



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, June 23, 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 G. Boehlke
Member K. Hanson (present electronically)
Member D. Henn (present electronically)
Member M. Kamachi (present electronically)
Member K. McKylor (present electronically)

Absent: Member S. Wright

Also Present: B. Riemann, Executive Director, Operations
B. Beach, A/Executive Director, Community Development Services Division
G. Nijjar, Manager, Planning and Development Services
H. McInnes, Supervisor, Planning and Development Services
J. Lee, Supervisor, Planning and Development Services
S. MacLean, Supervisor, Planning and Development Services
O. Newman, Planner, Planning and Development Services
X. Deng, Planner, Planning and Development Services
J. Targett, Senior Development Officer, Planning and Development Services
B. Culham, Development Officer, Planning and Development Services
S. Khouri, Development Officer, Planning and Development Services
W. Van Dijk, Development Officer, Planning and Development Services
C. Anderson, Legislative Officer, Legislative Services
E. McGuire, Legislative Officer, Legislative Services
M. Mitton, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Member Henn that the June 23, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



C-1 June 9, 2021 Municipal Planning Commission Minutes

MOVED by Member Hanson that the June 9, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

D-1 Division 8 - Creation of One Residential Lot
File: PL20210013 (05629083)

MOVED by Member Hanson that Subdivision Application PL20210013 be approved with the conditions noted in Appendix 'A'.

- A. The application to create a \pm 1.62 hectare (\pm 4.00 acre) parcel (Lot 1) with a \pm 3.49 hectare (\pm 8.63 acre) remainder (Lot 2) within Lot 6, Block 10, Plan 1911658, NE-29-25-02-W05M, 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 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.

Transportation

- 2) The Owner shall upgrade the existing approach to a mutual paved approach, 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 Access Easement Agreement on each title.



Site Servicing

- 3) The Owner shall provide confirmation of a tie-in for connection to the Rocky View Water Co-op, for the proposed lots as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lots 1 & 2;
 - b) Documentation proving that water supply has been purchased for the proposed two (2) lots;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 4) The Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed Lots 1 & 2, which shall include the following:
 - a) For the construction of a treatment mound system in accordance with the Level 4 PSTS Assessment prepared by Osprey Engineering Inc., dated April 23, 2021
 - b) For the construction of rain gardens and bio-retention areas in accordance with the recommendations of the Stormwater Management Plan prepared by Stormwater Solutions, dated June 8, 2021

Municipal Reserve

- 5) The provision of Municipal Reserve in the amount of 10 % of the subject land, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the market value shown in the appraisal report prepared by Weleschuk Associates Ltd., dated January 18, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 6) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of the new lot (Lot 1) as shown on the Plan of Survey.
- 7) 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

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

Carried

D-2 Division 8 - Residential Subdivision
File: PL20200131 (06713071/2)

Presenter: Rod Potrie, the Applicant

MOVED by Member Hanson the application be referred back to the applicant to create lot sizes that meet the minimum parcel sizes per the Land Use Bylaw.

Defeated

MOVED by Member Boehlke that a variance to Subdivision Application PL20200131 be approved with the conditions noted in Attachment 'A', and:

- a) Varying the minimum parcel size of Lot 3 to ± 0.75 hectares (± 1.85 acres);
 - b) Varying the minimum parcel size of Lot 4 to ± 0.70 hectares (± 1.72 acres).
- A. The application to create a ± 0.84 hectare (± 2.08 acre) parcel (Lot 1); a ± 0.85 hectare (± 2.11 acre) parcel (Lot 2); a ± 0.75 hectare (± 1.85 acre) parcel (Lot 3); and a ± 0.70 hectare (± 1.72 acre) parcel (Lot 4). within SE-13-26-03-05 Lots 1 and 2, Block 1, Plan 0512801, 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 \pm 5.0 m wide portion of land for road widening along the southerly boundary of Lot 2, Block 1, Plan 0512801;
 - b) The Owner is to dedicate, by caveat, a \pm 5.0 m wide portion of land for road widening along the entire western boundaries of Lot 2, Block 1, Plan 0512801, and Lot 1, Block 1, Plan 0512801;

Transportation and Access

- 2) The Owner shall upgrade the existing road approach on Township Road 262 to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 2 and 4. No upgrade is required for the approaches to Lots 1 and 3. The Owner shall also:
 - a) Provide an access right of way plan; and
 - b) Prepare and register access easement on title of Lots 2 and 4 and where required.

Stormwater

- 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 recommendation of the Stormwater Management Report by Osprey Engineering Inc., dated September 25, 2019;
 - b) For the construction of absorbent landscaping/rain gardens on each lot.

Site Servicing

- 4) The Owner/Applicant shall submit a revised Level 3 PSTS Assessment, prepared by a qualified professional as indicated in the Model process Reference Document, which clarifies:
 - a) The ability for the two undersized lots to accommodate a PSTS; and,
 - b) The type of PSTS system required for each and any additional requirements/considerations.
- 5) The Owner shall enter into a Site Improvements / Services Agreement with the County to implement the recommendations of the updated Level 3 PSTS Assessment.



- 6) The Owner is to provide confirmation of a tie-in for connection to Rockyview Water Co-op, an Alberta Environment licensed piped water supplier, for servicing of three additional lots, 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;
 - b) Documentation proving that water supply has been purchased for the three (3) new proposed Lots; and,
 - c) Documentation proving that all necessary water infrastructure is installed.
- 7) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1, 2, 3, and 4, indicating:
 - a) Each future Lot Owner is required to connect to County piped wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation of the onsite systems once County servicing becomes available.

Site Construction

- 8) The landowner shall adhere to the requirements of ATCO Pipelines requirements included in the May 25, 2021 letter to include red fence post placement every 15m and restrictive covenant.

Payments and Levies

- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.
- 10) 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 lots 2, 3, and 4 as shown on the Plan of Survey

Taxes

- 11) 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

The Chair called for a recess at 9:42 a.m. and called the meeting back to order at 9:48 a.m. with all previously mentioned members present.



D-3 Division 5 - Residential Subdivision
File: PL20200042 (03231064)

MOVED by Member Boehlke that Subdivision Application PL20200042 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a ± 0.809 hectare (± 2.00 acre) parcel (Lot 1); a second ± 0.809 hectare ± 2.00 acre parcel (Lot 2); and a ± 0.818 hectare (± 2.02 acre) parcel (Lot 3) at Lot 10, Plan 9711064 within NE-31-23-27-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) The Owner shall construct new gravel approaches onto Township Road 240 in order to provide access to Lots 1 and 2 and ensure the existing approach to Lot 3 meets County Servicing Standards.



Stormwater/Developability

- 3) The Owner is to provide and implement a detailed Site-Specific Stormwater Implementation Plan conducted and stamped by a professional engineer that is in accordance with CSMI and the County Servicing Standards, to the satisfaction of the County. 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 or Development Agreement shall be entered into;
 - 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;
 - d) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system;

Site Servicing

- 4) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards with a mounded system in accordance with the Level III, PSTS Assessment conducted by Almor Testing Services Ltd. dated April 1, 2021
- 5) The Owner is to provide a Level 1 Variation Assessment that identifies the location of the groundwater water well and PSTS and drain field that is existing on the subject lands and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP.
- 6) Water is to be supplied by an individual well on Lots 2 and 3. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new wells on the new Lots 2 and 3, in accordance with the County's Servicing Standards and requirements of the *Water Act*; and
 - b) Well Driller's Reports confirming a minimum pump rate of 1.0 IGPM for the new wells are provided.

Payments and Levies

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.
- 8) 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 lots 2 and 3 as shown on the Plan of Survey.



Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

E-1 Division 6 - Signs, Billboard
File: PRDP20211081 (08102003)

MOVED by Member Boehlke that Development Permit Application PRDP20211081 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 and poses a potential distraction to motorists.

Carried

E-2 Division 7 - Agricultural (Processing) and Outdoor Storage
File: PRDP20211460 (07320001)

Presenter: Lyle Hallett, the Applicant
 Bill Buchanan, the Applicant

MOVED by Member Boehlke that Development Permit No. PRDP20211460 be approved with the conditions noted in Attachment 'A'.

Description:

1. That Agricultural (Processing) & Outdoor Storage, tenancy for soil manufacturing company may continue to commence on the subject site, in accordance with the application drawings, *Dwg Package, No. A1, A1B, A1C, A2, A3, A4, A5, A6, A7, A8, A9, as prepared by Hallett Architect, dated May 01, 2021*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Conversion of one accessory building to a commercial storage building [Building A], approximately 1,580.31 sq. m (17,010.89 ft.) in footprint.
 - ii. Conversion of one accessory building to a commercial storage building [Building B], approximately 672.62 sq. m (7,240.28 sq. ft.) in footprint.
 - iii. Conversion of a dwelling, single-detached to an Office [Building C], approximately 140.52 sq. m (1,512.61 sq. ft.) in footprint and a raised exterior deck 27.40 sq. m (295.00 sq. ft.) in area.



- iv. Conversion of one farm building to a Manufacturing Plant [Building D], approximately 2,675.52 sq. m (28,800.00 sq. ft.) in footprint and a mezzanine area of 65.58 sq. m (706.00 sq. ft.).
- v. Outside Storage as per approved Site Plan, Dwg, A1C.
- vi. That the minimum required storage area setback requirements for the north side yard and western rear yard, shall be relaxed from **6.00 m (19.69 ft.) to 0.00 m (0.00 ft.)**.

Prior to Release:

- 2. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Off-site levy, in accordance with Transportation Off-site levy bylaw C-8007-2020 for the gross area proposed to be developed.
 - i. The development area refers to the portion of lands utilized directly for development purposes and includes the driveway access; all structures (buildings), the storage and display areas directly associated with the use; and the required parking area (as defined in the Land Use Bylaw).
- 3. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan, identifying a minimum of 30 parking stalls, including three (3) barrier-free stalls, in accordance with the approved *Traffic Impact Assessment, as prepared by Binnie & Associates, Scott's Fertilizer Facility Rezoning Final Rev. 0, dated September 4, 2020*. The plan shall also include parking stall dimensions in accordance with Sections 238 Table 6 of the Land Use Bylaw (LUB) and Section 3.8.2.5 & 3.8.3.22 of the Alberta Building Code.
- 4. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of the exterior building modifications, proposed for the development, to the satisfaction of the County.
- 5. That prior to release of this permit, the Applicant/Owner shall submit written details confirming the waste & recycling methods used for the development, to the satisfaction of the County.
- 6. That prior to release of this permit, the Applicant/Owner shall submit an updated Landscape Plan, confirming the existing count of deciduous and coniferous landscaping on site. The plan shall also identify additional landscaping along the east property line, abutting Range Road 284, to the satisfaction of the County.
- 7. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of the existing/proposed site and building lighting for the development. The lighting shall be in accordance with Sections 227 to 230 of the LUB, to the satisfaction of the County.



Prior to Occupancy:

8. That prior to commercial building occupancy of the site, all landscaping, final site surfaces, parking, lighting, addressing and signage shall be completed.
9. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

10. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
11. That any future business signage, including pylon/entry or façade signage, shall require separate Development Permit approval and shall adhere to any Signage Guidelines of the LUB.
12. That any required onsite Wayfinding or directional information is permitted and does not require separate approvals.
13. That any future proposed on-site lighting shall meet Sections 227-230 of the LUB and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare, and reduce uplight. No flashing, strobe or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.
14. That any garbage containers located outside shall be screened from view from all adjacent properties and public thoroughfares in perpetuity. The garbage and waste shall be stored in weatherproof and animal-proof containers and be in a location easily accessible to containerized garbage pickup. Any loose garbage shall be controlled and maintained onsite, in an orderly fashion.
15. That dust control measures shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
16. That a minimum of 30 parking stalls, including 3 barrier-free stalls, shall be maintained on-site at all times, in accordance with the approved Traffic Impact Assessment, as prepared by *Binnie & Associates, FINAL Rev. 0; Scott's Fertilizer Facility Rezoning, dated September 4, 2020 (TIA)*
17. That there shall be no customer or business parking at any time along the adjacent County Road Right-of-Way. All customer and business parking shall be on the subject property.
18. That the County supports the use of holding tanks and cisterns with truck services for Commercial purposes.
19. That all landscaping elements shall be installed and maintained, in accordance with the final approved Landscape Plan.



20. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season.
21. That potable water should not be used for landscaping irrigation methods.
22. That water conservation strategies shall be implemented and maintained at all times.
23. That any proposed business fencing, shall be 2.00 m (6.56 ft.) in height or less and be similar in design, character, and quality to the existing development.
24. 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 commercial buildings located on the subject site, to facilitate accurate emergency response.
Note: The principal municipal address is 273127 RANGE ROAD 284.
25. 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 release or occupancy condition, shall be implemented and adhered to in perpetuity, including but not limited to:
26. 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.
27. That if the Development Permit is not issued by **February 28, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

28. That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
29. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
30. That wherever possible, parking areas should incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use, and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
31. That the Applicant/Owner shall be aware of any requirements of the registered Utility Right of Way for Rockyview Gas Co-op, Instrument #751 057 388.



32. That Change of Use Building Permits and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist and shall include a 3.2.2 Building Code Analysis and the corrections noted from Building Code Circulation Comments Letter, dated May 3, 2021.

Note: The Development shall conform to the National Energy Code 2011.

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

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals if the site is proposing to service the commercial development with a groundwater well. The groundwell will require to be registered and approved as a Commerical Waterwell.

Carried

E-3 Division 7 - Multi-lot Regrading
File: PRDP20212116 (06404013/603)

MOVED by Member Henn that Development Permit No. PRDP20212116 be approved with the conditions noted in Attachment 'A'.

Description:

1. That multi-lot regrading and the placement of clean fill, over an area of ± 60.32 hectares (± 149.07 acres) may be permitted in accordance with the drawings submitted with the application, *as prepared by WSP., File 211-03119-00; "BCIMC REALTY CORPORATION c/o QUADREAL PROPERTY GROUP," dated May 12, 2021*, as amended as part of conditions of approval, and includes:
 - i. Temporary stockpiles of stripped topsoil material, in accordance with the Erosion Control – During Construction Dwg, as prepared by WSP., File 211-03119-00, dated May 12, 2021, totaling 70,125.00 cu. m in volume

Prior to Issuance:

2. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan, to the satisfaction of Rocky View County ("the County") in accordance with the County's Servicing Standards, Section 1100. The Construction Management Plan shall:
 - i. Include a Weed Management Plan;
 - ii. Provide details regarding how dust mitigation will be provided onsite, along with a process for how any complaints will be handled;
 - iii. Provide details regarding the supply and use of water for dust suppression; and
 - iv. Provide construction notification sign design including proposed locations for the signs situated on the subject lands, identifying the Owner, Engineer, Contractor and contact information for local resident questions or concerns, in accordance with the County's Servicing Standards.



3. That prior to release of this permit, the Applicant/Owner shall obtain and submit proof of \$5,000,000.00 liability insurance with the County named as an additional insured for the works associated with the permit, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with the County Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the development area.
5. That prior to release of this permit, the Applicant/Owner shall submit detailed cut/fill and site grading plans, as prepared by a qualified engineering professional, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation, in accordance with the County's Servicing Standards. For any areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report shall also be submitted.
7. That prior to release 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 agreement or permit shall be issued by the County, unless otherwise confirmed by County Road Operations.
8. That prior to release of this permit, the Applicant/Owner shall submit an Erosion Sediment Control Plan (ESC), in accordance with the County's Servicing Standards. *Note: based on the size of the disturbed area, a full ESC Report is required.*
9. That any interim site drainage shown in the ESC Plan shall adhere to the Nose Creek Watershed Management Plan
10. That prior to release of this permit, the Applicant/Owner shall submit copies of regulatory approvals should any wetlands exist on the subject lands and be affected by the proposed construction. *Note: The Applicant/Owner shall be responsible for any and all regulatory approvals. This issuance of this development permit does not absolve the Applicant/Owner of their Provincial and/or Federal responsibilities.*

Permanent:

11. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
12. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
13. That upon completion of the proposed development, the Applicant/Owners shall submit as-built survey(s), confirming that the development proposal and post grades align with the supporting technical submissions for the file.



14. That the stockpiled native topsoil shall be maintained and re-spread onsite. However, if required, may be removed from the site, if deemed excessive and would cause detriment to the property if re-spread.
15. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
16. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
17. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
18. 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.
 - i. That no potable water shall be used for grading and/or construction purposes.
 - ii. That water trucks shall be available at all times on-site to control dust blowing from the site and/or roadways.
 - iii. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
19. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
20. That the proposed development graded area, including stockpiles, as per the approved application, shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County, upon completion, until commercial development commences.
21. That the County staff or agents shall have access to the site at all times.
22. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
23. 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.

Advisory:

24. That the Applicant/Owners 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, the invoices shall be paid as per the required deadline.



25. That the subject development shall conform to the County's Noise Bylaw C-8067-2020 and Road Use Agreement Bylaw C-8065-2020, in perpetuity.
26. That the works or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Developer and Rocky View County if desired.
27. That prior to any utility work commencing, the Applicant/Owner shall submit a Utility Request to the County's Utility Services, to have the infrastructure located prior to any work. For any locate requests, please email locate@rockyview.ca.
28. That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
29. 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*].
30. 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 forty-eight (24) months of the issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.
31. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - i. The Applicant/Owner shall submit a copy of the issued Roadside Development Permit from Alberta Transportation, if required, to the County once obtained.
32. That if the Development Permit is not issued by **DECEMBER 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 approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.

Carried



E-4 Division 2 - Private, Quasi Public, and Public Educational buildings and related facilities

File: PRDP20212488 (04722001)

Presenter: Lorne Webber, the Applicant

MOVED by Member Hanson that Development Permit No. PRDP20212488 be approved with the conditions noted in Attachment 'A', as proposed by Administration.

Description:

1. That Private, Quasi Public, and Public Educational buildings & related facilities and ancillary uses may take place on the subject site in accordance with the submitted application drawings, as prepared by Jackson McCormick Design Group, Project Number 2020-25, dated January 26, 2021 & February 26, 2021, as amended, and includes:
 - i. Construction of a multi-level indoor training facility / multi-purpose building, approximately 3,264.40 sq. m (35,137.74 sq. ft.) in footprint;
 - ii. Construction of a maintenance shop, approximately 599.99 sq. m (6,458.34 sq. ft.) in footprint;
 - iii. Parking Facilities;
 - iv. Indoor Establishment (Eating), Establishment (Drinking), Retail (small);
 - v. Signs including fascia & freestanding;
 - vi. Courtyard & Exterior Batting Cages;
 - vii. Site Grading.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit final application drawings, which reflect all amendments and final site requirements, for the Phase 1 development area, including the ball diamonds (Development Permit #PRDP20210367).
3. That prior to release of this permit, Development Permit #PRDP20210367 shall be issued.
4. That prior to release of this permit, the Applicant/Owner shall submit/confirm any proposed fencing details, for the subject development, to the satisfaction of the County. If proposed, the fencing shall be in accordance with the County's Land Use Bylaw C-4841-97 (LUB).
5. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, detailing the exterior finish legend of the fieldhouse and maintenance building.
6. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan/lighting details that include the location, proposed type and dimensions of any lighting onsite, related to the fieldhouse and maintenance building development area. The lighting plan shall be in accordance with:
 - i. Section 5.3 of the Springbank Creek Conceptual Scheme (CS), that requires dark sky standards as per the International Dark Sky policy and



- ii. Section 27 of the LUB, confirming that the proposed lighting incorporates lighting for both vehicles and pedestrians and use 'night sky' lighting with full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites, to the satisfaction of the County.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised Parking Plan identifying the minimum required parking stalls (including barrier free) for the subject site, parking stall dimensions, and that all parking areas include landscaping (soft and/or hard) breaks, in accordance with Section 30 of the LUB, to the satisfaction of the County.
 - i. Alternately, the Applicant/Owner may submit a Parking Study/Assessment, to document the parking demand and supply characteristics associated with the proposed development. *Note, the Development Authority shall not be bound by any recommendations of the Study/Assessment.*
8. That prior to release of this permit, the Applicant/Owner shall submit a landscaping plan for the fieldhouse and maintenance building development area, identifying the location of any landscaping, the minimum number of tree/shrub plantings and ratio plantings for the subject site, in general accordance with Section 5.4 of the CS and Section 26 of the LUB, to the satisfaction of the County.
 - i. That landscaping plan shall also include site irrigation details as required by the Stormwater Management Plan;
9. That prior to release of this permit, the Applicant/Owner(s) 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.
10. That prior to release of this permit, the Applicant/Owner shall submit the signage details for the proposed signage for fieldhouse and maintenance building development area and site entrance, in accordance with Direct Control District 116 and Section 35 of the LUB.
11. That prior to release of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy (TOL), as per the applicable TOL bylaw at time of approval, over the development area.
 - i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw).
12. That prior to release of this permit, the Applicant/Owner shall submit a supplementary memo to the previously submitted Traffic Impact Assessments (TIA), conducted and stamped by a professional transportation engineer that clarifies the extent of improvements that are triggered with the inclusion of the indoor sports facility from the June 23, 2020 TIA.



13. That prior to release of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of the recommended road network improvements as per the Traffic Impact Assessment (TIA) conducted by Bunt and Associates, dated June 23, 2020.
14. That prior to release of this permit, the Applicant/Owner shall submit a water and wastewater servicing plan for the proposed development.
 - i. The County supports the use of cisterns with trucked service for commercial purposes.
 - ii. That should the assessment determine that the septic treatment facility not be feasible for the proposed development, the Applicant/Owner shall use holding tanks.
15. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Report, conducted and stamped by a professional engineer, that assesses and provides recommendations on managing the increased runoff resulting from the proposed development and is in accordance with the Springbank Master Drainage Plan, Springbank Creek Catchment Plan and the County Servicing Standards.
 - i. Any registration of any required easements, utility right of way and/or public utility lots is required, prior to release of this condition.
16. That prior to release of this permit, the Owner shall enter into an Infrastructure Cost Recovery Agreement with the County, in accordance with County Policy #406, to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure (extension of Lower Springbank Road), that will consequently provide benefit to other lands. This agreement shall apply to the construction of any off-site infrastructure.

Prior to Site Occupancy:

17. That prior to site occupancy/upon completion, Construction Completion Certificates (CCCs) shall be issued for all of the infrastructure improvement works associated with the Development Agreement. The Applicant/Owner shall submit as-built drawings, verifying that all infrastructure has been built in accordance with the drawings accepted by the County.
18. That prior to site occupancy/upon completion, all landscaping, parking and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.
 - i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
19. That prior to site occupancy/upon completion, that all site occupancy conditions under #PRDP20210367 shall be completed and approved or accepted by the County.



Permanent:

20. That any wayfinding onsite signage may be permitted under this development permit.
21. That the site shall be maintained in a neat and orderly fashion at all times.
22. That the minimum required parking stalls shall be maintained at all times, in general accordance with the approved Site Plan and/or approved Parking Study/Assessment for the site.
23. There shall be no business or customer parking along the adjacent County road allowance at any time.
24. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
25. That during grading activities, dust control shall be maintained on the site at all times, existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
26. That the site shall be developed in accordance with the approved landscape plan.
27. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
28. That no potable water shall be used for irrigation purposes.
29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers and located as per the final site plan, behind the fieldhouse building, and should be screened from view from all adjacent properties and/or public roadways.
30. That the site shall implement adequate site servicing, in accordance with the County Servicing Standards.
31. 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 commercial use(s) located on the subject site, to facilitate accurate emergency response.
32. That there shall be no flashing, strobe, or revolving lights, which may impact the safety of motorists using the adjacent public roadway, used at any time on the subject site.
33. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.



34. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, #PRDP20201213 Development Permit application, #PL20200105 Direct Control 116 application, #PL20210130 CS application, or #PRDP20201213, as amended, shall be implemented and adhered to in perpetuity.
- i. That the Biophysical Impact Assessment, prepared by Solstice, dated August 12, 2020 shall be adhered too at all times;
35. 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 36 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.
36. That if the Development Permit is not issued by **March 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

37. 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*].
38. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity and shall not :
- i. Generate excessive *Noise* outside the hours of 7:00 a.m. to 10:00 p.m. on weekdays; and 9:00 a.m. to 10:00 p.m. on weekends & holidays;
- ii. Operate, allow or permit the operation of a Speaker System of any type at an unnecessarily loud volume, thereby creating excessive *Noise*.
39. That Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial, Industrial, and Institutional checklist for the fieldhouse and the Accessory building checklist for the maintenance building.
- Note: The Development shall conform to the National Energy Code*
40. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- i. That the Applicant/Owner shall obtain a commercial water license from Alberta Environment & Parks (AEP) should the application propose to service the development with a groundwater well.

Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas from the proposed development.

Carried

The Chair called for a recess at 10:31 a.m. and called the meeting back to order at 10:36 a.m. with all previously mentioned members present.



E-5 Division 7 - Single-lot Regrading
File: PRDP20211946 (06307007)

Presenter: Navdeep and Bobby Kailey, the Applicant
Brad O'Keefe, the Applicant

MOVED by Member Boehlke that Development Permit Application PRDP20211946 be approved with the conditions noted in Attachment 'A'.

Defeated

MOVED by Member Henn that Development Permit Application PRDP20211946 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.

Carried

E-6 Division 9 - Communications Facility (Type C)
File: PRDP20212055 (36816003)

MOVED by Member Boehlke that Development Permit Application PRDP20212055 be approved with the conditions noted in Attachment 'A'.

Description:

1. That a Commercial Communication Facility, Type C, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
 - i. Placement of one monopole self-support telecommunications tower, approximately 43.00 m (141.08 ft.) high.

Permanent:

2. 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.
3. That no topsoil shall be removed from the site.
4. That the Commercial Communication Facility shall be neutral in colour and blend with the surroundings, mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
5. That should the Commercial Communication Facility become deactivated or unused; the Commercial Communication Facility shall be removed from the parcel within six months of becoming deactivated or unused.
6. That where possible, light-shielding shall be considered to minimize the impact of the lighting on the adjacent landowners.



7. That if the development authorized by this Development Permit has 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.

Advisory:

8. 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.
9. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
10. That any other federal, provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

Carried

E-7 Division 5 - Industrial (Light)
File: PRDP20211477 (03330006)

The Chair called for a recess at 11:00 a.m. and called the meeting back to order at 11:07 a.m. with all previously mentioned members present.

MOVED by Member Boehlke that proposed condition 2(i) for development application PRDP20211477 as noted in Attachment 'A' of Administration's report be amended to read:

The minimum number of trees and shrubs shall be provided (50 trees and 33 shrubs of a drought resistant variety), in accordance with Section 259 of the Land Use Bylaw C-8000-2020 (LUB);

Carried

MOVED by Member Boehlke that a new permanent condition for development application PRDP20211477 as noted in Attachment 'A' of Administration's report be added to read:

That the minimum number of trees and shrubs shall be maintained during the life of the development.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20211477 be approved with the conditions noted in Attachment 'A', as amended.

Description:

1. That Industrial (Light), construction of four (4) multi-bay office/shop buildings may take place on the subject land in accordance with the approved site plan and drawings prepared by Ironwood Building Corp. dated April 7, 2021 (File no. 21187C), as amended, and conditions of this permit. The approval includes:
 - i) Demolition of all existing buildings;
 - ii) Construction of one (1) office/shop building with 9 bays, approximately \pm 1,153.86 sq. m (16,080.00 sq. ft.) in size, including 384.62 sq. m (4,140.00 sq. ft.) of developed mezzanine space;



- iii) Construction of three (3) office/shop buildings with eight (8) bays each, approximately \pm 1,070.24 sq. m (11,520.00 sq. ft.) in size, including 356.75 sq. m (3,840.00 sq. ft.) of developed mezzanine space; and
- iv) Signage includes the placement of 33 tenant façade signs, details in accordance with the revised signage plan.

Prior to Release:

- 2. That prior to release of this permit, the Applicant/Owner shall submit a revised landscape plan, to the satisfaction of the County, that includes the following:
 - i) The minimum number of trees and shrubs shall be provided (50 trees and 33 shrubs of a drought resistant variety), in accordance with Section 259 of the Land Use Bylaw C-8000-2020 (LUB);
 - ii) A minimum 3.00 m wide landscaped area shall be provided between the front of all buildings and the adjoining parking area, in accordance with Appendix B of the Janet Area Structure Plan (ASP).
- 3. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan, to the satisfaction of the County, identifying the following:
 - i) The minimum number of parking stalls (86) shall be provided based on the office and shop areas identified on the floor plans, in accordance with the *Industrial (Light)* and *Office* uses under Section 235 Table 5 of the LUB;
 - 1. If less than 86 stalls are to be provided, a Parking Assessment, prepared by a qualified professional, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development. The Development Authority shall not be bound by any recommendations of such a Parking Assessment.
 - ii) The minimum width of each parking stall (2.60 m [8.53 ft.]) and barrier-free stall (2.40 m [7.87 ft.]) with a 2.40 m [7.87 ft.] access aisle) shall be provided, in accordance with Section 238 Table 6 of the LUB and Section 3.8.3.22 of the Alberta Building Code.
- 4. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, to the satisfaction of the County, that addresses the following:
 - i) The exterior colours, materials, and finishes of all buildings shall be coordinated to achieve a reasonable continuity of appearance, in accordance with Appendix B of the Janet ASP;
 - ii) The facades of buildings that exceed 30.00 m (98.42 ft.) measured horizontally and facing roadways (west façade of building #1), shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the façade and extending at least 20 percent of the length of the façade, in accordance with Appendix B of the Janet ASP;



- iii) That every bay of each building shall have a clearly defined main entrance featuring at least two of the following: canopy or portico; overhang or arcade; raised corniced parapet over the door; outdoor amenity area; upgraded window glazing areas; or integrated planters or landscaped sitting areas, in accordance with Appendix B of the Janet ASP.
- 5. That prior to release of this permit, the Applicant/Owner shall submit a signage plan indicating the dimensions, design, method of illumination, and location of any proposed tenant signage, to the satisfaction of the County.
- 6. That prior to release 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 and to submit a new road approach application for the proposed/updated approach off Prairie Place.
 - i) Written confirmation shall be received from Road Operations, confirming the status of this condition.
- 7. That prior to release of this permit, the Applicant/Owner shall submit a security deposit for \$10,000 for the proposed/updated road approach.
- 8. That prior to release of this permit, the Applicant/Owner shall submit a Transportation Impact Assessment (TIA), conducted and stamped by a professional engineer, that assesses the traffic generated by the proposed development, and provides recommendations on any required improvements, in accordance with the County Servicing Standards and to the satisfaction of the County.
 - i) Should the TIA require improvements to the local road network, the Applicant/Owner shall enter into a Road Right of Way Construction Agreement with the County for the construction of the improvements.
- 9. That prior to release of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-site Levy for the total gross acreage of the development area, in accordance with Bylaw C-8008-2020.
- 10. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP), conducted and stamped by a professional engineer that is in accordance with the Co-operative Stormwater Management Initiative (CSMI) requirements, the County Servicing Standards, and to the satisfaction of the County.
- 11. That prior to release of this permit, the Applicant/Owner shall provide a fire fighting water supply strategy conducted and stamped by a professional engineer that supplies the necessary level of fire flow and is designed in accordance with the County's Fire Hydrant Water Suppression Bylaw and the County Servicing Standards to the satisfaction of the County.



12. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing Standards. The plan shall address any noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.

Prior to Occupancy:

13. That prior to occupancy, all landscaping, parking, and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
 - i) That should permission for occupancy of the site be requested during October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
14. That prior to occupancy, the County shall perform an inspection of the site to verify that the road approach has been upgraded in accordance with the County Servicing Standards and approved plans.
 - i) The security will be returned upon a successful prior to occupancy inspection.
15. That prior to occupancy, Built to Design Certificates and As-built drawings certified by a professional engineer, shall be submitted. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP.

Permanent:

16. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity, including the SSIP.
17. That any proposed or replacement fencing shall be 2.00 m (6.56 ft.) in height or less, and shall be similar in design, character, and quality to the proposed development.
18. That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.
19. **That all landscaping and topsoil placement shall be in accordance with the landscaping details provided on the Landscape Plan, as amended.**
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants, within 30 days, or by June 30th of the next growing season.
 - ii. The vegetation type has to endure the irrigation from May to September.
 - iii. That water for irrigation and landscaping purposes shall only be supplied by the re-use of stormwater and not via the use of potable water.
20. That the minimum number of trees and shrubs shall be maintained during the life of the development.



21. That all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal.
22. That potable water shall either be trucked onto the property and stored in cisterns or obtained from individual wells.
23. That no topsoil shall be removed from the site.
24. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
25. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
26. **That any site regrading work is not to direct any additional surface drainage into County road rights-of-way, or to negatively impact surface drainage patterns in the area.**
27. That there shall be a minimum of 86 parking stalls, including 4 barrier-free, maintained on-site at all times, in accordance with the approved Site Plan or as dictated by an approved Parking Assessment. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
28. **That there shall be no parking or signage in the County road right-of-way.**
29. **That any future signage will require separate Development Permit approval.**
30. **That all signage shall be kept in a safe, clean, and tidy condition at all times.**
31. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and/or adequately screened or enclosed from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
32. **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 building located on the subject site, to facilitate accurate emergency response.**
33. That all on-site lighting shall be downturned and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
34. 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.



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

Advisory:

36. **That the site shall be maintained in compliance with County Bylaw No. 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.**
37. **That the County Bylaw C-8067-2020, the "Noise Bylaw", shall be adhered to at all times.**
38. **That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist.**
- i. That the Applicant/Owner shall obtain Demolition Permits through Building Services, prior to demolition of any existing buildings on-site.
- Note: The Development shall conform to the National Energy Code 2011.*
39. **That all future tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit.**
40. 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].
41. That **any** other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

E-8 Division 8 - Stripping & Grading
File: PRDP20211667 (05607195)

MOVED by Member Hanson that Development Permit Application PRDP20211667 be approved with the conditions noted in Attachment 'A'.

Description:

1. That single-lot regrading and the placement of clean fill of an area approximately 1,858.06 sq. m (20,000.00 sq. ft.) in the area and up to 3.50 m (11.48 ft.) in height, for site preparation to construct a Dwelling, Single Detached, may commence on the subject property, in accordance with the approved site plan and conditions of this permit.



Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall provide a stormwater memo, prepared by a qualified professional, to confirm that the proposal is adequate to manage stormwater onsite without causing any adverse impacts to drainage patterns and neighboring properties.
 - a. If the findings of the memo require local stormwater improvements, a Site-Specific Stormwater Management Plan, prepared by a qualified professional, shall be provided identifying an onsite stormwater management strategy for the proposed development, in accordance with the County Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with County Policy C-407 for \$5,000.00/disturbed acre of the development area.
4. That prior to release 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.
 - a. 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.
5. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fill Report, in accordance with County Servicing Standards and prepared by a professional engineer, that provides recommendations on the placement of fill for areas where fill is greater than 1.20 m (3.93 ft.) in depth.

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 Release condition shall be implemented and adhered to in perpetuity.
7. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
8. That the Applicant/Owner shall submit compaction-testing results verifying that the fill is placed in accordance with the Deep Fill Report
9. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
10. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with final grades as approved with the application.
11. 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.



12. That no topsoil shall be removed from the subject property.
13. That the proposed regrading 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.
14. That the Applicant/Owner shall take effective measures to control dust in the regrading area of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - a. That if at any time the removal or handling of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
15. 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.
16. That with the hauling of any fill, the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - b. That the clean-up of any mud tracking and/or dirt that enters onto the County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
17. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
18. 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.
19. That if the development authorized by this Development Permit is not completed within six (6) months of the date of issuance, or the approved extension date, the permit is deemed to be null and void.
20. That if this Development Permit is not issued by **January 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
22. 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].

Carried



G Adjourn the Meeting

MOVED by Member Henn that the June 23, 2021 Municipal Planning Commission meeting be adjourned at 11:12 a.m.

Carried

H Next Meeting

July 14, 2021

Chair or Vice Chair

Chief Administrative Officer or Designate