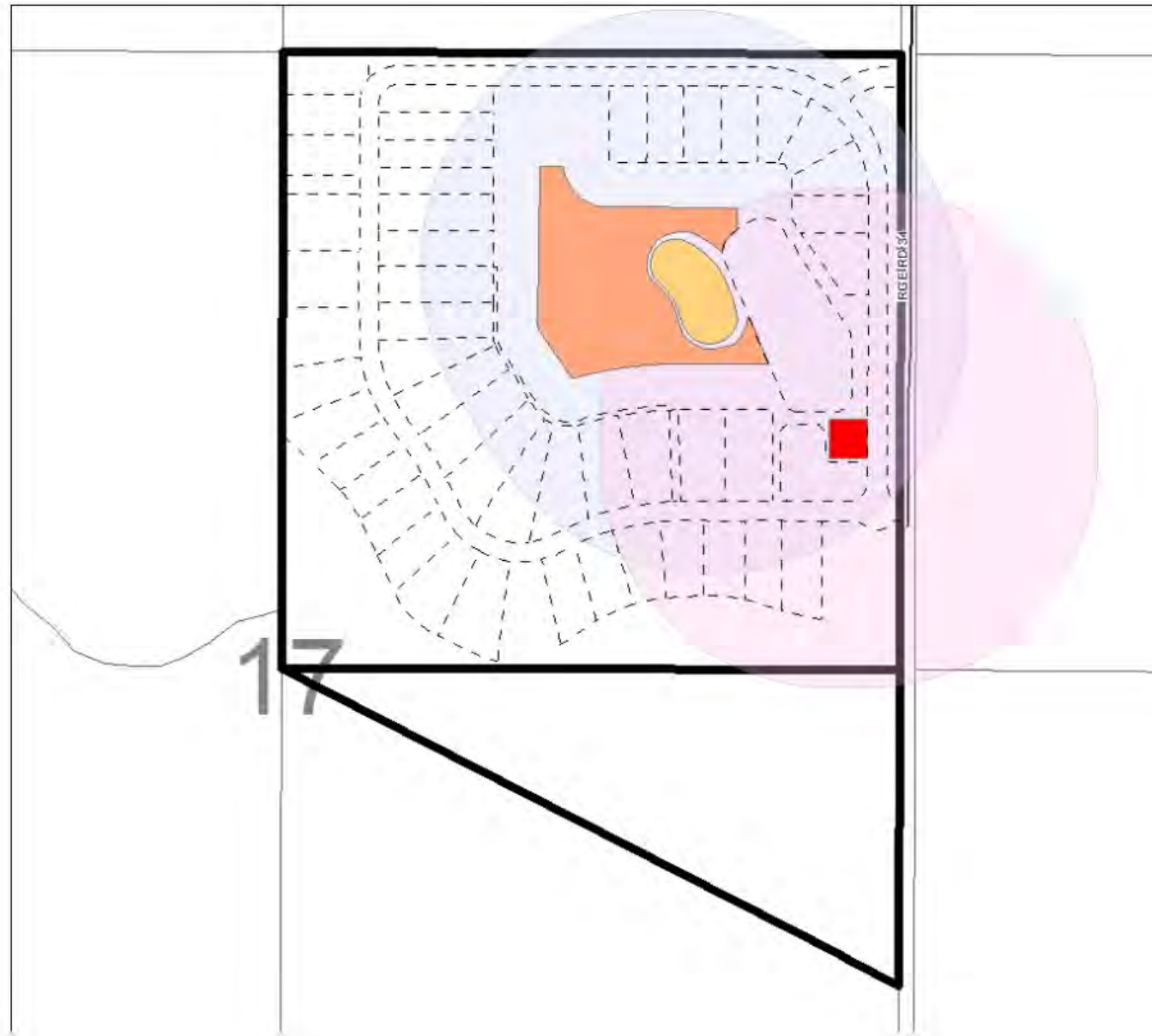
FILE: 04717004 / 04717005

DIVISION: 2

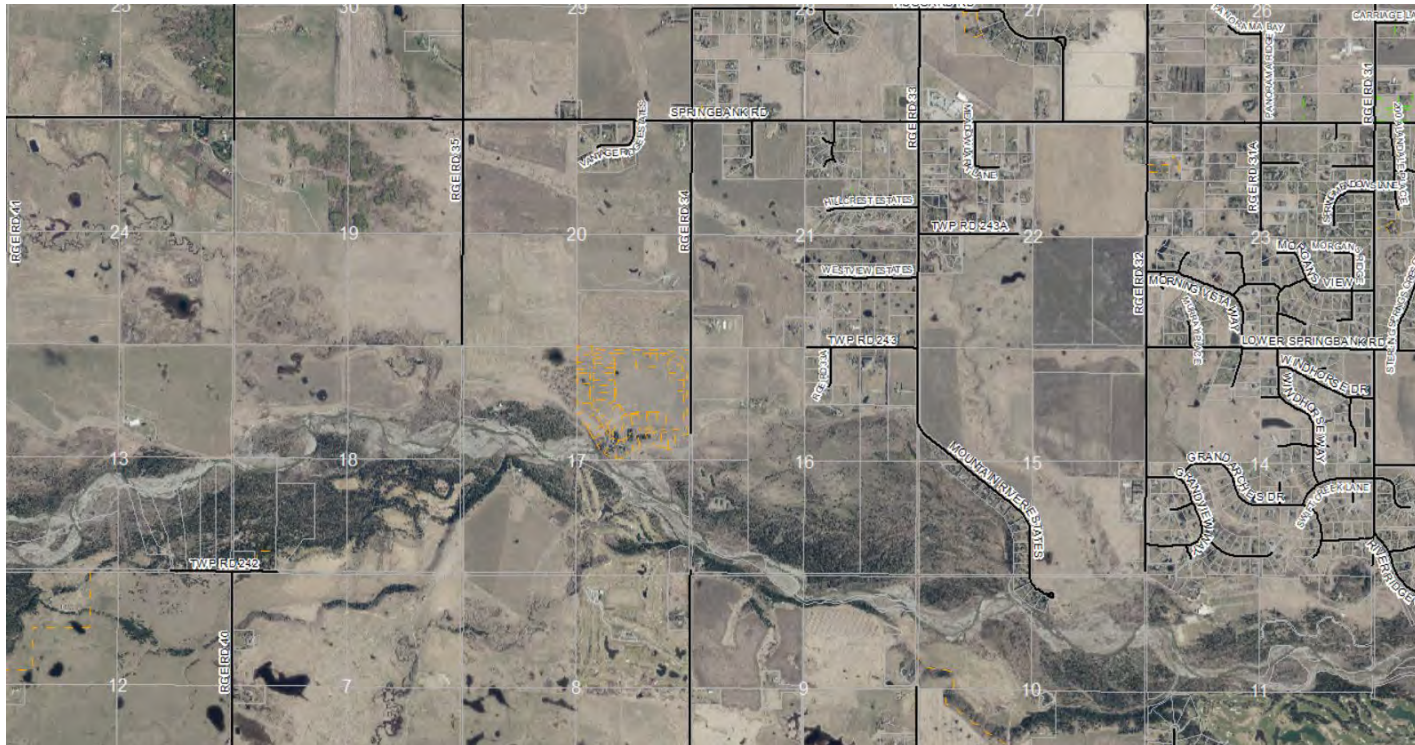
**Subdivision Proposal**

To create 49 new lots,
 ± 0.49 hectares (± 1.20
 acres) to ± 0.81 hectares
 (± 2.01 acres) in size, with
 internal access roads,
 utility services, stormwater
 infrastructure and open
 space lands.

Division: 2
 Roll: 04717004 & 04717005
 File: PL20200133
 Printed: Sept 28, 2020
 Legal: NE-17-24-3-W5M & a
 portion of SE-17-24-3-W5M
 Page 58 of 314



To create 49 new lots, ± 0.49 hectares (± 1.20 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure and open space lands.



Subdivision Proposal

To create 49 new lots,
 ± 0.49 hectares (± 1.20
 acres) to ± 0.81 hectares
 (± 2.01 acres) in size, with
 internal access roads,
 utility services, stormwater
 infrastructure and open
 space lands.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Subdivision Authority

DATE: January 27, 2021

FILE: 03218008 / 03208020 / 03209019 / 03209035

SUBJECT: Subdivision Item: Creation of Fifteen Residential Lots

DIVISION: 4

APPLICATION: PL20200013

APPLICATION: To create fifteen \pm 1.6 hectare (\pm 3.95 acre) residential lots, one \pm 1.20 hectare (\pm 2.96 acre) public utility lot (PUL) and an internal road.

GENERAL LOCATION: Located approximately 4.02 km (2.5 miles) west of Hamlet of Langdon, 0.8 km (0.5 mile) east of Highway 791 and on the north side of Township Road 233.

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

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200013 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200013 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, 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.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • County Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Level 4 PSTS Assessment (Groundwater Information Technologies Ltd., April 17, 2015) • Stormwater Management Plan (Western Water Resources, November 30, 2016) • Phase 2 Extent of Aquifer Report Underlying Canal Court Development (Groundwater Information Technologies Ltd., July 15, 2018) • Canal Court Transportation Impact Assessment – Final (Bunt & Associates, September 1, 2020) • Appraisal Report (RDS Appraisal Group, November 20, 2020)
---	---

Transportation:

The proposed development would be accessed by the proposed internal subdivision road, linking Canal Court and Township Road 233. To implement the recommendations of Transportation Impact Assessment, as a condition of subdivision, the Owner will be required to enter into a Development Agreement to construct the internal road and upgrade TWP Road 233 to a paved standard from the site access to Highway 791. Intersection improvements at TWP Road 233 and Highway 791 are also warranted to support the development (Type II improvement). Furthermore, the dedication of land along the entire southerly boundary for future road widening and payment of the Transportation Off-Site Levy are required. The applicant will be eligible to enter into a Cost Recovery Agreement with the County for the offsite improvements.

It was previously contemplated that further improvements (ie. paving) of the existing Canal Court internal roadway was to be completed as part of this development, however, as per the TIA submitted and traffic patterns in the area, future traffic is more likely to utilize TWP Road 233 rather than Canal Court to access the development.

The small panhandle at the north-west corner the site plan will be consolidated to the adjacent landowner to the west (Roll 03219005).

Water and Wastewater:

Potable water would be supplied by individual water wells. As a condition of subdivision, the Owner will be required to provide a Phase II Aquifer Testing.

Even though the proposed subdivision is within one kilometre of the East Rocky View Transmission Line, connection to the system is not feasible at this time due to the costs associated with the construction the required infrastructure (lift station). As a condition of subdivision, the Owner is required to enter into a Site Improvements Services Agreement for the installation of an advanced sewage treatment system.



Stormwater:

Drainage would be collected and managed through the proposed centralized stormwater pond within the public utility lot (PUL). As a condition of subdivision, the Owner is required to provide detailed designs of all required stormwater infrastructure, obtain Alberta Environment and Parks' approvals and licensing for the stormwater infrastructure, and provide an Erosion and Sediment Control (ESC) Plan.

Municipal Reserves:

Municipal Reserve is outstanding. As a condition of subdivision, the Owner is required to provide cash-in-lieu payment for 6.92 acres of MR owing, in accordance with Section 666(3) of the Municipal Government Act.

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	<p>\$305,248</p> <p>Developable Area = 61.27 acres (subject land 69.17 acres – parcel size for Lots 1&14)</p> <p>Base Levy = \$4,595/acre x 61.27 acres = \$281,536</p> <p>Special Area Levy (Special Area 7) = \$387/acre x 61.27 acres = \$ 23,712</p> <p>Total = \$305,248</p>
MUNICIPAL RESERVE (\$/ACRE)	<p>\$ 173,997</p> <p>Market value \$ 25,155/acre (appraisal report) x 69.17 acres x 10%</p> <p>= \$173,997</p>

Land Use Bylaw

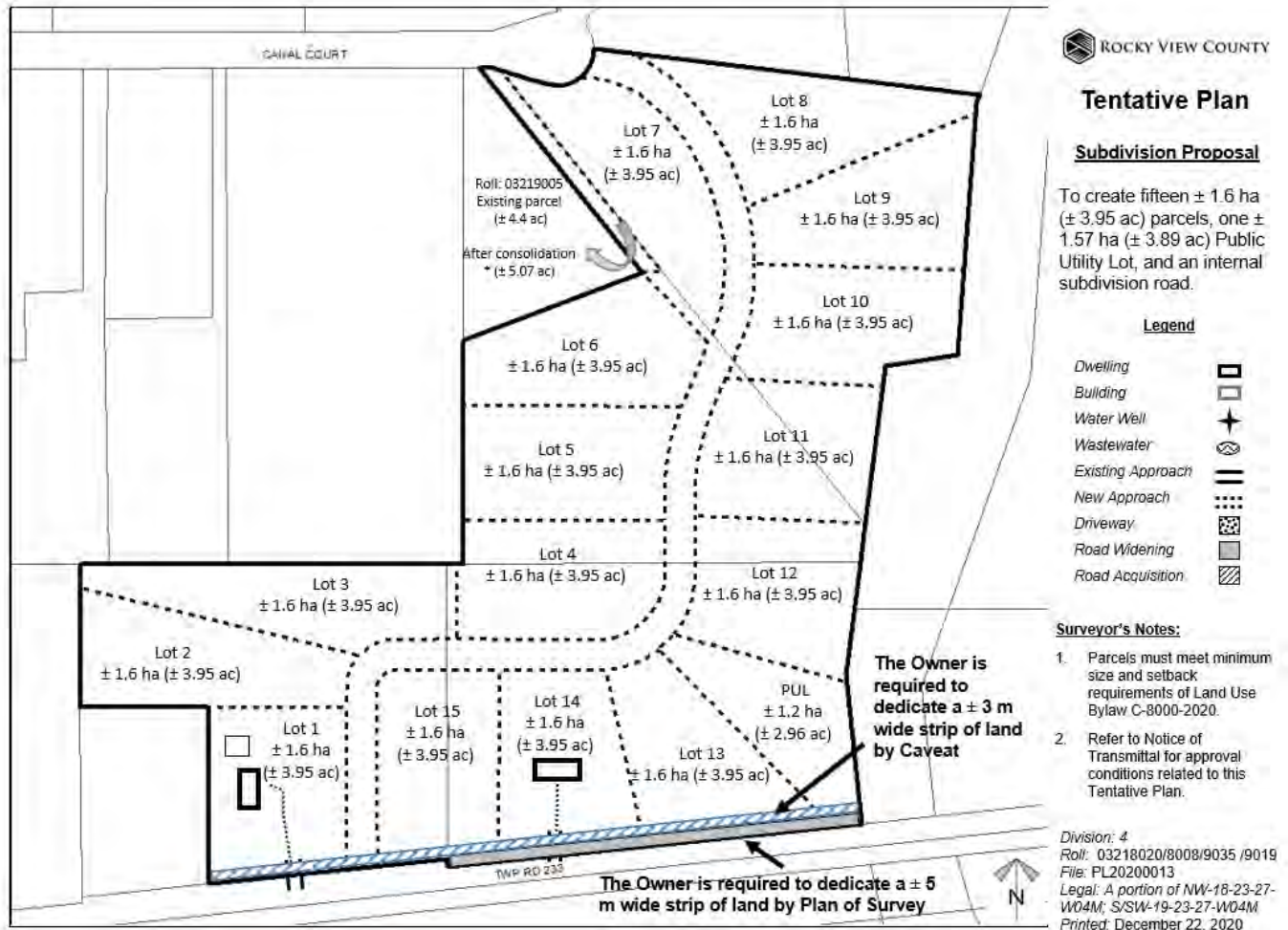
The proposed parcel size for each lot meets the minimum parcel size requirement under Residential, Rural District (R-RUR) within the Land Use Bylaw. However after the 5 m wide dedication and 3 m wide Caveat along Township Road 233 for future road widening, Lots 1, 13, 14, and 15 will be slightly undersized.

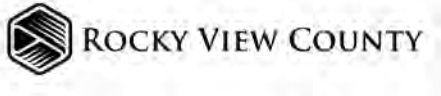
	Proposed Parcel Size	Parcel Size After Land Dedication (5 m by Plan of Survey)	Parcel Size After Land Dedication (Additional 3 m by a Caveat)
Lot 1 (existing dwelling)	± 1.6 ha (± 3.95 ac)	N/A	± 1.56 ha (± 3.87 ac) (2.50% variance)
Lot 13	± 1.6 ha (± 3.95 ac)	± 1.52 ha (± 3.76 ac) (5.00% variance)	± 1.48 ha (± 3.65 ac) (7.50% variance)
Lot 14 (existing dwelling)	± 1.6 ha (± 3.95 ac)	± 1.53 ha (± 3.80 ac) (4.38% variance)	± 1.50 ha (± 3.71 ac) (6.25% variance)
Lot 15	± 1.6 ha (± 3.95 ac)	± 1.58 ha (± 3.90 ac) (1.25% variance)	± 1.55 ha (± 3.83 ac) (3.13% variance)

Section 654 (2) of the *Municipal Government Act* allows the Subdivision Authority to vary the lot sizes, if it deems that the application will not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.



Tentative Plan





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/sl

ATTACHMENTS:

ATTACHMENT 'A': Maps and Other Information

ATTACHMENT 'B': Approval Conditions



ATTACHMENT 'A': MAPS AND OTHER INFORMATION

APPLICANT: Carswell Planning	OWNER: Heather Palmer, 1234236 Alberta Ltd., Mehar Singh Banipal, Balbir & Dalhjeet Parmar, Gurmail & Gursewak Warring
DATE APPLICATION RECEIVED: January 28, 2020	DATE DEEMED COMPLETE: November 30, 2020
GROSS AREA: ± 27.99 hectares (± 69.17 acres)	LEGAL DESCRIPTION: Lot 13, Plan 7911308, NW-18-23-27-W04M Lot 14, Block 2, Plan 0613763, NW-18-23-27-W04M Lot 10, Block 1, Plan 7710827, SW-19-23-27-W04M Lot 21, Block 3, Plan 0214041, S-19-23-27-W04M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: June 12, 2018 Council approved redesignation application (PL20150116) to redesignate the subject lands from Agricultural Holdings District to Residential Two District, in order to facilitate the creation of fifteen country residential lots with an internal access road.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 51 adjacent landowners. No letters were received. 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.	

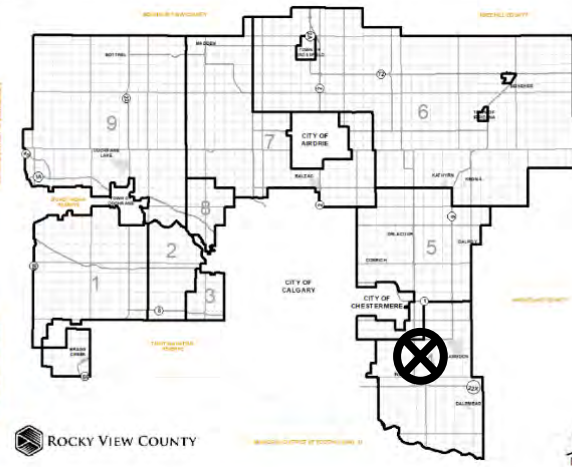


Location & Context

Subdivision Proposal

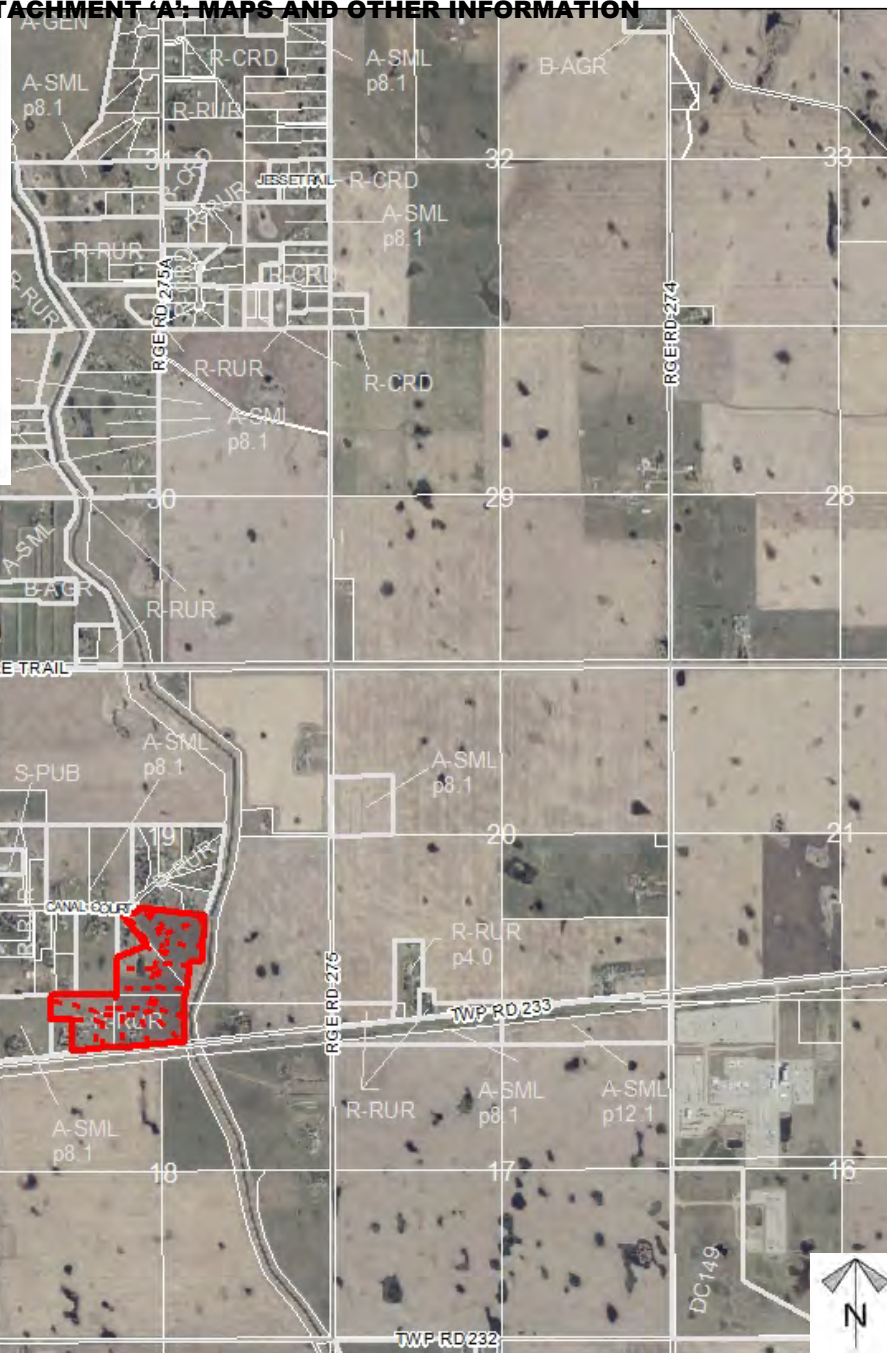
To create fifteen \pm 1.6 ha (\pm 3.95 ac) parcels, one \pm 1.57 ha (\pm 3.89 ac) Public Utility Lot, and an internal subdivision road.

ATTACHMENT 'A': MAPS AND OTHER INFORMATION



ROCKY VIEW COUNTY

MUNICIPALITY OF TECHNOLOGY



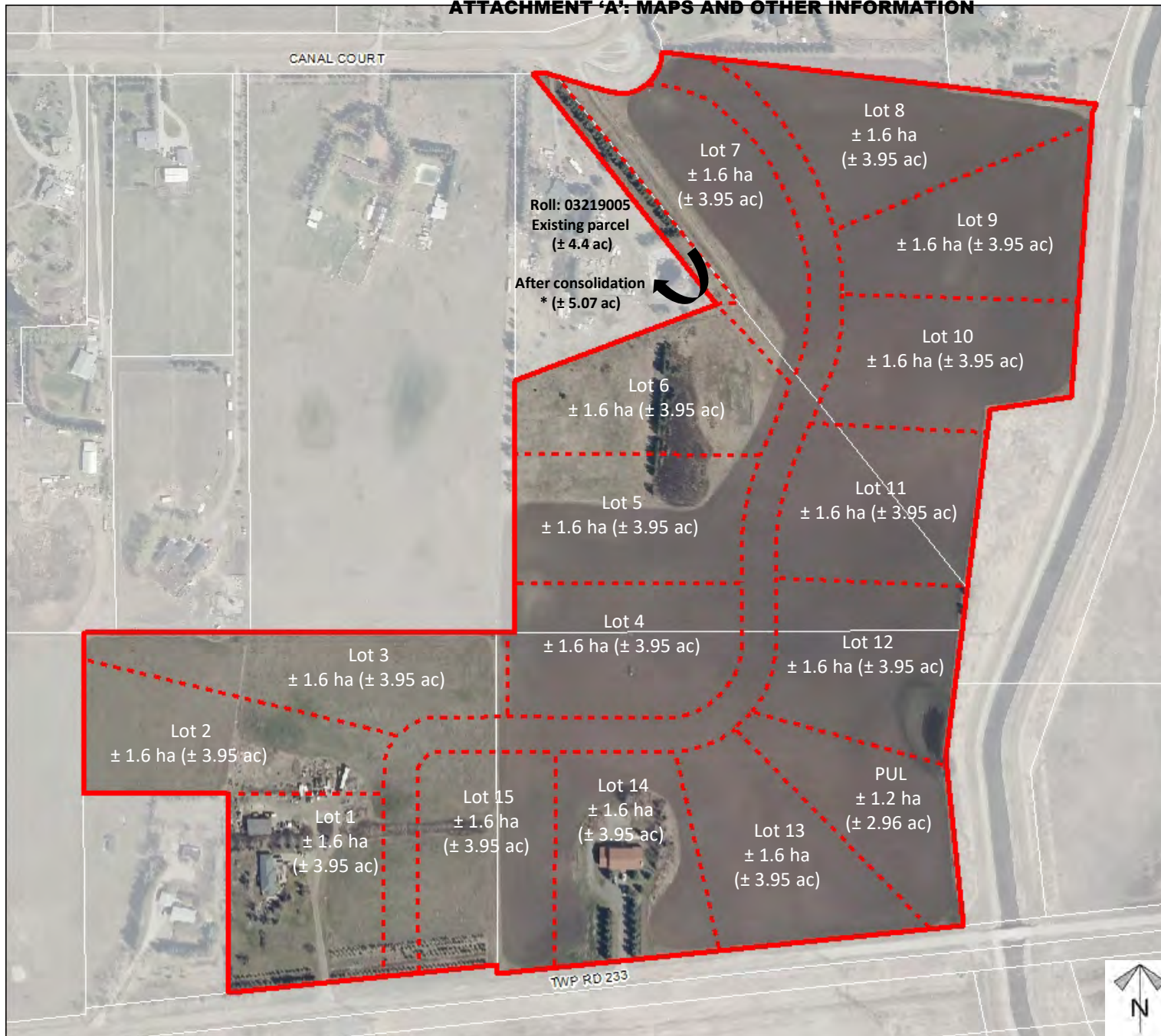
Division: 4
 Roll: 03218020/8008/9035 /9019
 File: PL20200013
 Legal: A portion of NW-18-23-27-
 W04M; S/SW-19-23-27-W04M
 Printed on: 2020-12-14



Development Proposal

Subdivision Proposal

To create fifteen ± 1.6 ha (± 3.95 ac) parcels, one ± 1.57 ha (± 3.89 ac) Public Utility Lot, and an internal subdivision road.



Division: 4

Roll: 03218020/8008/9035 /9019

File: PL20200013

Legal: A portion of NW-18-23-27-W04M; S/SW-19-23-27-W04M

Printed on: 08/23/2020



Environmental

Subdivision Proposal

To create fifteen \pm 1.6 ha (\pm 3.95 ac) parcels, one \pm 1.57 ha (\pm 3.89 ac) Public Utility Lot, and an internal subdivision road.



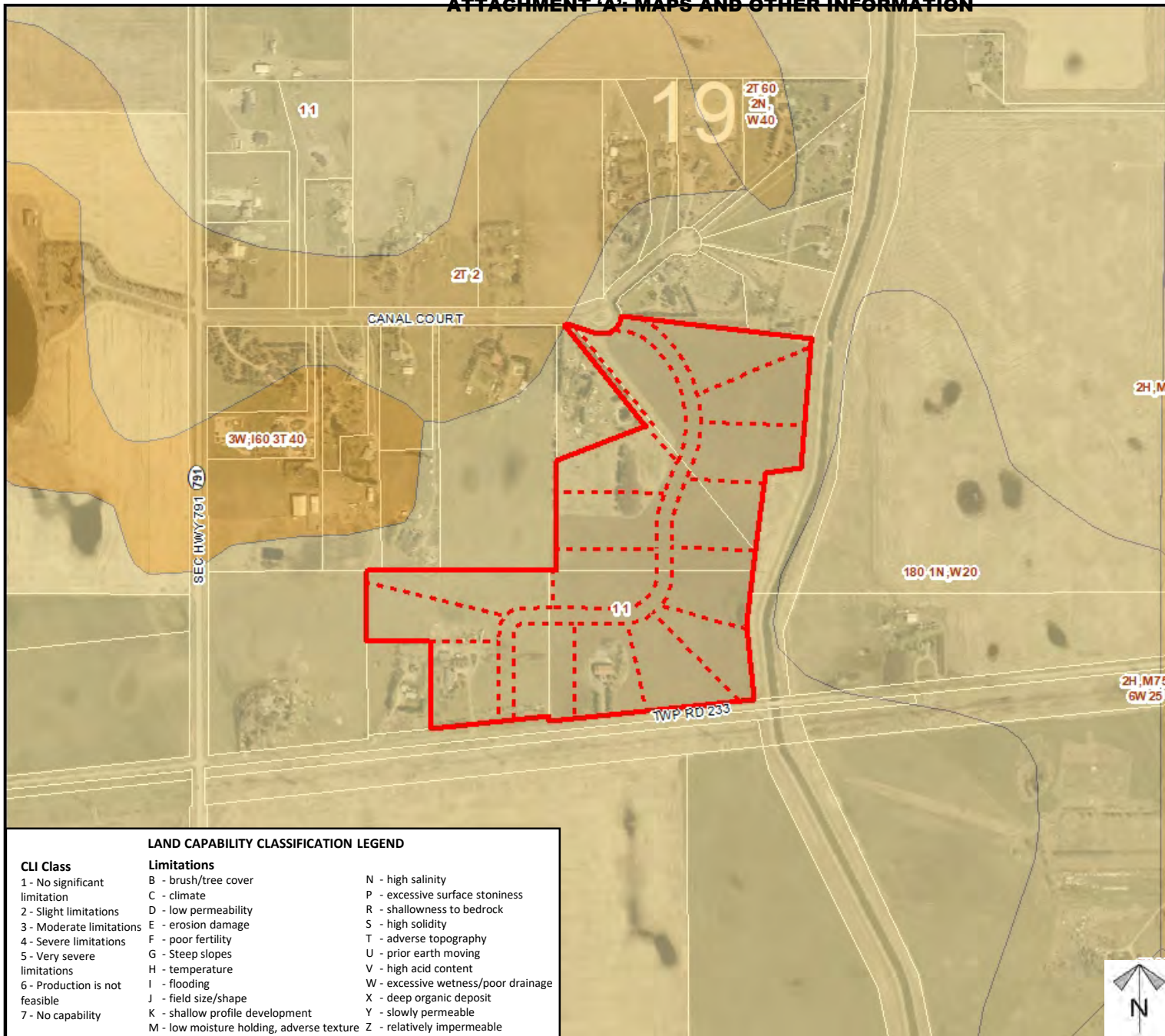
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 4
 Roll: 03218020/8008/9035 /9019
 File: PL20200013
 Legal: A portion of NW-18-23-27-
 W04M; S/SW-19-23-27-W04M
 Printed on: 21/11/2020

Soil Classifications

Subdivision Proposal

To create fifteen \pm 1.6 ha (\pm 3.95 ac) parcels, one \pm 1.57 ha (\pm 3.89 ac) Public Utility Lot, and an internal subdivision road.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high solidity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

Division: 4

Roll: 03218020/8008/9035 /9019

File: PL20200013

Legal: A portion of NW-18-23-27-

W04M; S/SW-19-23-27-W04M

Printed on: 06/23/2020

Landowner Circulation Area

Subdivision Proposal

To create fifteen \pm 1.6 ha (\pm 3.95 ac) parcels, one \pm 1.57 ha (\pm 3.89 ac) Public Utility Lot, and an internal subdivision road.

Legend

Support



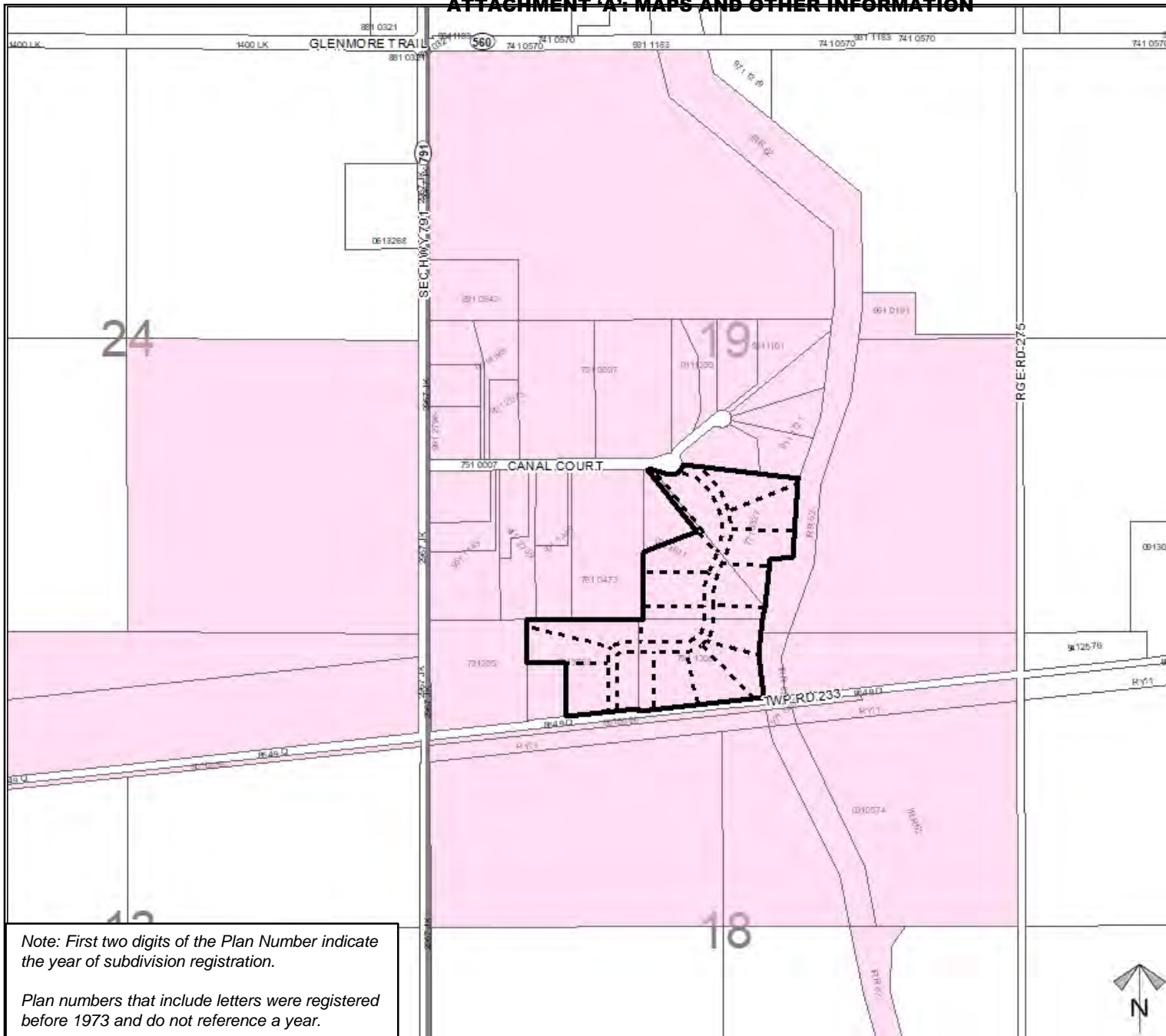
Opposition



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: 03218020/8008/9035 /9019
 File: PL20200013
 Legal: A portion of NW-18-23-27-W04M; S/SW-19-23-27-W04M
 Printed on: 23/11/2020



Tentative Plan

Subdivision Proposal

To create fifteen ± 1.6 ha (± 3.95 ac) parcels, one ± 1.57 ha (± 3.89 ac) Public Utility Lot, and an internal subdivision road.

Legend

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

Surveyor's Notes:

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

Division: 4

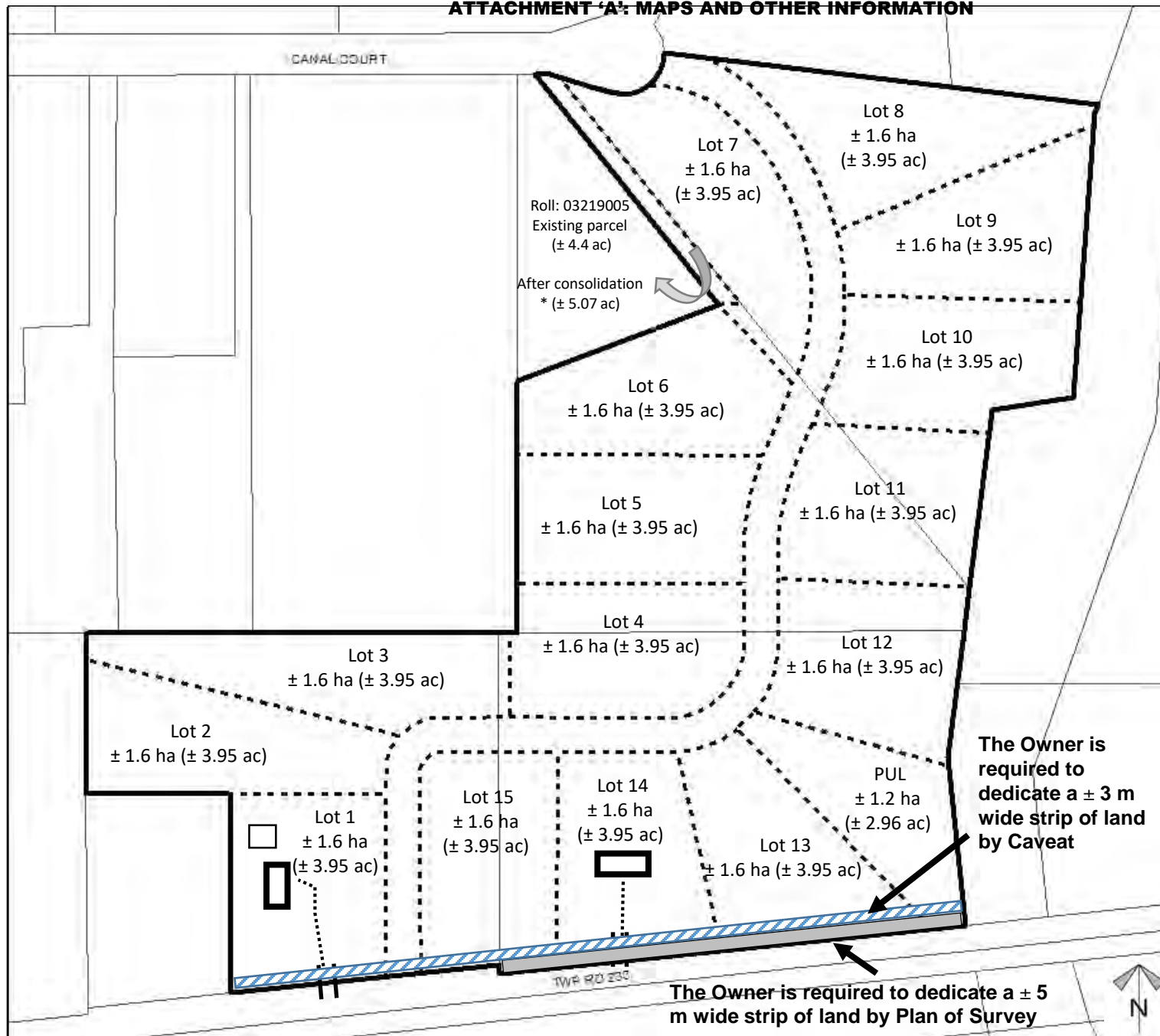
Roll: 03218020/8008/9035 /9019

File: PL20200013

Legal: A portion of NW-18-23-27-

W04M; S/SW-19-23-27-W04M

Printed on: 23/11/2020





ROCKY VIEW COUNTY

ATTACHMENT 'B': APPROVAL CONDITIONS

- A. The application to create fifteen ± 1.6 ha (± 3.95 ac) residential lots, one ± 1.20 ha (± 2.96 ac) public utility lot (PUL) and an internal road within a portion of SW-19-23-27-W04M and a portion of NW-18-23-27-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is 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:

Plan of Survey

1. Subdivision 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.
2. The Owner is to dedicate:
 - a) a ± 5 m wide strip of land by Plan of Survey, and additional ± 3 m wide strip of land by a Caveat along the southern boundary of Lot 13, Plan 7911308, for future Township Road 233 road widening, as shown on the approved Tentative Plan,
 - b) a ± 3 m wide strip of land by Caveat along the southern boundary of Lot 14, Block 2, Plan 0613763, for future Township Road 233 road widening, as shown on the approved Tentative Plan.

Development Agreement

3. The Owner is to enter into a Development Agreement for the provision of the following infrastructure and improvements:
 - a) Construction of a new internal paved road system from Township Road 233 to Canal Court (approximately 950 m) to a Country Collector (400.5) standard complete with all necessary signage and paved approaches to each lot, in accordance with the County Servicing Standards;
 - b) Construction of intersection of Township Road 233 & Site Access to Type 1a standard in accordance with the submitted TIA;



ROCKY VIEW COUNTY

- c) Appropriate connection of the new internal road to Township Road 233 and Canal Court;
- d) Improvements to the intersection of Township Road 233 and Highway 791 to Type IIb standard in accordance with the submitted TIA including obtaining necessary approvals from Alberta Transportation;
- e) Upgrade Township Road 233 to a Regional Transitional Paved Road (400.10) standard from the southern site access to Highway 791 (Approximately 500 m) including any paved approaches to the existing lots and appropriate tie-in to Highway 791;
- f) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan with a centralized municipal pond. This will also include
 - o A drafting hydrant to address all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws
 - o the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and the County.
- g) Obtain all necessary Alberta Environment and Park approval for the disturbances to any of the onsite wetlands
- h) Implementation of the recommendations of the Construction Management Plan;
- i) Implementation of the recommendations of the Geotechnical Report;
- j) Implementation of the recommendations of the Erosion & Sedimentation Control plan;
- k) Dedication of necessary easements and right of ways for utility line assignments;
- l) Installation of power, natural gas and telephone lines;
- m) Mailboxes are to be located in consultation with Canada Post.

Site Servicing

- 4. Water is to be supplied by an individual well on Lots 2-12, 13 and 15. The subdivision shall not be endorsed until:
 - a) A Phase 2 Aquifer Testing Report is provided for Lots 2-12, 13 and 15, which is to include aquifer testing and the locations of the water wells on each lot; and the results of the aquifer testing meet the requirements of the Water Act and County's servicing standards.
- 5. The Owner shall enter into a Development Agreement (Site Improvements Services Agreement) with the County for the installation of an advanced treatment system on all proposed parcels in accordance with the recommendations of the Level 4 PSTS assessment prepared by Groundwater information Technologies dated April 17, 2015.
- 6. The Owner shall enter into Deferred Services Agreement with the County, to be registered on title for each proposed Lots 1-15, indicating:
 - a) Requirements for each future Lot Owner 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;

Stormwater



ROCKY VIEW COUNTY

7. The Owner shall provide a detailed design of all required stormwater infrastructure incorporating a centralized municipal pond in accordance with County's servicing standards. Implementation shall include:
 - a) Registration of any required easements and/or utility rights-of-way;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland disturbance;
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
8. The Owner shall provide an Erosion and Sediment Control (ESC) Plan, to address all ESC measures to be implemented during the construction of all infrastructure for the proposed development, in accordance with the County's Servicing Standards.

Developability

9. The Owner shall provide a Geotechnical Investigation to determine the soil suitability to support the proposed subdivision. The Geotechnical Investigation shall also make recommendations for centralized stormwater pond design, and the pavement structure design of the proposed internal road and Township Road 233.
10. The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.

Municipal Reserve

11. The provision of Reserve in the amount of 10% of the subject lands, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the appraisal report provided by RDS Appraisal Group, November 20, 2020, pursuant to Section 666(3) of the Municipal Government Act.

Others

12. The Owner is eligible to enter into a Cost Recovery Agreement with the County for the offsite upgrades in accordance with County Policy 406.

Payments

13. The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total gross acreage of the lands to be subdivided, excepting proposed Lots 1 & 14 where the existing dwellings are located.
14. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of fifteen (15) new lots.

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:



ROCKY VIEW COUNTY

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
Subdivision Authority

DATE: January 27, 2021

FILE: 03316010

SUBJECT: Subdivision Item: Creation of One Agricultural Lot

DIVISION: 4

APPLICATION: PL20200128

APPLICATION: To create a ± 21.85 hectare (± 54 acre) parcel (Lot 1) with a ± 41.28 hectare (± 102 acre) remainder (Lot 2).

GENERAL LOCATION: Located on the east border of the City of Calgary, approximately 1.6 km (1 mile) south of Highway 560, and 0.8 km (0.5 mile) west of Range Road 283.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200128 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200128 be tabled until a redesignation application is submitted and approved for the following reasons:
- Further subdivision usually requires redesignation first, to obtain appropriate land use, in order to support the proposed development and the parcel size. The existing land use (A-GEN) does not support the size of the new lot (± 54 acre).
 - It should be noted that, a large waterbody covers 85% of the new lot, leaving approximately ± 8 acre developable area, which may restrict future development potential.
- Option #3: THAT Subdivision Application PL20200128 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, 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; • City of Calgary/Rocky View County Intermunicipal Development Plan • County Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
---	--

Transportation:

A large waterbody separates the subject land into half. The southern portion of the land (remainder Lot 2) contains a dwelling. It is accessed through the existing shared approach with the parcel located to the south.

The northern portion of the land, which is the proposed ± 54 acre new lot (Lot 1), is currently leased by an oil & gas company. Their well site is located within a water body and is accessed via a private driveway built within the undeveloped road allowance of Range Road 284. It has been confirmed with Road Operations that Range Road 284 is owned and maintained by the County. Should this application be approved, as a condition of subdivision, the Owner is required to construct a Regional Low Volume (400.9) gravel road within the road allowance of Range Road 284 (approx.. 1600m), to ensure that Lot 1 has physical access to a developed County road.

Alberta Transportation indicated that a Roadside Development Permit would be required if the Owner is to construct a County road from the intersection of Highway 560 to Lot 1.

Water and Wastewater:

The existing dwelling on the remainder land (Lot 2) is serviced by an existing water well and septic tank and field system. As the proposed new lot (Lot 1) is ± 54 acres in size, there is no requirement to demonstrate water and wastewater serviceability when the new lot is greater than 30 acres. While the new lot contains approximately ± 8 acre developable area due to the large waterbody, Administration has determined that there is a sufficient room for a water well and private sewage treatment system should a dwelling be built in the future.

Stormwater:

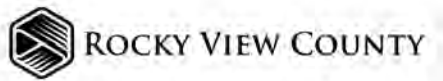
Should the applicant/owner construct a new dwelling, operate a small agricultural business or remain status quo minimal impacts on the existing drainage is expected.

Municipal Reserves:

Municipal Reserve is exempted in accordance with Section 663 of MGA, as the proposed new lot is greater than 40 acres.

Payments and Levies

Transportation Off-Site Levy (TOL) does not apply since both parcels are large agricultural lands.



County Plan:

The subject land is the remainder land after the first parcel out lot was created in 1996. Any further subdivision within the subject land would require redesignation first to get appropriate land use, in order to support the proposed development and the proposed parcel size.

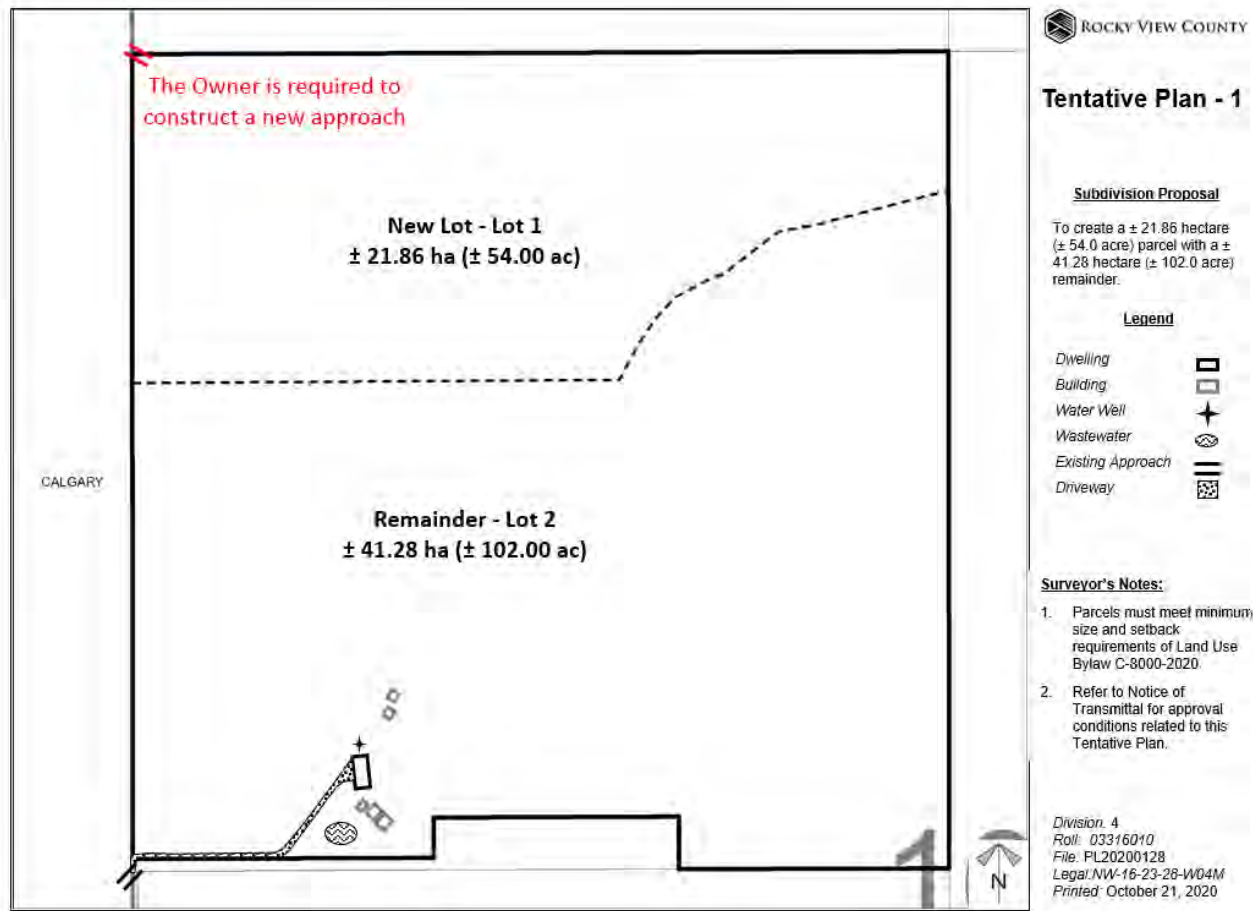
If the proposed new land use is residential, it would not meet the residential policies of the County Plan, as the subject quarter section is not qualified as fragmented quarter section, further subdivision within the quarter section would not be supported. If the proposed new use is agricultural land use, the applicant would need to demonstrate that the proposed development is either new or distinct agricultural use compared to the remainder land.

The City of Calgary and Rocky View County Intermunicipal Development Plan (IDP):

The land is located on the eastern boundary of the City of Calgary and falls within the notification area of the IDP. The application was circulated to City of Calgary in October 2020, and a follow up email was sent in December 2020, however, no response has been received.

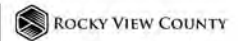
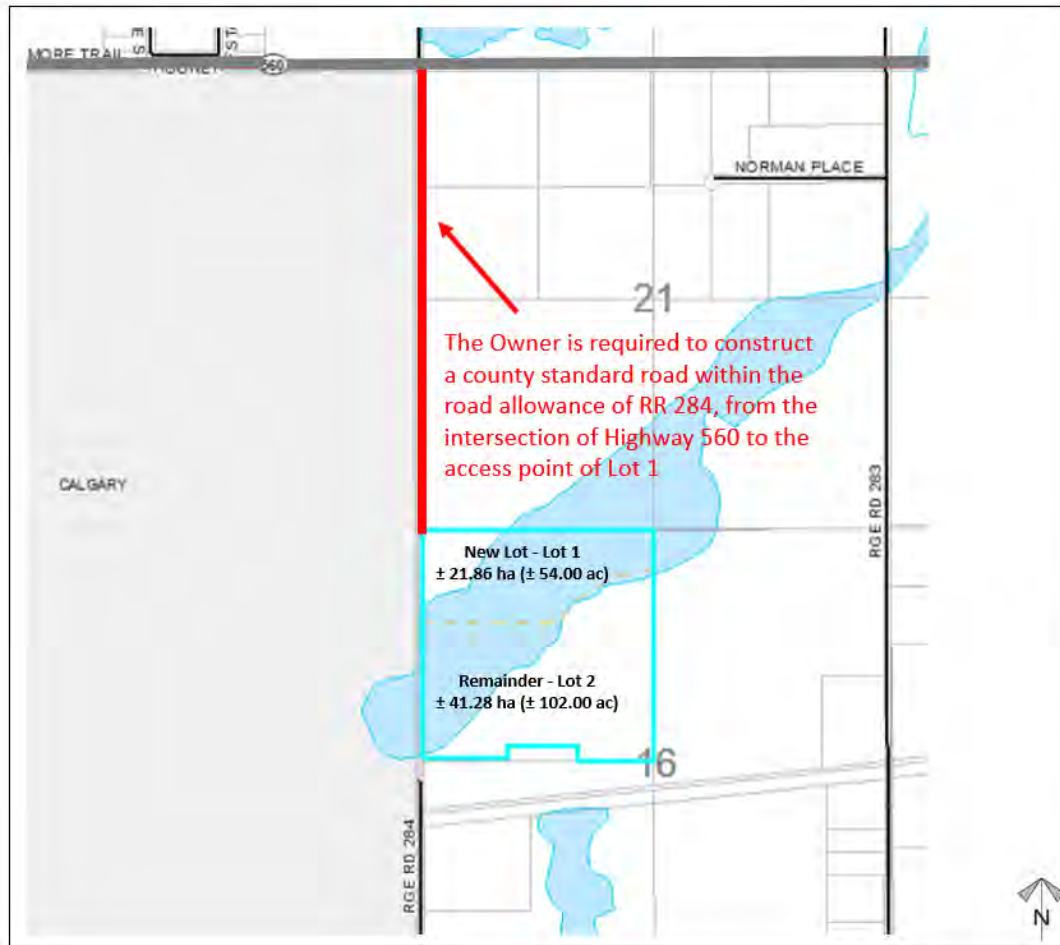


Tentative Plan - 1





Tentative Plan - 2



Tentative Plan - 2

Subdivision Proposal

To create a ± 21.86 hectare (± 54.0 acre) parcel with a ± 41.28 hectare (± 102.0 acre) remainder.

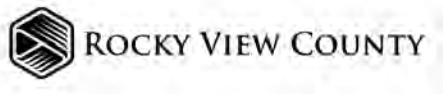
Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
Driveway	

Surveyor's Notes:

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

Division: 4
Roll: 03316010
File: PL20200128
Legal: NW-16-23-28-W04M
Printed: October 21, 2020

**CONCLUSION:**

For the reasons explained above, Administration recommends that this application be tabled, to allow the Applicant to apply for redesignation application for the proposed new lot. Should MPC chooses to approve this application without a redesignation application, the conditions of approval are included in Appendix B.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/sl

ATTACHMENTS:

ATTACHMENT 'A': Maps and Other Information

ATTACHMENT 'B': Approval Conditions



ROCKY VIEW COUNTY

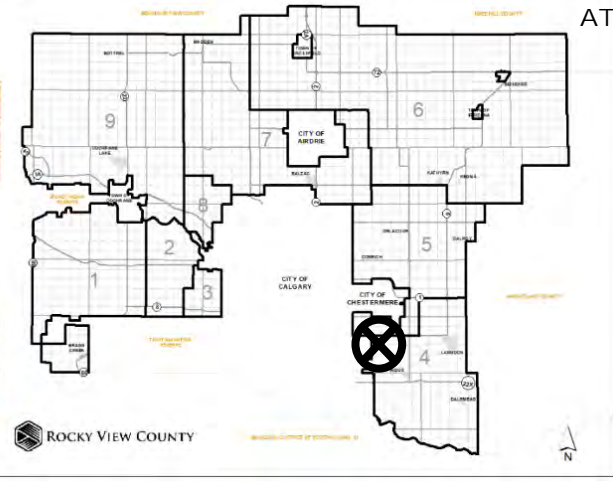
ATTACHMENT 'A': MAPS AND OTHER INFORMATION

APPLICANT: Paul Schneider	OWNER: Jack & Marlene Begg
DATE APPLICATION RECEIVED: September 17, 2020	DATE DEEMED COMPLETE: October 19, 2020
GROSS AREA: ± 63.13 hectares (± 156 acres)	LEGAL DESCRIPTION: A Portion of NW-16-23-28-W04M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: 1996 A ± 1.62 hectare (± 4.0 acre) parcel was created from the subject quarter section as the first parcel out. The subdivision was registered in Plan 9612258. The remainder land within the quarter section is the subject land in this case.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 24 adjacent landowners. No letters were received. 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.	

ATTACHMENT 'A': MAPS AND OTHER INFORMATION

**Location
& Context****Subdivision Proposal**

To create a ± 21.86 ha
(± 54.00 ac) parcel with a
 ± 41.28 ha (± 102.00 ac)
remainder.



Division: 4
 Roll: 03316010
 File: PL20200128
 Legal: NW-16-23-28-W04M
 Page 8 of 17

Development Proposal

Subdivision Proposal

To create a ± 21.86 ha (± 54.00 ac) parcel with a ± 41.28 ha (± 102.00 ac) remainder.

New Lot - Lot 1
 ± 21.86 ha (± 54.00 ac)

Oil Well Site

CALGARY

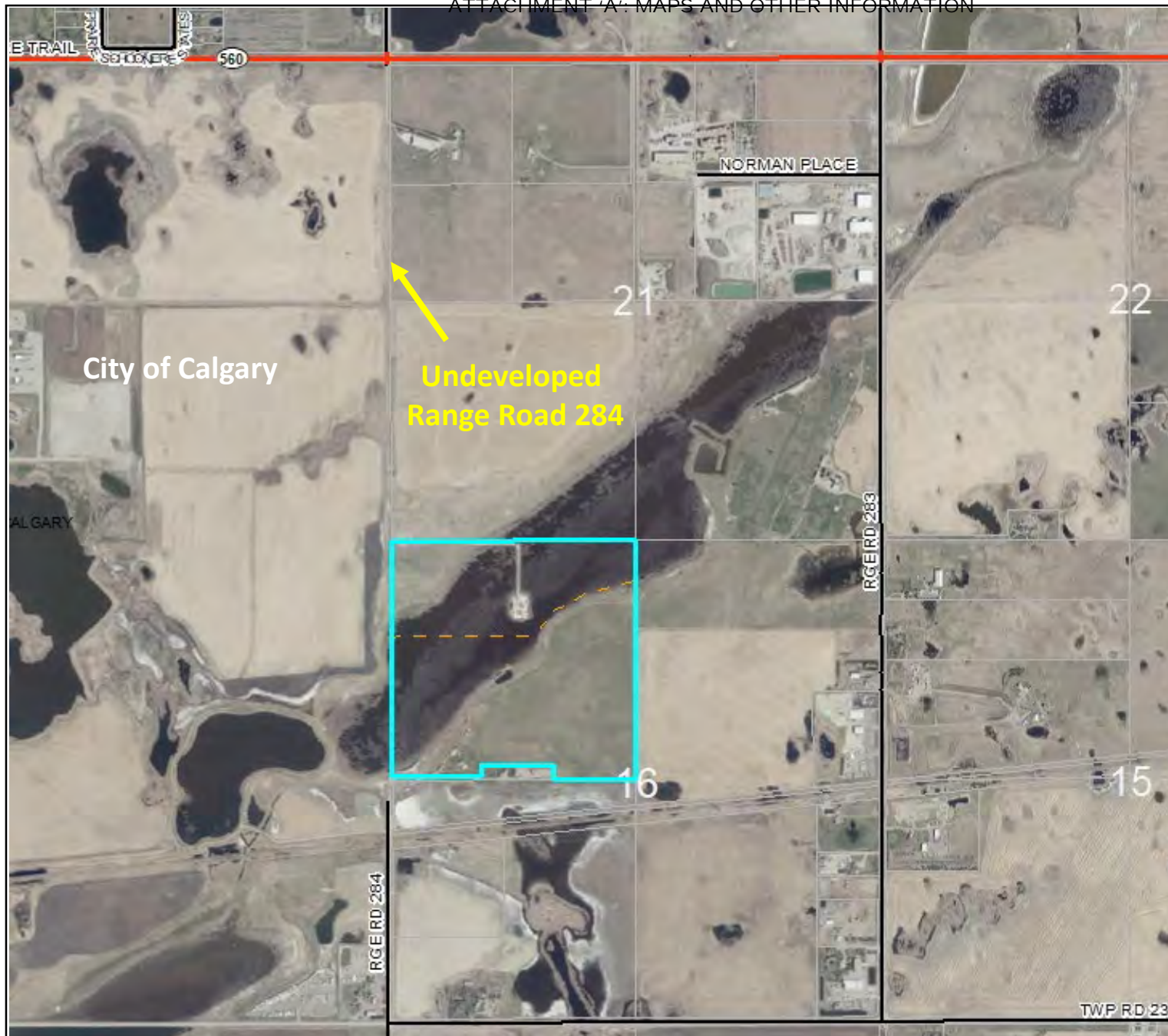
Remainder - Lot 2
 ± 41.28 ha (± 102.00 ac)

Division: 4
Roll: 03316010
File: PL20200128
Legal: NW-16-23-28-W04M
Page 85 of 140
Printed on 11/11/20

Site Context

Subdivision Proposal

To create a ± 21.86 ha
 (± 54.00 ac) parcel with a
 ± 41.28 ha (± 102.00 ac)
 remainder.



Environmental

Subdivision Proposal

To create a ± 21.86 ha (± 54.00 ac) parcel with a ± 41.28 ha (± 102.00 ac) remainder.

CALGARY

RGCRD 284

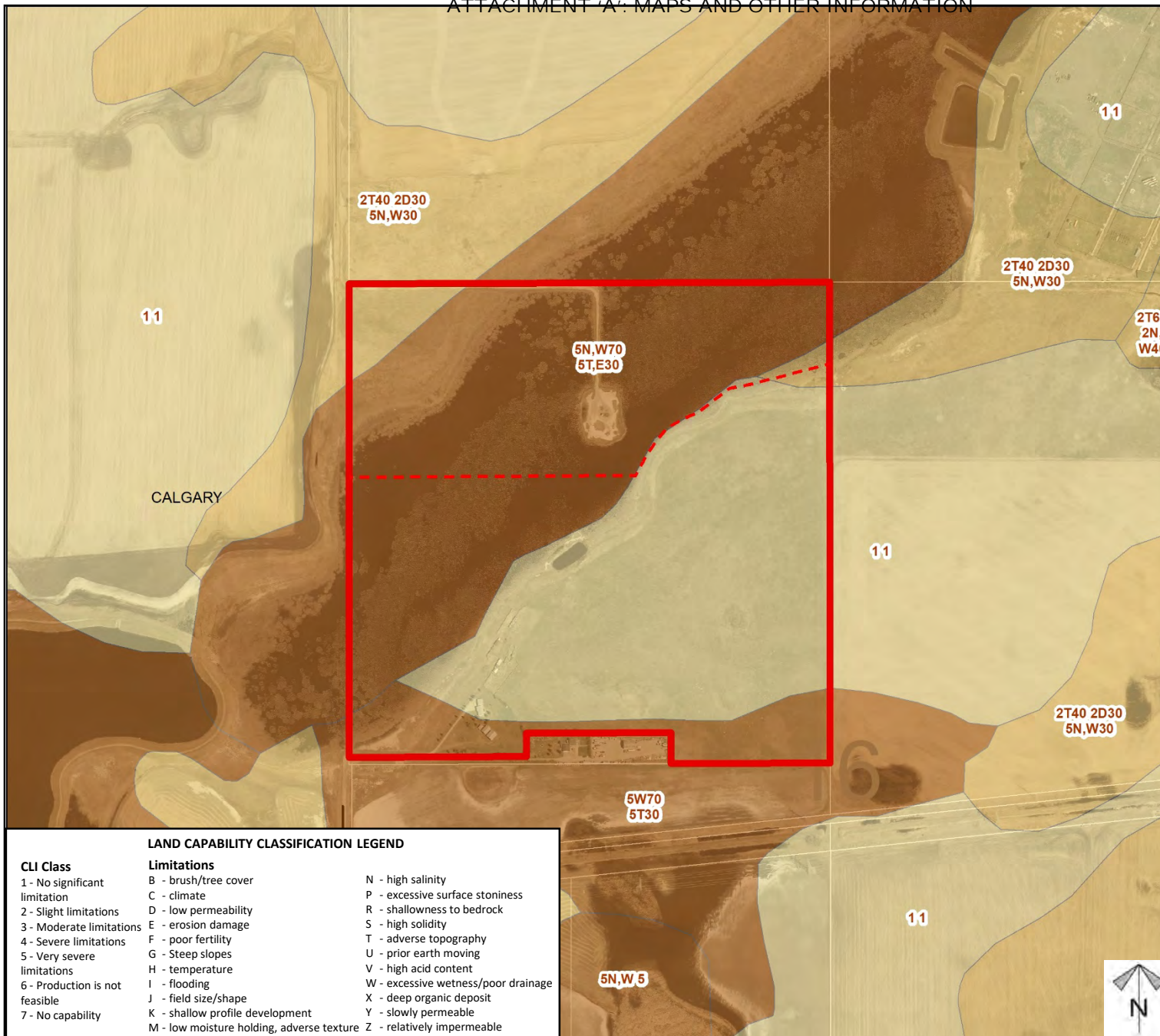
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 4
 Roll: 03316010
 File: PL20200128
 Legal: NW-16-23-28-W04M
 Page 11 of 17

Soil Classifications

Subdivision Proposal

To create a ± 21.86 ha
 (± 54.00 ac) parcel with a
 ± 41.28 ha (± 102.00 ac)
 remainder.



Subdivision Proposal

To create a ± 21.86 ha (± 54.00 ac) parcel with a ± 41.28 ha (± 102.00 ac) remainder.

Legend

Support



Opposition



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: 03316010
File: PL20200128
Legal: NW-16-23-28-W04M
Page 88 of 112

Tentative Plan - 1

Subdivision Proposal

To create a ± 21.86 hectare (± 54.0 acre) parcel with a ± 41.28 hectare (± 102.0 acre) remainder.

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
Driveway	

Surveyor's Notes:

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

Division: 4
 Roll: 03316010
 File: PL20200128
 Legal: NW-16-23-28-W04M
 Page 90 of 112
 Printed: 2020-03-14

The Owner is required to construct a new approach

New Lot - Lot 1
 ± 21.86 ha (± 54.00 ac)

Remainder - Lot 2
 ± 41.28 ha (± 102.00 ac)

CALGARY









Tentative Plan - 2

Subdivision Proposal

To create a ± 21.86 hectare (± 54.0 acre) parcel with a ± 41.28 hectare (± 102.0 acre) remainder.

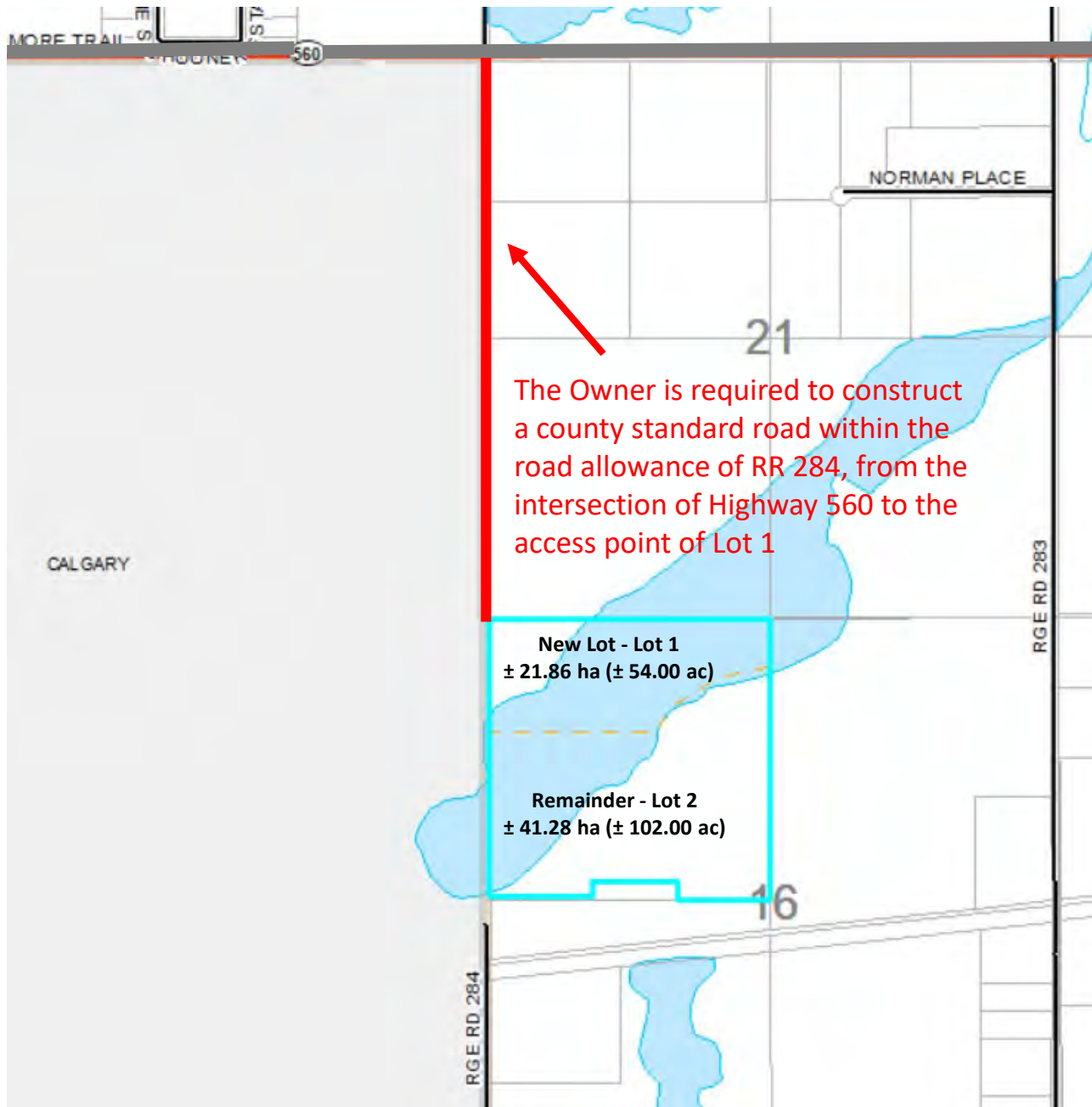
Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
Driveway	

Surveyor's Notes:

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

Division: 4
 Roll: 03316010
 File: PL20200128
 Legal: NW-16-23-28-W04M
 Page 91 of 112
 Printed on 2020-11-10





ATTACHMENT 'B': APPROVAL CONDITIONS

- A. The application to create a ± 21.85 hectare (± 54 acre) parcel (Lot 1) with a ± 41.28 hectare (± 102 acre) remainder (Lot 2) within NW-16-23-28-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is 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:

Plan of Survey

1. Subdivision 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 284 to a gravel Regional Low Volume (400.9) standard from the intersection of Highway 560 up to the proposed gravel approach (approximately 1.6 km in total length) with an offset cul-de-sac bulb and any necessary easement agreements, including complete approach to the new 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 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.



ROCKY VIEW COUNTY

4. 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.

Payments

5. The Applicant/Owner shall pay the County subdivision endorsement fee for the creation of one new lot (1), in accordance with the Master Rates Bylaw.

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.

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Subdivision Authority

DATE: January 27, 2021

FILE: 06401022

SUBJECT: Subdivision Item: Creation of One Industrial Parcel

DIVISION: 7

APPLICATION: PL20200157

APPLICATION: To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, with a ± 23.14 hectare (57.19 acre) remainder (Lot 2).

GENERAL LOCATION: Located within High Plains Industrial Park Phase 3 in Balzac, approximately 2.4 km (1.5 miles) south of Highway 566, immediately east of High Plains Boulevard and west of Range Road 290.

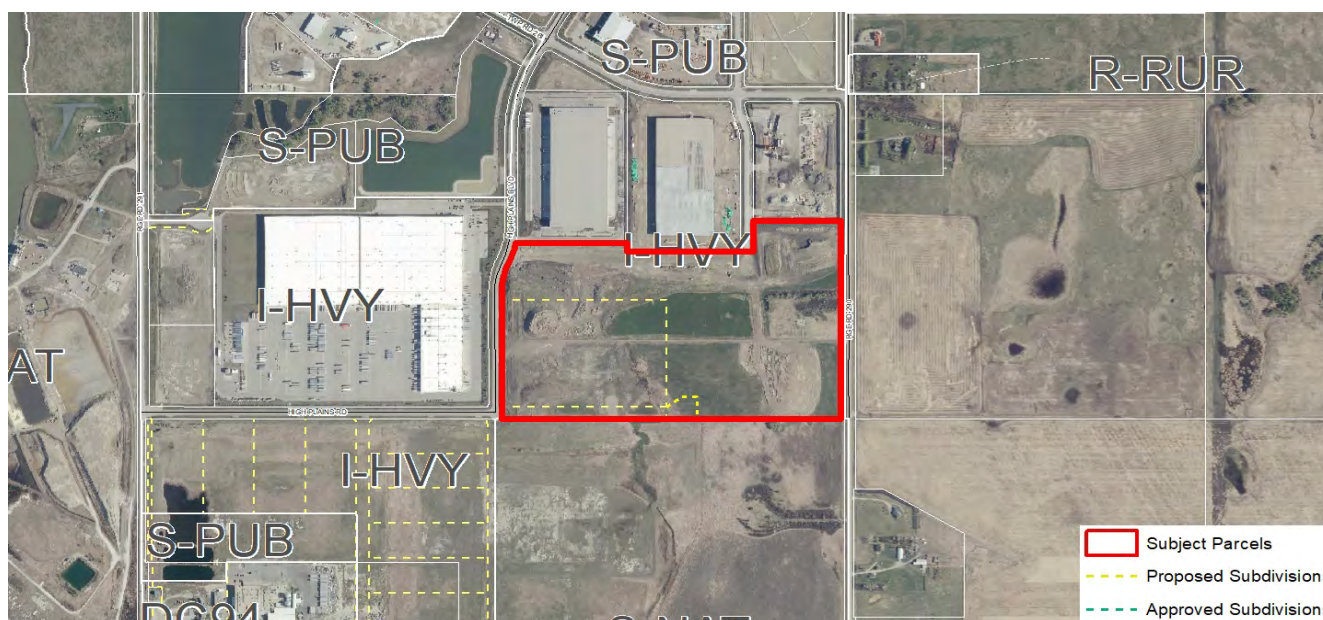
LAND USE DESIGNATION: Industrial, Heavy District (I-HVY)

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200157 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200157 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 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; • County Plan; • Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) • Balzac East Area Structure Plan • High Plains Industrial Park Conceptual Scheme • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Original Appraisal Report (Altus Group, November 25, 2020) • Updated Appraisal Report (Altus Group, December 18, 2020)
---	---

Transportation:

The proposed new lot and the remainder will be accessed from High Plains Boulevard. The Applicant proposes to dedicate a 30 meter strip of land for a future internal road, and construct the road to provide a linkage to the development to the east. As conditions of subdivision, the Owner is required to enter into a Development Agreement for construction of an internal subdivision road, provide an updated Traffic Impact Assessment, and pay the Transportation Off-Site Levy.

Water and Wastewater:

The proposed lots would obtain water servicing from the East Balzac Water Distribution System, and obtain wastewater servicing from the East Balzac Sanitary Collection System. As conditions of subdivision, the Owner is required to provide a detailed potable water servicing and hydraulic design study, a detailed sanitary servicing study, enter into a Development Agreement for construction of piped water and wastewater systems, enter into a Capacity Allocation Agreement for servicing allocation to the proposed lots, and pay the Water and Wastewater Offsite Levy.

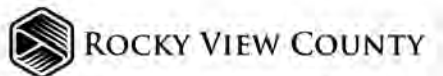
Stormwater:

Surface drainage generated within the Stage III Outline Plan will be conveyed to a Public Utility Lot (PUL) that has been built to the northwest of the subject land. As conditions of subdivision, the Owner is required to provide an updated Stormwater Management Report, an Erosion and Sediment Control Plan, and enter into a Development Agreement for construction of required infrastructure and improvements.

Municipal Reserves:

The existing Deferred Reserve Caveat (191 021 862) registered on the land title indicates that Municipal Reserve owing on the subject land is 13.55 ha (33.49 ac), which includes the reserve owing on subject land and reserves that were previously transferred from other lands. The Applicant proposes to pay 7 acres of MR owing by cash-in-lieu through this application and continue deferring 26.49 acres (33.49 acres – 7 acres = 26.49 acres) to the remainder Lot 2 by Caveat.

The original appraisal report indicated that the market value for the subject land is \$150,000/ac. The Applicant submitted a revised appraisal report a few weeks later, showing the market value changed to \$46,000/ac. The appraiser explained that the report was updated to include new information provided by the applicant.

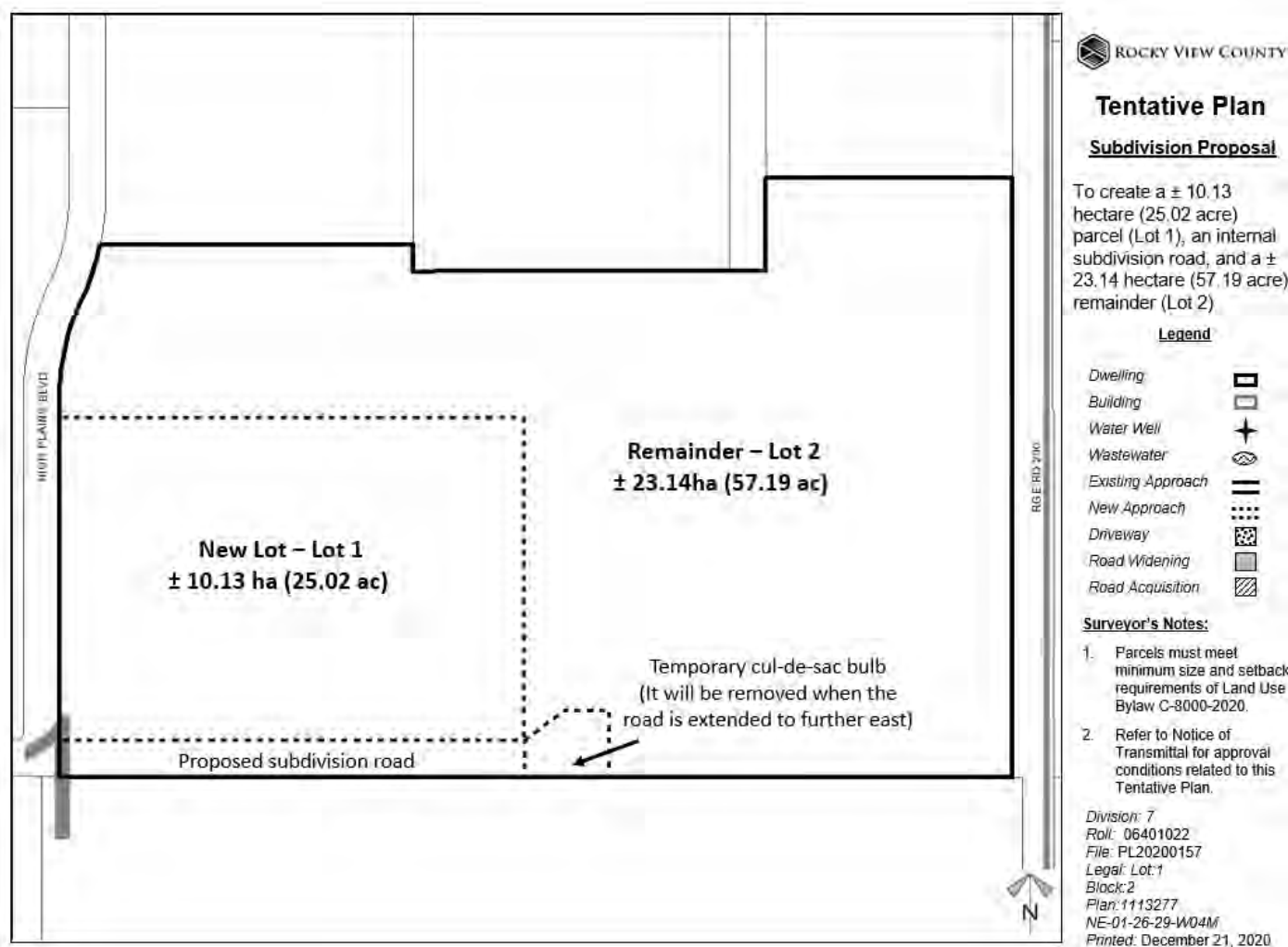


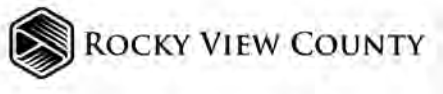
Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	<p>\$ 606,772.80 (plus borrowing costs to payment date)</p> <p>Developable area 27.84 ac</p> <p>Base Levy = \$4595/ac x 27.84 ac = \$127,924.80</p> <p>Special Area 1 Levy = \$17,200/ac x 27.84 ac = \$478,848 (plus borrowing costs to payment date)</p> <p>Total = \$606,772.80 (plus borrowing costs to payment date)</p>
WATER AND WASTEWATER OFFSITE LEVY	To be determined when servicing allocation is confirmed at the endorsement stage.
MUNICIPAL RESERVE (cash in lieu payment)	<p>\$322,000</p> <p>Market value \$46,000/ac (shown on the updated appraisal report) x 7 acres (to be paid at this time) = \$322,000</p>



Tentative Plan



**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 'A': MAPS AND OTHER INFORMATION

APPLICANT: IBI Group Geomatics Canada Inc.	OWNER: 1405275 Alberta Ltd.
DATE APPLICATION RECEIVED: November 13, 2020	DATE DEEMED COMPLETE: December 18, 2020
GROSS AREA: ± 34.41 hectares (± 85.03 acres)	LEGAL DESCRIPTION: Lot 1, Block 2, Plan 1113277, NE-01-26-29-W04M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: June 20, 2019 Delegated Subdivision Authority approved boundary adjustment application PL20190045, to adjust property lines for three lots created previously. The subject land is one of the three lots. September 25, 2018 Council approved subdivision application PL20180084, as part of Stage 3 of the High Plains Development, to create two industrial lots, an internal subdivision road, and one remainder. July 30, 2013 Council approved Stage 3 Outline Plan and it was appended to the High Plains Industrial Park Conceptual Scheme 2012-RV-074.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 46 adjacent landowners. No letters were received. 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.	

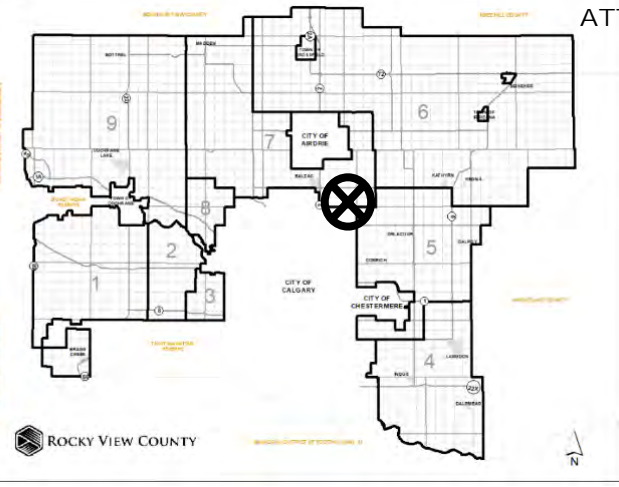


Location & Context

Subdivision Proposal

To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, and a ± 23.14 hectare (57.19 acre) remainder (Lot 2)

ATTACHMENT 'A' MAPS AND OTHER INFORMATION



Division: 7
Roll: 06401022
File: PL20200157
Legal: Lot:1
Block:2
Plan: 1113277
Page 10 of 14
Printed: December 21, 2020



Development Proposal

Subdivision Proposal

To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, and a ± 23.14 hectare (57.19 acre) remainder (Lot 2)



Division: 7
Roll: 06401022
File: PL20200157
Legal: Lot:1
Block:2
Plan:1113277
Page 8 of 14
Printed: December 21, 2020



Environmental

Subdivision Proposal

To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, and a ± 23.14 hectare (57.19 acre) remainder (Lot 2)



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

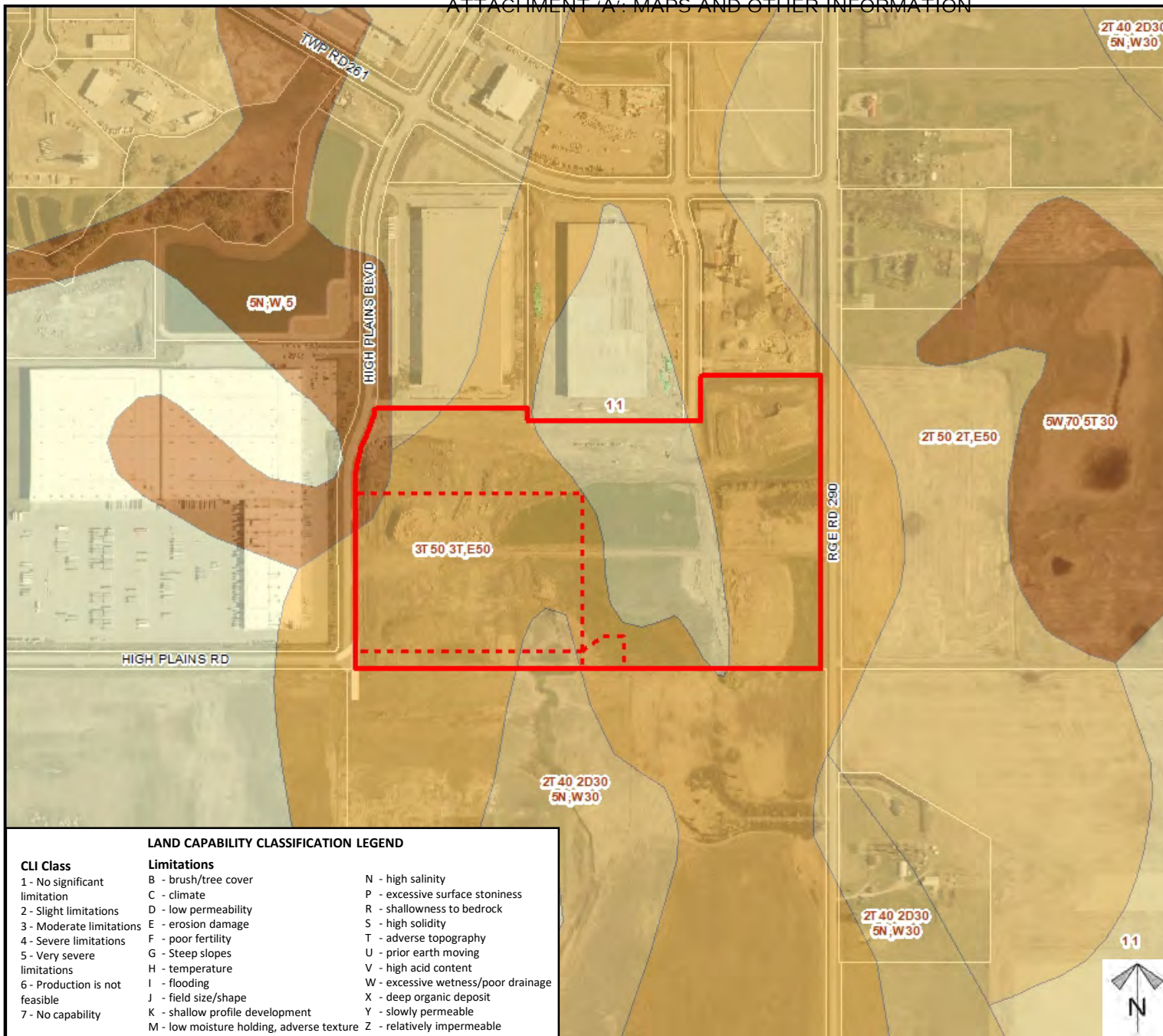
Division: 7
 Roll: 06401022
 File: PL20200157
 Legal: Lot:1
 Block:2
 Plan: 1113277
 Page 10 of 14
 Printed: December 21, 2020



Soil Classifications

Subdivision Proposal

To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, and a ± 23.14 hectare (57.19 acre) remainder (Lot 2)



Division: 7
 Roll: 06401022
 File: PL20200157
 Legal: Lot:1
 Block:2
 Plan:1113277
 Page 10 of 14
 Printed: December 21, 2020

Landowner Circulation Area

Subdivision Proposal

To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, and a ± 23.14 hectare (57.19 acre) remainder (Lot 2)

Legend

Support



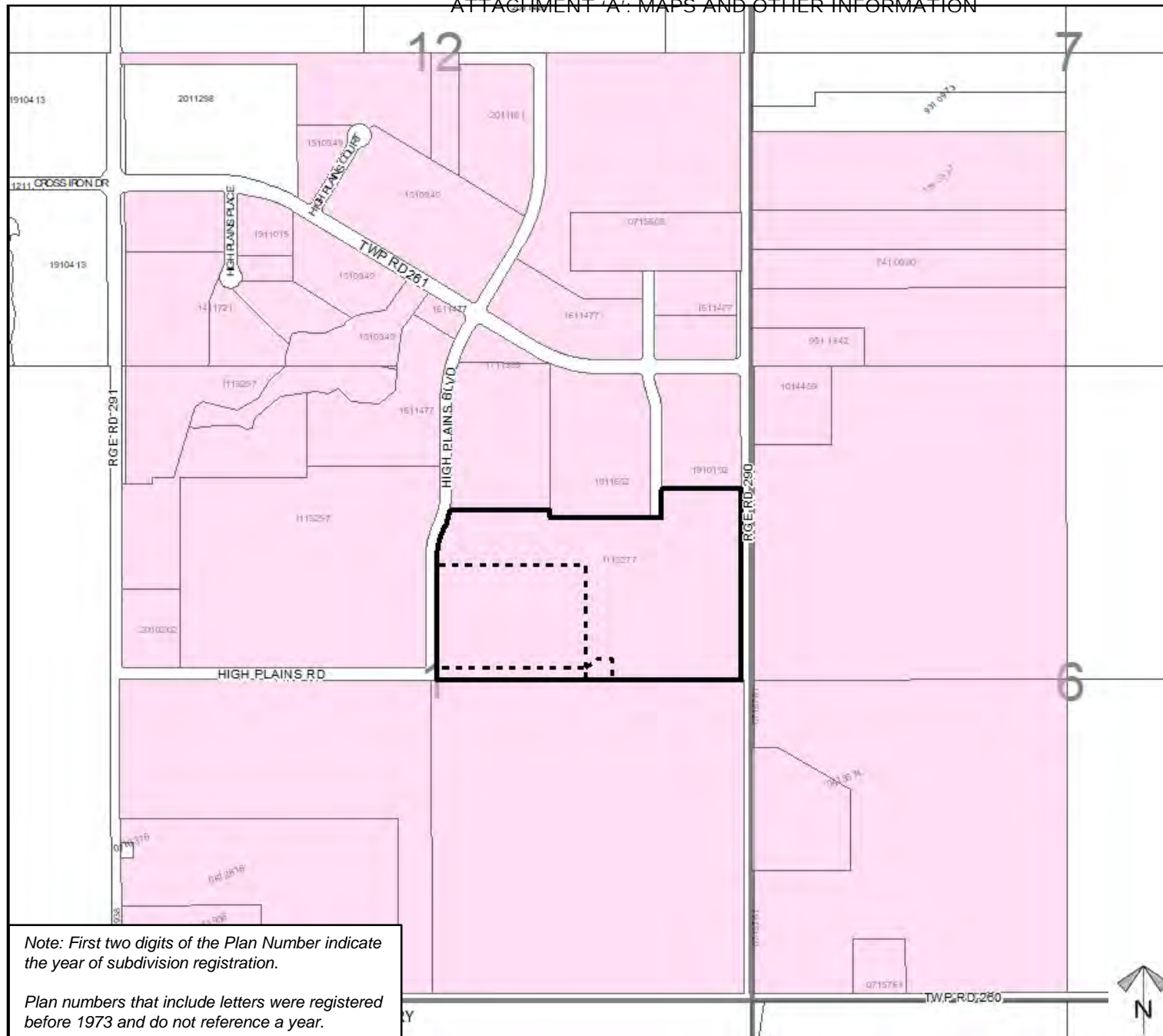
Opposition



Division: 7
Roll: 06401022
File: PL20200157
Legal: Lot:1
Block:2

Plan:1113277
Page 1-24 of 14

Printed: December 21, 2020



Tentative Plan

Subdivision Proposal

To create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, and a ± 23.14 hectare (57.19 acre) remainder (Lot 2)

Legend

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

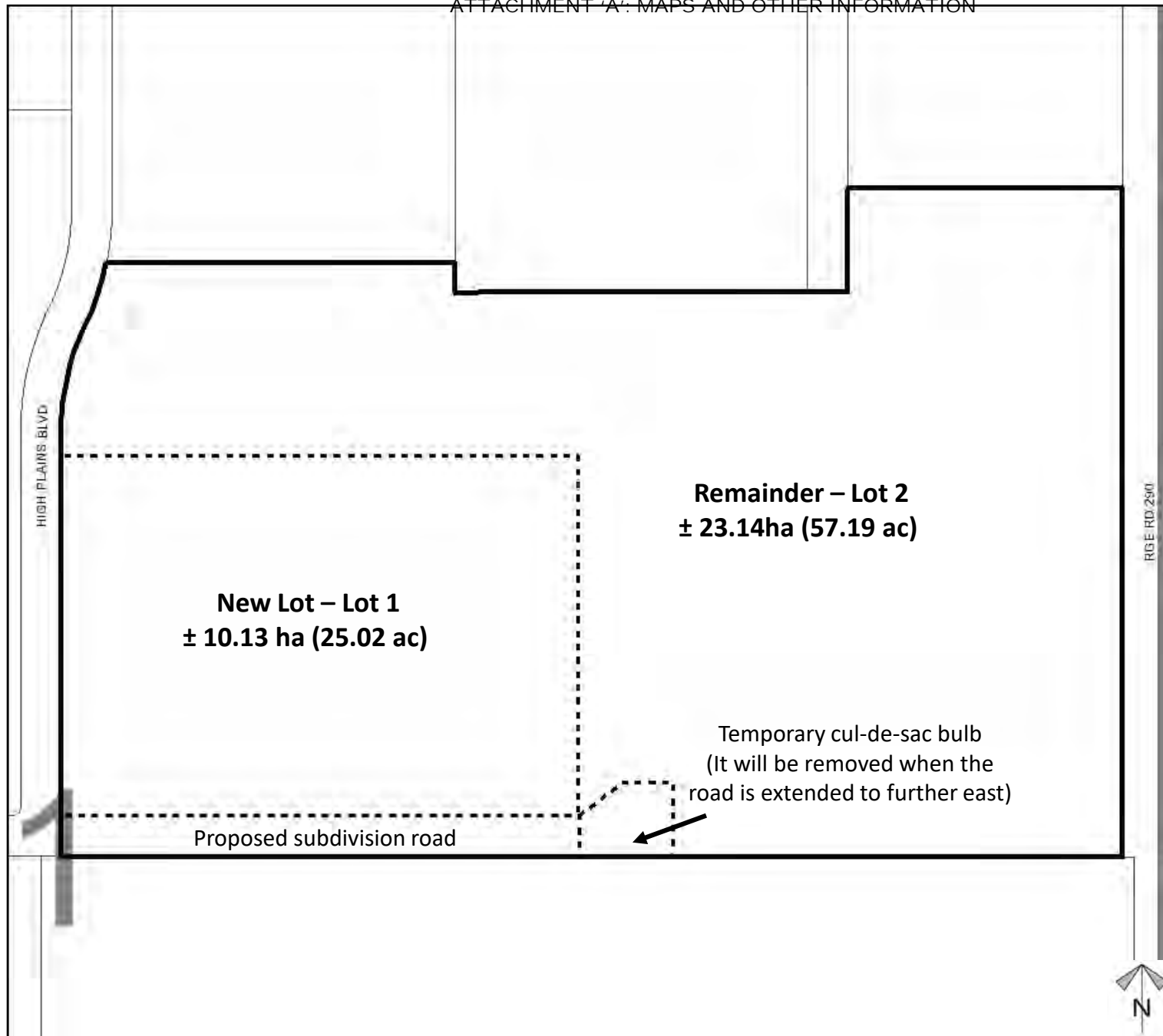
Surveyor's Notes:

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

Division: 7
 Roll: 06401022
 File: PL20200157
 Legal: Lot:1
 Block:2
 Plan:1113277

Page 12 of 14

Printed: December 21, 2020





ATTACHMENT 'B': APPROVAL CONDITIONS

- A. The application to create a ± 10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, with a ± 23.14 hectare (57.19 acre) remainder (Lot 2) within Lot 1, Block 2, Plan 1113277, NE-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;
 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:

Plan of Subdivision

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 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:
 - a) Design and construction of a public road system with associated infrastructure which includes the following:
 - Intersection treatment in accordance with the approved TIA;
 - Approaches to each lot;
 - Temporary cul-de-sac including access easement;
 - Sidewalks/Pathways;
 - Offsite network improvements, if required, in accordance with the approved TIA;
 - b) Design and construction of Landscaping features for all public pathways, and public roadways and the Environmental Reserve, in accordance with the approved Landscaping Plan;
 - c) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
 - d) A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement;



ROCKY VIEW COUNTY

- e) Design and construction of a piped water distribution system and fire suppression system;
- f) A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
- g) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- h) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
- i) Dedication of necessary easements and right of ways for utility line assignments;
- j) Mailboxes are to be located in consultation with Canada Post;
- k) Installation of power, natural gas and telephone lines;
- l) Implementation of the recommendations of the Construction Management Plan;
- m) Implementation of the recommendations of the Geotechnical Report;
- n) Implementation of the recommendations of the Biophysical Impact Assessment and Wetland Impact Assessment;
- o) Alberta Environment and Parks approvals are required for disturbance to any onsite wetlands;
- p) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
- q) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- r) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

Transportation

- 3. The Owner shall provide an updated Traffic Impact Assessment (TIA) in accordance with the Rocky View County 2013 Servicing Standards, the High Plains Traffic Impact Assessment, and the Balzac Global TIA.
 - a) If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
 - b) The updated TIA needs to confirm timing for several off-site improvements that were identified in the 2018 Stage 4 and 5 TIA, as it relates to this Phase 3ciii parcel advancing

Site Servicing

- 4. The Owner shall provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
 - a) If upgrades or improvements are identified in the potable water servicing and hydraulic design study, then the Owner shall enter into a Development Agreement.
- 5. The Owner shall provide a detailed Sanitary Servicing Study to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
 - a) If offsite upgrades or additional lift station capacity are required, then all improvement shall be constructed under a Development Agreement.
 - b) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.



6. The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

Stormwater

7. The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
 - a) All improvements shall be constructed under a Development Agreement.
 - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
8. The Owner shall provide an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

Developability

9. The Owner shall provide a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
 - a) For areas with greater than 1.2 m of fill, a Deep Fill report is required.
10. The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.

Landscaping

11. The Owner shall provide a Landscaping Plan for the Landscaping Easement, as shown on the Tentative Plan.
 - a) Implementation of the approved landscaping plan shall be included within the requirements of the Development Agreement.

Lot Owner's Association

12. That an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the High Plains Development Association.
13. The Owner shall prepare a Solid Waste Management Plan, which will outline the responsibility of the Lot Owner's Association for the management of solid waste.
14. The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.

Municipal Reserve

15. That ± 2.83 hectares (± 7.00 acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the updated appraisal report provided by Altus Group, dated December 18, 2020, pursuant to Section 666(3) of the Municipal Government Act;



ROCKY VIEW COUNTY

- a) The remaining ± 10.72 hectares (± 26.49 acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within Lot 1, Block 2, Plan 1113277, NE-01-26-29-W04M, pursuant to Section 669 of the *Municipal Government Act*.
- b) The existing Deferred Reserve Caveat (191 021 862) shall be discharged and replaced with the new one above.

Payments and Levies

16. The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for:
 - a) the total gross acreage of Lot 1 and the internal road, as shown on the Plan of Survey.
17. The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 for Lot 1.
 - a) If required, the Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
18. 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

19. 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: Municipal Planning Commission
Subdivision Authority

DATE: January 27, 2021

FILE: 08815003 / 08815008

SUBJECT: Subdivision Item: Boundary Adjustment

DIVISION: 9

APPLICATION: PL20200160

APPLICATION: To adjust the boundaries between a ± 4.04 hectare (± 9.98 acre) parcel and a ± 10.29 hectare (± 25.44 acre) parcel in order to create a ± 4.09 hectare (± 10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (± 25.30 acre) parcel (Lot 2).

GENERAL LOCATION: Located approximately 1.6 km (1 mile) west of Highway 22, 0.8 km (0.5 mile) north of Township Road 281A, and on the east side of Range Road 43.

LAND USE DESIGNATION: Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML p8.1)

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

OPTIONS:

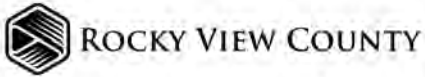
- Option #1: THAT Subdivision Application PL20200160 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200160 be refused as per the reasons noted

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

The application was evaluated based on the 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; • County Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
--	--

Transportation:

The subject two lots can be accessed through the exiting shared driveway and approach, which is protected by an Access Easement Agreement and Right-of-Way Plan.

Water and Wastewater:

The parcel in the north (08815003) is serviced by an existing water well and septic tank and field system. When that parcel was created in 2013, the Real Property Report submitted at that time did not show the location of the septic field. It is now confirmed that it is located on the neighbouring parcel to the south (08815008). The applicant intends to rectify this through this boundary adjustment by including ± 0.13 acre land where the septic field is located.

Payments and Levies

Transportation Off-Site Levy (TOL) was previously paid for 3 acres of land on the parcel in the north (08815003), and deferred on the parcel in the south (08815008). TOL will not be required for boundary adjustment application.

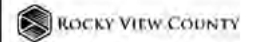
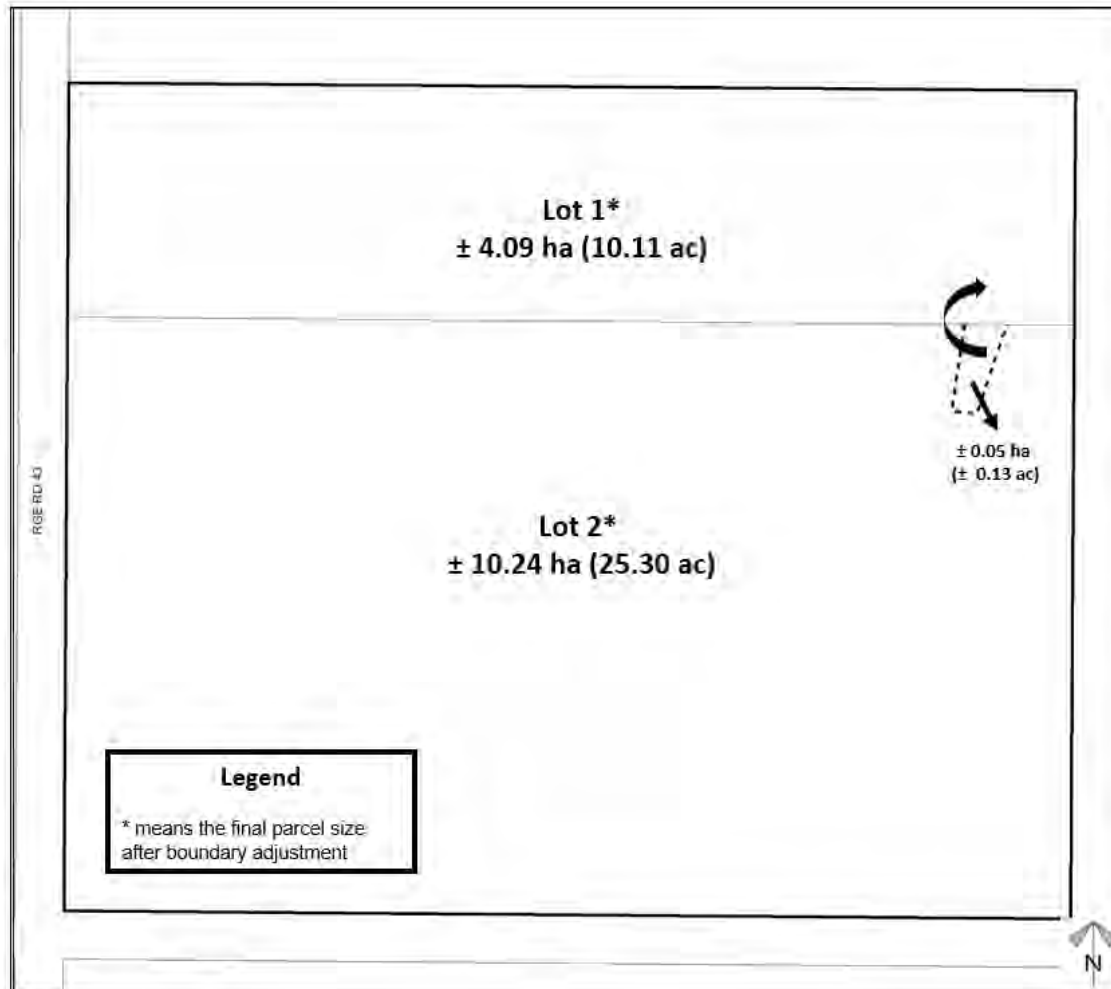
Land Use:

It should be noted that the proposed Lot 1 in the north will contain two land use districts after the boundary adjustment: the exiting residential use (R-RUR) and a ± 0.13 acre of agricultural use (A-SML p8.1) consolidated from the southern parcel that contains the septic field.

While the parcel does not meet the minimum parcel size requirement for A-SML, Administration has no concerns.



Tentative Plan



Tentative Plan

Subdivision Proposal

To adjust the boundaries between a ± 4.04 hectare (9.98 acre) parcel and a ± 10.29 hectare (25.44 acre) parcel in order to create a ± 4.09 hectare (10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (25.30 acre) parcel (Lot 2).

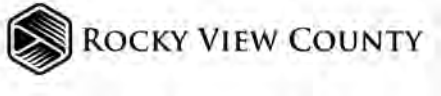
Legend

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-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 9
 Roll: 08815003 / 08815008
 File: PL20200160
 Legal:
 Lot 1, Block 1, Plan 1312163
 Lot 2, Block 2, Plan 2010674
 SW-15-28-04-W05M
 Printed: November 23, 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 'A': MAPS AND OTHER INFORMATION

APPLICANT: Midwest Surveys (Craig White)	OWNER: Daniel Stanger & Heidi Alexander Eldon Dahl & Agnes Dahl
DATE APPLICATION RECEIVED: November 19, 2020	DATE DEEMED COMPLETE: November 19, 2020
GROSS AREA: ± 14.33 hectares (± 35.42 acres)	LEGAL DESCRIPTION: Lot 1, Block 1, Plan 1312163, SW-15-28-04-W05M Lot 2, Block 2, Plan 2010674, SW-15-28-04-W05M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: January 8, 2019 Council approved subdivision application PL20180115, to create a ± 10.25 hectare (± 25.34 acre) parcel (Lot 1) with a ± 50.46 hectare (± 124.68 acre) remainder (Lot 2). Lot 1 is one of the subject lands in this application. January 8, 2013 Council approved subdivision application 2012-RV-055, to create a ± 4.05 hectare (± 10 acre) parcel (Lot 1) with a ± 60.70 hectare (± 150 acre) remainder (Lot 2). Lot 1 is the other subject land in this application.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 17 adjacent landowners. No letters were received. 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

Subdivision Proposal (Boundary Adjustment)

To adjust the boundaries between a ± 4.04 hectare (9.98 acre) parcel and a ± 10.29 hectare (25.44 acre) parcel in order to create a ± 4.09 hectare (10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (25.30 acre) parcel (Lot 2).

Division: 9

Roll: 08815003 / 08815008

File: PL20200160

Legal:

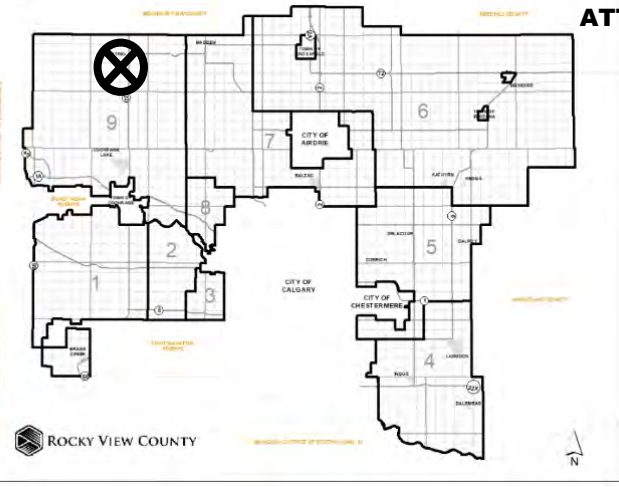
Lot 1, Block 1, Plan 1312163

Lot 2, Block 2, Plan 2010674

Page 14 of 14

Printed: November 23, 2020

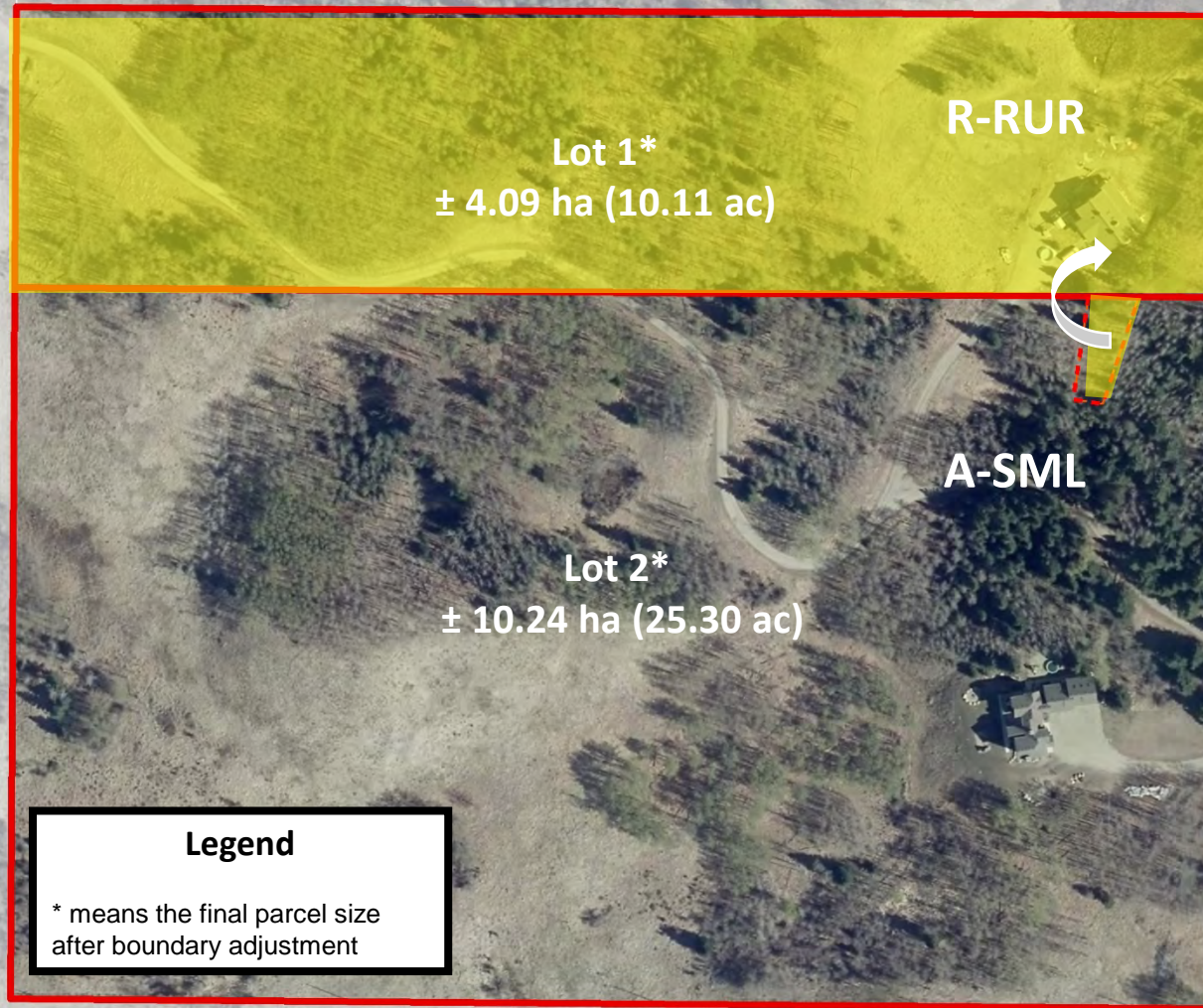
ATTACHMENT 'A': MAPS AND OTHER INFORMATION



Development Proposal

Subdivision Proposal (Boundary Adjustment)

To adjust the boundaries between a ± 4.04 hectare (9.98 acre) parcel and a ± 10.29 hectare (25.44 acre) parcel in order to create a ± 4.09 hectare (10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (25.30 acre) parcel (Lot 2).



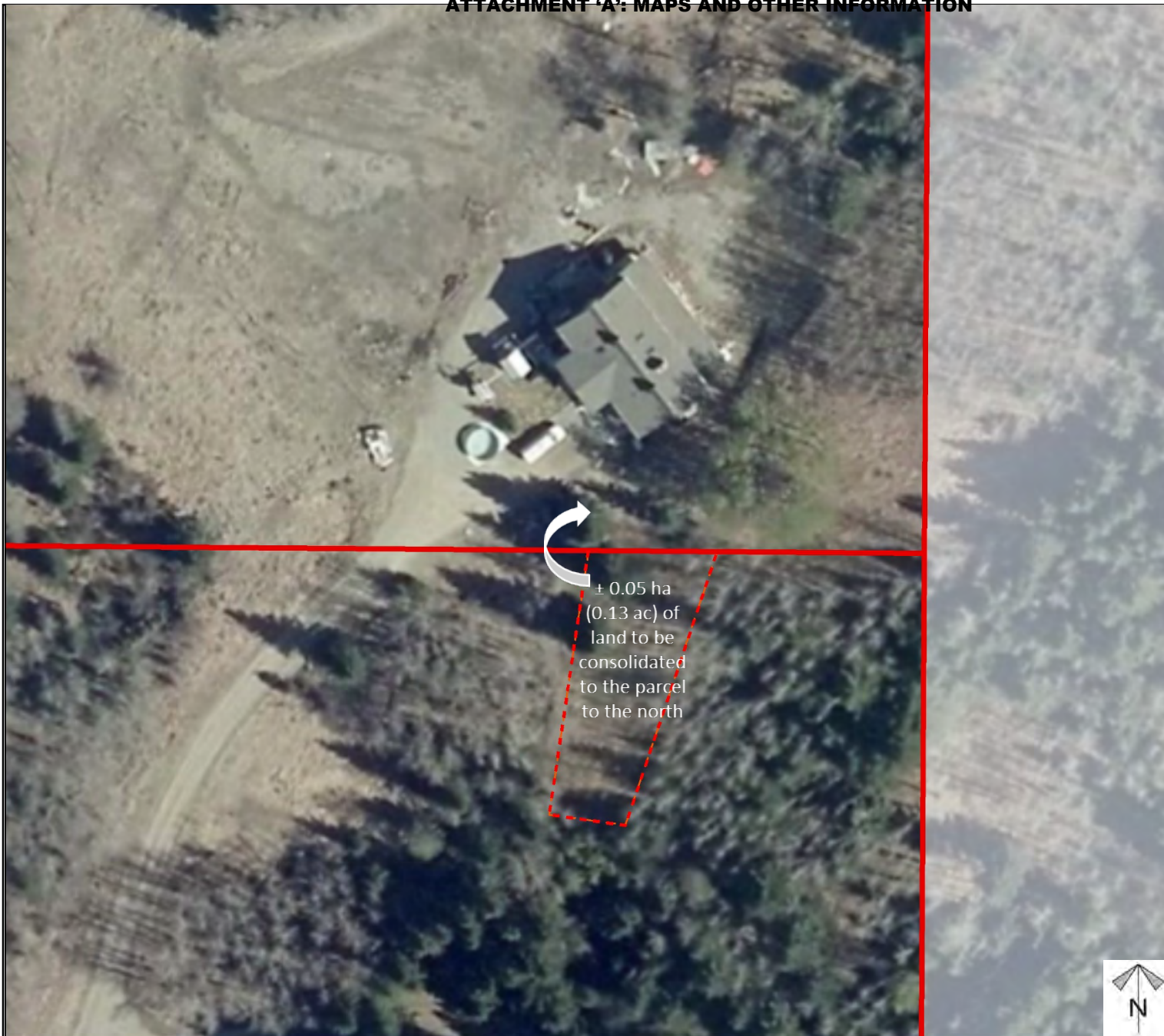
Division: 9
 Roll: 08815003 / 08815008
 File: PL20200160
 Legal:
 Lot 1, Block 1, Plan 1312163
 Lot 2, Block 2, Plan 2010674
 Page 14 of 14
 Printed: November 23, 2020



Development Proposal

Subdivision Proposal (Boundary Adjustment)

To adjust the boundaries between a ± 4.04 hectare (9.98 acre) parcel and a ± 10.29 hectare (25.44 acre) parcel in order to create a ± 4.09 hectare (10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (25.30 acre) parcel (Lot 2).



Division: 9

Roll: 08815003 / 08815008

File: PL20200160

Legal:

Lot 1, Block 1, Plan 1312163

Lot 2, Block 2, Plan 2010674

Page 14 of 14

Printed: November 23, 2020



Environmental

Subdivision Proposal (Boundary Adjustment)

To adjust the boundaries between a ± 4.04 hectare (9.98 acre) parcel and a ± 10.29 hectare (25.44 acre) parcel in order to create a ± 4.09 hectare (10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (25.30 acre) parcel (Lot 2).

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

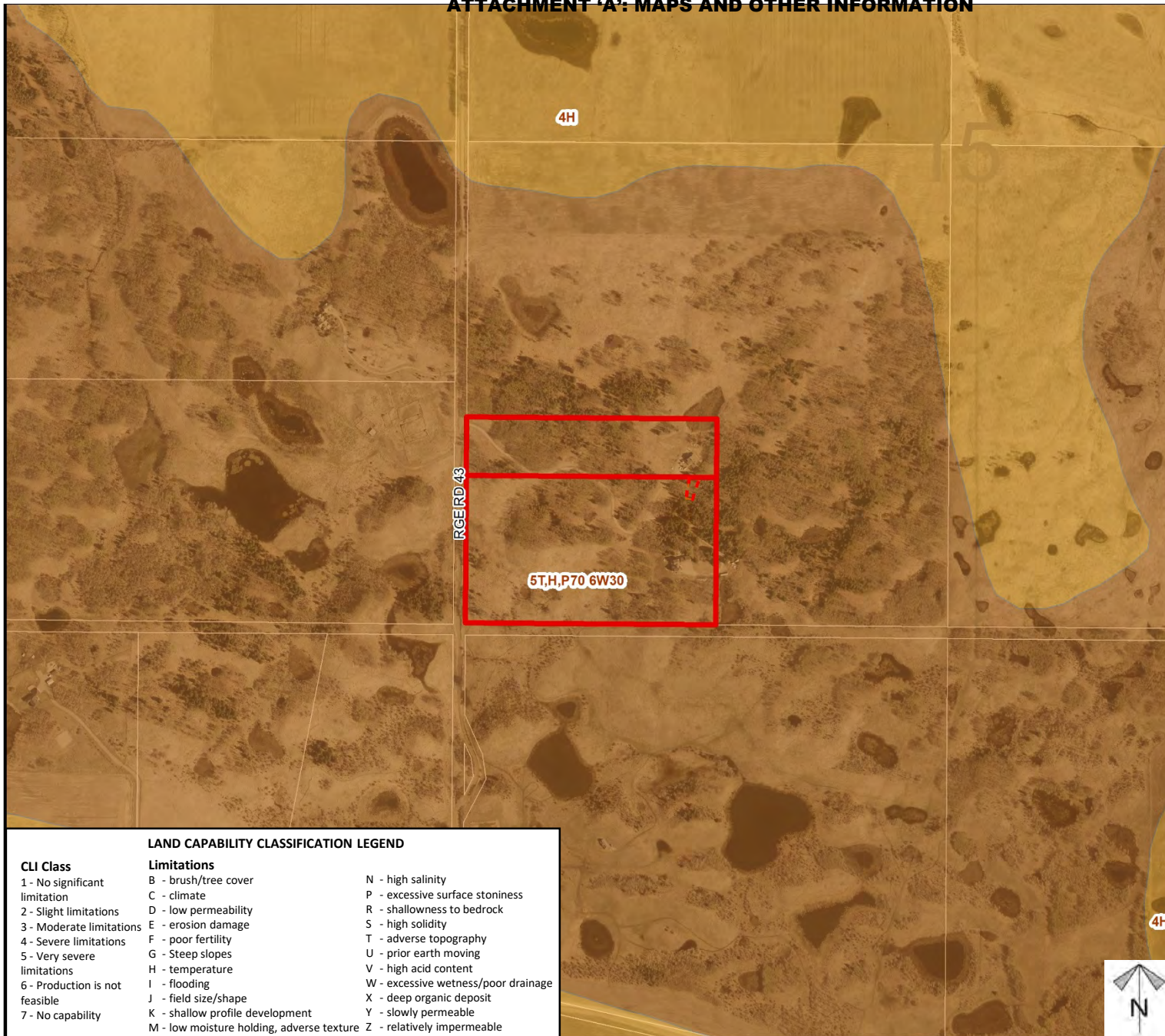
Division: 9
 Roll: 08815003 / 08815008
 File: PL20200160
 Legal:
 Lot 1, Block 1, Plan 1312163
 Lot 2, Block 2, Plan 2010674
 Page 11 of 14
 Printed: November 23, 2020



Soil Classifications

Subdivision Proposal (Boundary Adjustment)

To adjust the boundaries between a ± 4.04 hectare (9.98 acre) parcel and a ± 10.29 hectare (25.44 acre) parcel in order to create a ± 4.09 hectare (10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (25.30 acre) parcel (Lot 2).



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high solidity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

Division: 9

Roll: 08815003 / 08815008

File: PL20200160

Legal:

Lot 1, Block 1, Plan 1312163

Lot 2, Block 2, Plan 2010674

Page 10 of 14

Printed: November 23, 2020

Tentative Plan

Subdivision Proposal

To adjust the boundaries between a ± 4.04 hectare (9.98 acre) parcel and a ± 10.29 hectare (25.44 acre) parcel in order to create a ± 4.09 hectare (10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (25.30 acre) parcel (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-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 9

Roll: 08815003 / 08815008

File: PL20200160

Legal:

Lot 1, Block 1, Plan 1312163

Lot 2, Block 2, Plan 2010674

Page 12 of 14

Printed: November 23, 2020

RGE RD 43

Lot 1*
 ± 4.09 ha (10.11 ac)

Lot 2*
 ± 10.24 ha (25.30 ac)

± 0.05 ha
 (± 0.13 ac)

Legend

* means the final parcel size after boundary adjustment





ATTACHMENT 'B': APPROVAL CONDITIONS

- A. The application to adjust the boundaries between a ± 4.04 hectare (9.98 acre) parcel and a ± 10.29 hectare (25.44 acre) parcel, in order to create a ± 4.09 hectare (10.11 acre) parcel (Lot 1) and a ± 10.24 hectare (25.30 acre) parcel (Lot 2) within Lot 1, Block 1, Plan 1312163, SW-15-28-04-W05M & Lot 2, Block 2, Plan 2010674, SW-15-28-04-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:

Plan of Survey

1. Subdivision 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.
2. The Applicant/Owner is to provide a Site Plan, prepared by an Alberta Land Survey, which illustrates the following in relation to the new property lines:
 - a) The Site Plan shall confirm that the existing water well and private sewage treatment system are located within the boundary of Lot 1.

Payments

3. The Owner shall pay the County subdivision endorsement fee for the boundary adjustment, in accordance with the Master Rates Bylaw.

Taxes

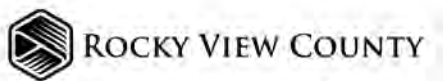
4. All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

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

**ROCKY VIEW COUNTY**

contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 1
DATE:	January 27, 2021	APPLICATION: PRDP20203500
FILE:	03912007	
SUBJECT:	Vacation Rental / Discretionary Use with no Variances	

APPLICATION: Vacation Rental

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 Applicant has submitted three concurrent Development Permits for this site: an addition to the existing Dwelling, single detached, an Accessory Dwelling Unit and a Vacation Rental. The subject of this report is the Vacation Rental, which is intended to be located in two areas on the property: the proposed addition (PRDP20203502) and the proposed Accessory Dwelling Unit (PRDP20203504). The Vacation Rental would operate seven days a week and would include one to three business related trips a day. This application was evaluated in accordance with the Land Use Bylaw (C-8000-2020).

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203500 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203500 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



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

Administration Resources

Scott Thompson, Planning and Development Services



APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">• <i>Municipal Government Act</i>• Land Use Bylaw• Greater Bragg Creek Area Structure Plan	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• None
DISCRETIONARY USE: Vacation Rental under Residential, Urban district (R-URB).	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

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

CONCLUSION:

Subject to the proposed Development Permit condition, this application is recommended for Approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ST/lt

ATTACHMENTS:

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



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description:

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

Permanent:

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

Advisory:

- 10) That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement of the *Vacation Rental*.
- 11) That any other government permits, including a Roadside Development Permit through Alberta Health Services, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 12) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 13) That this Development Permit shall be valid until **February 24, 2022**, at which time a new application shall be submitted. *Note, that the County will take into consideration*



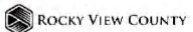
ROCKY VIEW COUNTY

any enforcement action of this Vacation Rental prior to considering subsequent applications.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Sherri Olsen	OWNER: Sherri Olsen
DATE APPLICATION RECEIVED: October 22, 2020	DATE DEEMED COMPLETE: November 10, 2020
GROSS AREA: ± 0.35 hectares (± 0.87 acres)	LEGAL DESCRIPTION: Plan: 1312600 Block 2 Lot 1, SW-5-5-23-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>July 14, 2020: Development permit renewal (PRDP20200606) was conditionally approved by the Municipal Planning Commission for the construction of an accessory dwelling unit (suite within a building) which has been withdrawn.</p> <p>November 18, 2009: Development permit (2009-DP-13695) for a dwelling, moved-in was issued.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Vacation Rental



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

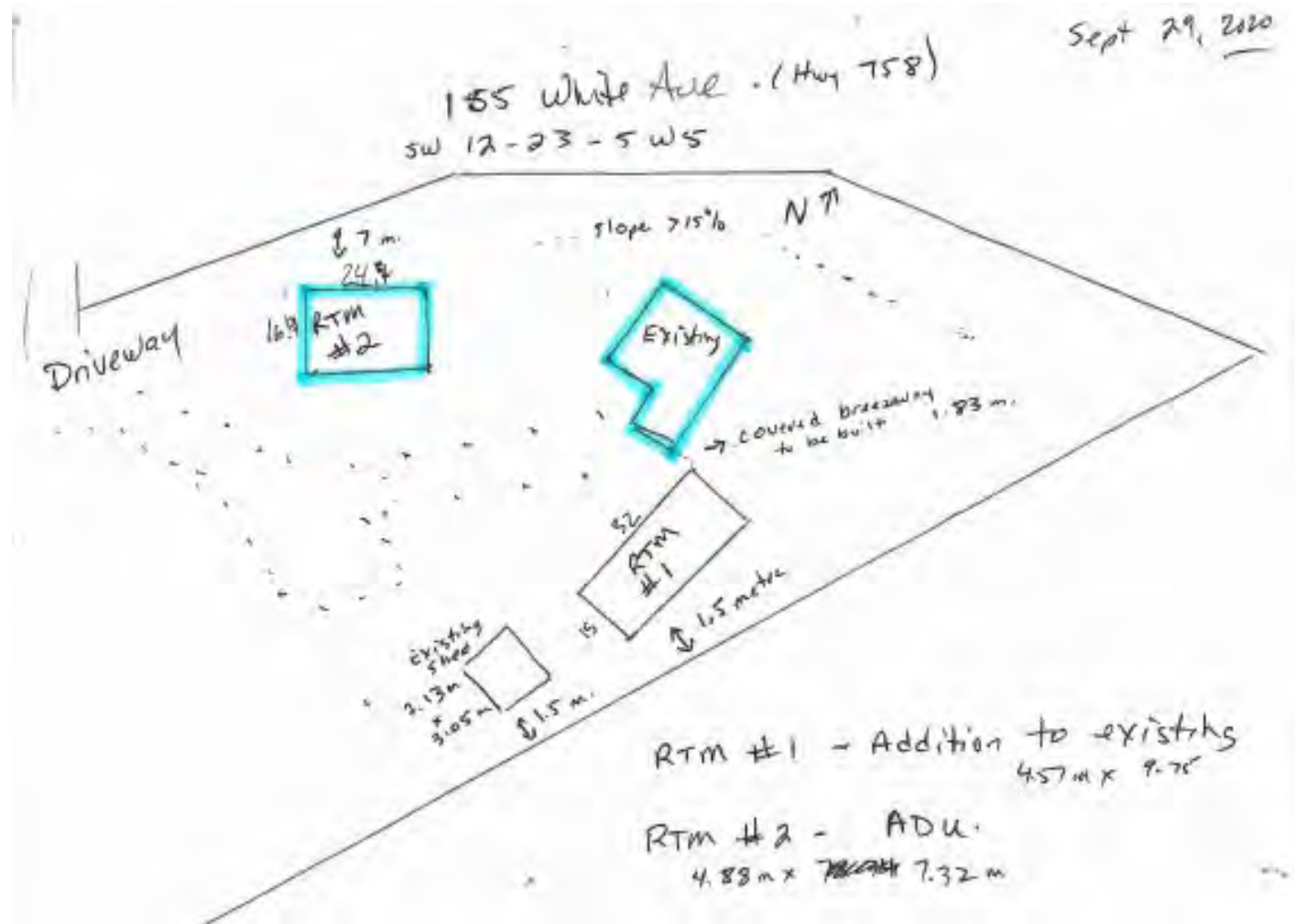


Division: 1
Roll: 03912007
File: PRDP20203500
Printed: January 27, 2021
Legal: SW-12-23-05-W05M
Page 128 of 314
LegalDocId: 31412600

Site Plan

Development Proposal

Vacation Rental









PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: January 27, 2021
APPLICATION: PRDP20203502

FILE: 03912007

SUBJECT: Addition / Discretionary Use with no Variances

APPLICATION: Dwelling, single detached (existing), construction of an addition

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 Applicant has submitted three separate Development Permits concurrently for the site. These applications are as follows: an addition to the existing dwelling, single detached to be used as a vacation rental, new Accessory Dwelling Unit to be used as a vacation rental and a Vacation Rental Permit. The subject of this report is for the addition to the existing dwelling, single detached (to be used as a Vacation Rental). The proposed addition is 44.60 sq. m. (480.00 sq. ft.), with a 17.80 sq. m. (192.00 sq. ft.), attached deck. It was evaluated in accordance with the Land Use Bylaw (C-8000-2020) and complies with district regulations including minimum land setback requirements.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203502 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203502 be refused.

Administration Resources

Scott Thompson, Planning and Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



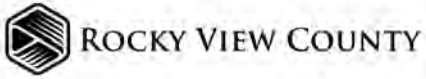
APPLICATION EVALUATION:

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> • Land Use Bylaw • Greater Bragg Creek Area Structure Plan 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
<p>DISCRETIONARY USE: Dwelling, Single Detached within the Hamlet boundary of Bragg Creek under Residential, Urban district (R-URB).</p>	<p>DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission</p>

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning. Although located within the Hamlet of Bragg Creek, the property is located outside of the Elbow River Floodway or Flood Fringe area.



CONCLUSION:

Subject to the proposed Development Permit conditions, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

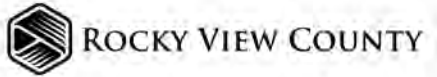
Chief Administrative Officer

ST/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description:

- 1) That construction of an addition, to the existing dwelling, single detached may be constructed on the parcel in accordance to the site plan.

Permanent:

- 2) That the existing trees and terrain shall be retained except as required to meet conditions of this permit. Any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover.
- 3) That flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice, and any recommendations stated in the Greater Bragg Creek Area Structure Plan.
- 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.

Advisory:

- 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 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.
- 7) That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement for the addition.
- 8) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 9) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 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.

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

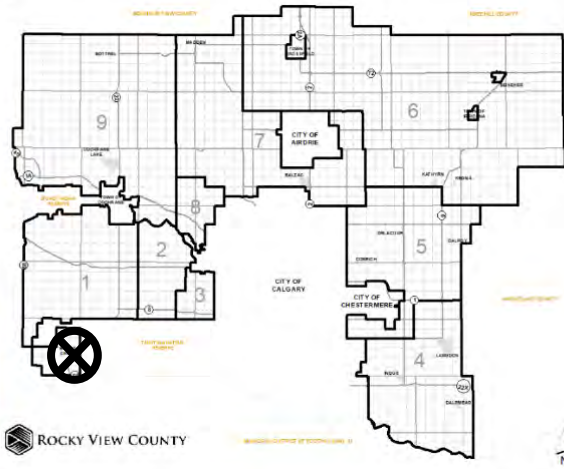
APPLICANT: Sherri Olsen	OWNER: Sherri Olsen
DATE APPLICATION RECEIVED: October 22, 2020	DATE DEEMED COMPLETE: November 10, 2020
GROSS AREA: ± 0.35 hectares (± 0.87 acres)	LEGAL DESCRIPTION: Plan: 1312600 Block 2 Lot 1, SW-5-5-23-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p><i>July 14, 2020:</i> Development permit renewal (PRDP20200606) was conditionally approved by the Municipal Planning Commission for the construction of an accessory dwelling unit (suite within a building), which was withdrawn.</p> <p><i>November 18, 2009:</i> Development permit (2009-DP-13695) for a dwelling, moved-in was issued.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



Location & Context

Development Proposal

Addition to home



ROCKY VIEW COUNTY

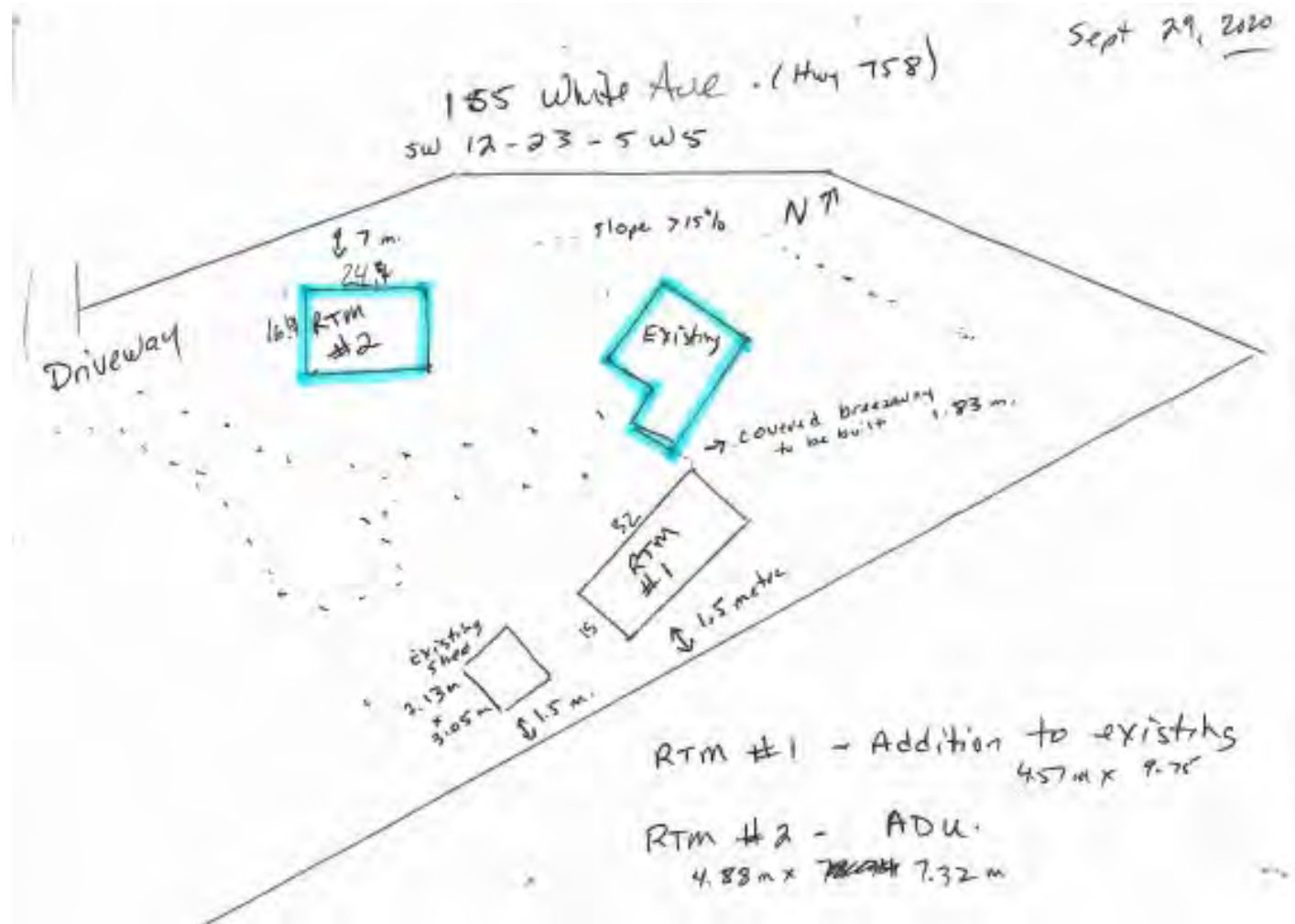


Division: 1
Roll: 03912007
File: PRDP20203500
Printed: January 27, 2021
Legal: SW-12-23-05-W05M
Page 1 of 10

Site Plan

Development Proposal

Addition to home











PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 1
DATE:	January 27, 2021	APPLICATION: PRDP20203504
FILE:	03912007	
SUBJECT:	Accessory Dwelling Unit / Discretionary Use with no Variances	

APPLICATION: Construction of an Accessory Dwelling Unit (separate building).

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 Applicant has submitted three separate Development Permits concurrently for the site. These applications are as follows: an addition to the existing dwelling, single detached, a Vacation Rental located in the Accessory Dwelling Unit and new addition and for a construction of a new Accessory Dwelling Unit. The subject of this report is for the proposed Accessory Dwelling Unit. The Accessory Dwelling Unit is 35.70 sq. m. (384.00 sq. ft.) in habitable floor area, with a 35.70 sq. m. (384.00 sq. ft.), attached deck. This application was evaluated in accordance with the Land Use Bylaw (C-8000-2020). The Accessory Dwelling Unit complies with the Land Use Bylaw regulations.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203504 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203504 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson 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.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Land Use Bylaw • Greater Bragg Creek Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: Accessory Dwelling Unit with the Hamlet boundary of Bragg Creek under Residential, Urban district (R-URB).	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

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

CONCLUSION:

Subject to the proposed Development Permit conditions, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ST/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description:

- 1) That an Accessory Dwelling Unit, approximately 35.70 sq. m. (384.00 sq. ft.). in habitable floor area, may be constructed on the subject parcel, in general accordance with the submitted site plan and 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 there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
- 4) That the Accessory Dwelling Unit shall be subordinate to the dwelling, single detached.
- 5) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached and the Accessory Dwelling Unit) located on the subject site, to facilitate accurate emergency response.
- 6) 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.
- 7) That it is the Applicant/Owner's obligation/responsibility to undertake water quality testing in accordance with the Guidelines for Canadian Drinking Water Quality and Alberta Health Services criteria. Should there be any adverse results or should questions arise concerning the interpretation of the results of the analyses, it will be the obligation/responsibility of the Owner/Applicant to contact the local Public Health Inspector for recommendations/requirements.
- 8) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.

Advisory:

- 9) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 10) 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.
- 11) That a Building Permit and sub-trade permits for the Accessory Dwelling Unit, shall be obtained through Building Services prior to any construction taking place.
- 12) 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

- 13) 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.
- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 15) That if this Development Permit is not issued by **July 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 16) 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.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Sherri Olsen	OWNER: Sherri Olsen
DATE APPLICATION RECEIVED: October 22, 2020	DATE DEEMED COMPLETE: November 10, 2020
GROSS AREA: ± 0.35 hectares (± 0.87 acres)	LEGAL DESCRIPTION: Plan: 1312600 Block 2 Lot 1, SW-5-5-23-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p><i>July 14, 2020:</i> Development permit renewal (PRDP20200606) was conditionally approved by the Municipal Planning Commission for the construction of an accessory dwelling unit (suite within a building), which has been withdrawn.</p> <p><i>November 18, 2009:</i> Development permit (2009-DP-13695) for a dwelling, moved-in was issued.</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>	

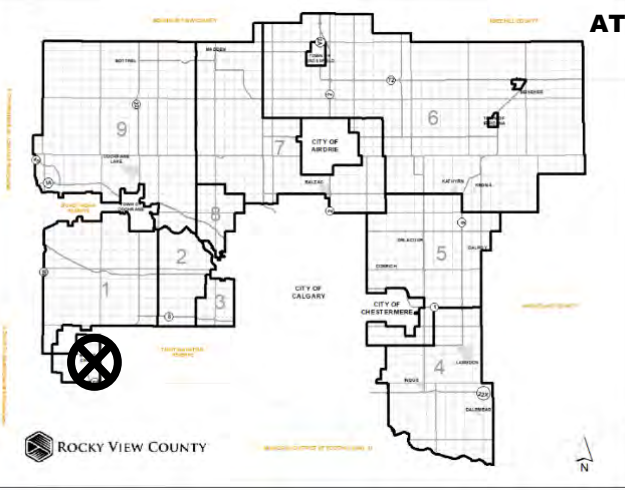


Location & Context

Development Proposal

Vacation Rental

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



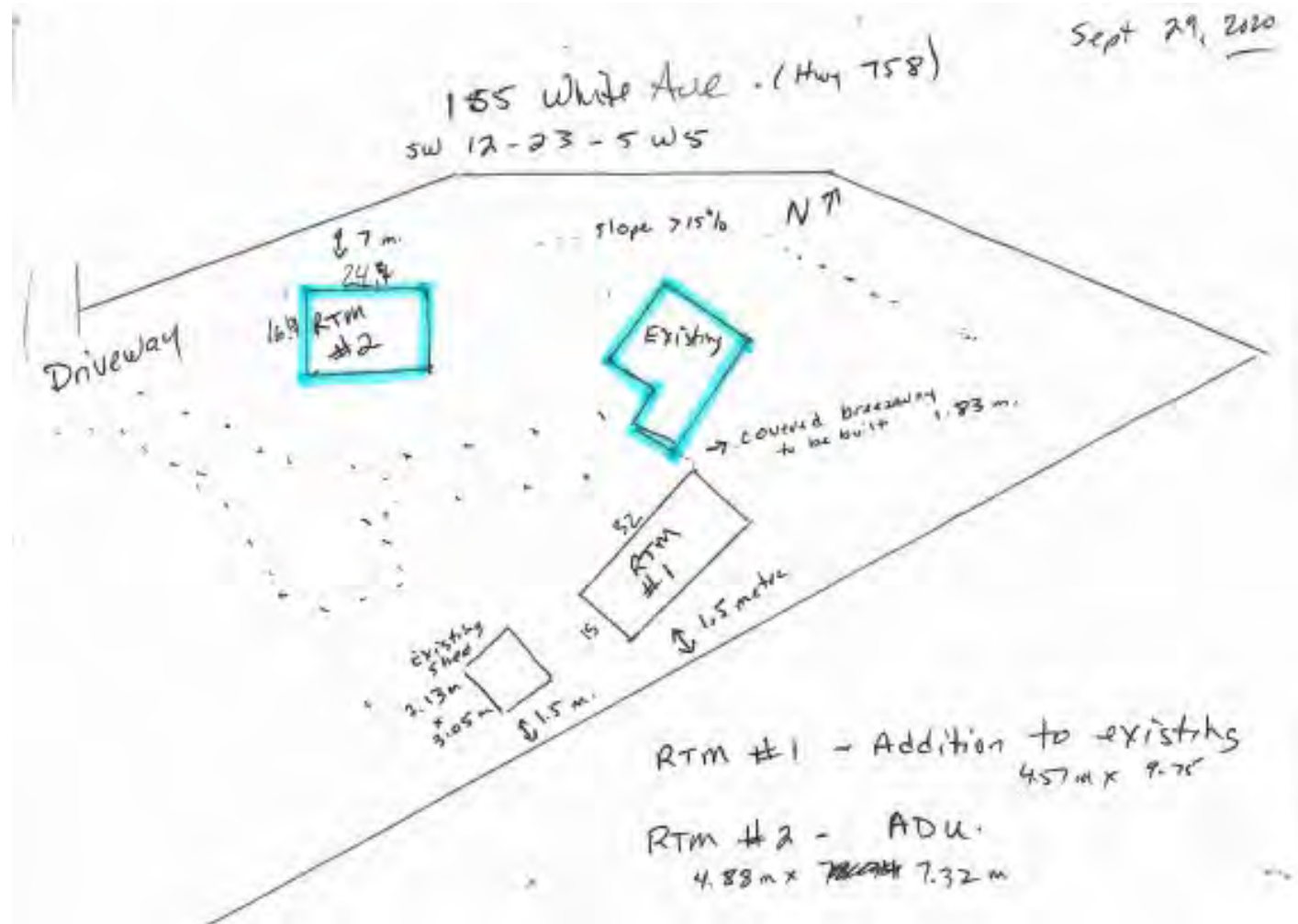
Division: 1
Roll: 03912007
File: PRDP20203500
Printed: January 27, 2021
Legal: SW-12-23-05-W05M
Page 6 of 10
Page 148 of 1412600



Site Plan

Development Proposal

Vacation Rental









PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 7

DATE: January 27, 2021
APPLICATION: PRDP20203434

FILE: 06411012

SUBJECT: Single-lot regrading / Discretionary use with no Variances

APPLICATION: Single-lot regrading, for stockpiling purposes

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Hwy. 566 and 0.41 km (1/4 mile) west of Rge. Rd. 292.

LAND USE DESIGNATION: Direct Control District 99 (DC 99) and under Land Use Bylaw C-4841-97.

EXECUTIVE SUMMARY: The application is consistent with all applicable policies for the site. This item was originally before the Municipal Planning Commission on December 10, 2020. The Commission tabled the application until more information was gathered surrounding stockpile timelines onsite.

After further conversation with the Applicant, the intent is to use the stockpile for the future phase II and III of the owner's expansion plans and will be used for sub base for future structures. The intent is for Phase II to commence in Spring 2021. Having the stockpile remain will reduce disturbance of future construction to adjacent neighbours (less equipment and trucks needed on site). Additionally, the stockpile is native to the site, which is preferential than exporting offsite.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203434 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203434 be refused.

Administration Resources

Scott Thompson, Planning & Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Balzac East Area Structure Plan; • Wagon Wheel Industrial Conceptual Scheme • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Erosion and Sediment Control Plan
DISCRETIONARY USE: Site Stripping, filling, excavating, grading, and or re-contouring.	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<i>Refundable Security</i>	\$3,800.00

Additional Review Considerations

Conditions were set based on the following items:

Balzac East Area Structure Plan

The Balzac East Area Structure Plan states that: *Any areas subject to excavation, stripping or grading during construction phases of development that are not identified as a landscaped area in the Landscape Plan shall be seeded to grass.* The proposed application meets this requirement as it will be seeded and hydro mulched.

Wagon Wheel Industrial Conceptual Scheme



The Wagon Wheel Industrial Conceptual Scheme provides guidance through policy 8.3.1 that states: *A Construction Management Plan shall be provided by the developer to the satisfaction of the M.D. of Rocky View prior to issuance of a Stripping and Grading Permit.* Given that this particular application is an existing berm, no Construction Management Plan is necessary.

CONCLUSION:

Subject to the proposed Development Permit conditions, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ST/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

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

APPROVAL, subject to the following conditions:

Description:

1. That the single-lot regrading, for the stockpiling of a stockpile shall remain on site in accordance with the drawings submitted with the application and the conditions of this permit.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a \$3,800.00 Irrevocable Letter of Credit or Refundable Security, to be deposited with the County to ensure that conditions of this permit are met. If conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the condition.

Permanent:

3. 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.
4. 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.
5. 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.
6. That no topsoil shall be removed from the site.
7. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
8. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
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 the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
11. 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:

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



ROCKY VIEW COUNTY

13. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
14. 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*].
15. That if the development authorized by this Development Permit is not completed within twelve (12) months of the date of issuance, the permit is deemed to be null and void.
16. That if this Development Permit is not issued by **July 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
17. That this Development Permit, once issued, shall be valid until **February 24, 2022**.

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

REFUSAL, for the following reasons:

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



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Dawson Wallace Construction	OWNER: Dawson Wallace Construction
DATE APPLICATION RECEIVED: October 27, 2020	DATE DEEMED COMPLETE: October 27, 2020
GROSS AREA: ± 4.73 hectares (± 11.69 acres)	LEGAL DESCRIPTION: Lot 6 Block 1 Plan 1911679, SW-11-26-29-04; (291180 WAGON WHEELROAD; 291196 WAGON WHEEL ROAD)
APPEAL BOARD: Subdivision Development Appeal Board	
HISTORY: <p>November 12, 2019: Development Permit (PRDP20192808) issued for the construction an addition (including a freezer and loading area) for a food service distributor.</p> <p>November 8, 2011: Development Permit (2011-DP-14723) issued for the placement of one fascia sign.</p> <p>March 15, 2011: Development Permit (2011-DP-14409) issued Warehouse (existing building), tenancy for a grocery product distributor</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Development Proposal

Stock Pile

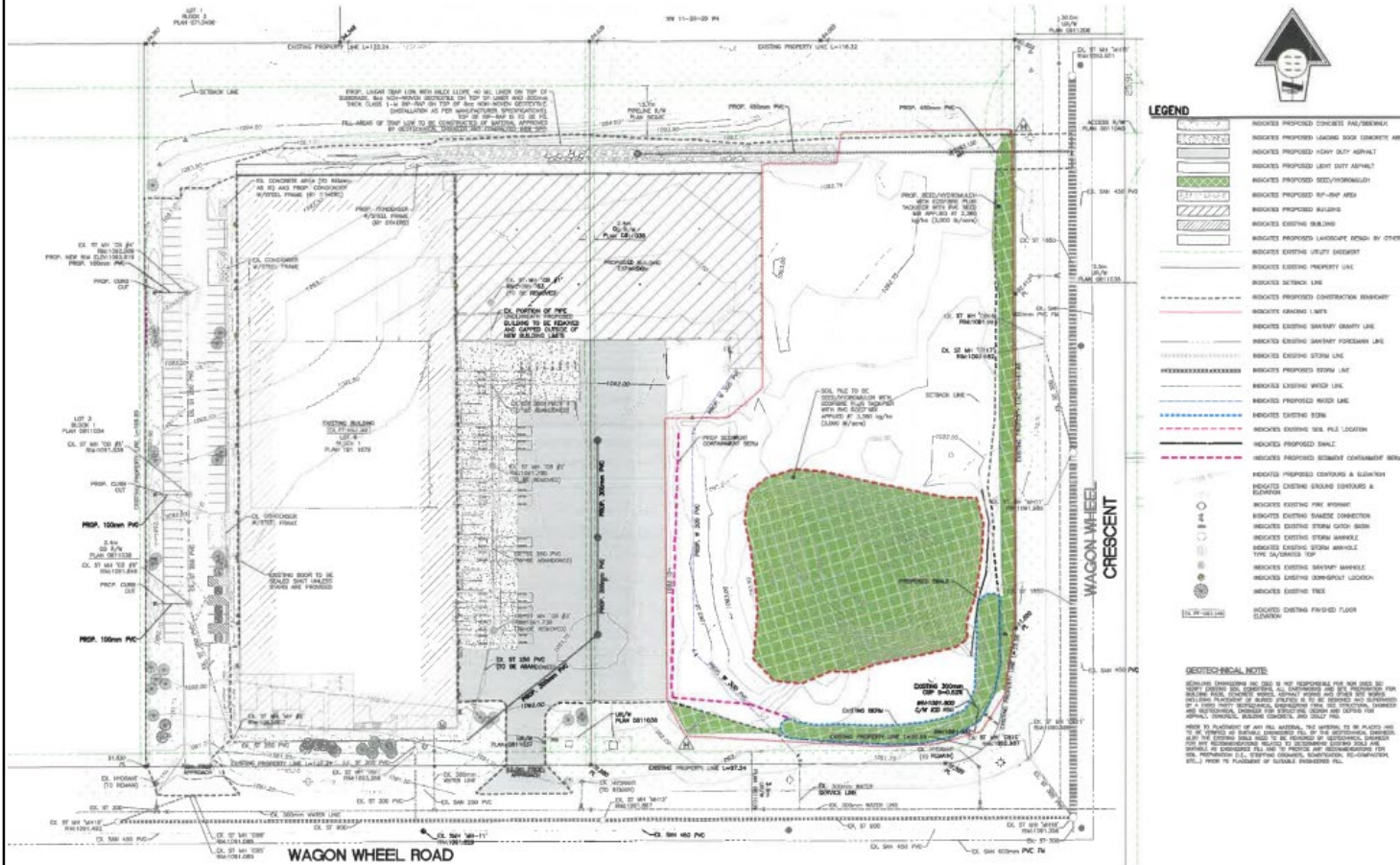


Division: 7
Roll: 06411012
File: PRDP20203434
Printed: January 27, 2021
Legal: SW-11-26-29-04 Lot 6
Page 15 of 694

Site Plan

Development Proposal

Stock Pile



Division: 7
Roll: 06411012
File: PRDP20203434
Printed: January 27, 2021
Legal: SW-11-26-29-04 Lot 6
Page 160 of 314



12 14 2020



12 14 2020





12 14 2020



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2403-230-1401
questions@rockyview.ca
www.rockyview.ca

Scott - NE

Inspection Request

Roll #: 06411012 DP #: PRDP20203434

Applicant/Owner: Dawson Wallace Construction
Legal Description: Lot 6 Block 1 Plan 1911679, SW-11-26-29-04
Municipal Address: 291180 WAGON WHEEL ROAD, Rocky View County AB291196
WAGON WHEEL ROAD, Rocky View County AB

Land Use: DC99CC
Reason for Inspection: Single lot re-grading and stockpiling

Inspection Report

Date of Inspection: _____

Permission granted for entrance? Yes

Observations:

At 12:45 on Monday December 14TH I attended the subject property and noted at this time a pile of soil located at the eastern end of the property. At this time there was no evidence that the pile had been recently added to.

Signature: _____

A handwritten signature in black ink, appearing to be 'SM'.

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 6

DATE: January 27, 2021
APPLICATION: PRDP20203792

FILE: 08625003

SUBJECT: Home Based Business, Type II / Discretionary use, with no variances

APPLICATION: Application is for a Home Based Business, Type II, for a General Contractor and Millwork Manufacturer.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 21 and on the south side of Twp. Rd. 285A.

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

EXECUTIVE SUMMARY: The name of the company is Goodgrain Woodwork Ltd. The Applicant states that the company has 3 full-time employees, 2 are non-residents of the parcel. Operating hours are 7:30 am – 4:00 pm, Monday to Friday. The Applicant anticipates 4 - 8 customer visits per week and states that the company does 50% of work on job sites in Calgary and surrounding areas and staff routinely perform pick-ups and deliveries so business traffic is minimized. There is one standard pick-up truck utilized for business purposes and is stored in an existing 278.71 sq. m (3,000.00 sq. ft.) accessory building. The Applicant is proposing to construct a new accessory building, applied for separately (PRDP20203794). No additional outside storage or signage is requested.

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

OPTIONS:

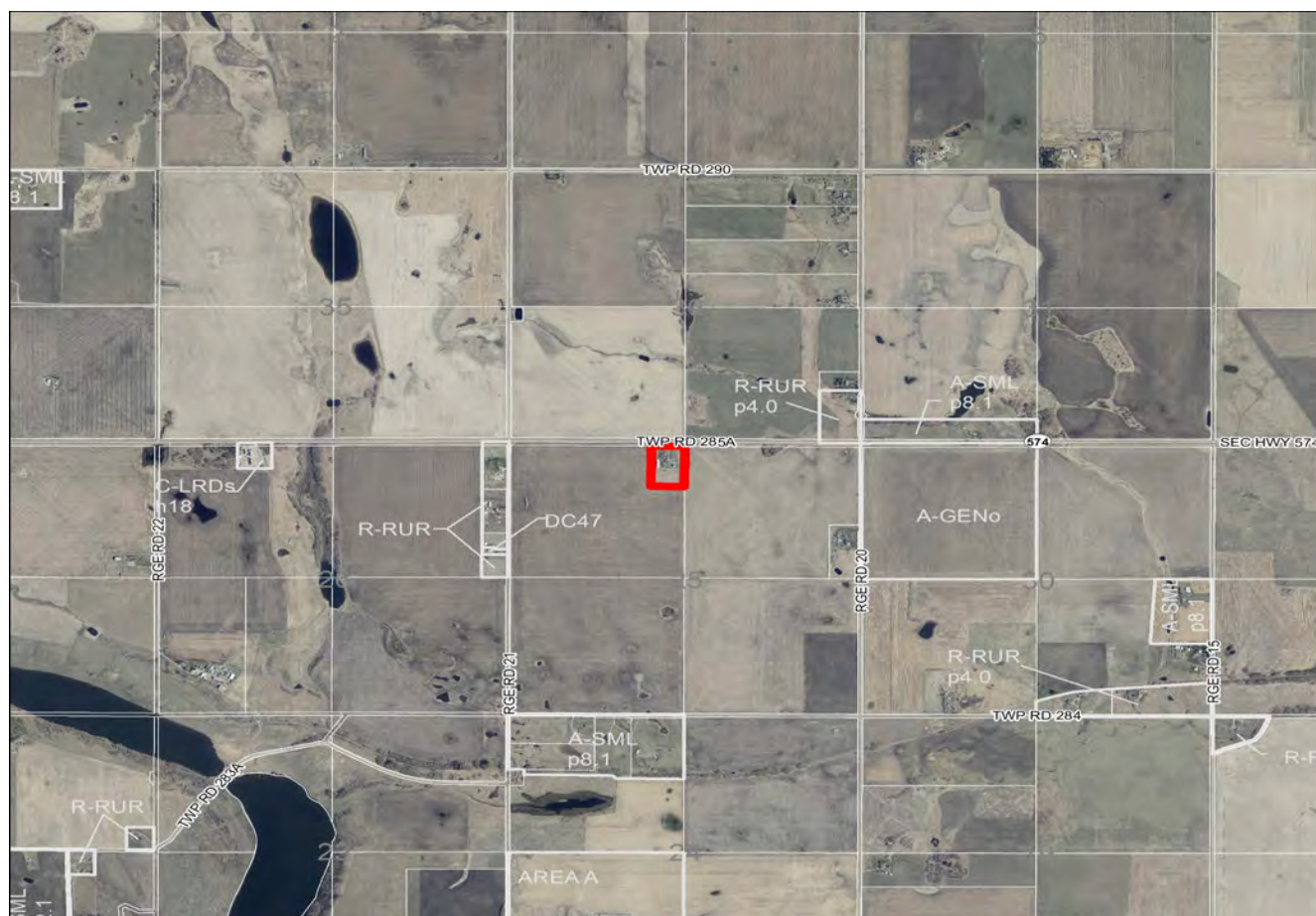
- Option #1: THAT Development Permit Application PRDP 20203792 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203792 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly 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"> <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

No additional considerations



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

WV/sl

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 a general contractor and millwork manufacturer may operate on the subject parcel in accordance with the approved site plan and conditions of this permit.

Permanent:

2. 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.
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.
9. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
10. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
11. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

12. That any other government permits, approvals including a Roadside Development Permit through Alberta Transportation, or compliances are the sole responsibility of the Applicant/Owner.
13. That this Development Permit shall be valid until **February 17, 2022**.



ROCKY VIEW COUNTY

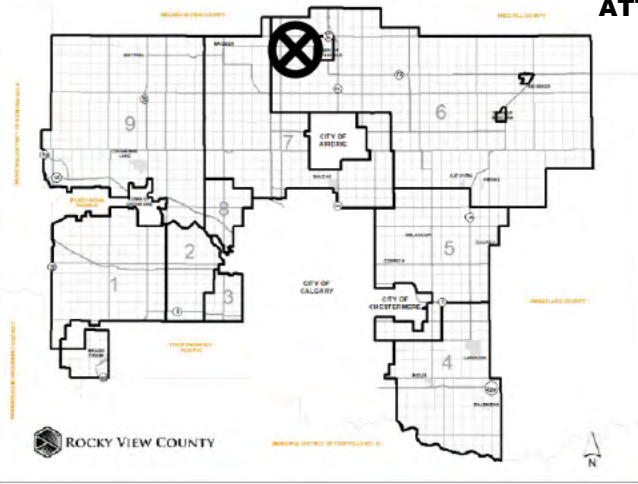
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Goodgrain Woodwork Ltd. (Eric Milton)	OWNER: The Paradigm Corporation
DATE APPLICATION RECEIVED: November 24, 2020	DATE DEEMED COMPLETE: November 27, 2020
GROSS AREA: ± 3.71 hectares (± 9.17 acres)	LEGAL DESCRIPTION: Lot 1, Plan 9911327, NW-25-28-02-W05M (20135 Twp. Rd. 285
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> PRDP20203794: application for accessory building, associated with this application 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 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 and millwork
 manufacturer



Division: 6
 Roll: 08625003
 File: PRDP20203792
 Printed: January 8, 2021
 Legal: Lot: 1, Plan: 9911327;
 Page 171 of 314

Cover Letter

Development Proposal

Home-Based Business,
 Type II for a general
 contractor and millwork
 manufacturer



21Nov2020

To whom it may concern,

Please find attached the completed Development Permit package and Home-Based Business (Type II) package for 20135 Twp Rd 285 (NW 25-28-2-W5M, Plan 9911327 Lot 1). After careful consideration of this property it is our proposed intention to move our millwork business from Crossfield to this property.

GoodGrain WoodWork Ltd. (GGWW) has two employees and is generally a Monday to Friday 730am to 400pm millwork shop. Approximately 50% of our work time is spent onsite in Calgary and the surrounding area and in general all pick-ups and deliveries are completed by our own staff so traffic in and out of the business is minimal. Almost all meetings with clients are done onsite and most years we have no more than three shop visits from outside contacts. We do not believe this development would significantly impact the traffic on the surrounding road ways.

We would require two parking spots for employees (noted on the site map) and we own a truck and two cargo trailers which would be kept in the existing Zipperloc when not in use. This Zipperloc also enables us to keep any additional storage inside to ensure we aren't causing unsightly views for our neighbours.

In order to complete this move we would require the development of a new 4,500 square foot building directly south of the existing Zipperloc structure on the west side of the property. We believe this to be the most logical place for this new building as from the road there would be limited sightlines but, there is an existing secondary approach (see photos and site map) which could be used solely for business operations without affecting the flow of traffic.

Based on meetings with Fortis and our construction contractors we believe there would be minimal grading, or disruption of existing shelterbelts and foliage as well as the surrounding farmland required for this building. After discussions with the group who farms the land directly west of this property it is believed there would be no feasible disruption to any of their operations during construction or moving forward to operations.



Division: 6
 Roll: 08625003
 File: PRDP20203792
 Printed: January 8, 2021
 Legal: Lot: 1, Plan: 9911327;
 Page 11 of 26 of 2145M

Cover Letter

Development Proposal

Home-Based Business,
 Type II for a general
 contractor and millwork
 manufacturer

As per the building drawings you'll see a water catchment system on the East and West sides of the building which would be used to water the surrounding vegetation in a more even cycle. This catchment system will enable us to ensure there is no large amount of runoff from storm water which could impact the surrounding farmland while ensuring the water stays on the property and eventually replenishes the aquifers below.

There are currently four existing accessory buildings on this property, the Zipperloc on the West side, a quonset in the North East corner, a quonset on the South East corner and a central barn. In total these existing accessory buildings have a square footage of 12,809 and to our knowledge were grandfathered on to this property when this 9+ acre parcel was broken out of the surrounding quarter. While we are requesting a variance to the 10,000 square foot limit for accessory buildings for this new 4,500 square foot building, we are also requesting a Demolition Permit for the existing South East quonset as it is unlikely to be salvageable for any purpose. This would mean the total square footage for accessory buildings on the property would be 14,091. We believe this new building and removal of the old quonset will increase the 'curb appeal' and desirability of the property while still having only moderate sight lines due to the number of trees on the property. With the additional indoor storage of the existing Zipperloc, when compared to other properties in the immediate area, we believe this new development will be a benefit to the landscape.

GoodGrain WoodWork Ltd. has existing relationships with many of the surrounding neighbours and agricultural operations and we anticipate furthering that relationship by being the type of neighbours who contribute to their community, are known for keeping a well kept and organized property and for lending a hand when needed.

We invite any questions or concerns to the undersigned.

Eric Milton






Site Photos

Development Proposal

Home-Based Business,
Type II for a general
contractor and millwork
manufacturer

Looking north from the south west corner of property.



Looking south from north end of business entrance.



Looking north west from the south east corner of the property.

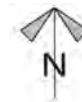


Looking north west from the middle of the east side of the property.



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: 6
Roll: 08625003
File: PRDP20203792
Printed: January 8, 2021
Legal: Lot: 1, Plan: 9911327;
Page 11 of 24
W-24-20f02-145M

Looking east from the south west corner of property.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

Looking north from the middle of the south end of the property.



Site Photos

Development Proposal

Home-Based Business,
Type II for a general
contractor and millwork
manufacturer

*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.*

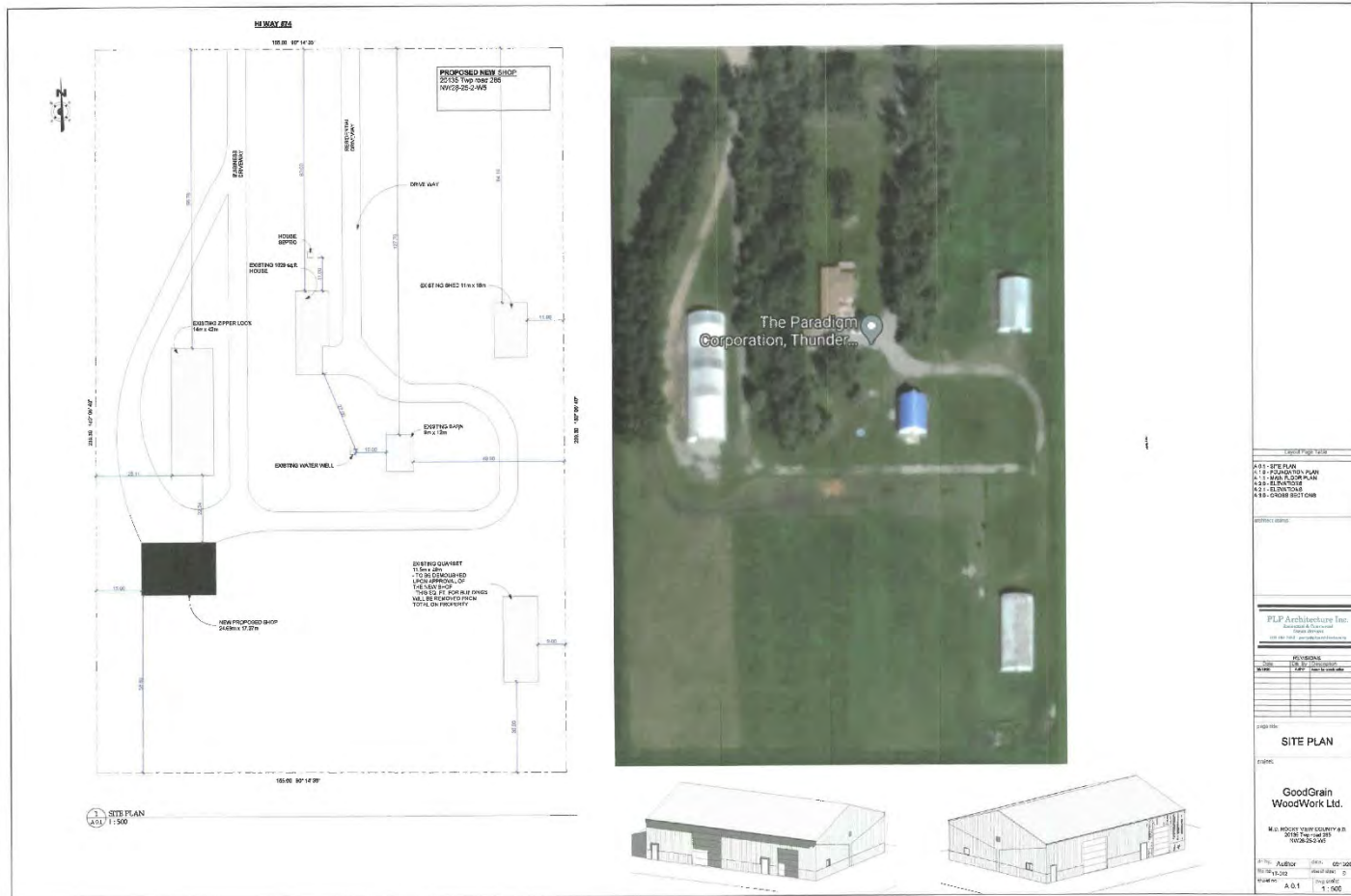


*Division: 6
Roll: 08625003
File: PRDP20203792
Printed: January 8, 2021
Legal: Lot: 1, Plan: 9911327;
Page 11 of 25
Page 11 of 25*

Site Plan

Development Proposal

Home-Based Business,
 Type II for a general
 contractor and millwork
 manufacturer



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: 6
 Roll: 08625003
 File: PRDP20203792
 Printed: January 8, 2021
 Legal: Lot: 1, Plan: 9911327;
 Page 11 of 11

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 6

DATE: January 27, 2021
APPLICATION: PRDP20203794

FILE: 08625003

SUBJECT: Accessory Building / Discretionary use, with Variances

APPLICATION: Application is for construction of an accessory building (oversize shop), relaxation to the maximum building area.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 21 and 0.81 km (1/2 mile) west of Rge. Rd. 20

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

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct a new accessory building approximately 418.06 sq. m (4,500.00 sq. ft.) in area, for use as a shop for a Home-Based Business, Type II (applied for separately). There are currently 4 accessory buildings on the parcel. The Applicant is proposing to remove one of those existing accessory buildings and the total area for all accessory buildings will be approximately 1,309.10 sq. m (14, 091.00 sq. ft.).

OPTIONS:

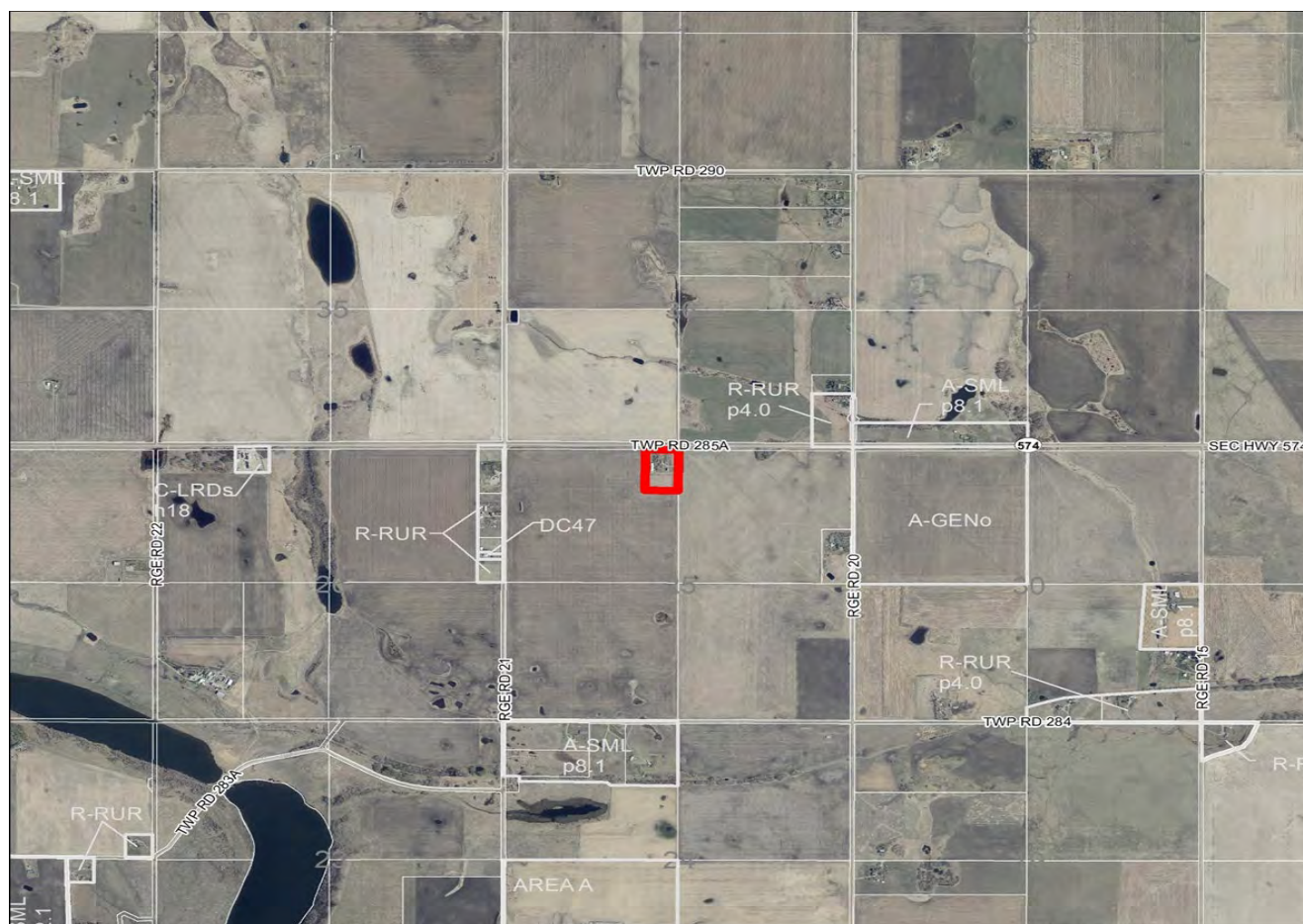
- Option #1: THAT Development Permit Application PRDP 20203794 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203794 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly 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:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
Maximum Building Size	190.00 sq. m (2,045.14 sq. ft.)	418.06 sq. m (4,500.00 sq. ft.)	120.03 %

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"> Municipal Government Act Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
--	--



DISCRETIONARY USE: <ul style="list-style-type: none">• Accessory Building >190 sq. m (2,045.14 sq. ft.)	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none">• Municipal Planning Commission
---	--

Additional Review Considerations

No additional considerations.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/sl

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 construction of the accessory building (shop), approximately **418.06 sq. m. (4,500.00 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 (shop) is relaxed from **190.00 sq. m (2,045.14 sq. ft.) to 418.06 sq. m (4,500.00 sq. ft.)**.

Permanent:

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved by a Development Permit.
4. 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.
5. 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.
6. 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:

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.

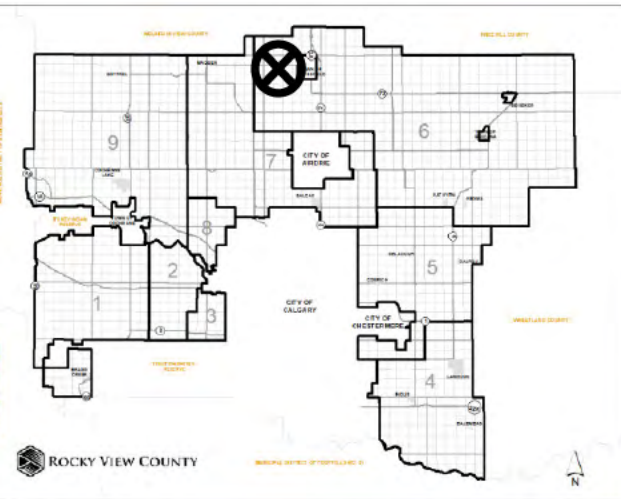
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Goodgrain Woodwork Ltd. (Eric Milton)	OWNER: The Paradigm Corporation
DATE APPLICATION RECEIVED: November 24, 2020	DATE DEEMED COMPLETE: November 27, 2020
GROSS AREA: ± 3.71 hectares (± 9.17 acres)	LEGAL DESCRIPTION: Lot 1, Plan 9911327, NW-25-28-02-W05M (20135 Twp. Rd. 285
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none">• PRDP20203792: application for Home-Based Business, Type II, associated with this application	
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

Accessory Building with
variance to maximum
building size



Division: 6
Roll: 08625003
File: PRDP20203794
Printed: January 8, 2021
Legal: Lot: 1, Plan: 9911327;
Page 182 of 314

Cover Letter

Development Proposal

Accessory Building with
variance to maximum
building size



21Nov2020

To whom it may concern,

Please find attached the completed Development Permit package and Home-Based Business (Type II) package for 20135 Twp Rd 285 (NW 25-28-2-W5M, Plan 9911327 Lot 1). After careful consideration of this property it is our proposed intention to move our millwork business from Crossfield to this property.

GoodGrain WoodWork Ltd. (GGWW) has two employees and is generally a Monday to Friday 730am to 400pm millwork shop. Approximately 50% of our work time is spent onsite in Calgary and the surrounding area and in general all pick-ups and deliveries are completed by our own staff so traffic in and out of the business is minimal. Almost all meetings with clients are done onsite and most years we have no more than three shop visits from outside contacts. We do not believe this development would significantly impact the traffic on the surrounding road ways.

We would require two parking spots for employees (noted on the site map) and we own a truck and two cargo trailers which would be kept in the existing Zipperloc when not in use. This Zipperloc also enables us to keep any additional storage inside to ensure we aren't causing unsightly views for our neighbours.

In order to complete this move we would require the development of a new 4,500 square foot building directly south of the existing Zipperloc structure on the west side of the property. We believe this to be the most logical place for this new building as from the road there would be limited sightlines but, there is an existing secondary approach (see photos and site map) which could be used solely for business operations without affecting the flow of traffic.

Based on meetings with Fortis and our construction contractors we believe there would be minimal grading, or disruption of existing shelterbelts and foliage as well as the surrounding farmland required for this building. After discussions with the group who farms the land directly west of this property it is believed there would be no feasible disruption to any of their operations during construction or moving forward to operations.



Division: 6
Roll: 08625003
File: PRDP20203794
Printed: January 8, 2021
Legal: Lot: 1, Plan: 9911327;
Page 1 of 2
Page 1 of 2



Cover Letter

Development Proposal

Accessory Building with
variance to maximum
building size

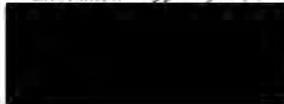
As per the building drawings you'll see a water catchment system on the East and West sides of the building which would be used to water the surrounding vegetation in a more even cycle. This catchment system will enable us to ensure there is no large amount of runoff from storm water which could impact the surrounding farmland while ensuring the water stays on the property and eventually replenishes the aquifers below.

There are currently four existing accessory buildings on this property, the Zipperloc on the West side, a quonset in the North East corner, a quonset on the South East corner and a central barn. In total these existing accessory buildings have a square footage of 12,809 and to our knowledge were grandfathered on to this property when this 9+ acre parcel was broken out of the surrounding quarter. While we are requesting a variance to the 10,000 square foot limit for accessory buildings for this new 4,500 square foot building, we are also requesting a Demolition Permit for the existing South East quonset as it is unlikely to be salvageable for any purpose. This would mean the total square footage for accessory buildings on the property would be 14,091. We believe this new building and removal of the old quonset will increase the 'curb appeal' and desirability of the property while still having only moderate sight lines due to the number of trees on the property. With the additional indoor storage of the existing Zipperloc, when compared to other properties in the immediate area, we believe this new development will be a benefit to the landscape.

GoodGrain WoodWork Ltd. has existing relationships with many of the surrounding neighbours and agricultural operations and we anticipate furthering that relationship by being the type of neighbours who contribute to their community, are known for keeping a well kept and organized property and for lending a hand when needed.

We invite any questions or concerns to the undersigned.

Eric Milton





Site Photos

Development Proposal

Accessory Building with
variance to maximum
building size

Looking north from the south west corner of property.



Looking south from north end of business entrance.



Looking north west from the south east corner of the property.

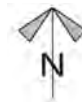


Looking north west from the middle of the east side of the property.



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: 6
Roll: 08625003
File: PRDP20203794
Printed: January 8, 2021
Legal: Lot: 1, Plan: 9911327;
Page 185 of 214
W85202145M

Looking east from the south west corner of property.



Looking north from the middle of the south end of the property.



Site Photos

Development Proposal

Accessory Building with
variance to maximum
building size

*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.*



Site Plan

Development Proposal

Accessory Building with
variance to maximum
building size



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

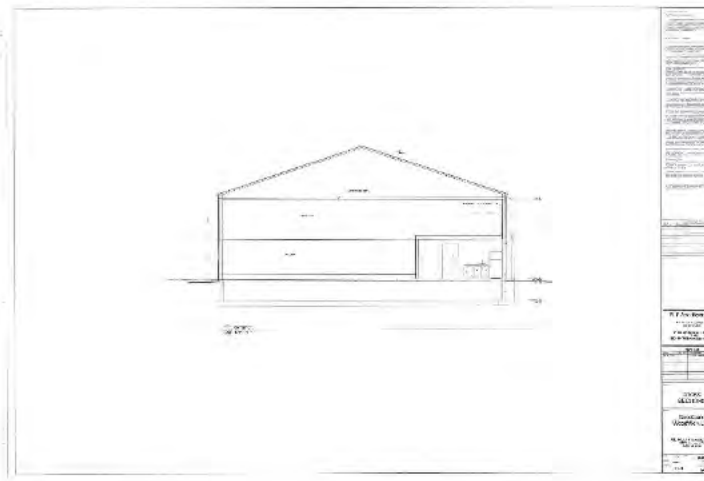
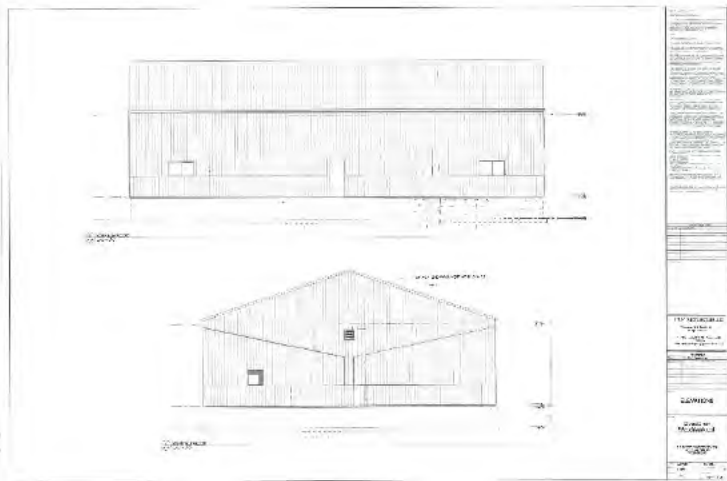
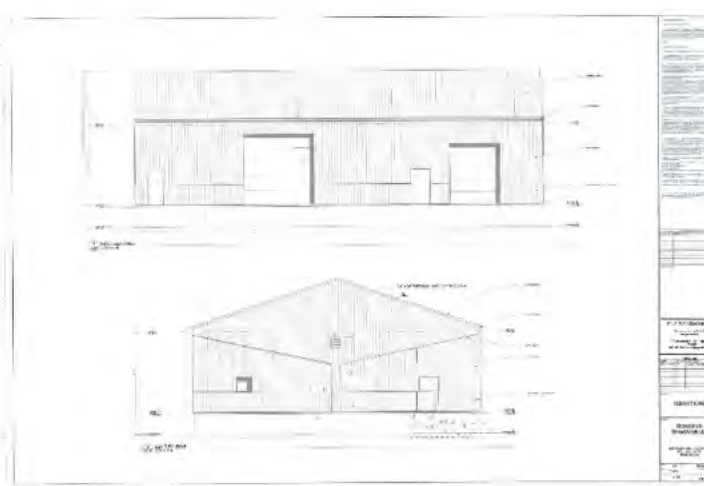
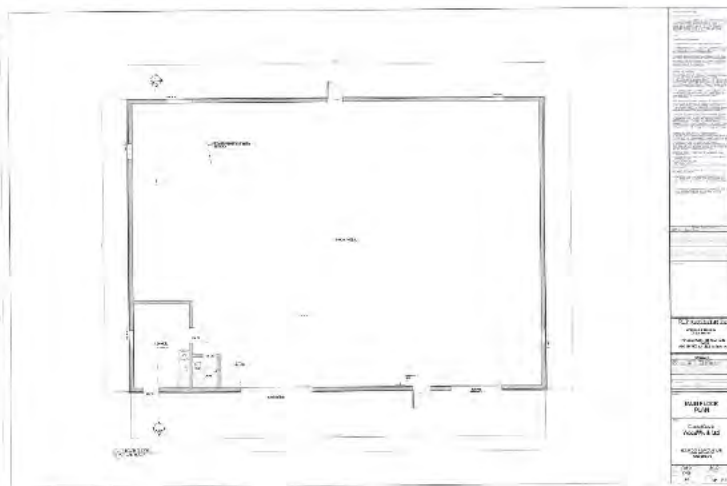
Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 6
Roll: 08625003
File: PRDP20203794
Printed: January 8, 2021
Legal: Lot: 1, Plan: 9911327;
Page 1 of 2

Building Drawings

Development Proposal

Accessory Building with
variance to maximum
building size



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.



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	January 27, 2021	APPLICATION: PRDP20203880
FILE:	06822041	
SUBJECT:	Accessory Building / Permitted use, with Variances	

APPLICATION: Application is for an accessory building (existing shed), relaxation of the minimum side yard setback requirement.

GENERAL LOCATION: Located approximately 0.20 km (1/8 mile) south of Cochrane Lake Road and on the west side of Hwy 22.

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 9.05 sq. m (97.44 sq. ft.) [3.68 m x 2.46 m (12.07 ft. x 8.07 ft.)] in area and is located approximately 2.09 m (6.86 ft.) from the adjacent property boundary. This application is the result of a Real Property Report request and requires a variance.

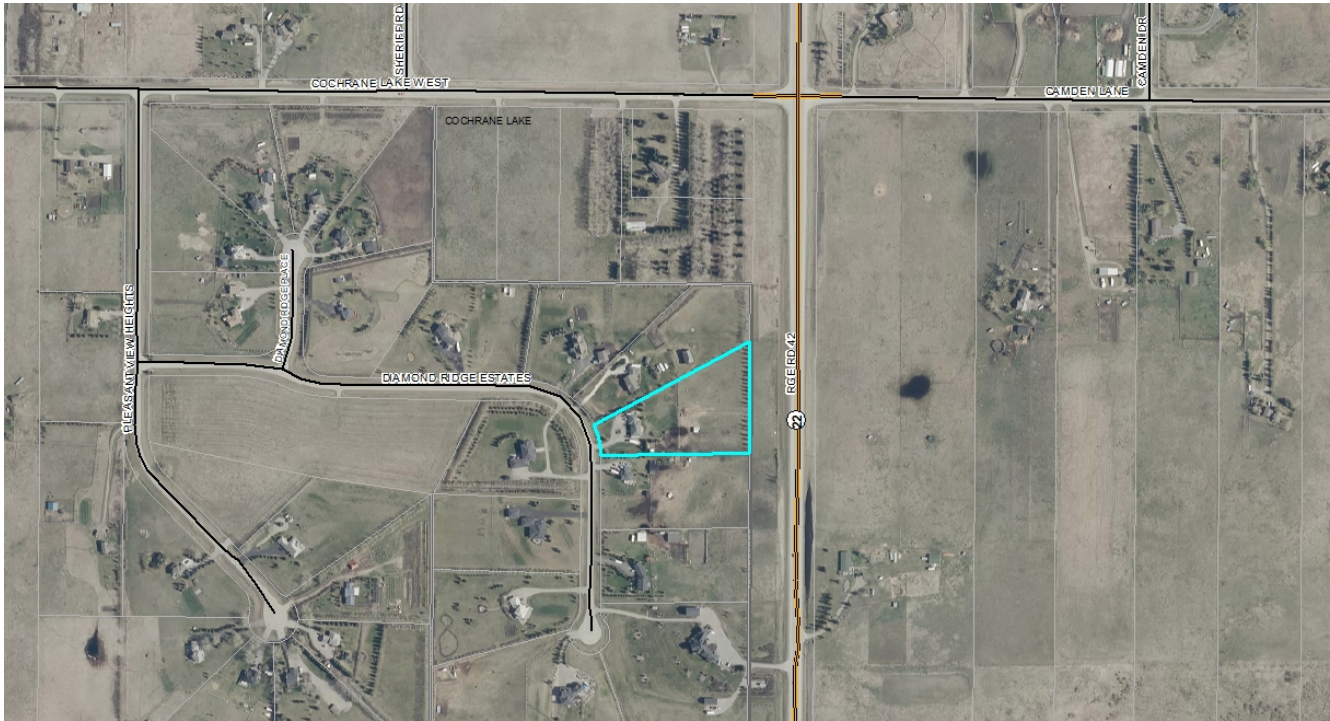
OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203880 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203880 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:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Side yard setback requirement	3.00 m (9.84 ft.)	2.09 m (6.86 ft.)	30.30%

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"> Municipal Government Act Land Use Bylaw C-8000-2020 Cochrane North 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 (2, 045.14 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 Development Permit conditions, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/sl

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 shed) may remain on the subject parcel, in general accordance with the drawings prepared by Genesis Geomatics and submitted with the application.
 - i. That the minimum side yard setback requirement shall be relaxed from **3.00 m (9.84 ft.) to 2.09 m (6.86 ft.)**.

Permanent:

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



ROCKY VIEW COUNTY

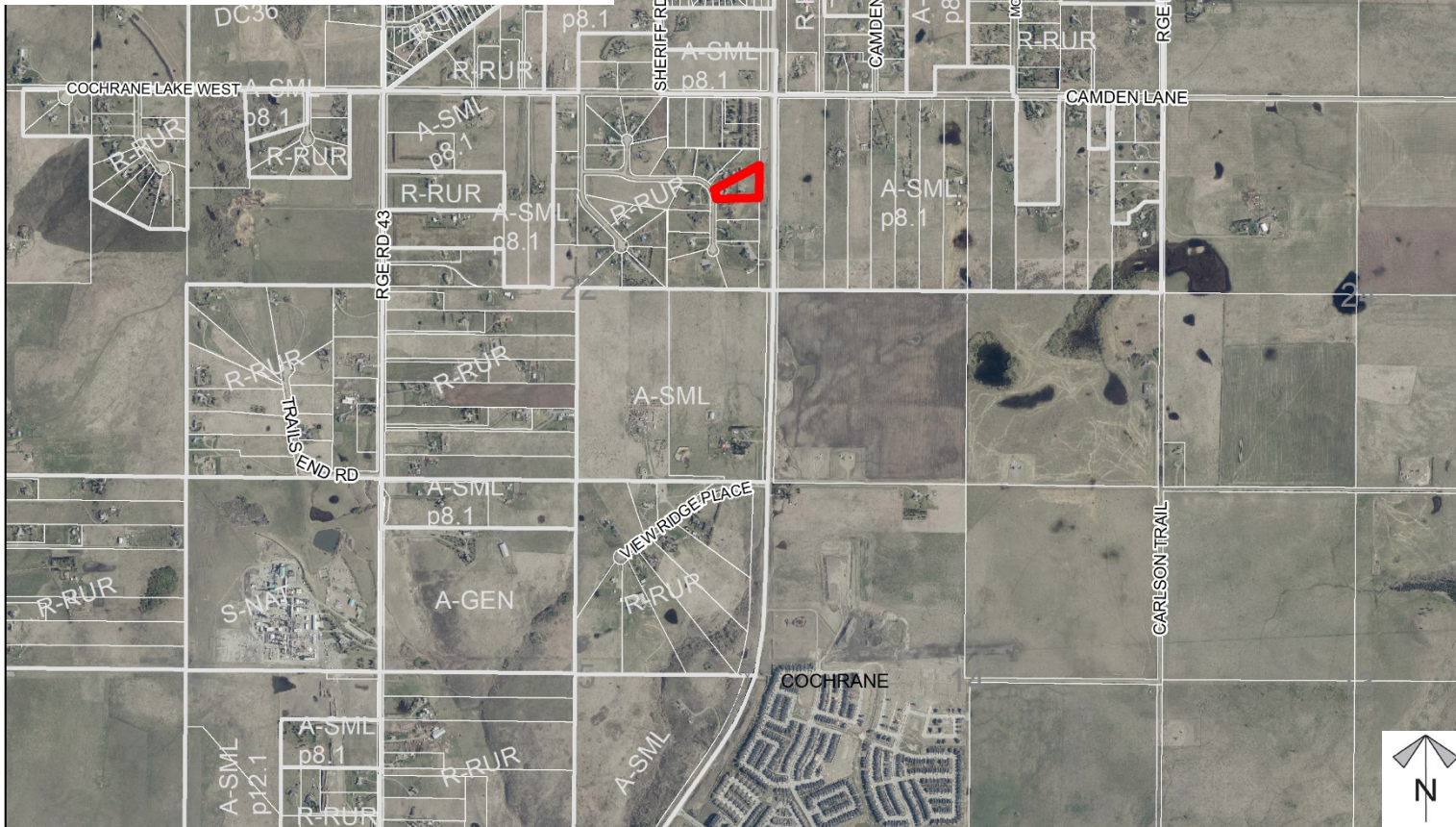
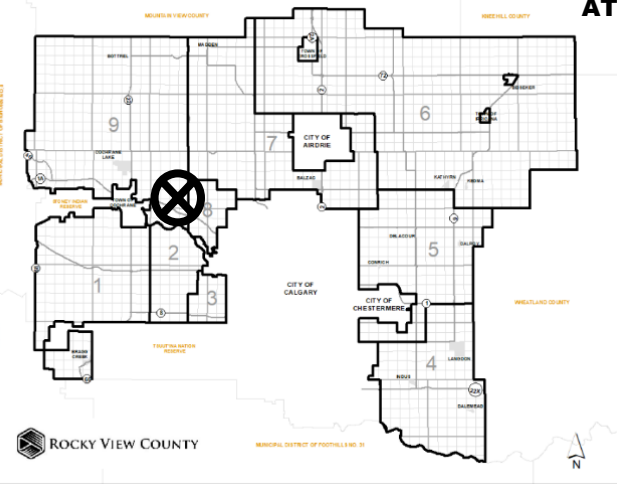
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Horizon Land Surveys (Lei Wang)	OWNER: Garret & Jacqueline Brink
DATE APPLICATION RECEIVED: November 27, 2020	DATE DEEMED COMPLETE: December 2, 2020
GROSS AREA: ± 1.60 hectares (± 3.95 acres)	LEGAL DESCRIPTION: Lot 22, Block 1, Plan 9710590, NE-22-26-04-W05M (24 Diamond Ridge Estates)
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 shed), relaxation
 of the minimum side yard
 setback requirement



Site Photos

Development Proposal

Accessory Building
 (existing shed), relaxation
 of the minimum side yard
 setback requirement



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: 06822041
 File: PRDP20203880
 Printed: January 8, 2021
 Legal: Lot:22 Block:1
 Page 11 of 11
 Plan 26-04-W05M

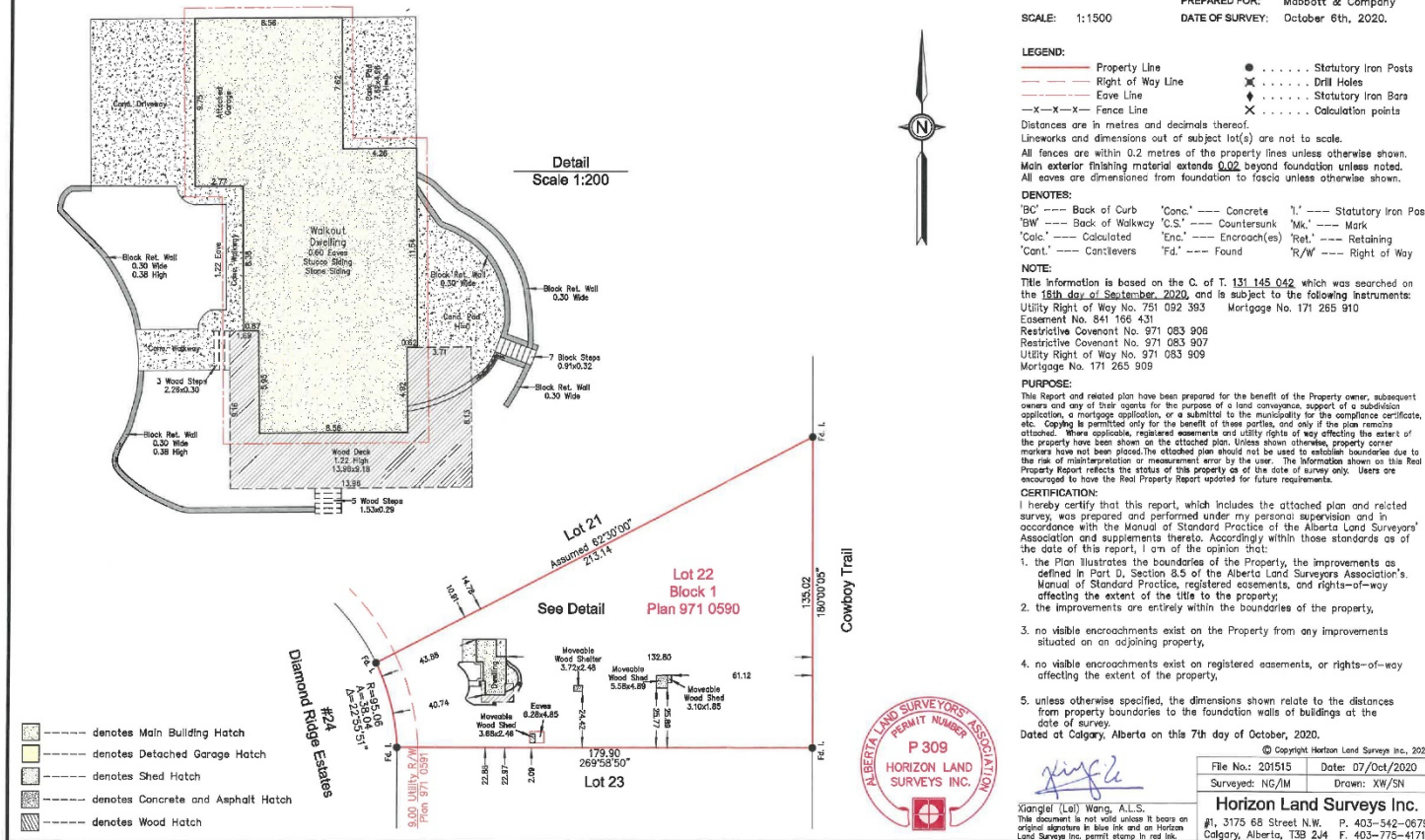


Site Plan

Development Proposal

Accessory Building
(existing shed), relaxation
of the minimum side yard
setback requirement

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



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: 06822041
File: PRDP20203880
Printed: January 8, 2021
Legal: Lot:22 Block:1
Page: 1 of 1
26-04-W05M

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 2
DATE:	January 27, 2021	APPLICATION: PRDP20203819
FILE:	04734031	
SUBJECT:	Accessory Building / Discretionary use, with Variances	

APPLICATION: Application is for the placement of an Accessory Building (sea-can), for an existing Automotive Services business and relaxation of the minimum side yard setback requirement.

GENERAL LOCATION: Located approximately 0.20 km (1/3 mile) south of Hwy. 1 and 0.20 km (1/3 mile) east of Rge. Rd. 33.

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 Applicant operates an automotive servicing company on the parcel. The accessory building (sea-can) is proposed to be utilized for tire and rim storage. The sea-can is approximately 29.73 sq. m (320.00 sq. ft.) in size and measures approximately 12.19 m x 2.44 m (40 ft. x 8.50 ft.). The Applicant has requested that the side yard setback be relaxed from 6.00 m (19.69 ft.) to 1.52 m (5.00 ft.).

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203819 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203819 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:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Side yard setback requirement	6.00 m (19.69 ft.)	1.52 m (5.00 ft.)	75.67%

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"> Municipal Government Act Land Use Bylaw C-8000-2020 North Springbank 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 is listed as a discretionary use. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission



Additional Review Considerations

No additional considerations.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/sl

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 (sea-can), for an existing Automotive Services business, may be placed on the subject parcel, in general accordance with the drawings and site plan submitted with the application.
 - i. That the minimum side yard setback requirement shall be relaxed from **6.00 m (19.69 ft.)** to **1.52 m (5.00 ft.)**

Permanent:

2. That the accessory building (sea-can) shall be painted to match the existing principal building onsite, within 6 months of approval.
3. 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

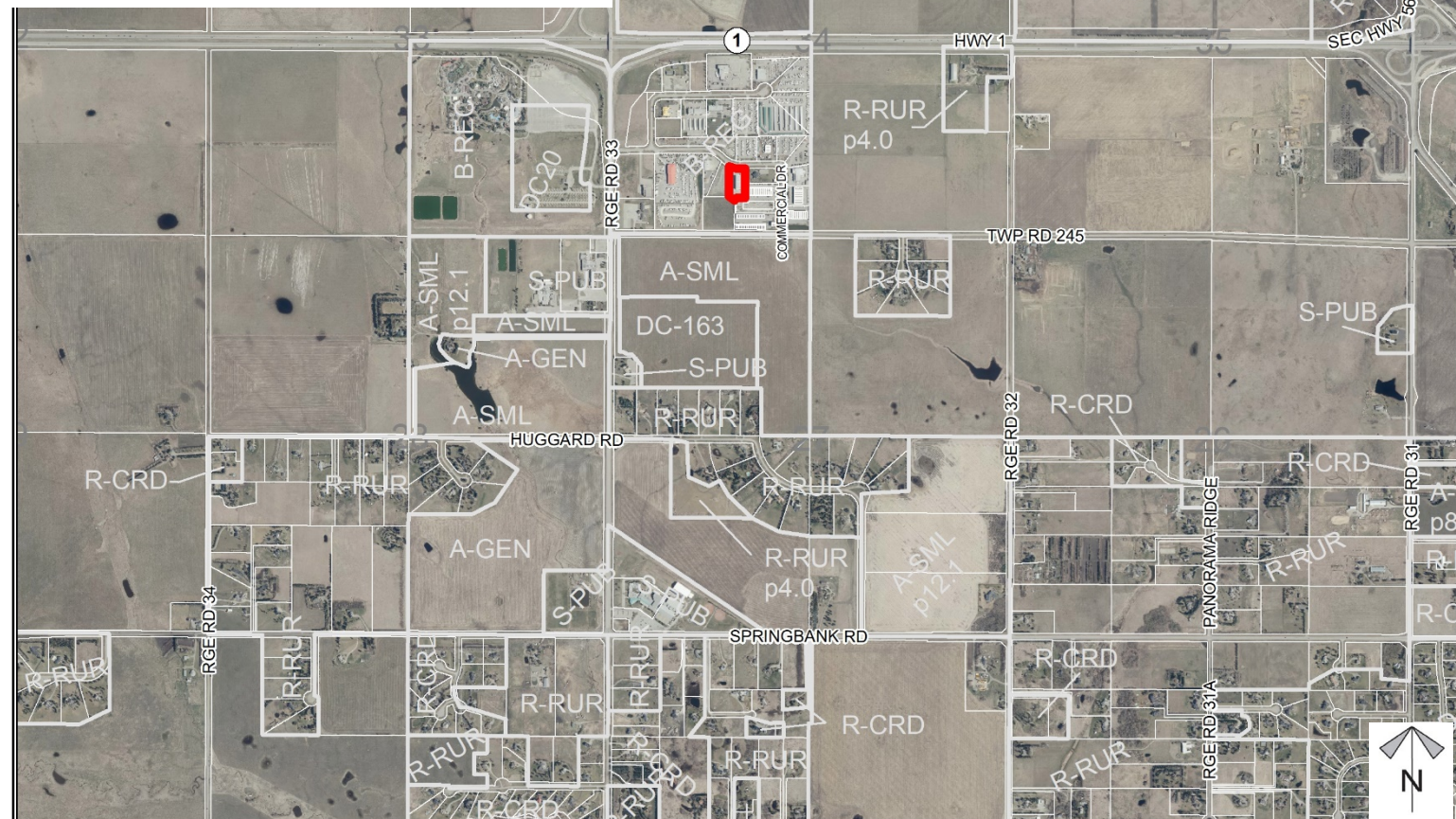
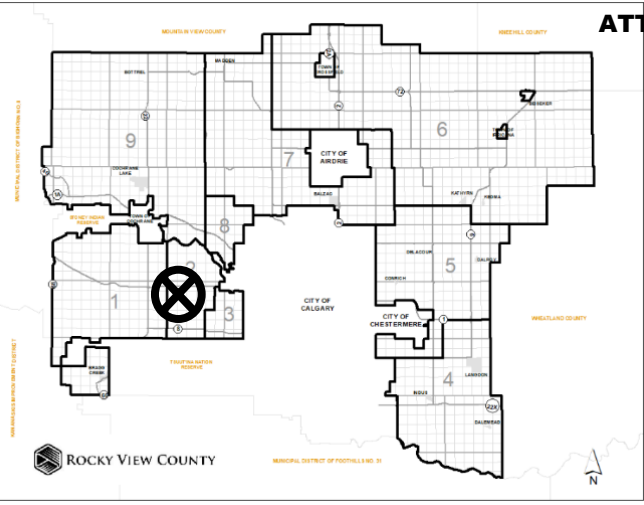
APPLICANT: Cochrane Motor Products (Jeffrey Ulmer)	OWNER: UF3 Real Estate Ltd.
DATE APPLICATION RECEIVED: November 26, 2020	DATE DEEMED COMPLETE: December 3, 2020
GROSS AREA: ± 0.83 hectares (± 2.04 acres)	LEGAL DESCRIPTION: Lot 3, Block 2, Plan 0413544, SW-34-24-03-W05M (80 Commercial Drive)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: No previous, related development permit applications	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Development Proposal

Placement of an accessory building (seacan) for an existing Automotive Services business with relaxation to side yard setback

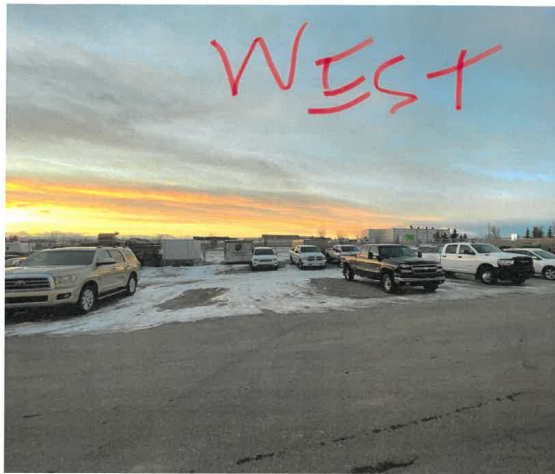
ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Site Photos

Development Proposal

Placement of an accessory building (seacan) for an existing Automotive Services business with relaxation to side yard setback



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.

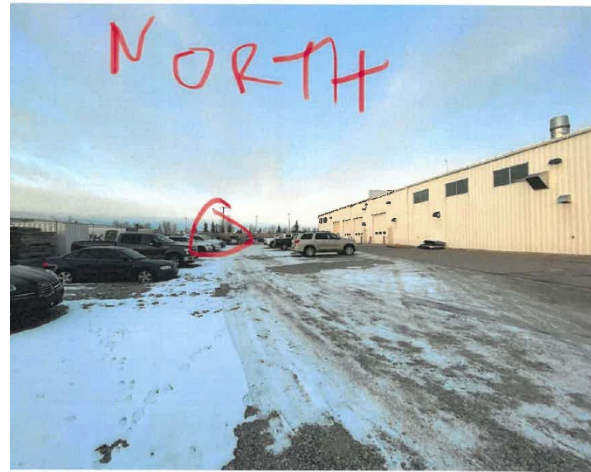


Division: 2
 Roll: 04734031
 File: PRDP20203819
 Printed: January 8, 2021
 Legal: Lot:3 Block:2
 Page 12 of 13
 24-03-W05M

Site Photos

Development Proposal

Placement of an accessory building (seacan) for an existing Automotive Services business with relaxation to side yard setback



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

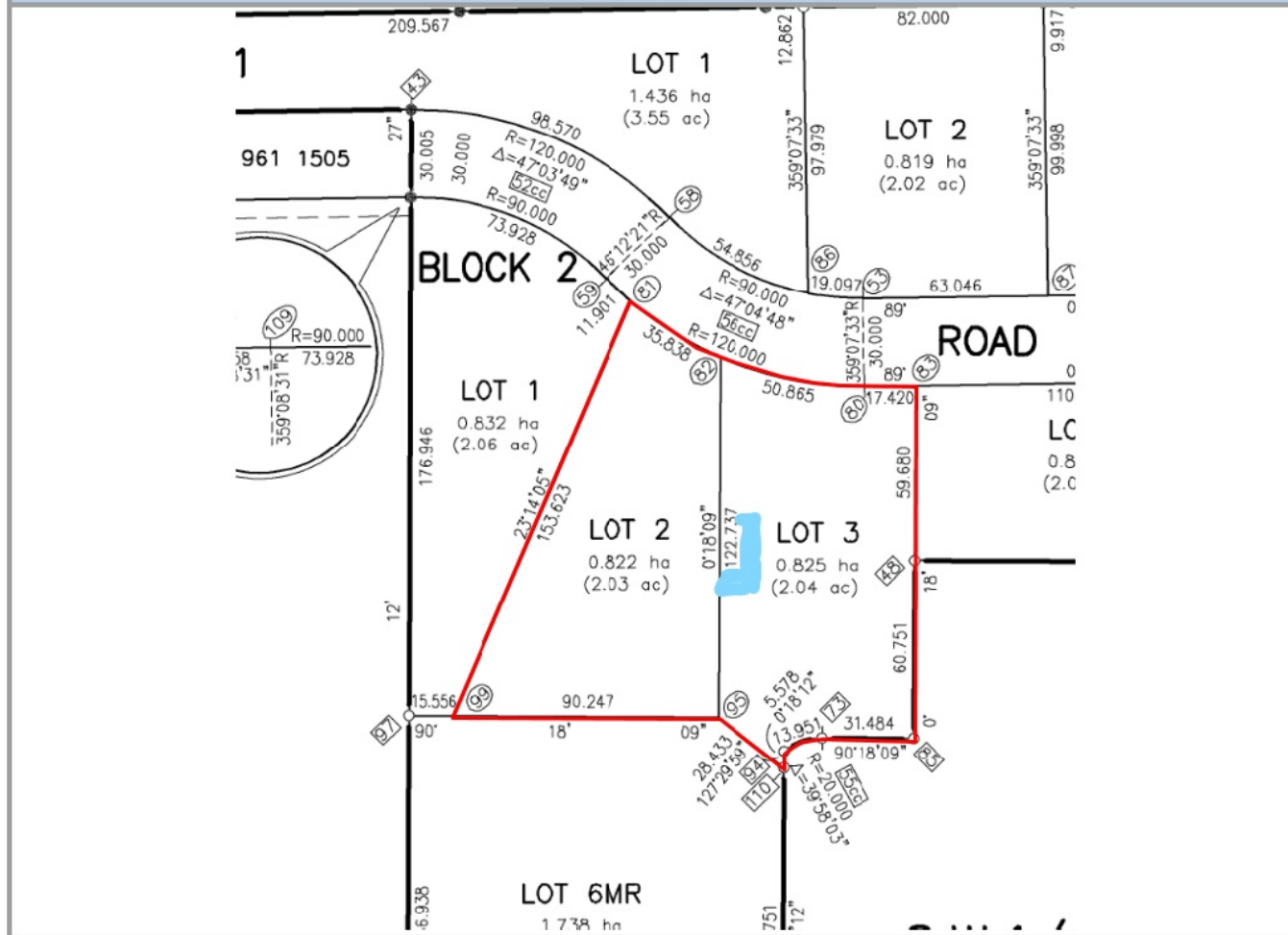
Plan numbers that include letters were registered before 1973 and do not reference a year.



Division: 2
 Roll: 04734031
 File: PRDP20203819
 Printed: January 8, 2021
 Legal: Lot:3 Block:2
 Page 1264 of 1314
 24-03-W05M

SITE MAP

SITE PLAN



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.

Site Plan

Development Proposal

Placement of an accessory building (seacan) for an existing Automotive Services business with relaxation to side yard setback

Division: 2
 Roll: 04734031
 File: PRDP20203819
 Printed: January 8, 2021
 Legal: Lot:3 Block:2
 Page 1205 of 1314
 24-03-W05M



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 7
DATE:	January 27, 2021	APPLICATION: PRDP20204016
FILE:	06636004	
SUBJECT:	Home Based Business, Type II / Discretionary use, with Variances	

APPLICATION: Application is for a renewal of a Home-Based Business, Type II, for a trucking company, relaxation of the type of business regulation and the maximum to permitted number of non-resident employees.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Hwy 566 and on the east side of Hwy. 772.

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

EXECUTIVE SUMMARY: The Applicant has been operating a trucking company (Rebel Hotshot LTD.) from the parcel. The Applicant has proposed 400 sq. m (4305.56 sq. ft.) of outside storage and 222.97 sq. m (2400 sq. ft.) of an accessory building for business purposes. The business operates Monday – Friday (7:00am – 4:00pm) and has eight (8) full-time employees. Two of the full-time employees are residents on the parcel. The application states that there are no business-related visits per day. There are approximately 6 - 8 trucks and 3 - 4 trailers on the site for business purposes. The activity was previously permitted under PRDP20193657.

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

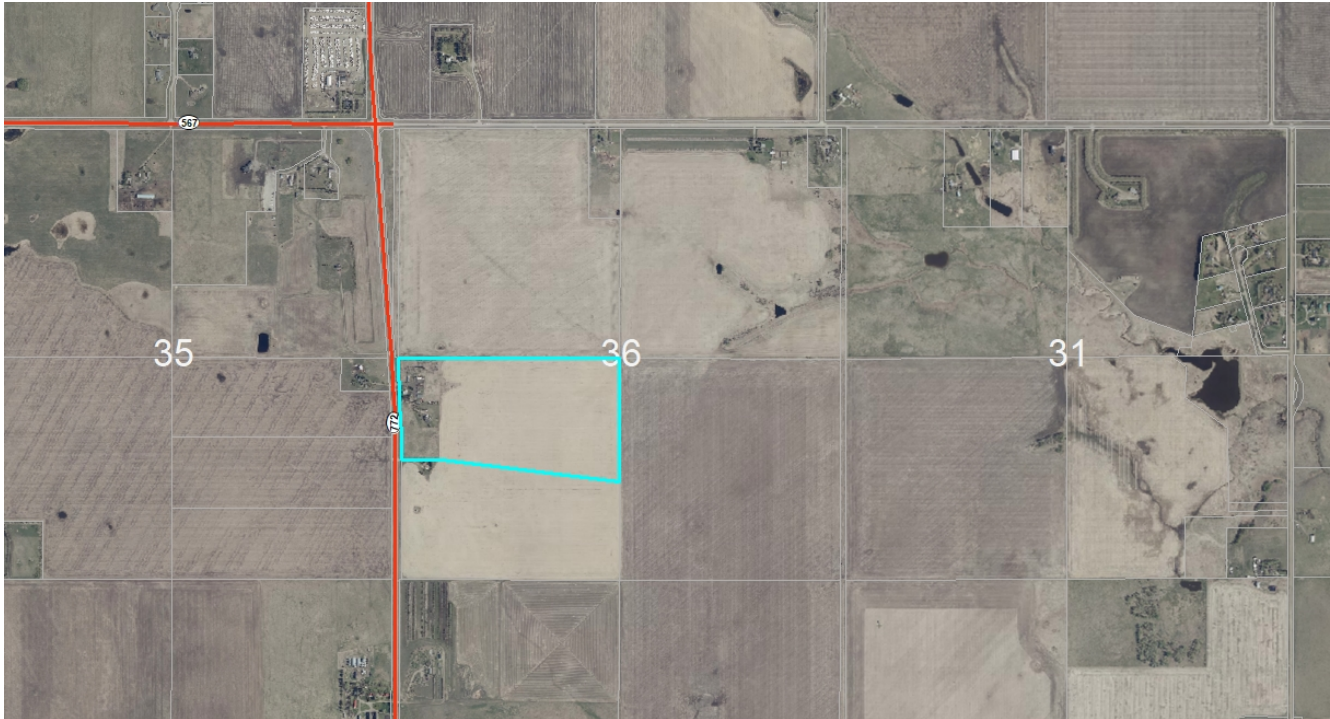
OPTIONS:

- Option #1: THAT Development Permit Application PRDP20204016 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20204016 be refuse 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:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Automotive Use	Not Permitted as HBB	Trucking Company	100.00%
Number of Non-Resident Employees	2 Non-Resident Employees	6 Non-Resident Employees	200.00%

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"> Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
PERMITTED USE: 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. This activity was previously approved under PRDP20193657 but without the variance to the number of non-resident employees.

There was a compliance file and it was subsequently closed with this application.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

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 a Home-Based Business, Type II, for a Trucking Business may continue to operate on the subject parcel in accordance with the approved plans.
 - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.
 - ii. That the number of non-resident employees be relaxed from **two** to **six**
 - a. 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.

Permanent:

2. That the operation of this Home-Based Business may generate up to a maximum of 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 and the 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 400.00 sq. m (4,305.56 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 business vehicle idling at any time, associated with the business operations.
11. That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.
12. That all business vehicles shall be newer or used models. No salvaged or damaged vehicles shall be brought/stored on site.
13. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
14. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.



ROCKY VIEW COUNTY

15. That this Development Permit shall be valid until **February 17, 2022**.

Advisory:

16. That any other Federal, Provincial, or County permits, approvals, and/or compliances, including a Road Side Development Permit from Alberta Transportation, are the sole responsibility of the Applicant/Owner.
17. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.



ROCKY VIEW COUNTY

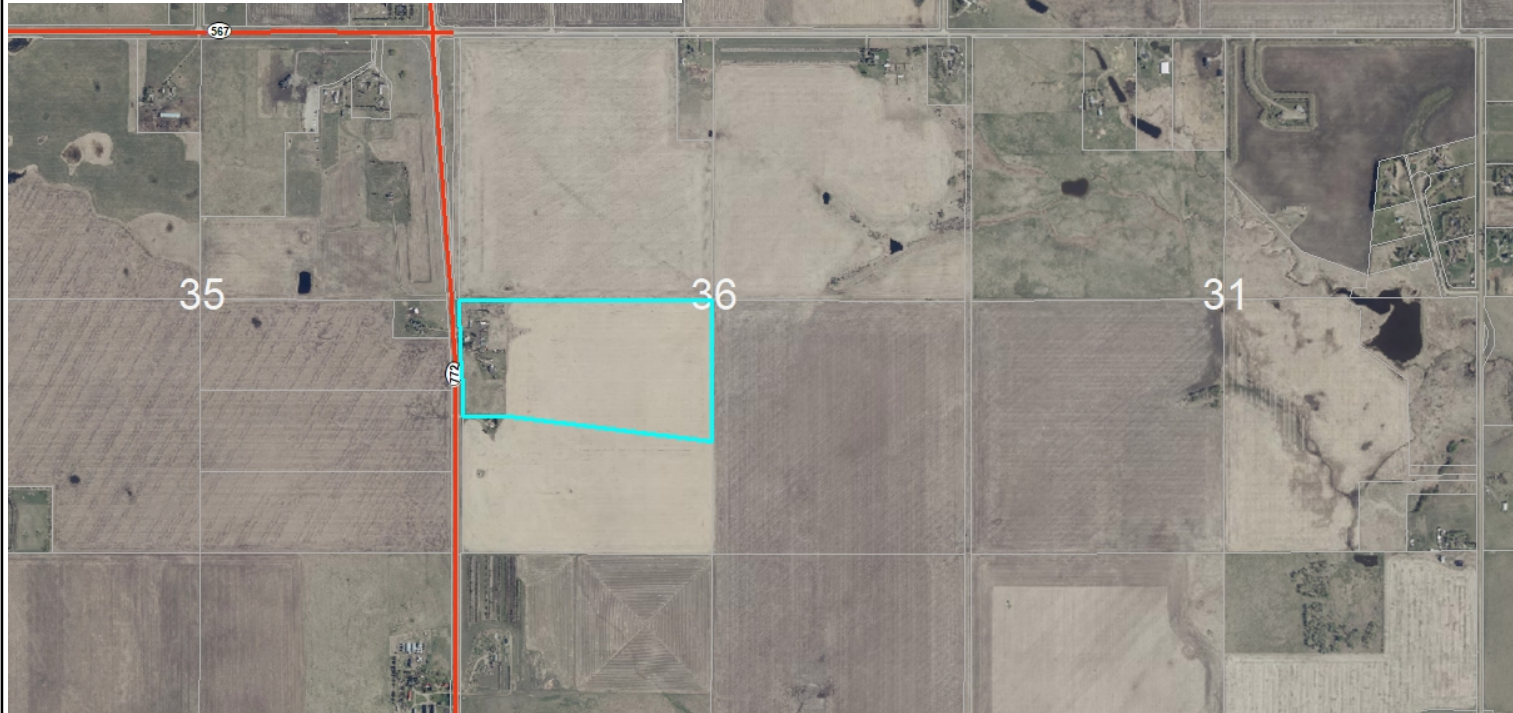
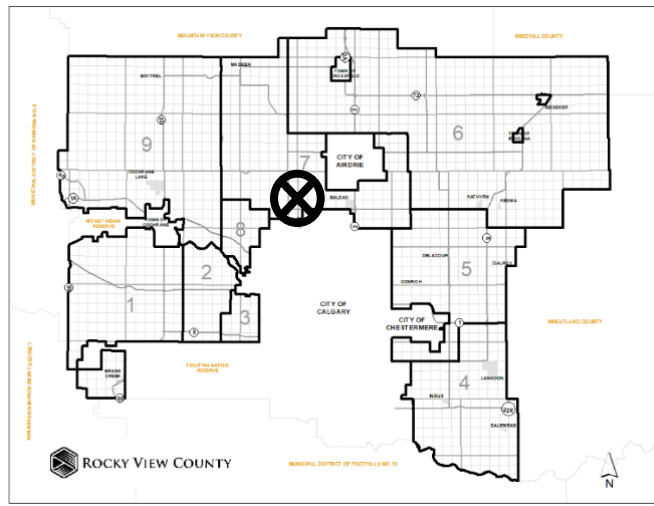
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Rebel Hotshot Ltd. (Shane MacDonald)	OWNER: Andrew B. & Ursula Zaleski
DATE APPLICATION RECEIVED: December 8, 2020	DATE DEEMED COMPLETE: December 10, 2020
GROSS AREA: ± 31.91 hectares (± 74.84 acres)	LEGAL DESCRIPTION: Block 1, Plan 7810555 SW-36-26-02-W05M (265114 Symons Valley Road)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: PRDP20193657, HBB, Type II for trucking company, expired December 8, 2020	
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

renewal of a Home-Based Business, Type II, for a trucking company, relaxation of the allowable use and relaxation of the permitted number of non-resident employees

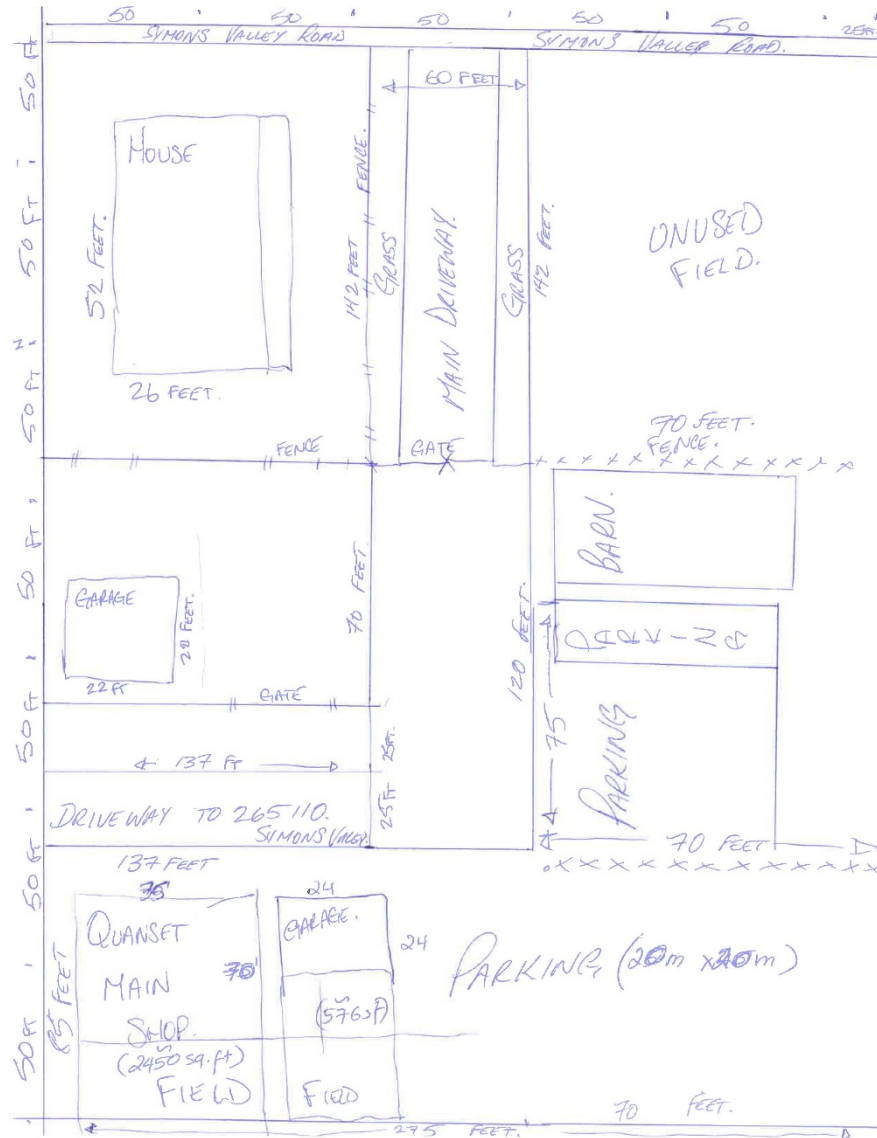




Site Plan

Development Proposal

renewal of a Home-Based Business, Type II, for a trucking company, relaxation of the allowable use and relaxation of the permitted number of non-resident employees



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.

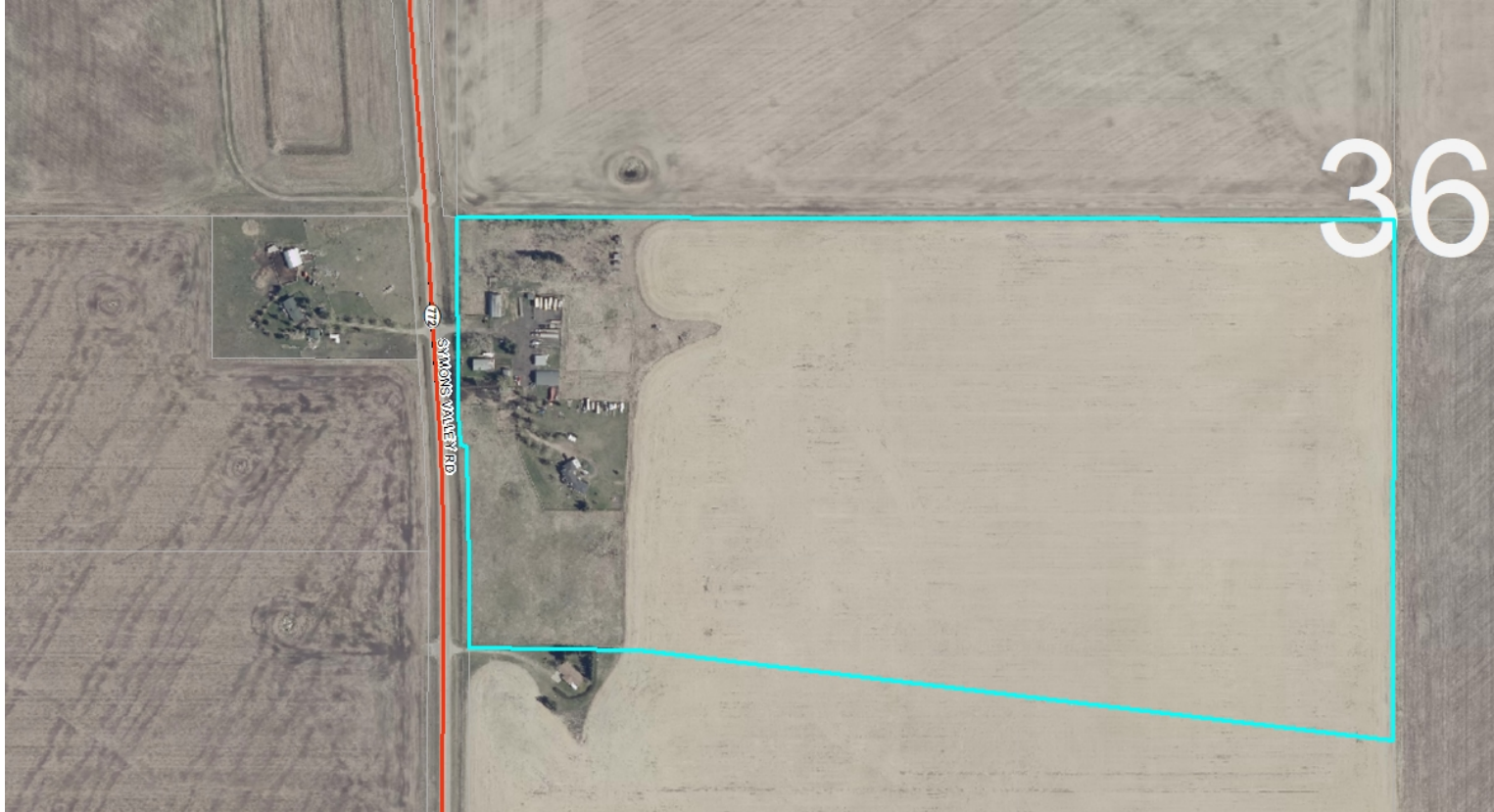


Division: 7
 Roll: 06636004
 File: PRDP20204016
 Printed: December 9, 2020
 Legal: Block: 1
 Page: 1253 of 134
 26-05-W05M

Aerial Imagery

Development Proposal

renewal of a Home-Based Business, Type II, for a trucking company, relaxation of the allowable use and relaxation of the permitted number of non-resident employees



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: 06636004
 File: PRDP20204016
 Printed: December 9, 2020
 Legal: Block: 1
 Page 12 of 14
 Plan 26-05-W05M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: January 27, 2021
APPLICATION: PRDP20203739

FILE: 05335032

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

APPLICATION: a Home-Based Business Type II, for a tow truck business and relaxation of allowable use.

GENERAL LOCATION: located approximately on the east side of Rge. Rd. 282 and 0.81 km (1/2 mile) south of Twp. Rd 260.

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

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

EXECUTIVE SUMMARY: The Applicant is proposing to operate an automotive tow truck home-based business, God Light Towing Ltd., from the parcel. The business would operate seven (7) days a week (8:00 am – 6:00 pm) with anticipated five to seven (5-7) business-related visits per day and forty (40) per week. The application states that there are four (4) full time employees, (2) part-time employees and two (2) non-resident employees. The Applicant is requesting 400.00 sq. m. (4,305.56 sq. ft.) of outside storage which would be screened by an existing 2.00 m (6.56 ft.) high wood fence. In addition, a 464.51 sq. m (5,000.00 sq. ft.) accessory building which is a permitted use in the Agricultural, Small Parcel District (A-SML), is being proposed and would provide additional support for screening.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203739 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203739 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.

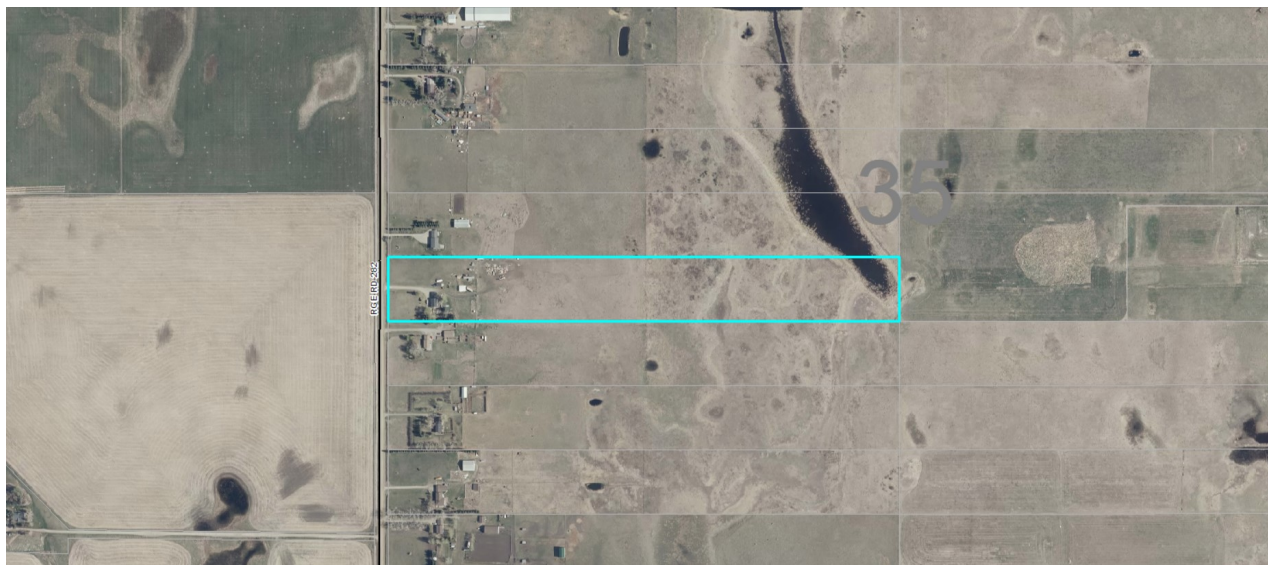
Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

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

Bronwyn Culham, Planning and Development

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Section 145 (f) Home-Based Business (Type II) General Requirements	Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).	Allowance of an automotive related Home-Based Business (Type II)	N/A

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"> Site Plan prepared by Innovative Design & Build Inc.
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 145 (f) of the Land Use Bylaw states that automotive related businesses shall not be permitted as a Home-Based Business, Type II. Other than the automotive use, the home-based business would be compliant with Sections 145 and 146 Home-Based Business (Type II) General and Site Requirements.



CONCLUSION:

Subject to the proposed Development Permit conditions, the application is recommended for Refusal.

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

Option #1:

APPROVAL, subject to the following conditions

Description:

1. That a Home-Based Business, Type II, for an automotive tow truck business may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
 - a. 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.
 - a. 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, its accessory buildings and outside storage area.
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 all outside storage that is a part of the Home-Based Business, Type II shall be completely visually screened from adjacent lands, including the existing 2.00 m (6.56 ft.) fencing, shall meet the minimum setback requirements for buildings, and shall not exceed **400.00 sq. m (4,305.56 sq. ft.)**, in accordance with the approved Site Plan.
10. That there shall be no signage, exterior display or advertisement of goods and services discernable from the outside of the building.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That between the hours of 10:00 pm and 7:00 am, there shall be no truck idling or truck traffic entering or leaving the subject property associated with the home-based business.
13. 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.
 - a. That a business-related visit per day includes site entry/site exit per vehicle.



ROCKY VIEW COUNTY

Advisory:

14. That the Home-Based Business, Type II, shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
15. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
16. That this Development Permit shall be valid until **February 24, 2022**.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Innovative Design & Build Inc.	OWNER: Warring, Balkaran Singh
DATE APPLICATION RECEIVED: November 19, 2020	DATE DEEMED COMPLETE: November 19, 2020
GROSS AREA: ± 8.04 hectares (±19.89 acres)	LEGAL DESCRIPTION: SW-35-25-28-04 Lot 2, Block 7, Plan 9410469 (255104 Range Road 282)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: July 3, 2019: Development Permit, PRDP20190347, renewal of a Hobby Kennel (5 dogs) – Closed Approved February 7, 2018: Development Permit, PRDP20175272, hobby kennel (five dogs) – Closed – Renewal Application	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

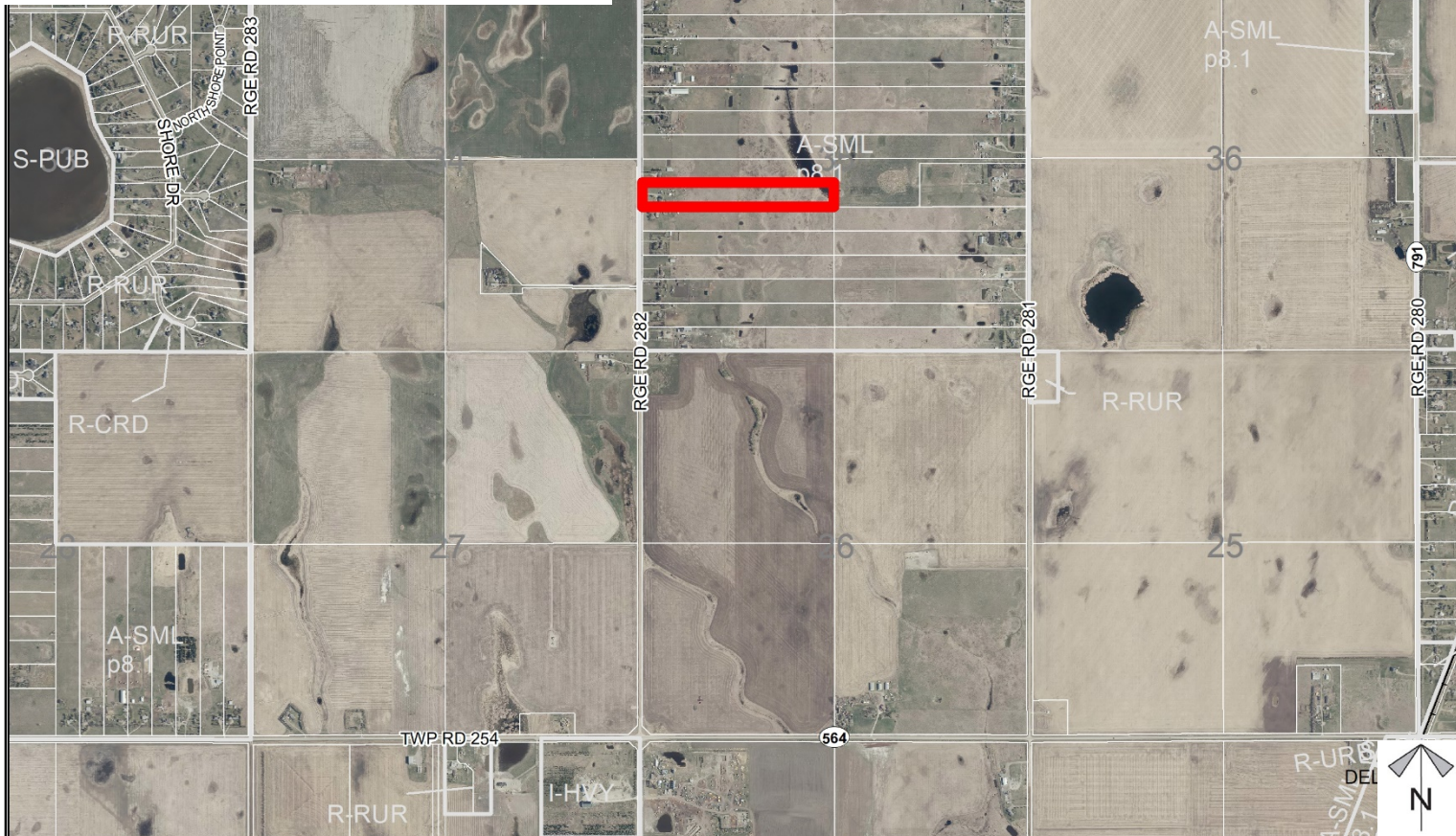
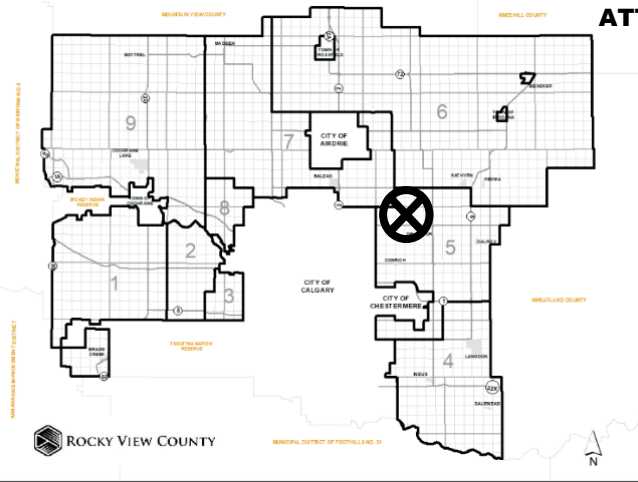


Location & Context

Development Proposal

Home-Based Business
Type II, for a tow truck
business and relaxation of
allowable use.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 05
Roll: 05335032
File: PRDP20203739
Printed: Jan 11, 2021
Legal: Lot:2 Block:7
Page 12 of 14
Page 12 of 14
25-28-W04M

Inspection Photos
December 16, 2020

E-10
9 of 16



12 16 2020

Inspection Photos
December 16, 2020

E-10
10 of 16



12 16 2020

Inspection Photos
December 16, 2020

E-10
11 of 16



12 16 2020

Inspection Photos
December 16, 2020

E-10
12 of 16



12 16 2020

Inspection Photos
December 16, 2020

E-10
13 of 16



12 16 2020

Inspection Photos
December 16, 2020

E-10
14 of 16



12 16 2020

Inspection Photos
December 16, 2020



12 16 2020

Inspection Photos
December 16, 2020

E-10
16 of 16



12 16 2020

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: January 27, 2021
APPLICATION: PRDP20203752

FILE: 05335031

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

APPLICATION: The application is for the renewal of a Home-Based Business Type II, for automotive repairs and sales and relaxation of the allowable use.

GENERAL LOCATION: located approximately 2.41 km (1 1/2 miles) north of Hwy. 564 and on the west side of Rge. Rd. 281.

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

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

EXECUTIVE SUMMARY: The Applicant operates a long standing automotive home-based business, 1194314 Alberta Ltd. – approximately 7 renewals to date. The previous development permit, PRDP20175301, was issued on February 21, 2018 and expired on January 14, 2021. The home-business uses 37.16 sq. m. (400.00 sq. ft.) of the dwelling, 185.81 sq. m. (2,000.00 sq. ft.) of an existing accessory building, and 371.61 sq. m. (4,000.00 sq. ft.) of outside storage. The business operates by appointment only (Monday – Sunday; 9:00am – 4:00pm) with approximately twenty (20) business-related visits per week. There is one (1) part-time employee who also resides on the property. Signage is not requested. There have been two (2) previous enforcement files on this property, related to complaints regarding a home-based business operation, ranging from July 2004 to January 2009. There have been no current enforcement concerns.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203752 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203752 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.

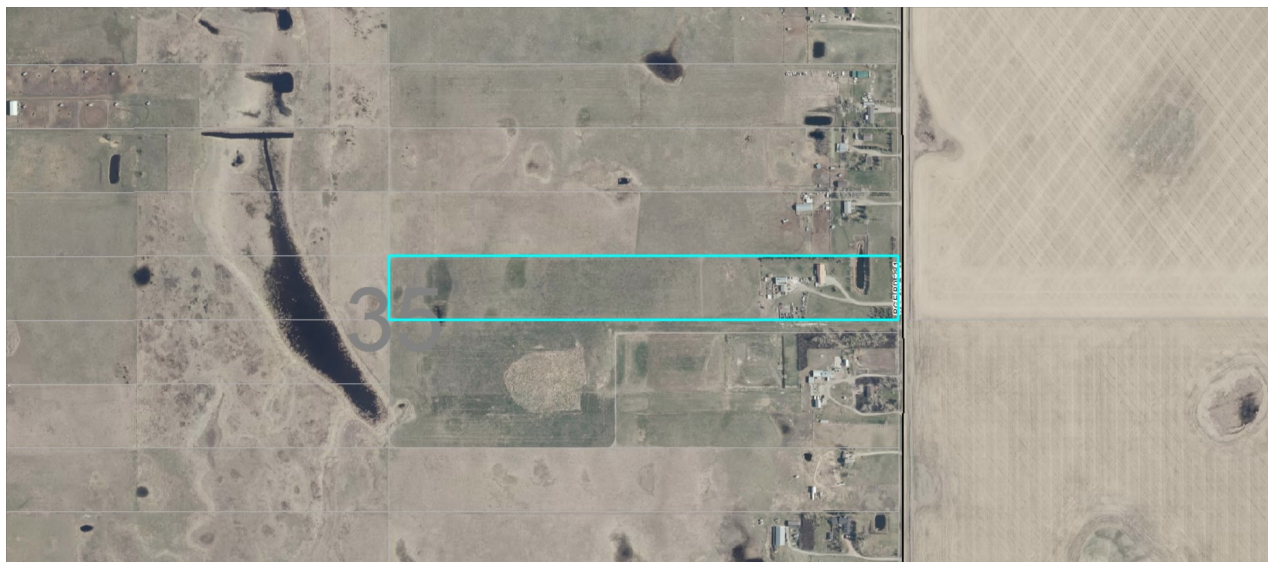
Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

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

Bronwyn Culham, Planning and Development

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Section 145 (f) Home-Based Business (Type II) General Requirements	Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).	Allowance of an automotive related Home-Based Business (Type II)	N/A

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"> Site Plan / Prepared by Terramatic Technologies Inc / dated June 2003
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 145 (f) of the Land Use Bylaw states that automotive related businesses shall not be permitted as a Home-Based Business, Type II. The business is long standing and does not have any current



enforcement concerns. For these reasons, the business 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.

CONCLUSION:

Subject to the proposed Development Permit conditions, 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

Option #1:

APPROVAL, subject to the following conditions

1. That a Home-Based Business, Type II, for automotive repair and sales may continue to operate on the subject parcel in general accordance with the approved site plan and application.
 - a) That the proposed Automotive use is permitted as a Home-Based Business, Type II

Permanent:

2. That there shall be no non-resident employees at any time.
3. 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 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 buildings and the outside storage area.
8. That all outside storage that is a part of the Home-Based Business shall be completely screened from adjacent lands with a fence, shall meet the minimum setback requirements for buildings, and **shall not exceed 4,305.56 sq. ft. (400.00 sq. m).**
9. That all vehicles, trailers, or equipment that is used in the Home-Based Business shall be kept within a building or storage area.
10. That one (1) identification sign, (3.30 ft. x 2.0 ft.) shall remain onsite in accordance with the renewal application.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
13. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That this Development Permit shall be valid until **January 14, 2026.**



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

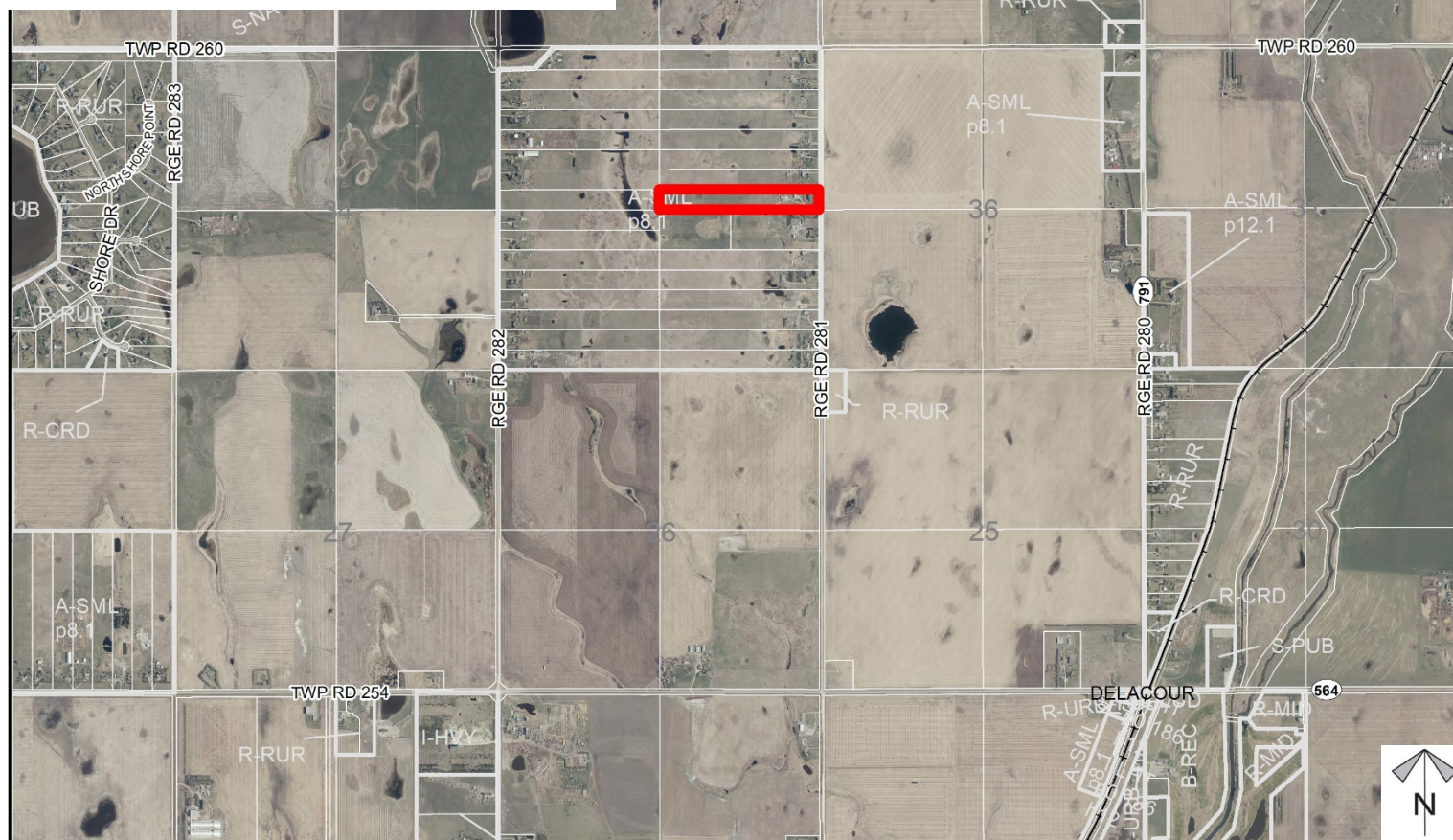
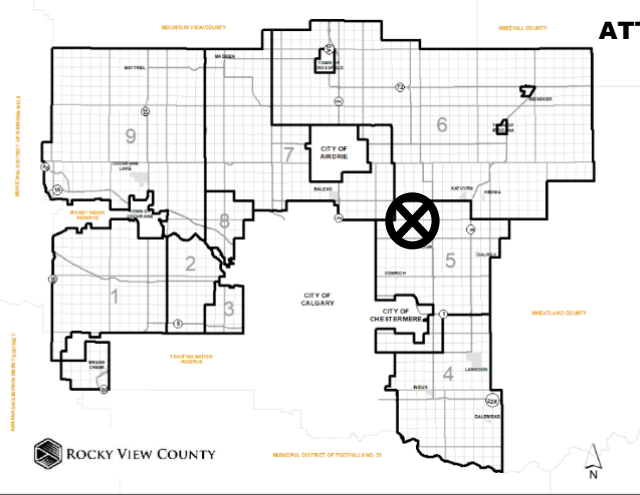
APPLICANT: Charanjeet & Avtar Sagoo	OWNER: Charanjeet & Avtar Sagoo
DATE APPLICATION RECEIVED: November 19, 2020	DATE DEEMED COMPLETE: November 19, 2020
GROSS AREA: ± 8.06 hectares (± 19.94 acres)	LEGAL DESCRIPTION: NE-35-25-28-04 Lot: 1- Block:1 Plan: 8811658 (255133 RGE RD 281)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>Sep 03, 2009: Building Permit, 2009-BP-22585, Accessory Building (Detached Garage) – PSR – Not in Compliance No Entry</p> <p>Jun 12, 1995: Building Permit, 1995-BP-4721, Accessory Building – Occupancy Granted</p> <p>Jun 05, 1991: Building Permit, 1991-BP-2270, Single Family Dwelling – Occupancy Granted</p> <p>February 21, 2018: Development Permit, PRDP20175301, HBB, Type II for automotive repairs and sales (renewal) (expired January 14, 2021) - Closed - Renewal Application</p> <p>February 18, 2015: Development Permit, PRDP20145216, HBB, Type II for automotive repairs and sales (renewal) (expired January 14, 2018) - Closed - Renewal Application</p> <p>January 8, 2013: Development Permit, 2012-DP-15201, HBB, Type II for automotive repairs and sales (renewal) (expired January 14, 2015) - Closed - Renewal Application</p> <p>November 22, 2011: Development Permit, 2011-DP-14784, HBB, Type II for automotive repairs and sales (renewal) (expired January 14, 2013) - Closed - Complete</p> <p>January 18, 2011: Development Permit, 2010-DP-14339, HBB, Type II for automotive repairs and sales (renewal) (expired January 14, 2012) - Closed - Complete</p> <p>February 16, 2010: Development Permit, 2010-DP-13892, HBB, Type II for automotive repairs and sales (renewal) (expired January 14, 2011) - Closed - Complete</p> <p>December 15, 2008: Development Permit, 2008-DP-13322, HBB, Type II for automotive repairs and sales (expired January 14, 2010) - Closed - Complete</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Location & Context

Development Proposal

Renewal of a Home-Based Business Type II, for automotive repairs and sales and relaxation of the allowable use.

Division: 05
Roll: 05335031
File: PRDP20203752
Printed: Jan 11, 2021
Legal: Lot:1 Block:1
Page 1258 of 314
25-28-W04M



Site Plan

Development Proposal

Renewal of a Home-Based Business Type II, for automotive repairs and sales and relaxation of the allowable use.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGEND:

Found Iron Posts are shown thus: .
 Sidelight dimensions to building wall.
 All distances are in metres and decimals thereof.
 Distances shown on curve boundaries are Arc distances.
 The designation 'R' on a curve indicates its Radius.
 ROW - Right of Way.
 Contoured walls are shown thus: .
 Edge of concrete walks & drives shown thus: .
 Edge of Eaves are shown thus: .
 Fences are shown thus: .
 This plan is page 2 of a Real Property Report and is ineffective if detached from page 1.

TERRAMATIC TECHNOLOGIES
 #12-5080-12A Street S.E.
 Calgary, Alberta T2G 5K9
 Phone: 214 3655, Fax 214 1428
 E-Mail: survey@terramatic.com
 Drawn by: KKK Chik & CDK
 Date: JUNE 28, 2003
 Scale: 1:200 Metric
 File No.: 036888

NOTE:
 ALL BUILDING DETAILS
 SCALE 1:200

6.18
 CHICKEN
 COOP
 0.25 EAVES
 6.18
 3.74

ROOF OVER

ANIMAL
 SHELTER 1

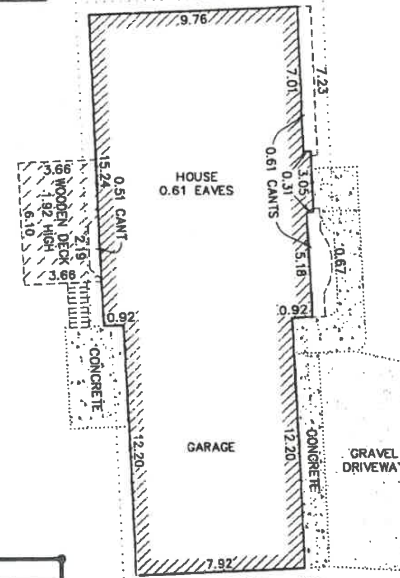
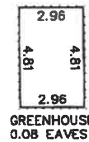
1.92 2.35
 2.46
 1.92
 ROOF LINE

ANIMAL
 SHELTER 2

2.46 2.36
 4.94
 2.46
 ROOF LINE



ROOF OVER
 STORAGE AREA



MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

STAMP OF COMPLIANCE

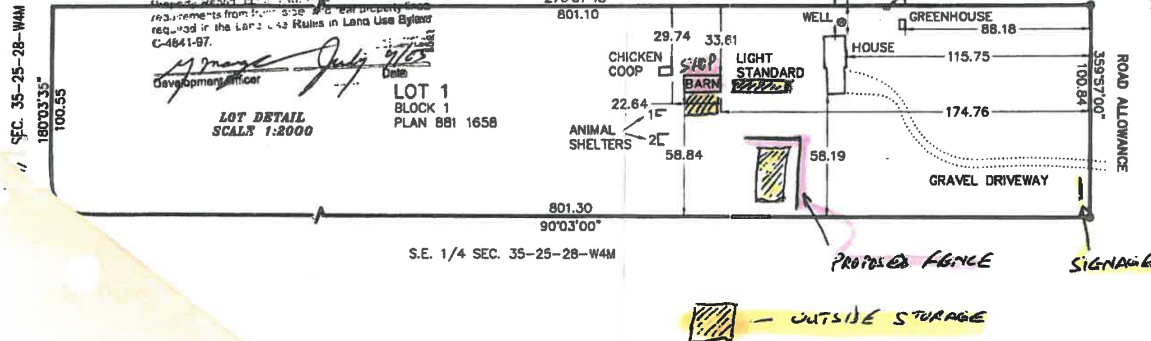
The location of the building as shown on this Real Property Report is in compliance with the minimum setback requirements from the 5.58 m and 10.00 m property lines required in the Land Use Rules in Land Use Bylaw C-4641-87.

[Signature]
 Development Officer
 Date: *[Signature]*

LOT DETAIL
 SCALE 1:2000

LOT 1
 BLOCK 1
 PLAN B81 1658

S.E. 1/4 SEC. 35-25-28-W4M



Division: 05
 Roll: 05335031
 File: PRDP20203752
 Printed: Jan 11, 2021
 Legal: Lot: 1 Block: 1
 Page 12 of 14
 25-28-W04M









PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 5
DATE:	January 27, 2021	APPLICATION: PRDP20203719
FILE:	05328024	
SUBJECT:	Accessory Building / Discretionary use, with Variances	

APPLICATION: Construction of an accessory building (oversize shed) and relaxation of the maximum building area and relaxation of the maximum height requirement.

GENERAL LOCATION: Located at the southeast junction of Rge. Rd. 284 and Serenity Pl.

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct an oversize accessory building (storage shed) for personal storage needs. The accessory building will be 267.56 sq. m (2,880.00 sq. ft.) in gross floor area. There are two variances requested and the application appears compliant with Residential, Rural District (R-RUR) regulations.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203719 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203719 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 (%)
Permitted Building Area	190 sq. m. (2,045.14 sq. ft.)	267.56 sq. m. (2,880 sq. ft.)	40.82%
Maximum Building Height	7.00 m (22.96 ft.)	7.12 m (23.37 ft.)	1.78%

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> Serenity Conceptual Scheme Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Elevations / prepared by Integrity Buildings dated November 9, 2020 Floor Plans/ Prepared by Integrity Buildings dated November 9, 2020 Site Plan
DISCRETIONARY USE: <ul style="list-style-type: none"> Accessory Building > 190.00 m² is a discretionary use in the Residential, Rural District (R-RUR) 	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/ltt

ATTACHMENTS:

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



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

1. That an accessory building (oversize storage shed), approximately **267.56 sq. m (2,880.00 sq. ft.)** in footprint, may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings, titled *Main Floor and Elevations* as prepared by Integrity Buildings.
 - i. That the maximum building area is relaxed from **190.00 sq. m. (2,045.14 sq. ft.)** to **267.56 sq. m. (2,880.00 sq. ft.)**.
 - ii. That the maximum height requirement is relaxed from **7.00 m (22.96 ft.)** to **7.12 m (23.37 ft.)**.

Permanent:

2. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
3. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
4. That there shall be no more than 1.00 m (3.28 ft.) of fill placed or 2.00 m (6.56 ft.) cut/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

Advisory:

5. 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.
6. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
7. That a Building Permit for the accessory building 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.
9. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.

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



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

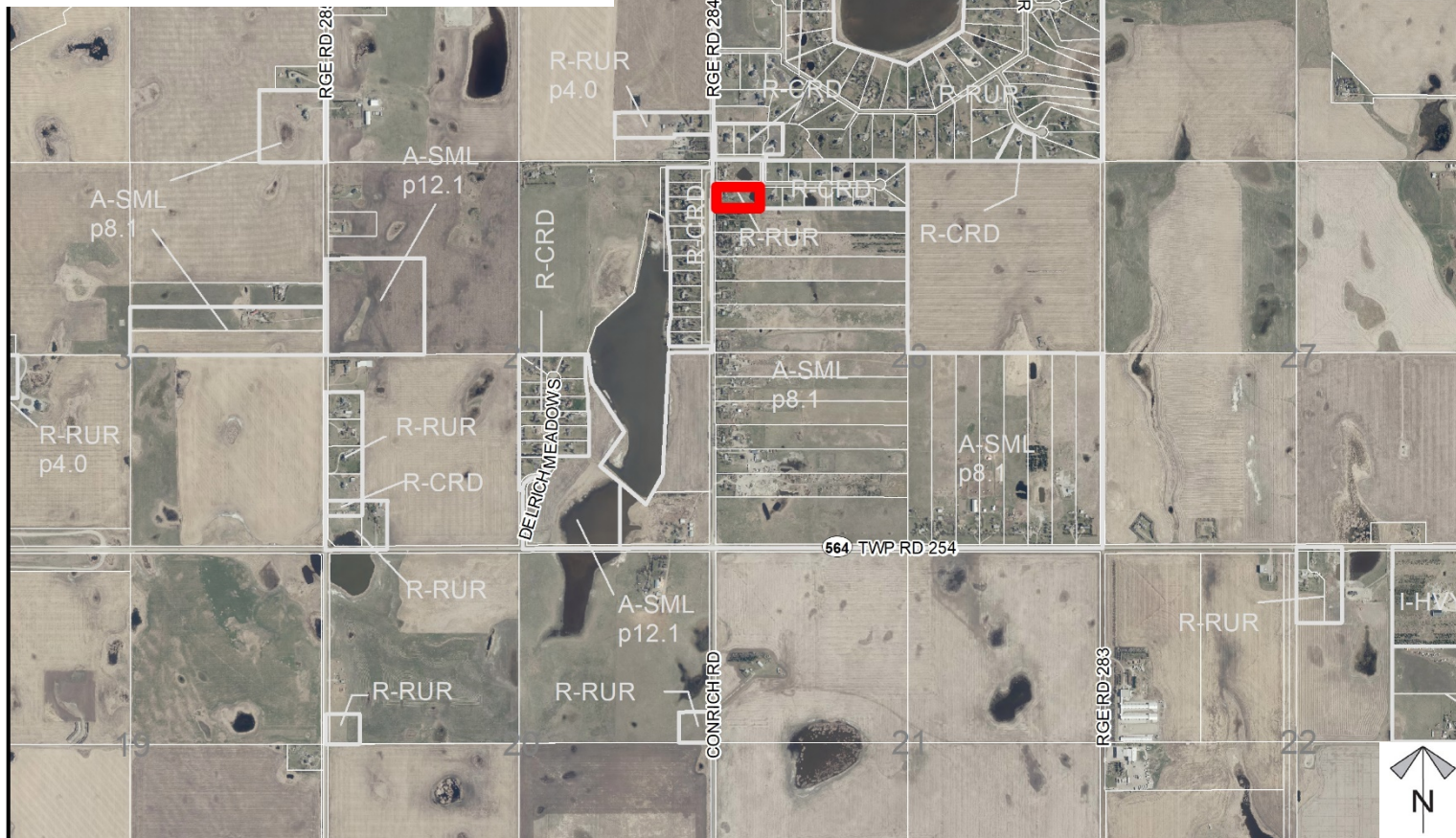
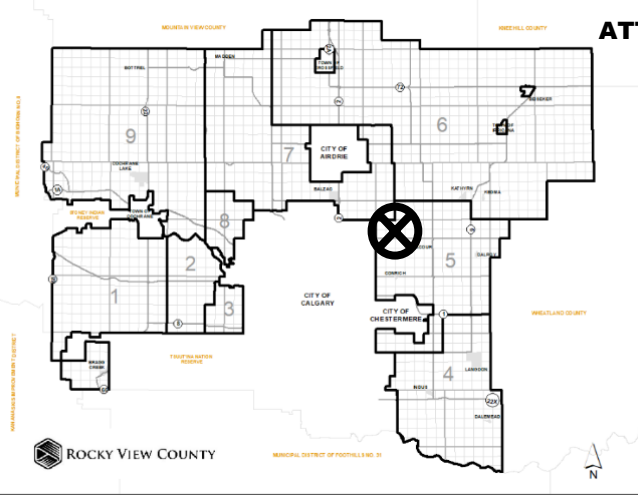
APPLICANT: Perry & Karen Massner	OWNER: Perry & Karen Massner
DATE APPLICATION RECEIVED: November 17, 2020	DATE DEEMED COMPLETE: November 17, 2020
GROSS AREA: ± 1.65 hectares (± 4.08 acres)	LEGAL DESCRIPTION: Lot:1 Block:3 Plan: 0911779, NW-28-25-28-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>Jul 18, 2018: Building Permit (PRBD20181616) Addition to Single Family Dwelling – PSR – in Compliance</p> <p>Apr 29, 2015: Building Permit (PRBD20143116) Garage Addition to Single Family Dwelling – PSR – in Compliance</p> <p>June 27, 2018: Development Permit (PRDP20181641) dwelling, single detached (existing), construction of an addition and relaxation of the minimum front yard setback requirement – Closed – Approved</p> <p>January 14, 2015: Development Permit (PRDP20143977) existing single family dwelling, relaxation of the minimum front yard setback requirement and an existing accessory building (garage), relaxation of the minimum front and side yard setback requirement – Closed – Approved</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 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 building (oversize shed) and relaxation of the maximum building area and maximum height requirement.

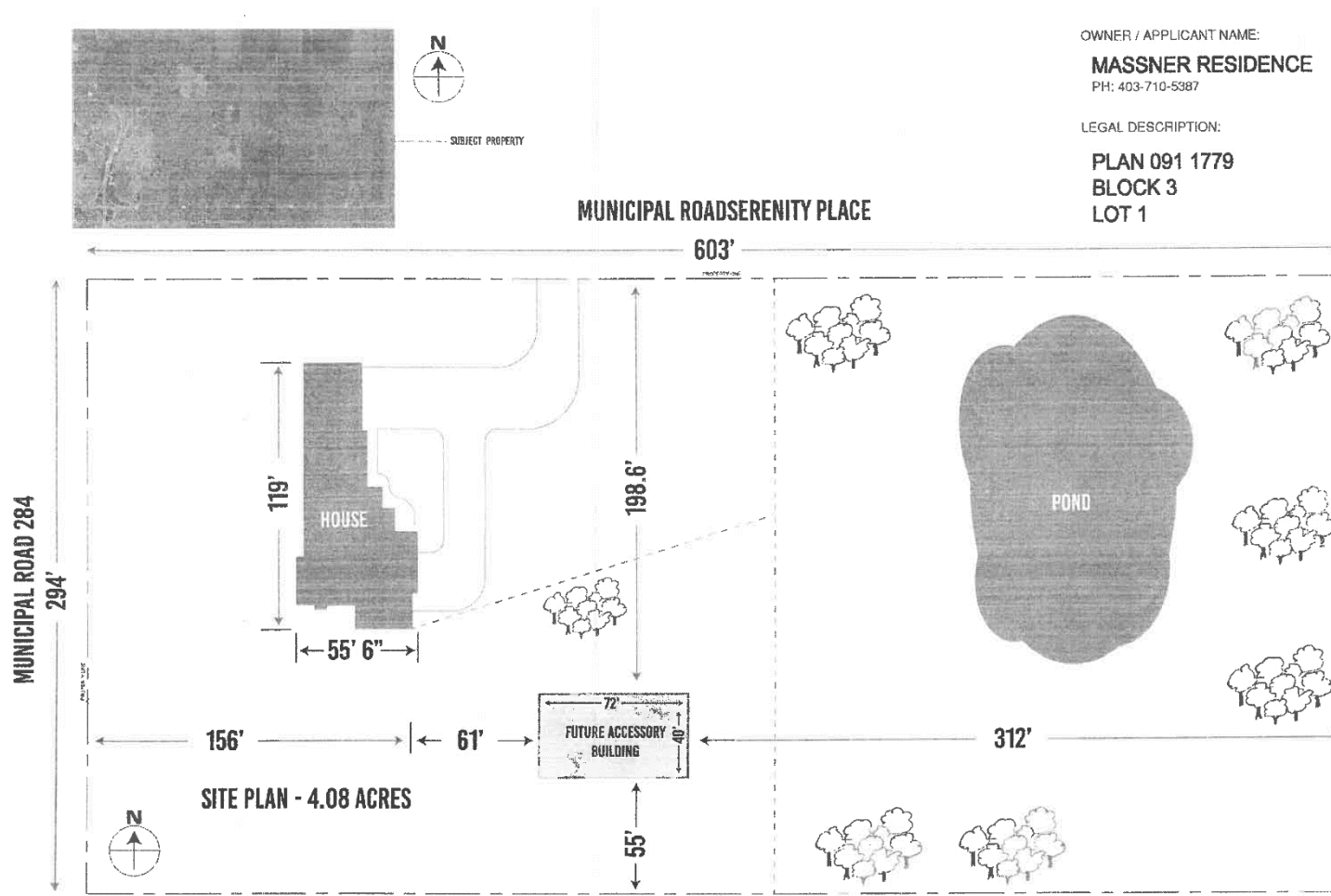
ATTACHMENT 'B' MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

Construction of an accessory building (oversize shed) and relaxation of the maximum building area and relaxation of the maximum height requirement.



OWNER / APPLICANT NAME:

MASSNER RESIDENCE

PH: 403-710-5387

LEGAL DESCRIPTION:

PLAN 091 1779**BLOCK 3****LOT 1**

Division: 05

Roll: 05328024

File: PRDP20203719

Printed: Jan 11, 2021

Legal: Lot: 1 Block: 3

 Page 12 of 14
 25-28-W04M

Inspection Photos
December 2, 2020



Inspection Photos
December 2, 2020



Inspection Photos
December 2, 2020



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 4
DATE:	January 27, 2021	APPLICATION: PRDP20203785
FILE:	03215049	
SUBJECT:	Single Family Dwelling / Permitted Use, with Variances	

APPLICATION: Construction of a dwelling, single detached, 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) and under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The application is for the construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement. The applicant is requesting a relaxation from 3.00 m (9.84 ft.) to 1.86 m (5.47 ft.), which is a variance of 38.00%. The application complies with all other Residential, Small Lot District regulations.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203785 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203785 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	3.00 m (9.84 ft.)	1.86 m (5.47 ft.)	38.00%

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"> • Municipal Government Act • Langdon Area Structure Plan • Bridges of Langdon Conceptual Scheme • Land Use Bylaw 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan / prepared by Tynan Design Ltd. • Elevations / prepared by Tynan Design Ltd.
PERMITTED USE: <ul style="list-style-type: none"> • A Dwelling, Single Detached is permitted use in the Residential, Small Lot District (R-SML) 	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 construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the site plan and drawings prepared by Tynan Design Ltd., and conditions noted herein:
 - i. That the minimum side yard setback requirement for the dwelling, single-detached, **shall be relaxed from 3.00 m (9.84 ft.) to 1.86 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 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 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: Sunstar Homes Inc	OWNER: Pollyco (Langdon North) Developments Ltd.
DATE APPLICATION RECEIVED: November 23, 2020	DATE DEEMED COMPLETE: November 23, 2020
GROSS AREA: ± 0.08 hectares (± 0.20 acres)	LEGAL DESCRIPTION: NE-15-23-27-W04M Lot:40 Block:1 Plan:2011558
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 internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

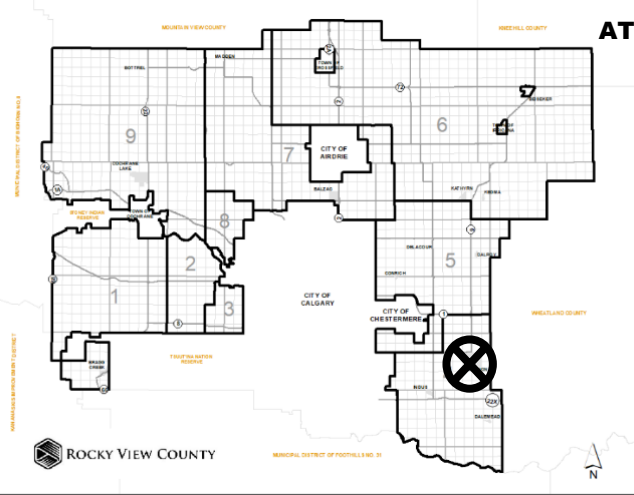


Location & Context

Development Proposal

Construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

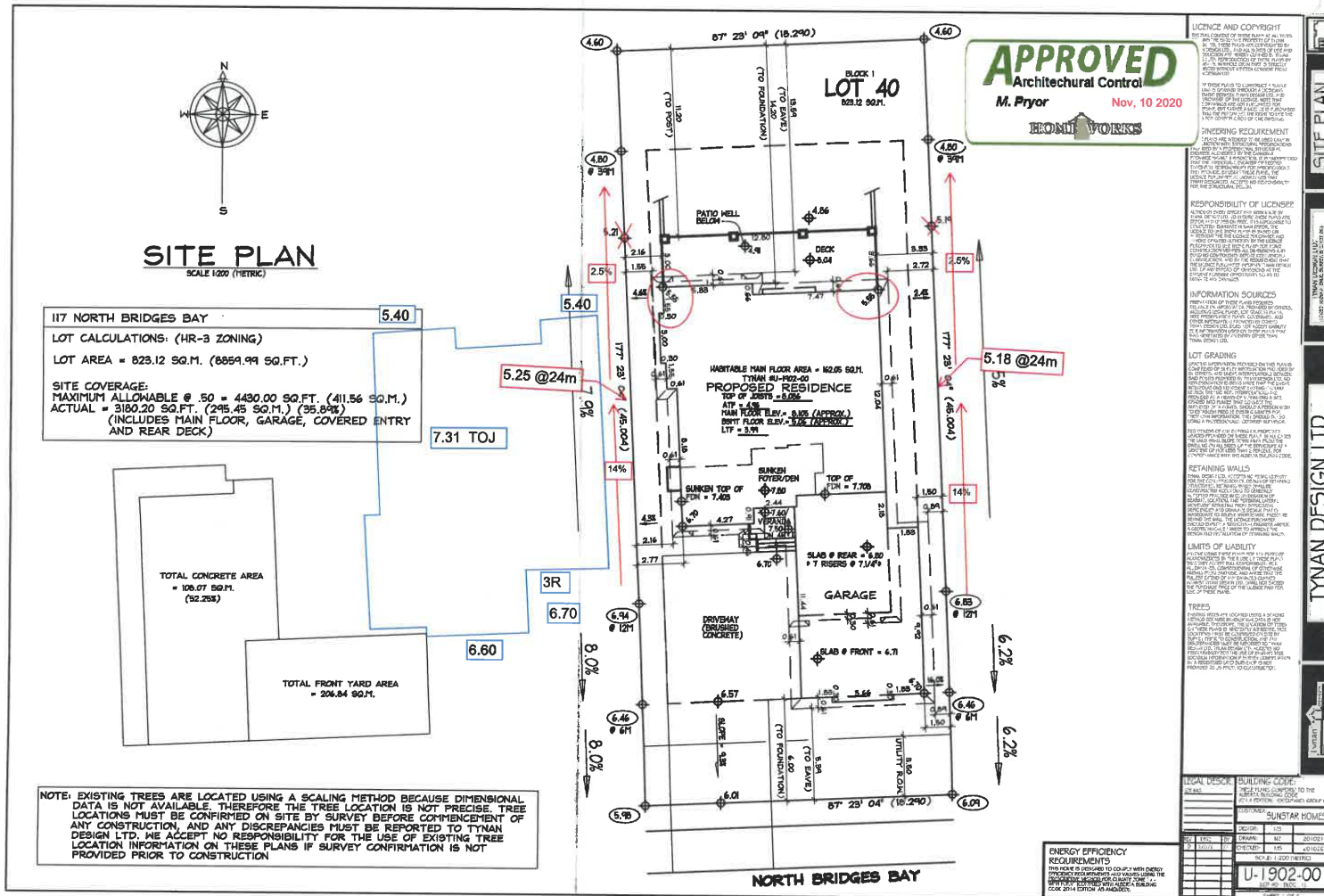


Division: 4
 Roll: 03215049
 File: PRDP20203785
 Printed: Jan 11, 2021
 Legal: Lot:40 Block:1
 Page 1255 of 1515
 23-27-W04M

Site Plan

Development Proposal

Construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement.



Division: 4
Roll: 03215049
File: PRDP20203785
Printed: Jan 11, 2021
Legal: Lot:40 Block:1
Page 1256 of 1515
23-27-W04M

Inspection Photo
January 6, 2021



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 2

DATE: January 27, 2021
APPLICATION: PRDP20203559

FILE: 04716012

SUBJECT: Accessory Buildings & Accessory Dwelling Unit / Discretionary use, with Variances

APPLICATION: Construction of an accessory building (oversize stable) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement, relaxation of the minimum side and rear yard setback requirement for three (3) accessory buildings.

GENERAL LOCATION: Located on the southwest junction of Rge. Rd. 33A and Twp. Rd. 243

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

EXECUTIVE SUMMARY: The application is for the construction of a 195.10 sq. m (2,100.00 sq. ft.) stable with a 62.11 sq. m (668.56 sq. ft.) Accessory Dwelling Unit (ADU) on the second floor. The building is oversize and requires a variance 2.68% and over height, requiring a variance of 8.57%. It meets all other ADU requirements.

There are four (4) existing accessory buildings on site that were constructed without permits, three (3) of which require setback variances: side yard setback variance of 70.33% and 67.67% and a rear yard setback variance of 26.43%.

The parcel abuts a County owned Municipal Reserve parcel to the north. The four (4) existing accessory buildings and the proposed stable/ADU are all located along the northern portion of the property. Additionally, the stable/ADU will be nestled between some existing mature trees which will provide visual buffering. As such, it is anticipated that there will be minimal impacts to adjacent lands by the development.

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

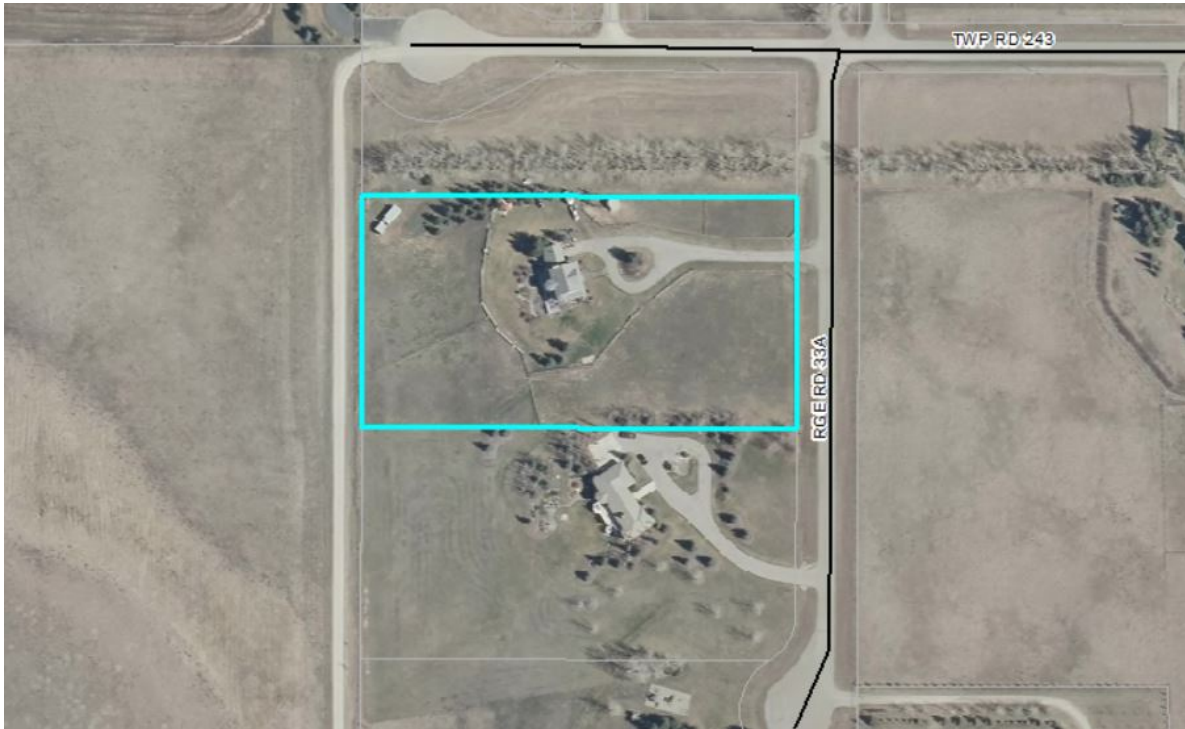
OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203559 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203559 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Permitted Accessory Building Area	190.00 sq. m (2045.14 sq. ft.)	195.10 sq. m (2,100.00 sq. ft.)	2.68%
Accessory Building Height	7.00 m (22.97 ft.)	7.60 m (24.92 ft.)	8.57%
Side Yard Setback (Accessory Building 1)	3.00 m (9.84 ft.)	0.97 m (3.18 ft.)	67.67%
Side Yard Setback (Accessory Building 2)	3.00 m (9.84 ft.)	0.89 m (2.92 ft.)	70.33%
Rear Yard Setback (Accessory Building 3)	7.00 m (22.97 ft.)	5.15 m (16.90 ft.)	26.43%

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>; • Central Springbank Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Private Sewage Treatment System assessment (prepared by ABC Septic Inc., November 23, 2020)
<p>PERMITTED USE:</p> <ul style="list-style-type: none"> • Accessory Building > 190 m² (2045.14 ft²) is a discretionary use; • Accessory Dwelling Unit is a discretionary use 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <p>Municipal Planning Commission</p>

Additional Review Considerations

Conditions were set based on the following items:

Site Servicing

The ADU will be connected to the existing septic field and water well for the principle dwelling. The Applicant has provided a Private Sewage Treatment System evaluation from a certified installer confirming that the system has sufficient capacity for an additional dwelling unit.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SK/sl

ATTACHMENTS:

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



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

- 1) That an accessory dwelling unit (suite within an accessory building, approximately 62.11 sq. m (668.56 sq. ft.) in habitable floor area), located above a stable, approximately 195.10 sq. m (2,100.00 sq. ft.) in size, may be constructed on the subject land in accordance with the drawings prepared by Jackson McCormick Design Group dated 2020-11-03 (project no. 2020-19) as submitted with the application.
 - a. That the maximum height of the accessory dwelling unit is relaxed from **7.00 m (22.97 ft.)** to **7.60 m (24.92 ft.)**; and
- 2) That the four (4) existing accessory buildings may remain on the subject property, in accordance with the site plan and details provided with the application.
 - a. That the minimum side yard setback requirement for one accessory building is relaxed from **3.00 m (9.84 ft.)** to **0.97 m (3.18 ft.)**;
 - b. That the minimum side yard setback requirement for one accessory building is relaxed from **3.00 m (9.84 ft.)** to **0.89 m (2.92 ft.)**; and
 - c. That the minimum rear yard setback requirement for one accessory building is relaxed from **7.00 m (22.97 ft.)** to **5.15 m (16.90 ft.)**.

Prior to Issuance:

- 3) That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary 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 residential unit.

Permanent:

- 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 constructed on a permanent foundation and shall include sleeping, sanitary, and cooking facilities.
- 6) That a distinct County address for the new dwelling unit, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), shall be located on the subject site, to facilitate accurate emergency response.
- 7) That the accessory dwelling unit shall be subordinate to the dwelling, single detached.
- 8) That there shall be adequate water servicing provided for the accessory dwelling unit.
- 9) That there shall be adequate wastewater servicing provided for the accessory dwelling unit and that the Applicant/Owner is responsible for obtaining all permits for the new or expanded private sewage treatment system.
- 10) That the exterior siding and roofing materials of the accessory dwelling unit shall be similar to the existing dwelling, single-detached and/or area.
- 11) That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed unit under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
- 12) That no accessory buildings shall be used for commercial purposes at any time unless otherwise permitted.



ROCKY VIEW COUNTY

- 13) 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 and includes the following:

Advisory:

- 14) That prior a building permit shall be obtained through Building Services for the accessory building (stable) and accessory dwelling unit prior to construction taking place.
- 15) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 16) That the site shall be maintained in compliance with County Bylaw C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 17) 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.
- 18) That any other Federal, Provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 19) That if this Development Permit is not issued by **July 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Todd Jackson (Jackson McCormick Design Group)	OWNER: David Boomer & Heather Tilroe
DATE APPLICATION RECEIVED: November 5, 2020	DATE DEEMED COMPLETE: December 17, 2020
GROSS AREA: ± 1.63 hectares (± 4.03 acres)	LEGAL DESCRIPTION: Lot 3, Plan 8911660; NE-16-24-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: N/A	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



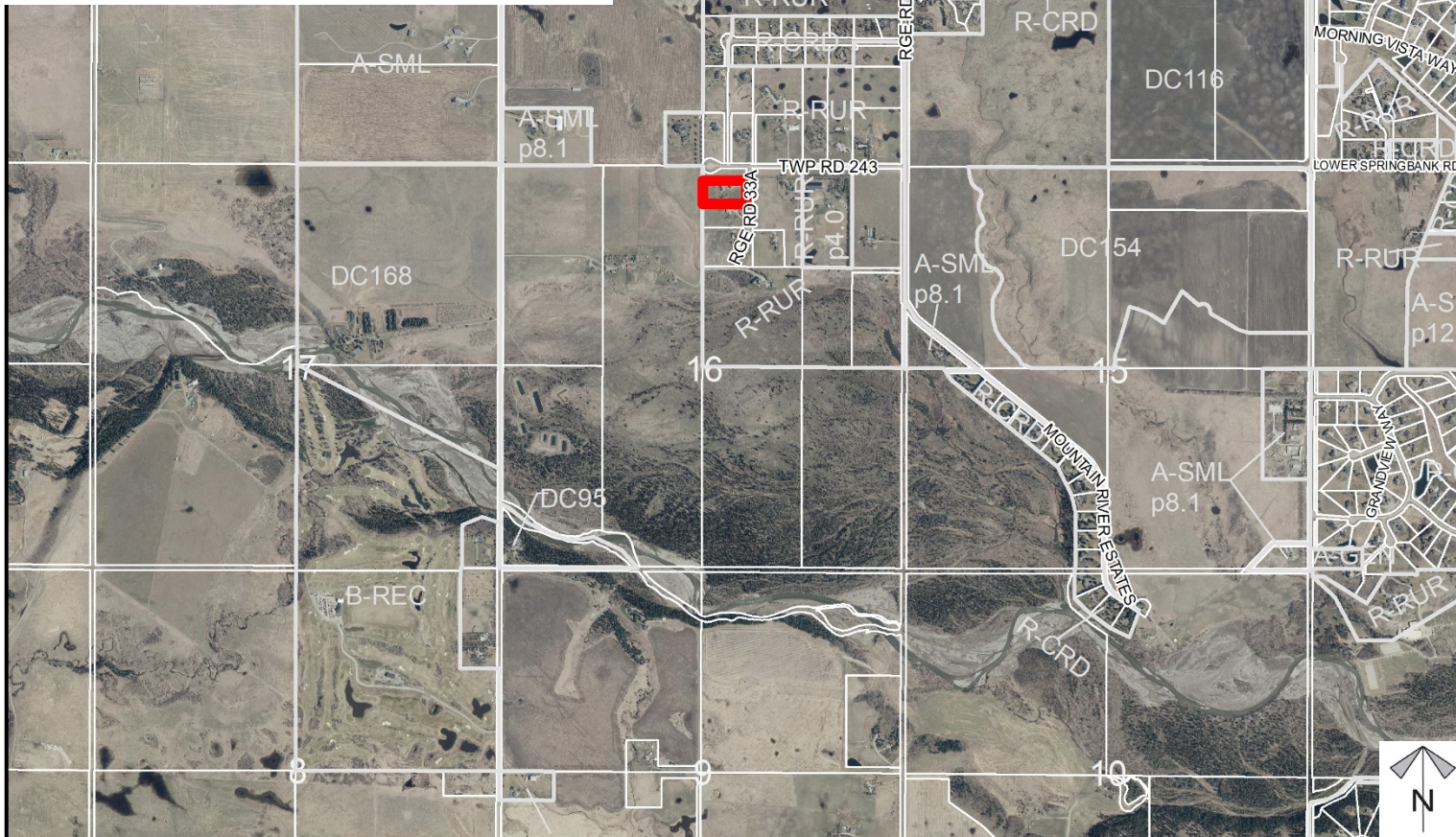
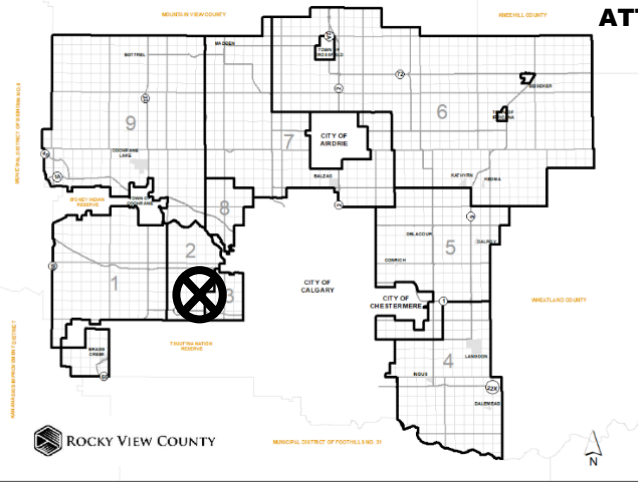
Location & Context

Development Proposal

Construction of an accessory building (oversize stable) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement, relaxation of the minimum side and rear yard setback requirement for three (3) accessory buildings

Division: 02
Roll: 04716012
File: PRDP20203559
Printed: Jan 11, 2021
Legal: Lot:3 Plan:8911660
Page 265 of 3145M

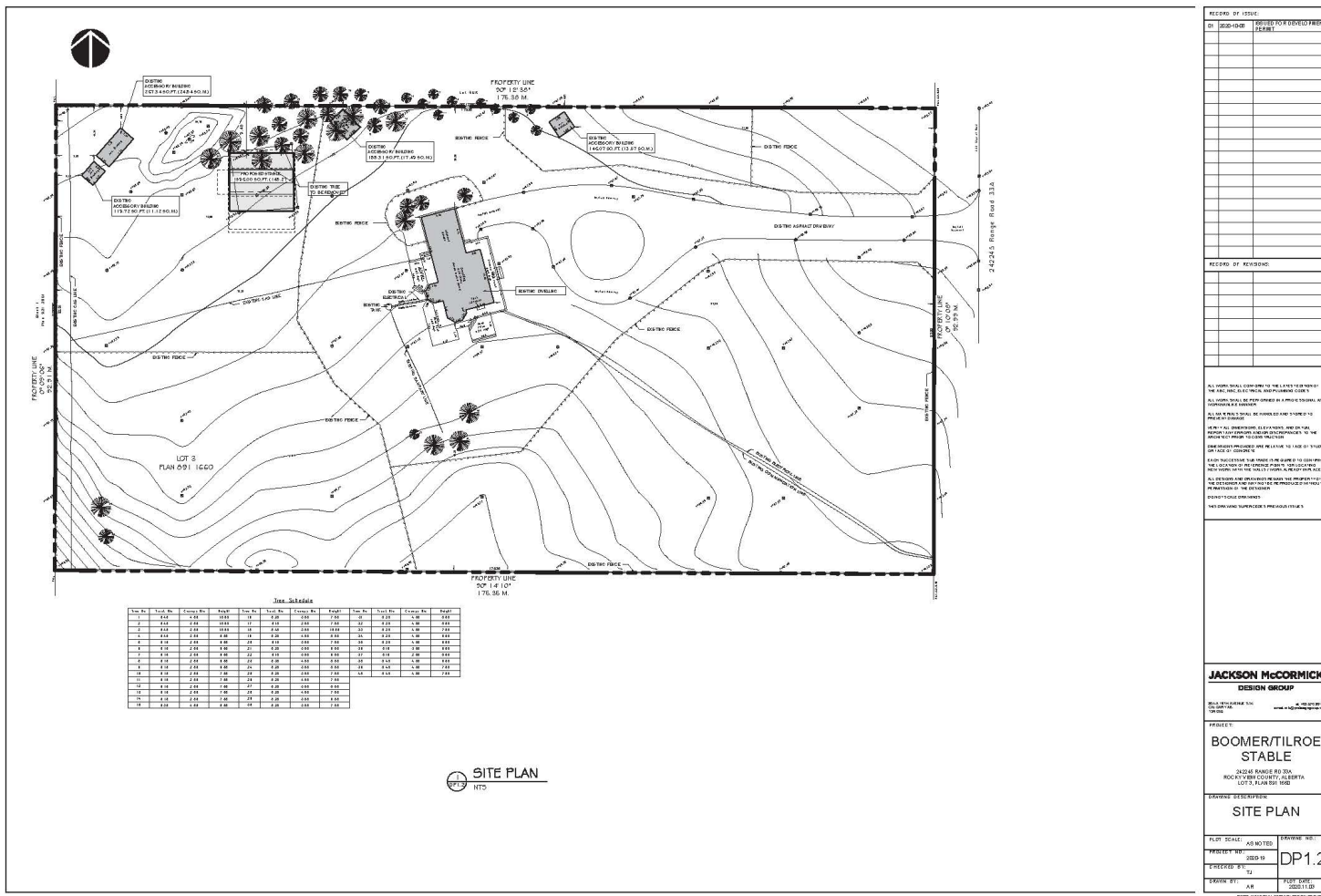
ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

Construction of an accessory building (oversize stable) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement, relaxation of the minimum side and rear yard setback requirement for three (3) accessory buildings

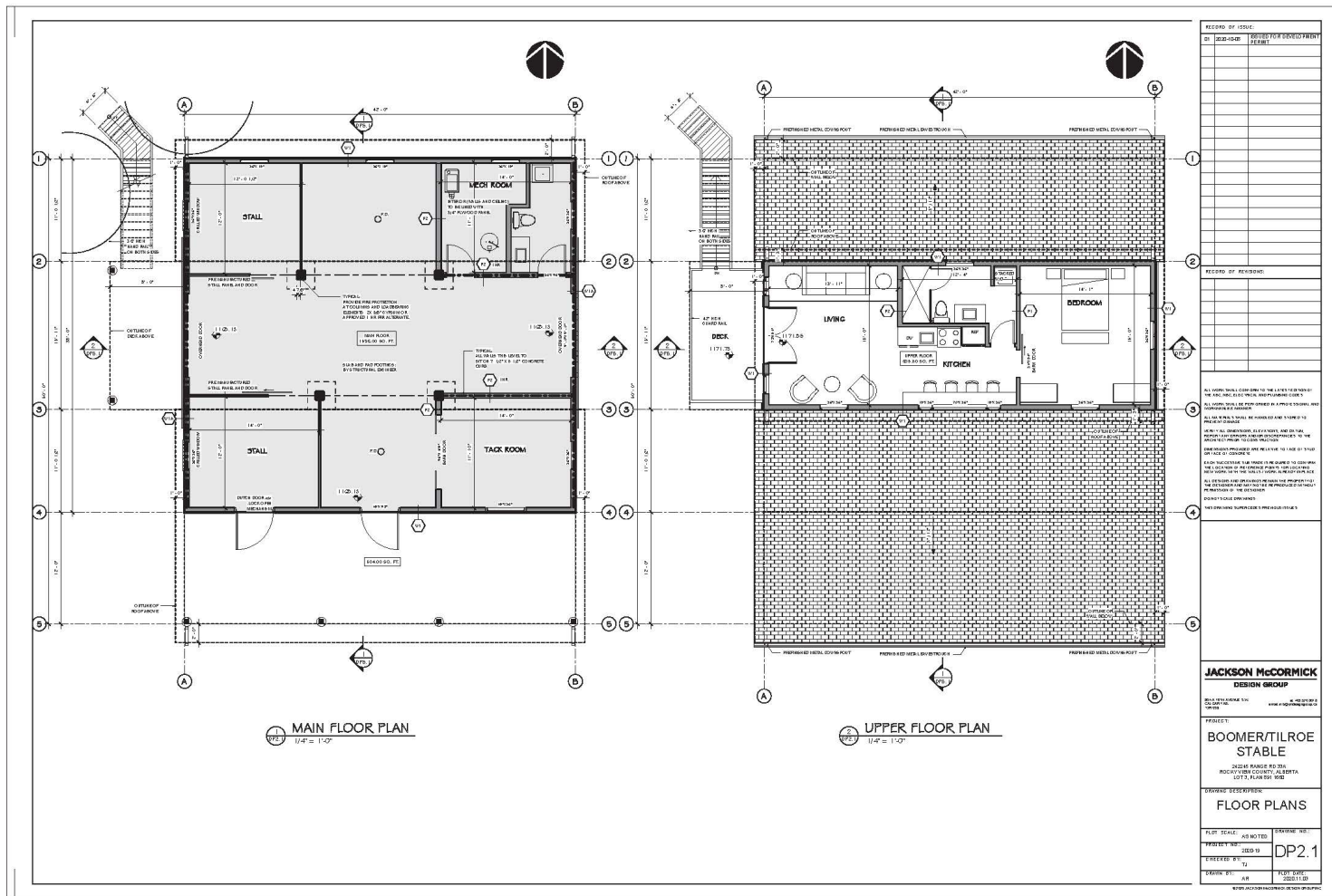


Division: 02
Roll: 04716012
File: PRDP20203559
Printed: Jan 11, 2021
Legal: Lot:3 Plan:8911660
Page 266 of 3145M

Floor Plan

Development Proposal

Construction of an accessory building (oversize stable) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement, relaxation of the minimum side and rear yard setback requirement for three (3) accessory buildings

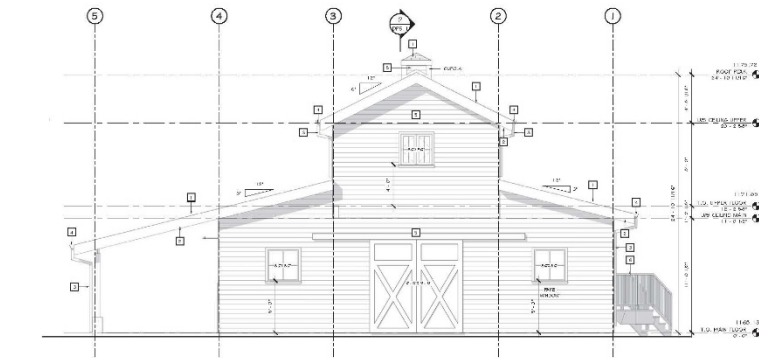


Division: 02
 Roll: 04716012
 File: PRDP20203559
 Printed: Jan 11, 2021
 Legal: Lot:3 Plan:8911660
 Page 2 of 2

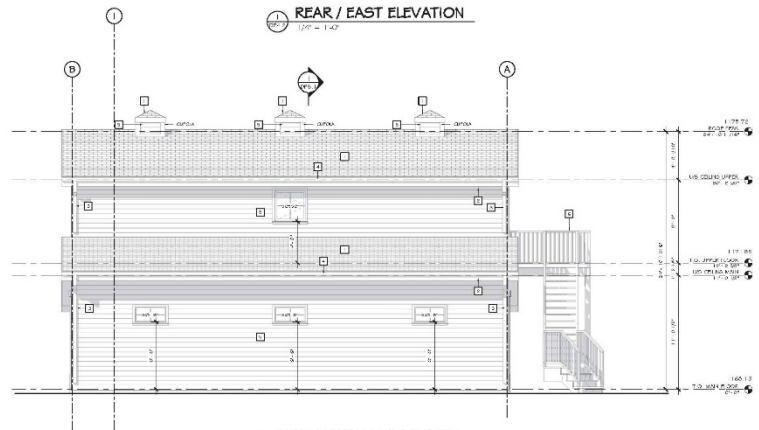
East/North Elevation

Development Proposal

Construction of an accessory building (oversize stable) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement, relaxation of the minimum side and rear yard setback requirement for three (3) accessory buildings



REAR / EAST ELEVATION
 1/8" = 1'-0"



LEFT / NORTH ELEVATION
 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- 1. BRICK & SPACER
- 2. METAL VERTICED SPOKE
- 3. METAL VERTICED SPOKE
- 4. METAL VERTICED SPOKE
- 5. METAL VERTICED SPOKE
- 6. METAL VERTICED SPOKE
- 7. METAL VERTICED SPOKE
- 8. METAL VERTICED SPOKE
- 9. METAL VERTICED SPOKE
- 10. METAL VERTICED SPOKE
- 11. METAL VERTICED SPOKE
- 12. METAL VERTICED SPOKE
- 13. METAL VERTICED SPOKE
- 14. METAL VERTICED SPOKE
- 15. METAL VERTICED SPOKE
- 16. METAL VERTICED SPOKE
- 17. METAL VERTICED SPOKE
- 18. METAL VERTICED SPOKE
- 19. METAL VERTICED SPOKE
- 20. METAL VERTICED SPOKE
- 21. METAL VERTICED SPOKE
- 22. METAL VERTICED SPOKE
- 23. METAL VERTICED SPOKE
- 24. METAL VERTICED SPOKE
- 25. METAL VERTICED SPOKE
- 26. METAL VERTICED SPOKE
- 27. METAL VERTICED SPOKE
- 28. METAL VERTICED SPOKE
- 29. METAL VERTICED SPOKE
- 30. METAL VERTICED SPOKE
- 31. METAL VERTICED SPOKE
- 32. METAL VERTICED SPOKE
- 33. METAL VERTICED SPOKE
- 34. METAL VERTICED SPOKE
- 35. METAL VERTICED SPOKE
- 36. METAL VERTICED SPOKE
- 37. METAL VERTICED SPOKE
- 38. METAL VERTICED SPOKE
- 39. METAL VERTICED SPOKE
- 40. METAL VERTICED SPOKE
- 41. METAL VERTICED SPOKE
- 42. METAL VERTICED SPOKE
- 43. METAL VERTICED SPOKE
- 44. METAL VERTICED SPOKE
- 45. METAL VERTICED SPOKE
- 46. METAL VERTICED SPOKE
- 47. METAL VERTICED SPOKE
- 48. METAL VERTICED SPOKE
- 49. METAL VERTICED SPOKE
- 50. METAL VERTICED SPOKE
- 51. METAL VERTICED SPOKE
- 52. METAL VERTICED SPOKE
- 53. METAL VERTICED SPOKE
- 54. METAL VERTICED SPOKE
- 55. METAL VERTICED SPOKE
- 56. METAL VERTICED SPOKE
- 57. METAL VERTICED SPOKE
- 58. METAL VERTICED SPOKE
- 59. METAL VERTICED SPOKE
- 60. METAL VERTICED SPOKE
- 61. METAL VERTICED SPOKE
- 62. METAL VERTICED SPOKE
- 63. METAL VERTICED SPOKE
- 64. METAL VERTICED SPOKE
- 65. METAL VERTICED SPOKE
- 66. METAL VERTICED SPOKE
- 67. METAL VERTICED SPOKE
- 68. METAL VERTICED SPOKE
- 69. METAL VERTICED SPOKE
- 70. METAL VERTICED SPOKE
- 71. METAL VERTICED SPOKE
- 72. METAL VERTICED SPOKE
- 73. METAL VERTICED SPOKE
- 74. METAL VERTICED SPOKE
- 75. METAL VERTICED SPOKE
- 76. METAL VERTICED SPOKE
- 77. METAL VERTICED SPOKE
- 78. METAL VERTICED SPOKE
- 79. METAL VERTICED SPOKE
- 80. METAL VERTICED SPOKE
- 81. METAL VERTICED SPOKE
- 82. METAL VERTICED SPOKE
- 83. METAL VERTICED SPOKE
- 84. METAL VERTICED SPOKE
- 85. METAL VERTICED SPOKE
- 86. METAL VERTICED SPOKE
- 87. METAL VERTICED SPOKE
- 88. METAL VERTICED SPOKE
- 89. METAL VERTICED SPOKE
- 90. METAL VERTICED SPOKE
- 91. METAL VERTICED SPOKE
- 92. METAL VERTICED SPOKE
- 93. METAL VERTICED SPOKE
- 94. METAL VERTICED SPOKE
- 95. METAL VERTICED SPOKE
- 96. METAL VERTICED SPOKE
- 97. METAL VERTICED SPOKE
- 98. METAL VERTICED SPOKE
- 99. METAL VERTICED SPOKE
- 100. METAL VERTICED SPOKE

RECORD OF BUILD	
NO. 00000000	PROJECT DEVELOPMENT
BUILDING NAME	
BUILDING TYPE	
BUILDING ADDRESS	
BUILDING PERMIT NO.	
BUILDING DATE	
BUILDING HEIGHT	
BUILDING AREA	
BUILDING VOLUME	
BUILDING COST	
BUILDING OWNER	
BUILDING ARCHITECT	
BUILDING ENGINEER	
BUILDING INSPECTOR	
BUILDING DEPARTMENT	
BUILDING DIVISION	
BUILDING SECTION	
BUILDING ELEVATION	
BUILDING FINISH	
BUILDING MATERIAL	
BUILDING COLOR	
BUILDING TEXTURE	
BUILDING PATTERN	
BUILDING ORNAMENT	
BUILDING DECORATION	
BUILDING FURNITURE	
BUILDING EQUIPMENT	
BUILDING UTENSIL	
BUILDING TOOL	
BUILDING MACHINE	
BUILDING VEHICLE	
BUILDING AIRCRAFT	
BUILDING SPACECRAFT	
BUILDING ROCKET	
BUILDING MISSILE	
BUILDING BOMB	
BUILDING TORPEDO	
BUILDING MINES	
BUILDING WEAPONS	
BUILDING AMMUNITION	
BUILDING EXPLOSIVES	
BUILDING FIREARMS	
BUILDING GUNS	
BUILDING CANNONS	
BUILDING MORTARS	
BUILDING ROCKETS	
BUILDING MISSILES	
BUILDING DRONES	
BUILDING ROBOTS	
BUILDING CYBORG	
BUILDING AI	
BUILDING VR	
BUILDING AR	
BUILDING MR	
BUILDING ER	
BUILDING PR	
BUILDING CR	
BUILDING DR	
BUILDING FR	
BUILDING BR	
BUILDING GR	
BUILDING OR	
BUILDING UR	
BUILDING YR	
BUILDING RR	
BUILDING BB	
BUILDING VB	
BUILDING BG	
BUILDING BT	
BUILDING BL	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	
BUILDING BY	
BUILDING BE	
BUILDING BO	
BUILDING BS	
BUILDING BT	
BUILDING BU	

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 4
DATE:	January 27, 2020	APPLICATION: PRDP20203712
FILE:	03215016	
SUBJECT:	Dwelling, Single Detached / Permitted use, with Variances	

APPLICATION: Construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement

GENERAL LOCATION: Located in the hamlet of Langdon

LAND USE DESIGNATION: Residential, Small Lot Distract (R-SML)

EXECUTIVE SUMMARY: The subject property is located within Phase 1 of the Bridges of Langdon subdivision. This application is for a variance to the east side yard setback of proposed new dwelling, single detached. The subdivision is in the early stages of development and the lot is presently undeveloped. Several other lots in Phase 1 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.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203712 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203712 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback (East) Requirement	3.00 m (9.84 ft.)	1.53 m (5.02 ft.)	49.00%

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>; • Langdon Area Structure Plan; • Bridges of Langdon Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Dwelling, Single Detached is a permitted use but when variances are required becomes discretionary	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

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

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



SK/sl

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

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

1. That the construction of a dwelling, single detached may commence on the subject property, in accordance with the plot plan prepared by Archi Design Inc., dated September 08, 2020.
 - i. That the minimum side yard setback requirement for the dwelling is relaxed from **3.00 m (9.84 ft.)** to **1.53 m (5.02 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 the Dwelling, Single Detached shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. 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.
5. That no topsoil shall be removed from the subject property.
6. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
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.
8. 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.
9. That the dwelling, single detached shall be serviced via the Bridges of Langdon Lift Station.
10. 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.

Advisory:

11. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
12. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
13. 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.
14. That a Building Permit and subtrade permits shall be obtained through Building Services, prior to any construction taking place.



ROCKY VIEW COUNTY

15. 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.



ROCKY VIEW COUNTY

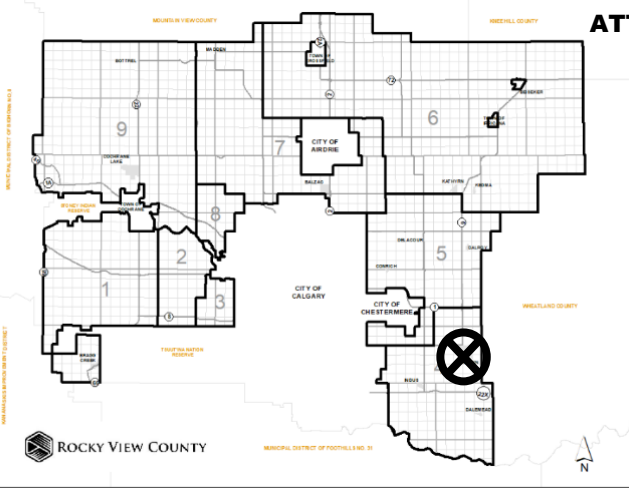
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Harvinder Singh Khaira (Paramount Homes Inc.)	OWNER: Pollyco (Langdon North) Developments Ltd.
DATE APPLICATION RECEIVED: November 16, 2020	DATE DEEMED COMPLETE: November 16, 2020
GROSS AREA: ± 0.07 hectares (± 0.18 acres)	LEGAL DESCRIPTION: Lot 7, Block 1, Plan 2011558; NE-15-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Development Proposal

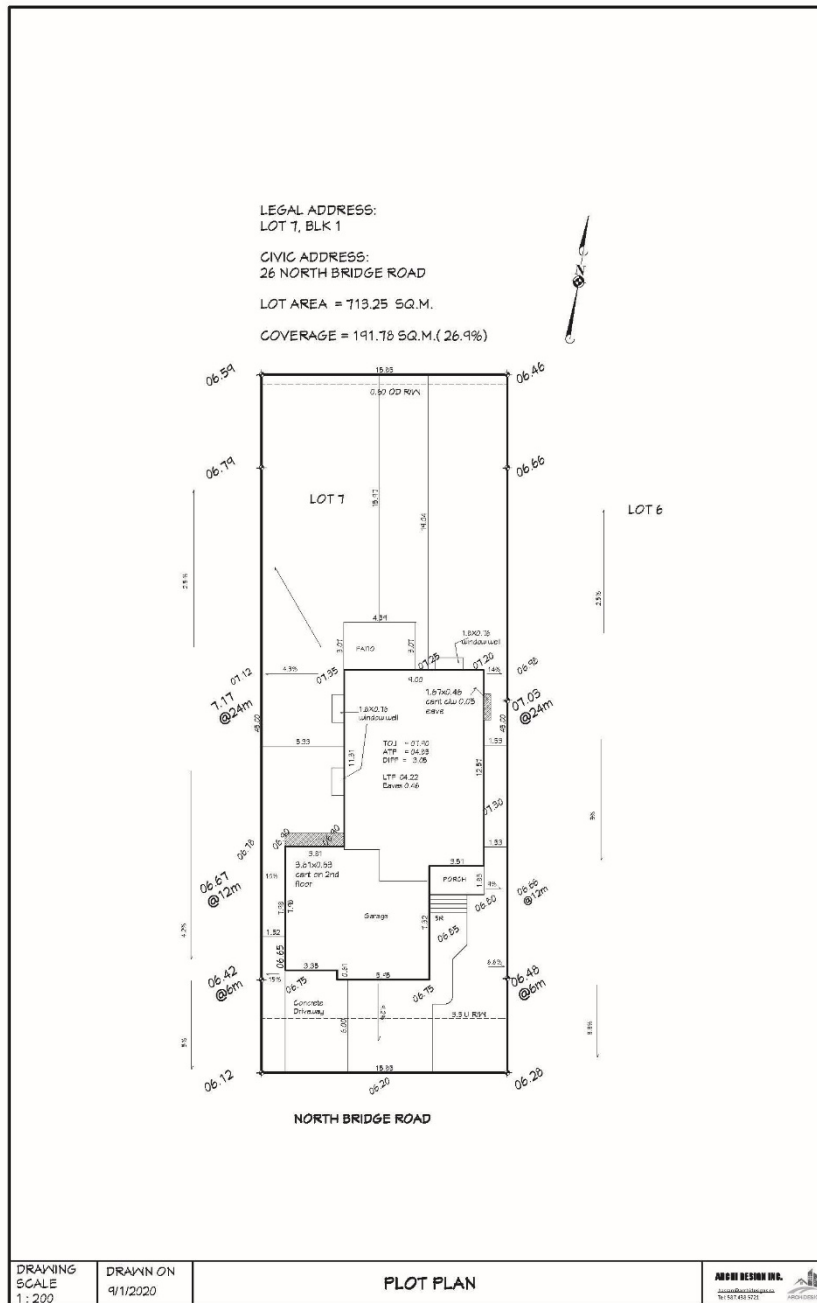
construction of a dwelling,
 single detached, relaxation
 of the minimum side yard
 setback requirement



Site Plan

Development Proposal

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



Division: 04
Roll: 03215016
File: PRDP20203712
Printed: Jan 11, 2021
Legal: Lot: 7 Block: 1
Page 1255 of 1415
23-27-W04M



16 12 2020

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 3

DATE: January 27, 2021
APPLICATION: PRDP20203023

FILE: 04701047

SUBJECT: Accessory Building & Accessory Dwelling Unit / Discretionary use, with Variances

APPLICATION: Construction of an accessory building (oversize garage) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) south of Hwy. 8 and 0.81 km (1/2 mile) east of Rge. Rd. 31

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

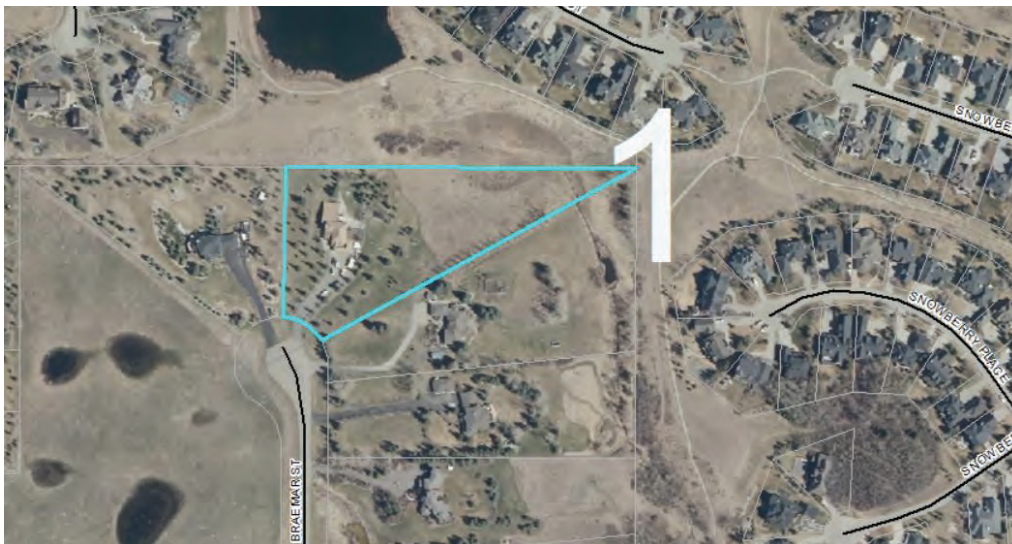
EXECUTIVE SUMMARY: The application is for the construction of a 110.36 sq. m (1,187.91 sq. ft.) detached garage with a 50.17 sq. m (540.00 sq. ft.) Accessory Dwelling Unit (ADU) on the second floor. The building is over height and requires a variance of 12.1%. It meets all other ADU requirements.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203023 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203023 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri, Planning & Development Services



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Permitted Accessory Building Area	80.00 sq. m (861.11 sq. ft.)	110.36 sq. m (1,187.91 sq. ft.)	37.95%
Accessory Building Height	7.00 m (22.97 ft.)	7.85 m (25.75 ft.)	12.14%

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> • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: <ul style="list-style-type: none"> • Accessory Building > 80m2 (861.11 ft2) is a discretionary use; • Accessory Dwelling Unit is a discretionary use 	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

Conditions were set based on the following items:

Site Servicing

- The ADU will be connected to the Westridge water distribution line.
- The Applicant/Owner has not indicated whether the ADU will connect to the existing septic field or if a new one will be constructed. This will be addressed at the Building Permit stage.



ROCKY VIEW COUNTY

CONCLUSION:

Subject to the proposed Development Permit conditions, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

1. That an accessory building (oversize garage) including an accessory dwelling unit (suite within an accessory building, located above a detached garage), approximately 110.36 sq. m (1,187.91 sq. ft.) in size, may be constructed on the subject land in accordance with the drawings prepared by JMB Drafting and Design dated June 11, 2020 as submitted with the application.
 - i. That the maximum building area of the accessory building (garage) is relaxed from **80.00 sq. m (861.11 sq. ft.) to 110.36 sq. m (1,187.91 sq. ft.)**.
 - ii. That the maximum height of the accessory dwelling unit is relaxed from **7.00 m (22.97 ft.) to 7.85 m (25.75 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 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 residential unit.

Permanent:

3. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the accessory dwelling unit.
4. That the accessory dwelling unit shall be constructed on a permanent foundation and shall include sleeping, sanitary, and cooking facilities.
5. That a distinct County address for each dwelling unit onsite, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), shall be located on the subject site, to facilitate accurate emergency response.
6. That the accessory dwelling unit shall be subordinate to the dwelling, single detached.
7. That there shall be adequate water servicing provided for the accessory dwelling unit.
8. That there shall be adequate wastewater servicing provided for the accessory dwelling unit and that the Applicant/Owner is responsible for obtaining all permits for the new or expanded private sewage treatment system.
9. That the exterior siding and roofing materials of the accessory dwelling unit shall be similar to the existing dwelling, single-detached and/or area.
10. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed unit under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
11. That the accessory building shall not be used for commercial purposes at any time unless otherwise permitted.
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 and includes the following:



ROCKY VIEW COUNTY

Advisory:

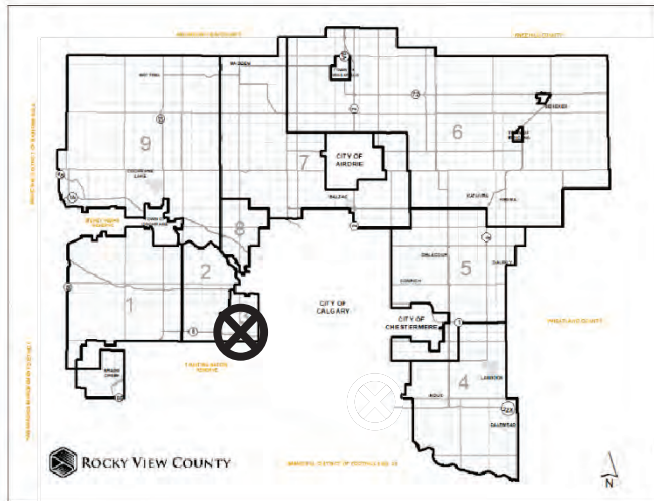
13. That prior a building permit and sub-trade permits shall be obtained through Building Services prior to construction taking place.
14. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
15. That the site shall be maintained in compliance with County Bylaw C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
16. 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.
17. That any other Federal, Provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
18. That if this Development Permit is not issued by **July 31, 2020** 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: Zouhaier Hammadi	OWNER: Hani & Leila Marie Labidi
DATE APPLICATION RECEIVED: September 30, 2020	DATE DEEMED COMPLETE: December 17, 2020
GROSS AREA: ± 1.42 hectares (± 3.51 acres)	LEGAL DESCRIPTION: Lot 19, Block 6, Plan 8711124; SW-01-24-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: N/A	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Location & Context

Development Proposal

construction of an accessory building (oversize garage) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement

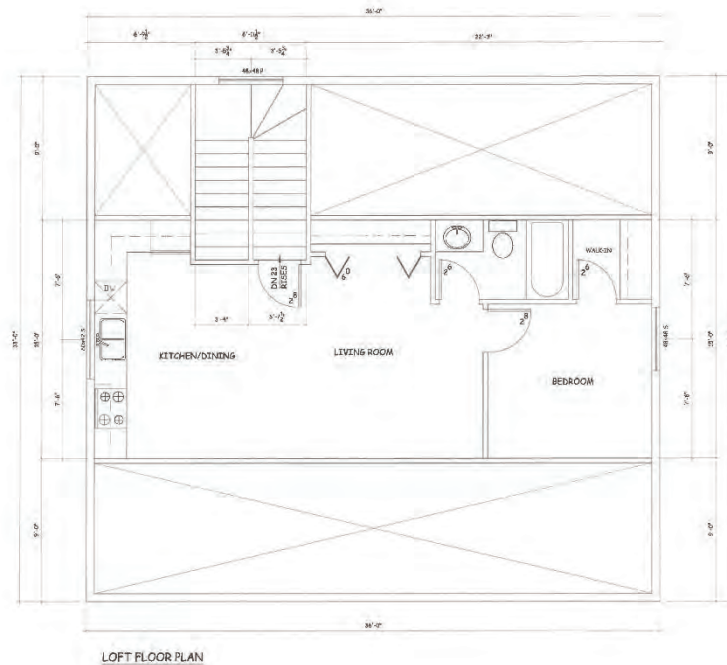
Division: 03
Roll: 04701047
File: PRDP2020323
Printed: Jan 11, 2021
Legal: Lot: 19 Block: 6
Plan: 8711124 within SW-01-24-03-W05M



Floor Plan

Development Proposal

construction of an accessory building (oversize garage) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement



WINDOW AND DOOR HEADERS
HEADERS 60" OR LESS TO BE
Only 2x10 SPP#2 OR BETTER
UNLESS OTHERWISE SPECIFIED
BY ROOF/FLOOR SUPPLIER
HEADERS GREATER THAN 60" TO BE
Only 2x10 SPP#2 OR BETTER
UNLESS OTHERWISE SPECIFIED
BY ROOF/FLOOR SUPPLIER



JWB ARCHITECT AND DESIGN
402-261-8227 jwb@jwbarchitect.com

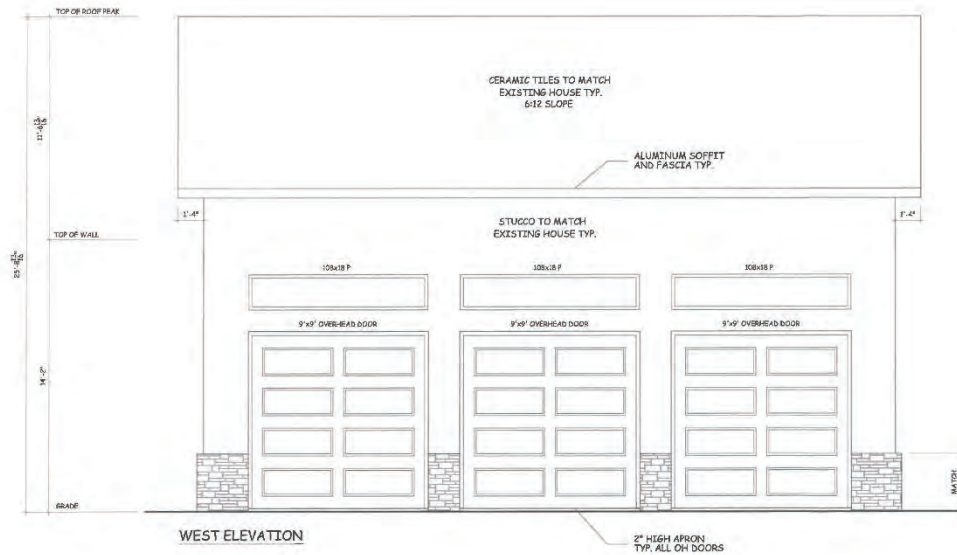
CLIENT	HANI LABIDI
PROJECT	New Garage
SHELL ADDRESS	168 Boulevard St.
LOCAL ADDRESS	Int. 10, Block 6, Plan 871-1124
DATE	July 8/2020
SCALE	3/16"=1'-0"
REVISION	4003-606



Division: 03
Roll: 04701047
File: PRDP2020323
Printed: Jan 11, 2021
Legal: Lot:19 Block:6
Plan:8711124 within SW-01-
24-03-W05M



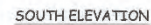
construction of an accessory building (oversize garage) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement



Division: 03
Roll: 04701047
File: PRDP2020323
Printed: Jan 11, 2021
Legal: Lot:19 Block:6
Plan:8711124 within SW-01-
24-03-W05M



construction of an accessory building (oversize garage) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement



Division: 03
Roll: 04701047
File: PRDP2020323
Printed: Jan 11, 2021
Legal: Lot:19 Block:6
Plan:8711124 within SW-01-
24-03-W05M



construction of an accessory building (oversize garage) including an accessory dwelling unit (suite within an accessory building) and relaxation of the maximum height requirement



Page 290 of 314





PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 5
DATE:	January 27, 2020	APPLICATION: PRDP20203808
FILE:	04333035	
SUBJECT:	Single-lot regrading / Discretionary use, with no Variances	

APPLICATION: Single-lot regrading and Filling (existing), for the placement of gravel, to construct a parking pad.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Township Road 250 and on the west side of Range Road 283.

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

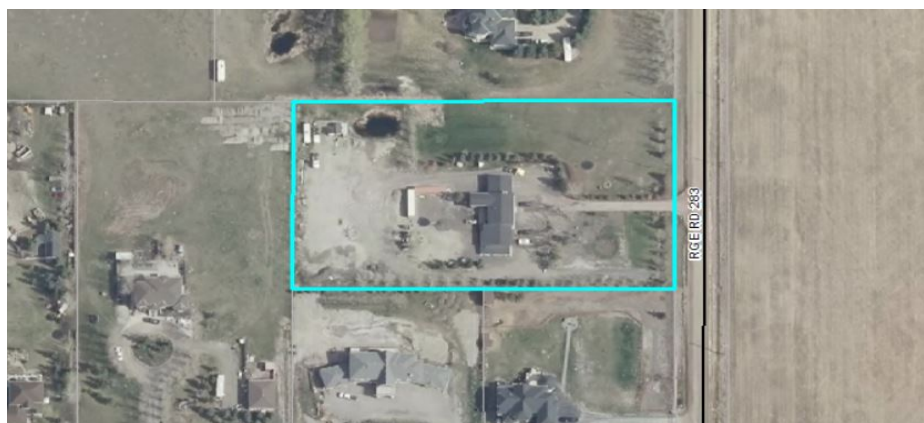
EXECUTIVE SUMMARY: The application is for the placement of approximately 2 inches of gravel over an area approximately 2,670.93 sq. m (28,749.60 sq. ft.) in size. The overall volume is approximately 133.00 m³ (4,696.85 ft.³). This application is the result of enforcement action by Development Compliance as the gravel has already been placed on site. It has been spread throughout the west half of the property and along the driveway. As per a site inspection conducted on December 8, 2020, there is a remaining pile of gravel adjacent to a small pond that is yet to be spread. No commercial vehicles or outside storage were witnessed at the time and no concerns relating to drainage issues were documented.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203808 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203808 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Sandra Khouri, Planning & 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>; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: All stripping, filling, excavation and regrading is a discretionary use	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

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

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/sl

ATTACHMENTS:

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



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

- 1) That single-lot regrading and filling, for the placement of approximately 133.00 m³ (4,696.85 ft.³) of gravel, may be permitted on the subject property in accordance with the approved drawings and the conditions of this permit.

Permanent:

- 2) That the property shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I or if a Development Permit has been issued for commercial operations.
- 3) That the existing Drainage Right-of-Way (Plan No. 0512239) shall remain unaffected by the placement of gravel.
- 4) 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.
- 5) That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

Advisory:

- 6) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 7) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act*.
- 8) That if the development authorized by this Development Permit is not completed within six (6) months of the date of issuance, the permit is deemed to be null and void.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Vahegurupal Singh Grewal	OWNER: Santokh & Iqbal Singh Grewal
DATE APPLICATION RECEIVED: November 24, 2020	DATE DEEMED COMPLETE: November 24, 2020
GROSS AREA: ± 12.50 hectares (± 3.09 acres)	LEGAL DESCRIPTION: Lot 17, Block 14, Plan 0512238; NE-33-24-28-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

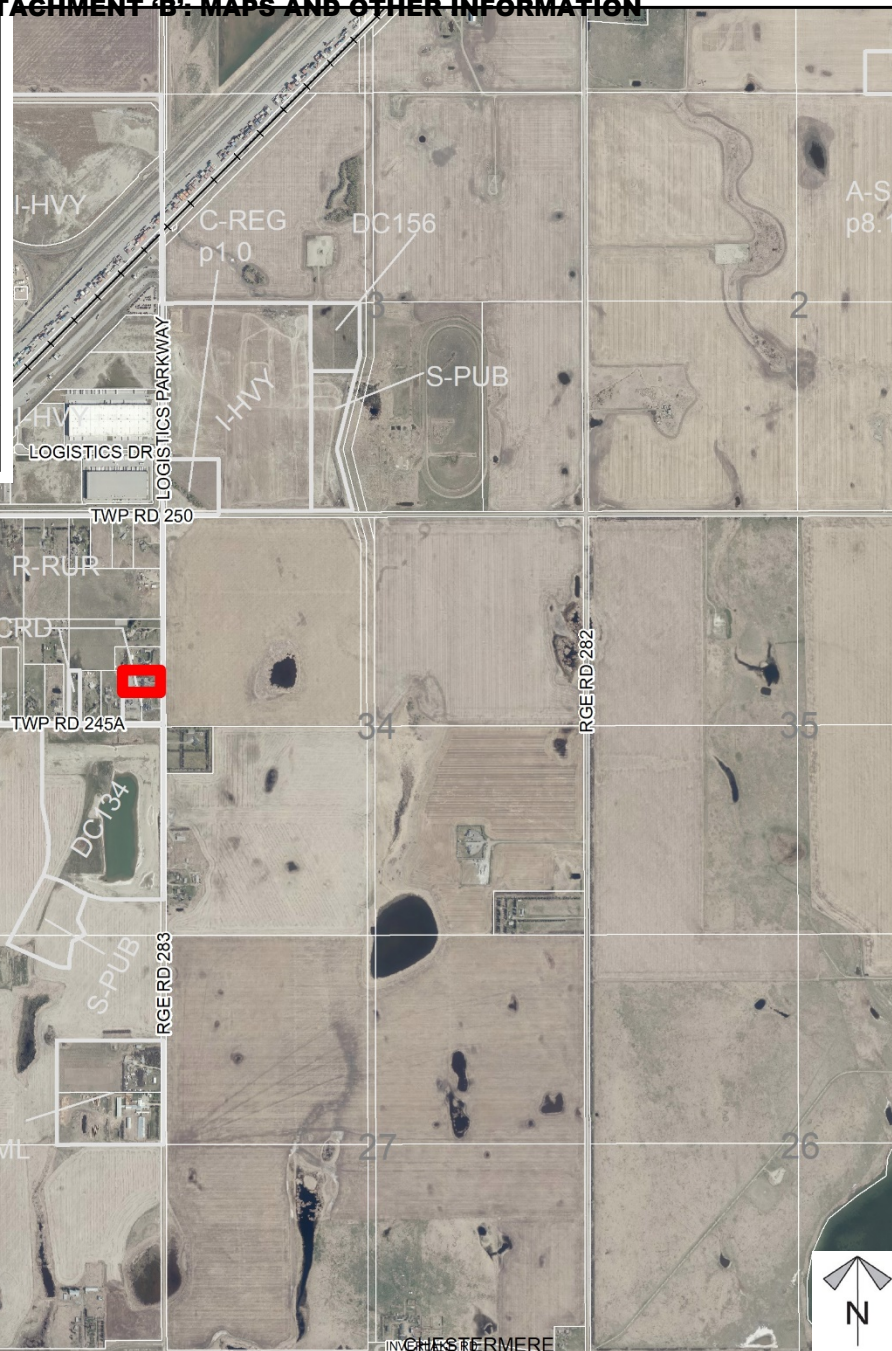
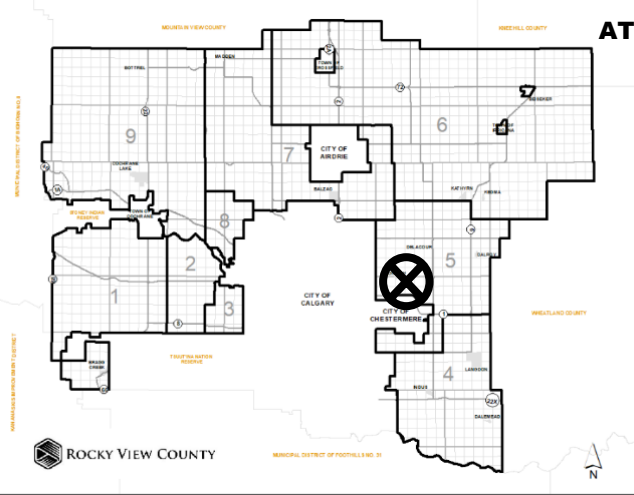


Location & Context

Development Proposal

Single-lot regrading and Filling (existing), for the placement of gravel, to construct a parking pad

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 05
 Roll: 04333035
 File: PRDP20203808
 Printed: Jan 11, 2021
 Legal: Lot:17 Block:14
 Page 12 of 14
 24-28-W04M

Site Plan

Development Proposal

Single-lot regrading and Filling (existing), for the placement of gravel, to construct a parking pad





12 08 2020



12 08 2020



12 08 2020



12 08 2020



12.08.2020

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 2
DATE:	January 27, 2021	APPLICATION: PRDP20203760
FILE:	05714020	
SUBJECT:	Vacation Rental / Discretionary use, with no Variances	

APPLICATION: Vacation Rental (within an existing dwelling, single detached)

GENERAL LOCATION: Located approximately 2.02 km (1 1/4 mile) north of twp. Rd. 252 and on the east side of Springbank Heights Way

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

EXECUTIVE SUMMARY: The application is to accommodate a *Vacation Rental* within an existing dwelling, single detached. The dwelling, single detached is approximately 255.48 sq. m (2,750.00 sq. ft.) in habitable floor area and includes a basement level.

The *Vacation Rental* will operate as defined in the Land Use Bylaw and will be a short-term rental unit for visitors or travelling guests. At this time, the days and hours of operation are unknown and would be dependent on interest. The property has been continuously rented since 2018. As the Owner of the property resides on a separate property, there is no permanent resident's onsite and there would be no resident employees. Owner or employee attendance would only occur for cleaning purposes or check-ins etc. as required.

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

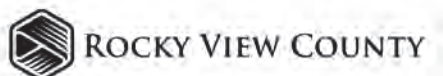
OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203760 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203760 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Jacqueline Targett, Planning & Development Services



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Central Springbank ASP • 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"> • <i>Vacation Rental</i> 	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

The subject application is a result of Enforcement Action. If approved, the property would become in compliance with the Land Use Bylaw. No site or structural changes are being proposed with the application. There are no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JT/sl

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

Permanent:

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

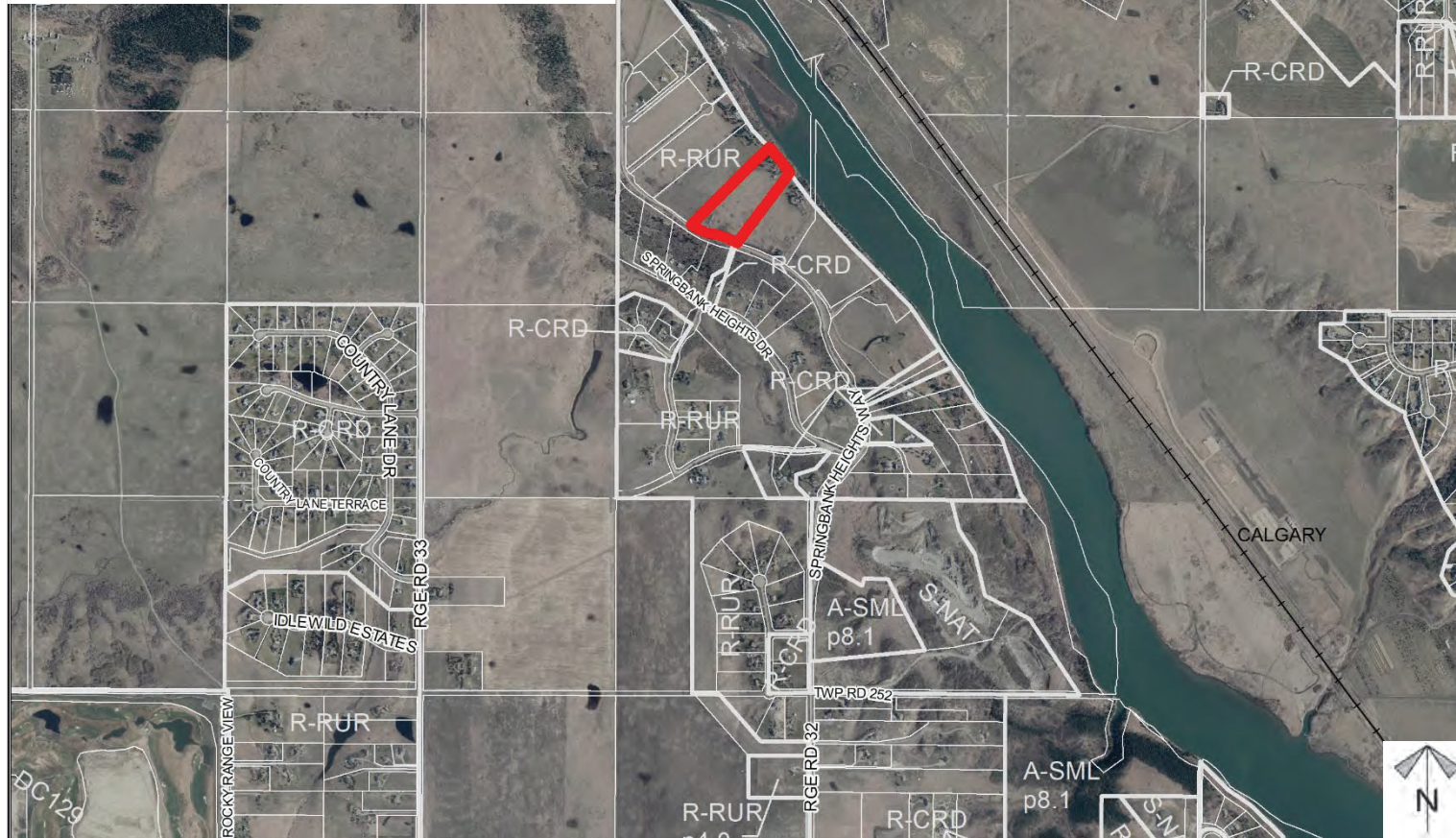
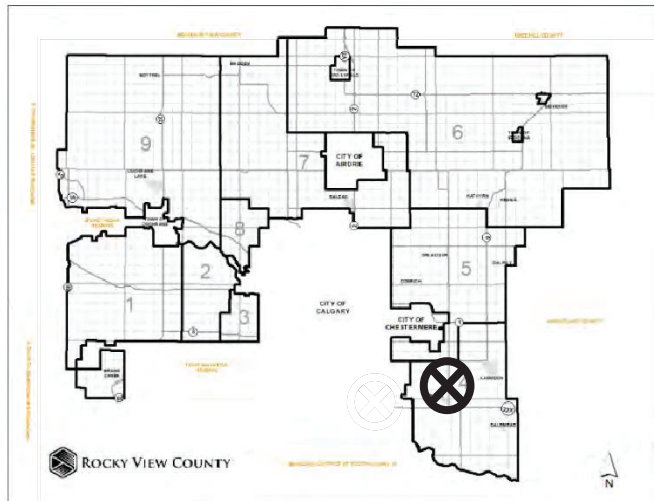
Advisory:

11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
12. That this Development Permit shall be valid until **FEBRUARY 22, 2022**, at which time a new application shall be submitted. *Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.*



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Amaresh & Ruchika Swaro	OWNER: Amaresh & Ruchika Swaro
DATE APPLICATION RECEIVED: November 20, 2020	DATE DEEMED COMPLETE: November 20, 2020
GROSS AREA: ±6.77 hectares (±16.73 acres)	LEGAL DESCRIPTION: Lot 8, Plan 7510146; NE-14-25-03-5 (3084 Springbank Heights Way)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>Building Permits:</i> <ul style="list-style-type: none"> • PRBD20191107 (Basement Renovation); Final occupancy issued May 17, 2019; • FBLP20090504_888 (Farm Building (Barn)); Issued May 4, 2009; • 1983-BP-9470 (Dwelling, Single Detached); No information 	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

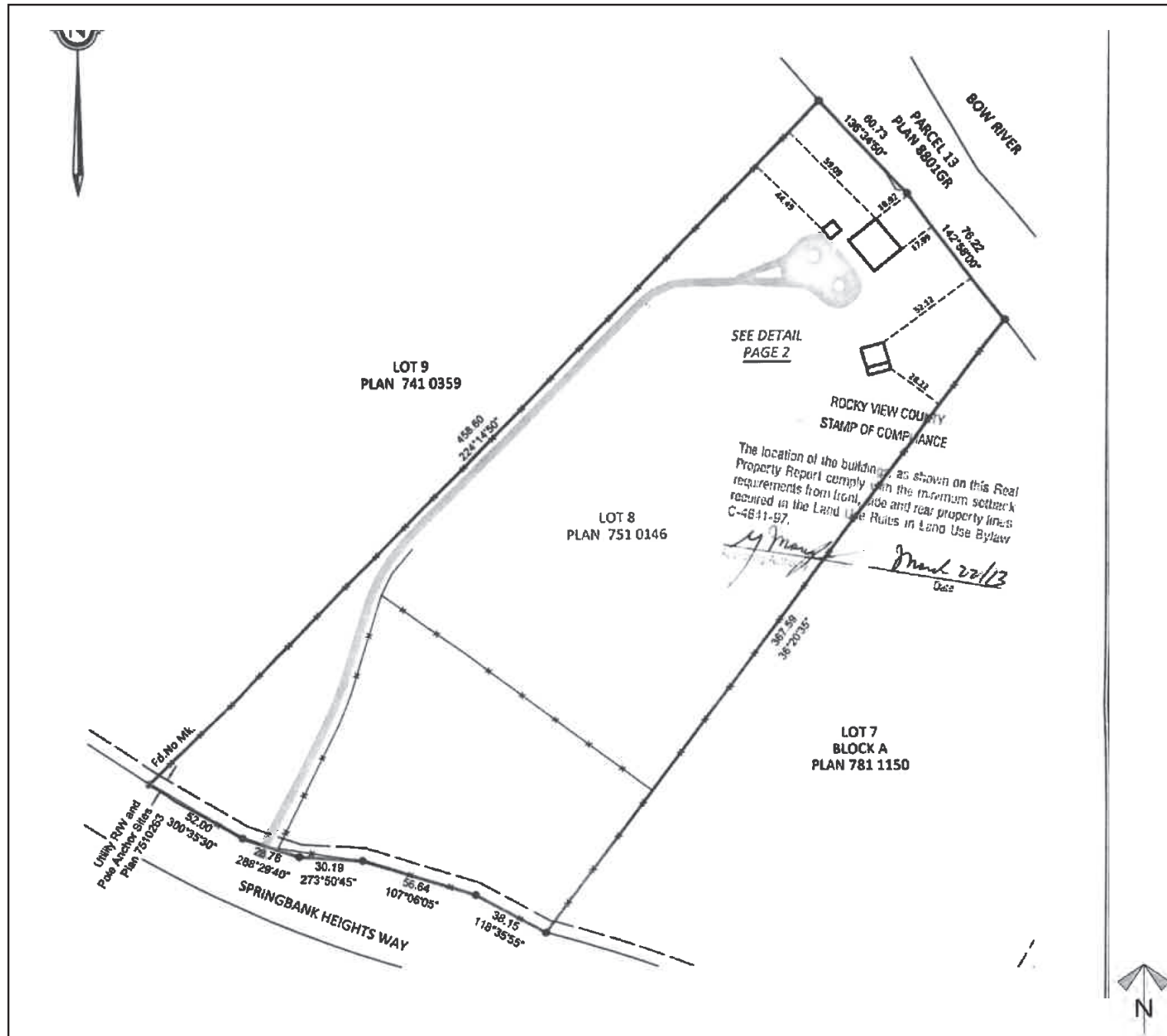


Location & Context

Development Proposal

Vacation Rental (within an existing dwelling)

Division: 2
Roll: 05714020
File: PRDP20203760
Printed: Jan 11, 2021
Legal: Lot:8 Plan:7510146
within NE-14-25-03-W05M



Site Plan

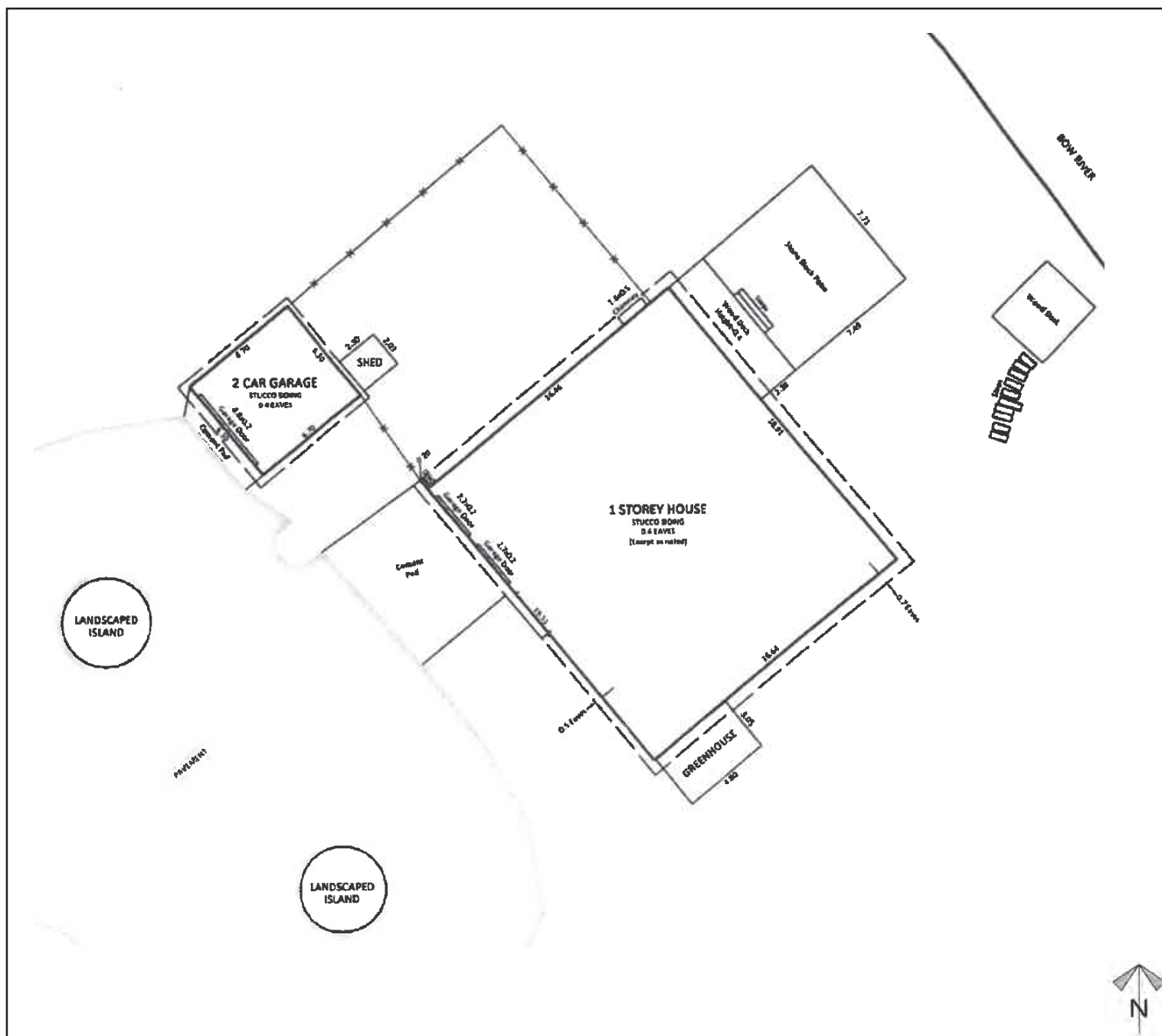
Development Proposal

Vacation Rental (within an existing dwelling)

Division: 2
Roll: 05714020
File: PRDP20203760
Printed: Jan 11, 2021
Legal: Lot:8 Plan:7510146
within NE-14-25-03-W05M



Vacation Rental (within an existing dwelling)



Division: 2
Roll: 05714020
File: PRDP20203760
Printed: Jan 11, 2021
Legal: Lot:8 Plan:7510146
within NE-14-25-03-W05M

INSPECTION PHOTOS ^{8 of 11}

DECEMBER, 2020



INSPECTION PHOTOS ^{8 of 11}

DECEMBER, 2020



INSPECTION PHOTOS ^{18 of 11}

DECEMBER, 2020



INSPECTION PHOTOS ^{41 of 11}

DECEMBER, 2020

