



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, December 15, 2021

9:00 AM

Council Chambers

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Present: Chair K. Hanson
Vice-Chair S. Samra
Member G. Boehlke (left at 11:59 a.m.)
Member D. Kochan
Member S. Wright
Member A. Schule (participated electronically)

Also Present: B. Riemann, Executive Director, Operations
B. Beach, A/Executive Director, Community Development Services
D. Kazmierczak, Manager, Planning
H. McInnes, Supervisor Development & Compliance, Planning
O. Newmen, A/Supervisor Planning & Development, Planning
X. Deng, Senior Planner, Planning
L. Cox, Planner, Planning
J. Targett, Senior Development Officer, Planning
B. Culham, Development Officer, Planning
W. Van Dijk, Development Officer, Planning
C. Figueroa-Conde, Development Compliance Officer
E. McGuire, Legislative Officer, Legislative Services
C. Anderson, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:05 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Member Kochan that the December 15, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried

C-1 December 1, 2021 Municipal Planning Commission Minutes

MOVED by Member Wright that the December 1, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried



D-3 Division 3 - Subdivision Item – Boundary Adjustment
File: PL20210144 (05731004, 05731001, 05731002, and 05731003)

Presenter: Cam Crawford, the Applicant

MOVED by Member Wright that Subdivision Application PL20210144 be approved with the conditions and tentative plan noted in Attachment 'B'.

- A. The application to adjust the boundaries between a ± 30.61 hectare (± 75.63 acre) parcel, a ± 16.83 hectare (± 41.60 acre), a ± 34.15 hectare (± 84.37 acre), a ± 46.82 hectare (± 115.69 acre) parcel, and a ± 34.35 hectare (± 84.88 acre) in order to create a ± 6.04 hectare (± 14.92 acre) parcel (Lot 1), a ± 24.98 hectare (± 61.73 acre) parcel (Lot 2), a ± 44.63 hectare (± 110.28 acre) parcel (Lot 3), and a ± 51.68 hectare (± 127.71 acre) parcel (Lot 4) within NW/NE/SE/SW-31-25-03-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 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.

Payments and Levies

- 2) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the boundary adjustment of four lots.

Municipal Reserve

- 3) The provision of Reserve in the amount of 10% of Lot(s) 1 - 4 are to be deferred by Caveat proportionately pursuant to Section 669(2) of the *Municipal Government Act*.



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

Carried

D-1 Division 4 - Subdivision Item – Creation of One Residential Lot
File: PL20210105 (08912005)

MOVED by Member Boehlke that proposed condition 5 for Subdivision Application PL20210105 as noted in Administration's report be amended to read:

THAT proposed condition 5 for Subdivision Application PL20210105 as noted in Administration's report be amended to read:

- 5) Water is to be supplied by an individual well on Lot 1. 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 well on the new Lot 1, in accordance with the County's Servicing Standards and requirements of the Water Act; and~~
 - a) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.

Defeated

MOVED by Member Wright THAT Subdivision Application PL20210105 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a \pm 4.05 hectare (10.0 acre) parcel (Lot 1) with a \pm 12.15 hectare (30.01 acre) remainder (Lot 2) within Lot 6, Plan 0012220, NE-12-28-05-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 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 upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards in order to provide access to the affected lots. The Owner shall:
 - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
 - b) Update the existing Access Easement Agreement to include the affected new lots.
- 3) The Owner shall enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lots 1 and 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The agreement shall include:
 - a) The provision of approximately ± 0.3 ha (± 0.7 ac) (7 m x 422 m) road acquisition along the southern portion of the lands;
 - b) Land is to be purchased for \$1.00 by the County.
- 4) The Owner shall register a Restrictive Covenant on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15m of a future road right of way, as shown on the approved Tentative Plan.



Site Servicing

- 5) Water is to be supplied by an individual well on Lot 1. 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 well on the new Lot 1, in accordance with the County's Servicing Standards and requirements of the *Water Act*; and
 - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.

Municipal Reserves

- 6) That ± 0.4 hectares (± 1.0 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 appraisal report provided by Weleschuk Associates Ltd., dated November 26, 2021, pursuant to Section 666(3) of the *Municipal Government Act*;
 - a) That the remaining ± 1.22 hectares (± 3.0 acres) of Municipal Reserve owing is deferred by Caveat to the remainder land (Lot 2).

Payments and Levies

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one 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 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 4 - Subdivision Item - Creation of One Agricultural Lot
File: PL20210104 (08912012)

MOVED by Member Wright Subdivision Application PL20210104 be approved with the conditions noted in Attachment 'A'.

- A. The application is to create a ± 8.02 hectare (± 19.82 acre) parcel (Lot 1) with a ± 8.02 hectare (± 19.82 acre) remainder (Lot 2) within Lot 5, Plan 0012220, NE-12-28-05-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 each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation

- 2) The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards in order to provide access to the affected lots. The Owner shall:
 - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
 - b) Update the existing Access Easement Agreement to include the affected new lots.
- 3) The Owner shall enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lots 1 and 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The agreement shall include:
 - a) The provision of approximately ± 1.7 ha (± 4.2 ac) (18 m x 422 m + 25 m x 380 m) road acquisition along the southern portion of the lands;
 - b) Land is to be purchased for \$1.00 by the County.
- 4) The Owner shall register a Restrictive Covenant on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15m of a future road right of way, as shown on the approved Tentative Plan.



Site Servicing

- 5) Water is to be supplied by an individual well on Lot 1. 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 well on the new Lot 1, in accordance with the County's Servicing Standards and requirements of the Water Act; and
 - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.

Municipal Reserves

- 6) The provision of Municipal Reserve to the amount of 10% of subject lands is to be deferred on Lots 1 & 2 by Caveat pursuant to Section 669(2) of the Municipal Government Act.

Payments and Levies

- 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 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 9:59 a.m. and called the meeting back to order at 10:07 a.m. with all previously members present, with the exception of Member Kochan.

Member Kochan returned to the meeting at 10:08 a.m.

D-4 Division 4 - Subdivision Item – Residential
File: PL20210154 (05735040)

MOVED by Member Boehlke that Subdivision Application PL20210154 be approved with the conditions noted in Attachment 'A'.

- A. The application to create one ± 0.87 ha (± 2.15 acre) parcel, leaving a ± 0.87 ha (± 2.15 acre) remainder at Lot 1, Plan 9110294 within NE-35-25-03-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 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

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

Development Agreement

- 2) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County to be registered on title of proposed Lots 1 and 2 which shall include the following:
 - a) The construction of a Packaged Sewage Treatment System which meets Bureau de Normalisation du Quebec (BNQ) standards for treatment, in accordance with the Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability with Level 1 Variation, prepared by Sedulous Engineering, dated December 2020.
 - b) The construction of absorbent landscaping, in accordance with the recommendations of the Conceptual Level Site-Specific Stormwater Implementation Plan, prepared by Sedulous Engineering Inc., dated December 2020.

Transportation

- 3) The applicant/owner shall construct a new mutual approach in accordance with the County Servicing Standards to provide access to the proposed Lots 1 and 2. The applicant/owner shall:
 - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
 - b) Provide an access right of way plan; and
 - c) Prepare and register respective easements on each title, where required



Site Servicing

- 4) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of proposed Lots 1 and 2, stipulating:
 - a) That 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 the decommissioning and reclamation of the onsite water, wastewater, and stormwater systems once County servicing becomes available;
- 5) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Documentation proving that water supply has been purchased for proposed Lot 2;
 - b) 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

Payments and Levies

- 6) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.
- 7) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - a) from the total gross acreage of Lot 2 as shown on the Plan of Survey;

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 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-5 Division 4 - Residential Subdivision
File: PL20210051 (06701019)

MOVED by Member Boehlke that condition 6 for Subdivision Application PL20210051 as noted in Administration's report be amended to read:

- 6) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 2, 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 new Lot 2;
 - b) Documentation proving that water supply has been purchased for proposed Lot 2;
 - 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.~~

Defeated

MOVED by Member Boehlke that Subdivision Application PL20210051 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a ±2.14 acre parcel (Lot 1) with a ±2.14 acre remainder (Lot 2) at Lot 8, Plan 8010152, within SE-1-26-3-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.
- 2) The Owner is to dedicate, by Plan of Survey, a \pm 5.0 m wide portion of land for road widening along the eastern boundaries of Lot 1 and Lot 2.

Development Agreement

- 3) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall include the following:
 - a) In accordance with Level 2 PSTS assessment, prepared by D&S Enterprises Water System Design, dated September 12, 2019, and Engineering review, prepared by Watertech Engineering Research & Health Inc., dated September 30, 2019.
 - b) For the construction of Packaged Sewage Treatment System in accordance with the County's servicing standards.

Transportation and Access

- 4) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - a) from the total gross acreage of Lot 2 as shown on the Plan of Survey.

Stormwater / Developability

- 5) The Owner is to provide and implement a Site-Specific Stormwater Implementation Plan, which meets the requirements outlined in the Bearspaw Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - a) Registration of any required easement and/or utility right of way;
 - b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
 - c) Should the Site-Specific Stormwater Implementation Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Site Servicing

- 6) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 2, 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 new Lot 2;
 - b) Documentation proving that water supply has been purchased for proposed Lot 2;



- 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.
- 7) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of the proposed Lots 1 and 2, indicating:
 - a) Each future Lot Owner is required to connect to wastewater and stormwater systems at their cost when such services become available;
 - b) Requirements for the decommissioning and reclamation of the onsite wastewater and stormwater systems once County servicing becomes available.
- 8) Utility Easements, Agreements, and Plans are to be provided and registered prior to registration to the satisfaction of ATCO Gas.

Payments and Levies

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

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

E-1 Division 1 - Dwelling, Single Detached / Discretionary Use, with Variances
File: PRDP20212988 (03913064)

MOVED by Member Kochan that Development Permit Application PRDP20212988 be approved with the conditions noted in Attachment 'A'.

Description:

- 1. That construction of a dwelling, single detached, within a flood hazard area (flood fringe) may commence on the subject site, in accordance with the approved application and drawings, as prepared by JG Design; dated June 24, 2021, Drawings. 1 through 4; and conditions of approval.
 - i. That the minimum front yard setback requirement is relaxed from **6.00 m (19.69 ft.) to 5.99 m (19.65 ft.)**.



Prior to Issuance:

2. That prior to release of this permit, documentation indicating registration of the subdivision #PL20200055 shall be provided to the County.
3. That prior to release of this permit, the Applicant/Owner shall submit a geotechnical report conducted and stamped by a professional geotechnical engineer, that confirms that there is a minimum contiguous developable area suitable for the development and recommend any flood mitigation measures to reduce potential damage from a flood event, in accordance with Section 203 of the Land Use Bylaw.
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.
 - 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.
5. That prior to release of this permit, the Applicant/Owner shall enter into a Customer Service Agreement with the County to provide wastewater servicing and water servicing to the development. Any levies/fees required per Master Rates Bylaw C-8145-2021 shall be paid and confirmation shall be received from County Utility Services regarding this condition.

Prior to Occupancy:

6. That prior to building occupancy, the Applicant/Owner shall submit confirmation from the County's Utility Services that associated meter fees for residential water meters are paid prior to installation, and that a water meter has been installed.

Permanent:

7. That the first floor of the proposed dwelling, single-detached shall be located at or above the 1:100 year flood level plus 0.50 m (1.64 ft.) freeboard and that any mechanical or electrical equipment within the dwelling, single-detached shall be located at or above the designated flood level.
8. That the Applicant/Owner shall connect to the municipal water and sanitary sewer system per the County's Guidelines for Connections to the Bragg Creek Water and Sanitary Sewer System.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after building construction is complete, as part of site restoration.
10. That minimal tree clearing shall occur within any part of the riparian setback and minimal vegetation shall be disturbed within a minimum of 10.00 m (32.81 ft.) from the top of the bank or furthest extent of a wetted area. Any existing trees and terrain shall be retained onsite except as included within the development permit approval or required to meet conditions of this permit.
 - i. Any disturbed areas shall be replanted with vegetation similar to existing pre-development ground cover upon development completion.



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 adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction unless a separate Development Permit has been issued for additional fill.
12. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. 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. The municipal address for the proposed dwelling is 24 SPRUCE AVENUE.
14. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Subdivision Application #PL20200055 or this Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including the geotechnical report and/or flood plain/flood hazard mapping study.
15. That any mechanical and electrical equipment within a building shall be located at or above the designated flood level.
16. That the Applicant/Owner shall install stormwater low-impact development measures in accordance with the Stormwater Technical Memo prepared by Richview Engineering dated June 25, 2021, as required by the Site Improvement/Services Agreement registered to title.

Advisory:

17. That the Applicant/Owner shall abide by all requirements of ATCO Pipelines regarding a ground disturbance and building setbacks.
18. That during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed building, to help prevent disturbance of the existing trees and vegetation.
19. 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 of at an approved disposal facility.
20. That the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite, and any requirements as part of subdivision PL20200055 approval. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots and nearby watercourses.
21. 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].
22. That it is recommended that the Applicant/Owner test the water quality of the existing groundwater, to ensure a safe, adequate supply of potable water.



23. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Single Family Dwelling checklist and shall include written submission from a professional engineer, addressing design floodproofing measures for the structure.
 - i. That the roofing material shall be constructed of fire-resistant materials in compliance with the Alberta Building Code (ABC).
24. That floodproofing measures shall be followed in accordance with the ABC, good engineering practice, and recommendations stated in the Greater Bragg Creek Area Structure Plan.
25. 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.
26. That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. *The Applicant/Owner shall abide by all requirements and conditions of Alberta Transportation, including those outlined in the permit exemption, RSDP037268-1.*
27. That if this Development Permit is not issued by **JUNE 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-2 Division 5 - Home-Based Business, Type II / Discretionary use with Variances
File: PRDP20214601 (09507005)

Presenter: Murray Chouinard, the Applicant

MOVED by Member Kochan that proposed condition 16 for development application PRDP20214601 as noted in Administration's report be amended to read:

16. That the Home-Based Business permit shall be valid until January 12, ~~2026~~ **2032**.

Carried

MOVED BY Member Boehlke that proposed conditions 11 and 15 for development application PRDP20214601 as noted in Administration's report be removed.

Carried

MOVED by Member Boehlke that proposed condition 2 for development application PRDP20214601 as noted in Administration's report be amended to read:

2. That prior to release of this permit, the Applicant/Owner shall submit signage details, in accordance with Section ~~216~~ **217** of the County's Land Use Bylaw C-8000-2020.

Carried



MOVED by Member Boehlke that Development Permit Application PRDP20214601 be approved with the conditions noted in Attachment 'A', as amended.

Description:

1. That a Home-Based Business, Type II, for an automotive repair shop may continue to operate on the subject parcel in accordance with the approved Site Plan and application.
 - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit signage details, in accordance with Section 217 of the County's Land Use Bylaw C-8000-2020

Permanent:

3. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the number of non-resident employees shall not exceed two at any time.
 - i. That an employee in this Home-Based Business is a person who attends the property more than once in a seven day period for business purposes.
6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the operation of this Home-Based Business may generate up to a maximum of eight business-related visits per day, except as noted in these conditions.
8. 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, and at all times, the privacy of the adjacent residential dwellings shall be preserved. The Home-Based Business use shall not unduly offend, impact, or otherwise interfere with neighbouring or adjacent residents.
9. That dust control shall be maintained on the site during any business operation, and the Applicant shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
10. That the Home-Based Business shall be limited to the dwelling and the accessory building.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

13. That the subject development shall conform to the County's Noise Bylaw C-8067-2020, in perpetuity.



14. That the Home-Based Business permit shall be valid until **January 12, 2032.**

Carried

The Chair called for a recess at 11:00 a.m. and called the meeting back to order at 11:10 a.m. with all members present, with the exception of Member Kochan.

E-3 Division 6 - Industrial (Medium) and Accessory Building / Discretionary Uses, with Variances
File: PRDP20213889 (05308009)

Presenter: Steve Grande with Terradigm Development Consultants Inc., the Applicant

MOVED by Member Wright that development application PRDP20213889 be referred back to Administration to work with the applicant on a reduced scope in building size and parcel envelope.

Carried
Absent: Member Kochan

Member Kochan returned to the meeting at 11:50 a.m.

Member Schule left the meeting at 11:50 a.m.

E-4 Division 3 - Vacation Rental / Discretionary use, with no Variances
File: PRDP20215078 (06812052)

Presenter: Ramen Singh, the Applicant

MOVED by Member Wright that Development Permit Application PRDP20215078 be approved with the conditions noted in Attachment 'A'.

Description:

- 1) That the *Vacation Rental* may operate on the subject property, within the existing Dwelling, Single Detached, approximately 833.15 sq. m (8,968.00 sq. ft.) in gross floor area, in accordance with the approved site plan 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 no wedding events shall be conducted on-site unless otherwise approved by a Special Function Business Development Permit.
- 5) That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be a fence, signage, or other means, to ensure no trespassing to adjacent properties.
- 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 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.
- 9) That all customer parking shall be on the Owner's property at all times.

Advisory:

- 10) That a Building permit and applicable sub-trade permits shall be obtained through Building Services, if required, prior to commencement of the *Vacation Rental*.
- 11) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 12) That the subject development shall conform to the County's *Noise Bylaw C-8067-2020*, in perpetuity.
- 13) That this Development Permit, once issued, shall be valid until **January 12, 2023**, 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.*

Carried
Absent: Member Schule

The Chair called for a Recess at 11:59 a.m. and called the meeting back to order at 12:05 p.m. with all previously mentioned members present with the exception of Member Boehlke.

E-6 Division 4 - Communications Facility (Type C) / Discretionary use, with no Variances
File: PRDP20215069 (05725006)

Presenter: Anthony Novello with Evolve Surface Strategies, the Applicant

MOVED by Member Wright that the late written submissions for these items be received and distributed.

Carried
Absent: Member Schule
Member Boehlke

MOVED by Member Wright that Development Permit No. PRDP20215069 be refused.

Carried
Absent: Member Schule
Member Boehlke



E-7 Division 6 - Communications Facility (Type C) / Discretionary use, with no Variances
File: PRDP20215073 (05310001)

Presenter: James McCorquodale with LandSolutions LP, the Applicant

MOVED by Vice-Chair Samra that Development Permit Application PRDP20215073 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 lattice, self-support telecommunications tower approximately 35.00 m (114.83 ft.) in height;
 - ii. Placement of an equipment shelter of approximately 5.92 sq. m (63.72 sq. ft.) within an enclosed/fenced area of approximately 407. sq. m (4,380.91 sq. ft.).

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 any fence shall not be more than 2.00 m (6.56 ft.) in height.
5. 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.
6. 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.
7. That where possible, light-shielding shall be considered to minimize the impact of the lighting on the adjacent landowners.
8. 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:

9. That during construction, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.



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

Carried
Absent: Member Schule
Member Boehlke

E-8 Division 1 - Communications Facility (Type C) / Discretionary use, with no Variances
File: PRDP20215093 (04722004)

Presenter: James McCorquodale with LandSolutions LP, the Applicant

MOVED by Member Kochan that Development Permit Application PRDP20215093 be refused.

Defeated
Absent: Member Schule
Member Boehlke

MOVED by Member Kochan that Development Permit Application PRDP20215093 be approved with the conditions noted in Attachment 'A'.

Defeated
Absent: Member Schule
Member Boehlke

Member Schule returned to the meeting at 1:08 p.m.

Member Kochan left the meeting at 1:09 p.m.

E-5 Division 6 - Industrial (Medium) / Discretionary Use, with Variances
File: PRDP20214192 (03330046)

Presenter: Satish Prasad, the Applicant

MOVED by Vice-Chair Samra that Development Permit No. PRDP20214192 be approved with the conditions noted in Attachment 'A'.

Description:

1. That Industrial (Medium), construction of two office/warehouse buildings may take place on the subject site in general accordance with the submitted application drawings, as prepared by *V K Drafting Solution, Project Title: Proposed Office/Warehouse Facility, dated June 16, 2021* (as amended) and includes:
 - i. Construction of two 1,207.86 sq. m (13,001.31 sq. ft.) (in footprint) principal office/warehouse buildings;
 - a. Includes a two-storey office area, totaling 92.90 sq. m (1,000.00 sq. ft.) in gross floor area (each building);



- ii. Ancillary Outside storage;
 - iii. Two Fascia signs;
 - iv. Site chain-link fencing, up to 2.00 m (6.56 ft.) in height;
 - v. Site Grading (as required)
2. That the minimum front yard setback requirement for Building 1 and Building 2 is relaxed from **10.00 m (32.81 ft.) to 7.80 m (25.59 ft.)**.
3. That the minimum overall parking depth for Building 1 and Building 2 is relaxed from **19.00 m (62.34 ft.) to 18.41 m (60.40 ft.)**.

Prior to Release:

Developability:

4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, to the satisfaction of the County, identifying:
- i. the minimum number of barrier-free stalls in accordance with Table 3.8.2.5 of the Alberta Building Code (ABC); vertically mounted signage details and the inclusion of a no parking access aisle 2.40 m (7.87 ft.), in accordance with Section 3.8.3.22 of the ABC.
 - ii. that either the proposed site fencing is in accordance with Section 9.13 of the Janet Area Structure Plan (ASP) or Appendix B (15)(e) of the ASP.
5. That prior to the release of this permit, the Applicant/Owner shall submit a revised Landscape Plan, demonstrating conformity with the ASP, the County's Land Use Bylaw C-8000-2020 (LUB), and Section 4.11.4 of the Boychuk Industrial Conceptual Scheme (CS). The plan revisions shall include:
- i. A minimum 3.00 m (9.84 ft.) landscaped area provided between the front of any primary building and any adjoining parking or lot area, in accordance with Appendix B (14) of ASP;
 - ii. The massing of plantings, in accordance with Appendix B (15)(d) of the ASP;
 - iii. The minimum required trees, shrubs, and tree size requirements (for both deciduous and coniferous trees), in accordance with Table 7 of the LUB.
6. That prior to release of this permit, the Applicant/Owner shall submit lighting model details for the proposed mounted building lighting, to ensure the lighting complies with Section 10.6 of the ASP, Section 4.11.3 of the CS, and Sections 227-230 of the LUB.
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. The Applicant/Owner shall also discuss and submit Road Approach applications for the new road approaches off Wrangle Avenue, prior to installation;
 - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.



8. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per approved road approach (totaling \$30,000.00), to secure the construction of the new approach(es) off Wrangler Avenue, to the subject lands.

Technical:

9. 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 storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
10. That prior to release of this permit, the Applicant/Owner shall submit documentation that addresses all fire suppression requirements for the proposed development, in accordance with the requirements of National Fire Protection Association (NFPA) 1142 and all applicable County servicing standards and bylaws.
11. That prior to release of this permit, the Applicant/Owner shall submit a detailed geotechnical investigation report which evaluates the subsurface soil conditions, in accordance with the County's Servicing Standards.
12. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP), conducted by a professional engineer, stamped and sealed, in accordance with the County's Servicing Standards and Janet Master Drainage Plan (JMDP). The plan shall provide recommendations on managing stormwater flows in accordance with the JMDP. The SSIP shall include a revised grading plan that delineates the proposed area to be graded and identifies pre-development and post-development grades.
13. That prior to release of this permit, the Applicant/Owner shall submit an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.
14. That prior to release of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-Site Levy in accordance with Bylaw C-8008-2020, for the total gross acreage of the lands, proposed to be developed. The total base levy to be collected will be calculated based on the final site development plan.

Prior to Occupancy:

15. That prior to occupancy of the site and buildings, all landscaping, parking, lighting, addressing, and final site surface completion shall be in place.
 - i. That phased securities for Building 1 and Building 2 may be considered by the County;
 - ii. 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, parking, lighting, 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 required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.



16. That prior to occupancy of the site and buildings, the Applicant/Owner shall contact the County's Road Operations, for a post-construction inspection of the proposed approaches.
 - i. Written confirmation shall be received from County Road Operations, confirming the status of the condition.
17. That prior to occupancy of the site and buildings, the Applicant/Owner shall submit as-built drawings, prepared and certified by qualified professionals, in accordance with County Servicing Standards. The as-built drawings shall include verification of as-built sanitary & water infrastructure, as-built pond volumes, liner verification, and any other information that is relevant to the site servicing and Stormwater Management Plan.
 - i. Following receiving the as-built drawings, Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site.

Permanent:

18. That all landscaping shall be in accordance with the final Landscape Plan and the requirements of conditions of approval. Vegetation types shall remain selected to endure required stormwater irrigation from May to September.
 - 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. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
19. That water conservation strategies shall be implemented and maintained at all times.
20. That any proposed Outside Storage (including vehicles, machinery, or trailers) shall meet the minimum LUB side yard (6.00 m [19.69 ft.]) and rear yard (15.00 m [49.21 ft.]) setbacks at all times, in accordance with Section 4.11.5 of the CS.
21. That any onsite 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.
22. That all garbage containers for the site shall be stored within the proposed principal buildings, in accordance with the approved application drawings.
 - i. That if the units are relocated outside, the garbage containers shall be screened from view from all adjacent properties and public thoroughfares in perpetuity, in accordance with Sections 250-251 of the LUB.
23. That there shall be a minimum of 28 parking stalls, including 3 barrier-free, maintained on-site at all times and in general accordance with final approved Site Plan. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking along the County Road Right-of-Way.



24. That any future business signage (not included within this approval), including pylon/entry or additional façade signage, shall require separate Development Permit approval and shall adhere to any Signage Guidelines of the LUB.
 - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
25. That all installed signage onsite shall have no exposed wiring or bulbs. All signage shall be safely and securely attached to the building or anchored to the ground.
26. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
27. That during business operations, the Applicant/Owner/Tenant shall attempt to maintain dust control on-site at all times and that the Applicant/Owner should take whatever means necessary to keep visible dust from blowing onto adjacent lands.
28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
29. 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 principal building located on the subject site, to facilitate accurate emergency response. Note, the municipal addressing for the site is:
Building 1 (east) 285213 WRANGLER AVENUE
Building 2 (west) 285215 WRANGLER AVENUE
30. That if any future tenant(s) of the buildings shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.
31. That once constructed, the approach(es) shall receive final inspection and approval from the County's Road Operations team.
 - i. Once accepted by Road Operations, the refundable security deposit shall be released by the County.
32. That all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal. That any cisterns and/or potable water shall be located within a cistern and shall be trucked to the subject site.
33. 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.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highways during construction shall be the responsibility and cost of the Owner.
34. 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.



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 **JULY 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 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.
38. That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
39. That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
40. 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]*.
41. 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.
42. 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/Institutional checklist and shall include a 3.2.2 ABC Analysis.
Note: The Development shall conform to the current National Energy Code.
43. That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s).
44. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried
Absent: Member Kochan
Member Boehlke



G Adjourn the Meeting

MOVED by Vice Chair Samra that the December 15, 2021 Municipal Planning Commission meeting be adjourned at 1:25 p.m.

Carried
Absent: Member Kochan
Member Boehlke

H Next Meeting

January 12, 2022

Chair or Vice Chair

Chief Administrative Officer or Designate