



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Thursday, November 26, 2020

9:00 AM

Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Chair J. Gautreau
Vice-Chair A. Schule
Member K. McKylor (participated electronically)
Member M. Kamachi
Member K. Hanson (arrived at 9:02 a.m.)
Member G. Boehlke
Member D. Henn (arrived at 11:06 a.m.)

Absent: Member S. Wright

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
T. Cochran, Executive Director, Community Development Services Division
G. Nijjar, Manager, Planning and Development Services
C. Lombardo, Planner, Planning and Development Services
O. Newmen, Planner, Planning and Development Services
X. Deng, Planner, Planning and Development Services
J. Targett, Senior Development Officer, Planning and Development Services
S. Thompson, Development Technician, Planning and Development Services
K. Tuff, Appeals Coordinator, Municipal Clerk's Office
M. Mitton, Legislative Coordinator, Municipal Clerk's Office

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Member Hanson, Member Henn and Member Wright.

B Updates/Approval of Agenda

MOVED by Vice Chair Schule that the November 26, 2020 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



C-1 November 12, 2020 Municipal Planning Commission Minutes

MOVED by Member Boehlke that the November 12, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

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

D-1 Division 4 - Rural Residential Subdivision

MOVED by Vice Chair Schule that condition 4 for subdivision application PL20200077 as noted in Attachment 'C' of Administration's report be amended to read:

The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be **deferred**. ~~provided by payment of cash in lieu in accordance with the per acre value listed in the land appraisal prepared by Weleschuk Associates Ltd. dated August 11, 2020, pursuant to Section 666(3) of the Municipal Government Act.~~

Carried

MOVED by Vice Chair Schule that condition 4 for subdivision application PL20200077 as noted in Attachment 'C' of Administration's report be amended to read:

- a. Reserves owing on Lot 2 shall be deferred by caveat.

Carried

MOVED by Vice Chair Schule that Subdivision Application PL20200077 be approved with the conditions noted in Attachment 'C', as amended.

- A. The application to create a ± 4.04 hectare (± 10.00 acre) parcel (Lot 1) with a ± 50.08 hectare (± 123.76 acre) remainder within SW-34-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is recommended to be approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the County Plan;
 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 & Access

- 2) The Owner is to dedicate by Plan of Survey, a 5.00 m wide portion of land for road widening along the entire western boundary of Lot 1 and the remainder (Lot 2) per the Tentative Plan.

Payments and Levies

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

Municipal Reserve

- 4) The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be deferred.
 - i) Reserves owing on Lot 2 shall be deferred by caveat.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

Member McKylor left the meeting at 9:24 a.m. and returned at 9:25 a.m.



D-2 Division 1 - Other Subdivision

Presenter: Jaro Wardwell, the Applicant

The chair called for a recess at 9:44 a.m. and called the meeting back to order at 9:51 a.m. with all previously mentioned members present.

The chair called for a recess at 9:57 a.m. and called the meeting back to order at 10:07 a.m. with all previously mentioned members present.

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

Carried

D-3 Division 4 - Request to Defer Transportation Off-Site Levy

MOVED by Vice Chair Schule that the request to defer the Transportation Off-Site Levy be approved.

AND THAT Condition # 2 from the Transmittal of Decision of PL20190074 is considered met through the deferral of the Transportation Off-Site Levy.

Lost

MOVED by Member Hanson that the request to defer the Transportation Off-Site Levy be denied.

Lost

MOVED by Vice Chair Schule that the Request to Defer Transportation Off-Site Levy of PL20190074 be tabled until the next scheduled MPC meeting.

Lost

E-1 Division 4 - Kennel

MOVED by Member Kamachi that Development Permit Application PRDP20203196 be approved with the conditions noted in the report.

Description:

1. That a *Kennel (existing)*, construction of an accessory building (oversize kennel building [indoor dog exercise arena]), approximately 706.00 sq. m. (7,600.00 sq. ft.) in footprint, may take place on the subject site in accordance with the Site Plan as submitted with the application.
2. That the maximum accessory building parcel coverage is relaxed **from 380.00 sq. m (4,090.29 sq. ft.) to ± 1,750.29 sq. m (± 18,840 sq. ft.)**.



Prior to Issuance:

3. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the development area of the proposal.
 - 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)
4. That prior to issuance of this permit, the Applicant/Owner shall provide Hydrant location, the hydrant location may apply depending on the 3.2.2 classification chosen, Access Routes location and design and water supply.

Permanent:

5. That upon request from the County, the operator shall engage a qualified Acoustical Engineer to monitor the sound levels at the nearest residence, not at this property. Any recommendations of the report, shall be implemented by the Applicant/Owner, to the satisfaction of the County.
6. That all waste shall be stored in a dry state in metal or plastic containers, and shall be disposed of off-site in a manner satisfactory to the County.
7. That the kennel area and any outside runs shall be enclosed with fencing constructed at a minimum of 1.20 m (3.94 ft.) in height.
8. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for any dwelling units and/or principal use(s) located on the subject site, to facilitate accurate emergency response.

Advisory:

9. That the current Rocky View County Animal Control Bylaw shall be adhered to at all times.
10. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. *Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.*
11. That a Building Permit(s) and applicable submit trade permits shall be obtained prior to any construction taking place utilizing the Commercial, Industrial and Institutional checklist and:
 - i. a 3.2.2 Building Code analysis;
 - ii. That dimensioned site plan with dimensions to the hydrant, (Siamese connection/front entry-if required), access route design and water supply that conform to the NBC 2019-AB Edition articles below shall be applicable.

That the building shall conform to the National Energy Code 2017, with documentation/design at Building Permit stage.



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

Carried

E-2 Division 4 - School, Public or Separate

MOVED by Vice Chair Schule that condition 1 for development application PRDP20201822 as noted in Administration's report be amended to read:

That the development related to construction of a School, Public or Separate, approximately 8,465.00 sq. m. (91,116.50 sq. ft.) in footprint **total floor area** and signage may commence on the subject land in accordance with the drawings prepared by OPNA Architects (Project ID. B8518A-0001) dated October 2, 2020.

Carried

MOVED by Vice Chair Schule that Development Permit Application PRDP20201822 be approved with the conditions noted in the Development Permit Report, as amended.

Description:

1. That the development related to construction of a School, Public or Separate, approximately 8,465.00 sq. m. (91,116.50 sq. ft.) in total floor area and signage may commence on the subject land in accordance with the drawings prepared by OPNA Architects (Project ID. B8518A-0001) dated October 2, 2020.
 - i. That the maximum height requirement for the school is relaxed from **10.00 m (32.81 ft.) to 11.75 m (38.55 ft.)**.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a signage plan, detailing the façade signage information, including location, dimensions, and lighting, to the satisfaction of the County.
3. That prior to issuance of this permit, the Applicant/Owner shall submit revised lighting details of proposed model types for any mounted or freestanding lighting onsite, to the satisfaction of the County. The models shall comply with the County's dark sky regulations.
4. That prior to the issuance the Applicant/Owner shall submit a Construction Management Plan addressing 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.



5. That prior to issuance, the Applicant/Owner shall contact County Road Operations to
 - i. confirm if Road Use Agreements and/or Road Data Permits are required prior to the commencement of construction operation.
 - ii. confirm any utility work within the County road right-of-way. Approval shall be obtained before commencement of construction operations.
 - iii. submit a Road Approach Application for the permanent approaches and any required temporary approach during construction before commencement of construction operations.
 - iv. coordinate the installation of three new stop signs as per the Technical Memo issued by Tetra Tech on October 28, 2020:
 - i. north and south stop signs at the intersection of Township Road 233A and Centre Street
 - ii. stop sign on the north bound of Mowatt Street to Township Road 233A
 - v. confirm any permanent signage to be posted within the County road right-of-way.
 - iii. Should the applicant require off-site signage, the applicant shall have a signage plan prepared and authenticated by a professional engineer and shall consider all existing and proposed signs within the subject area.
 - iv. The signage plan shall be reviewed and approved to the satisfaction of the Development Authority.
 - v. It will be the Applicant's responsibility to install the new signage and relocate any County signage, as necessary.
 - vi. 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.
6. That prior to issuance of this permit, the Applicant/Owner shall submit a Demand Analysis that demonstrates calculations for projected waste water generated for the proposed development.
 - i. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
 - ii. The Applicant/Owner shall enter into a Capacity Allocation Agreement with the County, for servicing allocation upon the servicing need identified in the demand analysis.
7. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Wastewater Connection fee in accordance with the approved Master Rates Bylaw and the submitted Demand Analysis for connection to the Langdon Wastewater Treatment Plant.



8. That prior to issuance of this permit, the Applicant/Owner shall submit confirmation of tie-in to the Langdon Water Works Ltd. water distribution system for the proposed subdivision. The applicant is required to provide:
 - i. Confirmation from Langdon Water Works that adequate water supply is available for the proposed development; and
 - ii. Documentation showing that the necessary water supply has been purchased for the total development area.
9. That prior to issuance of this permit, the Applicant/Owner shall address all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws.
10. That prior to issuance of this permit, the Applicant/Owner shall submit an updated Stormwater Management Plan for the proposed subdivision which shall:
 - i. Identify all necessary infrastructure required to support the proposed subdivision (to be constructed under the Development Agreement);
 - ii. Identify any necessary easements and/or utility rights-of-way;
 - iii. Identify any necessary approvals from Alberta Environment & Parks (AEP) for wetland loss and mitigation; and
 - iv. meet the requirements of the Staged Master Drainage Plan Pond Report for the Bridges of Langdon Development, Stormwater Management Plan Langdon Joint Use Site by RJ Burnside & Associates Ltd. dated December 2016 and County Servicing Standards
11. That prior to issuance of this permit, the Applicant/Owner shall submit an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices
12. That prior to issuance of this permit, the Applicant/Owner shall submit a site servicing plan showing the proposed water, wastewater and storm water tie-ins and all other utilities needed to service the site.
 - i. The Applicant shall contact Rocky View Utilities Corporation to schedule inspections at appropriate stages of construction.

Prior to Occupancy:

13. That prior to occupancy of the site, all landscaping and final site surfaces shall be completed.
 - 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 the required landscaping having been met provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping that is not yet completed, shall be placed with Rocky View County to guarantee the landscaping shall be completed by the 30th day of June immediately thereafter.



14. That prior to occupancy of the site, the road approach construction shall be built and accepted in accordance with County Standards.
 - i. The Applicant/Owner shall contact County Road Operations for a final inspection
15. That prior to occupancy of the site, the Applicant/Owner shall enter into a Customer Service Agreement with the County, for wastewater servicing.
16. That prior to occupancy of the site, the Applicant/Owner shall contact Langdon Waterworks for an inspection of the water service connection and any other related infrastructure, and provide the County with written confirmation of their acceptance.
17. That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings of the constructed stormwater management facilities and the internal wastewater collection system and tie-ins.

Upon receipt of the as-built drawings, the County shall perform an inspection of the proposed stormwater facilities and wastewater collection system and tie-ins to ensure the proposed facilities were constructed as per the approved designs.

Permanent:

18. That the Owner shall be responsible to dedicate all necessary easements and right-of-ways for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.
19. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity including:
 - i. Geotechnical Assessment prepared by WSP Canada Inc. dated March 2016
 - ii. Geotechnical Evaluation prepared by Tetra Tech Canada Inc. dated May 2020
 - iii. School Transportation Review and Traffic Impact Assessment dated May 2020 and a supplementary Technical Memo dated October 2020.
20. That compaction testing results shall be prepared and provided by a qualified professional for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth.
21. That all landscaping shall be in accordance with the approved Landscape Plan.
22. That there shall be no potable water used for the irrigation of landscaping plantings and vegetation.
23. That all school or site-related parking shall be located on the subject property and shall not be permitted on the adjacent road network(s) at any time.
24. That a minimum of 271 parking stalls (including 6 accessible stalls) and 1 loading bay shall be maintained on-site at all times.
25. That the entire site shall be maintained in a neat and orderly manner at all times.
26. That the dedicated area for storage of waste and recyclable materials shall be maintained at all times. Waste and recyclable materials shall be confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste and recyclable materials shall be regularly removed from the property to prevent any debris from blowing onto adjacent properties or roadways.



27. That all outdoor lighting shall be located and arranged so that no direct rays of light are directed at adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices and the vision/safety of motorists.
28. 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 use located on the subject site, to facilitate accurate emergency response.
29. That all signage shall be maintained in a new and tidy condition.

Advisory:

30. That during construction, the site shall be maintained in compliance with County Bylaw C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times.
31. That the Applicant/Owner shall arrange for the proper occupancy inspections, to be carried out by the County Fire and Building Services. 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.
32. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner including any Alberta Transportation requirements.
33. That if this Development Permit is not issued by **JULY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
34. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Carried

E-3 Division 6 - Kennel

Presenter: Ron Belt, the Applicant

MOVED by Member Boehlke that Development Permit Application PRDP20203085 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That a *Kennel* may operate on the subject property in accordance with the submitted Site Plan, cover letter, application details, and conditions herein, as follows:
 - i. That construction of a Kennel/Shop building may commence, approximately 490.53 m² (5,280.00 ft²) in footprint
 - ii. A maximum of twelve adult dogs shall be permitted on site:
 - a) Maximum of up to nine dogs, for training/boarding; and,
 - b) Maximum of up to three dogs for breeding purposes.



Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit screening details for the proposed Kennel Operations, to the satisfaction of the County.
3. That prior to the issuance of this permit, the Applicant/Owner shall submit an written assessment of the existing Private Septic Treatment System (PSTS), prepared by a qualified professional, to determine if the existing system is suitable to support the proposed development.
 - i. That should the PSTS not be suitable, the applicant will be required to install an appropriately sized sewage holding tank support the proposed development in accordance with County Policy 449.
4. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the development area of the proposal.
 - 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)

Permanent:

5. That all dogs shall be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.
6. That all waste shall be composted on site.
7. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
8. That the kennel area and any outside runs shall be enclosed with fencing constructed at a minimum of 1.20 m (3.94 ft.) in height.
9. That business parking shall be provided on the subject site to accommodate visitor and staff parking at all times. Off-site parking of staff or visitors shall not be permitted.
10. That soils, groundwater and surface water sources shall not become polluted due to operations on the subject land. Potable water sources on the subject land and beyond must be adequately protected from any run-off, nuisance or contaminants.
11. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
12. That any future business signage shall require separate development permit approval, prior to installation onsite.
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 the dwelling unit and principal use located on the subject site, to facilitate accurate emergency response.

Note: The municipal address for the Kennel operations is 274204 TWP RD 262



Advisory:

14. That dog licenses shall be obtained yearly from the County's Finance Department for any resident dogs onsite.
15. That the current Rocky View County Animal Control Bylaw shall be adhered to at all times.
16. That a Building Permit and applicable sub-trade permits shall be submitted to Building Services, prior to any structure being utilized for the Kennel operation or construction commencement.
17. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the County.
18. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That any commercial license for water supply from Alberta Environment and Parks (AEP) shall be the responsibility of the Applicant/Owner.
 - ii. That should there be any direct impact on any wetlands, the Applicant/Owner shall be responsible for obtaining all required AEP approvals.
 - iii. That the Applicant/Owner shall adhere to any requirements of the Gas Co-Op and the registered Utility Right of Way.
19. That if this Development permit is not issued by June 30, 2021 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-4 Division 1 - Communications Facility (Type C)

MOVED by Member Kamachi that Development Permit Application PRDP20203205 be approved with the conditions noted in the report, attached.

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 self-supporting telecommunications tower, approximately 30.00 m (98.42 ft.) high; tower base area: 225.00 sq. m (2,421.87 sq. ft.);
 - ii. Placement of equipment shelter; 2.00 m² (21.53 ft²) in area;
 - ii. Placement of security fencing.



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 to adjacent communities.

Advisory:

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

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park approvals/compensation if any wetland onsite, classified under the Water Act, that is impacted or disturbed by the proposed development.

Carried



E-5 Division 7 - Dwelling, Single Detached

MOVED by Member Boehlke that condition 1 for development application PRDP20202964 as noted in Administration's report be amended to read:

1. That construction of a dwelling, single detached may commence on the subject parcel, (Lot 6, Block 3, Plan 191 2391 within SW-23-27-03-W5M) in general accordance with the application drawings and site plan prepared by Cincel Design Studio, dated September 2, 2020 (Project No. 20-871) including:
 - a) That the top-of-bank setback requirement is **relaxed from 20.00 m (65.62 ft.) to 4.25 m (13.94 ft.)**
 - b) That construction may commence on area with slope greater than 15% in accordance with the Slope Stability Assessment prepared by E2K Engineering Ltd., dated September 21, 2020 (Project No. 2020-5494)
 - c) Single-lot regrading and placement of clean fill;

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20202964 be approved with the conditions noted in the Development Permit Report, as amended.

Description:

1. That construction of a dwelling, single detached may commence on the subject parcel, (Lot 6, Block 3, Plan 191 2391 within SW-23-27-03-W5M) in general accordance with the application drawings and site plan prepared by Cincel Design Studio, dated September 2, 2020 (Project No. 20-871) including:
 - a) That the top-of-bank setback requirement is **relaxed from 20.00 m (65.62 ft.) to 4.25 m (13.94 ft.)**
 - b) That construction may commence on area with slope greater than 15% in accordance with the Slope Stability Assessment prepared by E2K Engineering Ltd., dated September 21, 2020 (Project No. 2020-5494).
 - c) Single-lot regrading and placement of clean fill;

Prior to Issuance:

2. That prior to issuance of this development permit, the applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the municipality and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each new residential unit.
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - 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.



Permanent:

4. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, shall be implemented by the Applicant/Owner and adhered to in perpetuity including the recommendations of the Slope Stability Assessment, as prepared by E2K Engineering Ltd. (Project# 2020-5494), dated September 21, 2020.
5. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
6. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth.
7. That there shall be no more than 1.00 m (3.28 ft.) of fill placed or 2.00 m (6.56 ft.) of excavated materials adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit that is used to establish approved final grades unless a Development Permit has been issued for additional.
8. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

Note: The municipal address for the 273056 Lochend Road

9. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
10. That the Applicant/Owner shall take effective measures to control dust in the area so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
11. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
12. That any fill 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.
13. That with the removal of topsoil, the Applicant shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - i. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
14. That after completion of the regrading and/or placement of the fill, the disturbed area (if not developed) shall have a minimum of six inches of topsoil placed on top, which shall then be landscaped.
15. That pervious landscaping (i.e. sod) shall be provided at the rear of the property to enhance and maximize absorption of rainwater to prevent the transfer of overland flows to adjacent properties.



16. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
17. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.

Advisory:

18. That the site shall adhere to the approved Weed Management Plan and 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].
19. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
20. 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.
21. That the Applicant/Owner shall adhere to the regulations of the registered Access Easements, instruments #891 243 196 and 191 247 330 at all times.
22. That a Building Permit and applicable subtrade permits shall be obtained through Building Services, prior to any construction taking place.
23. That any other government permits, including a Roadside Development Permit through Alberta Transportation, approvals, or compliance is the sole responsibility of the Applicant/Owner.
24. 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.
25. That if this Development permit is not issued by **MAY 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 & Parks (AEP) approvals for any impact to any wetland areas from the proposed development.

Carried

The chair called for a recess at 10:53 a.m. and called the meeting back to order at 11:06 a.m. with all previously mentioned members present.

Member Henn arrived to the meeting at 11:06 a.m.



E-6 Division 7 - Accessory Building

MOVED by Member Kamachi that Development Permit Application PRDP20203069 be approved with the conditions noted in the report, attached.

Description:

1. That an accessory building (garage), may be constructed on the subject land in general accordance with the approved Site Plan and submitted application.
 - i. That the maximum building footprint is relaxed from **190.00 sq. m (2,045.14 sq. ft.) to 282.14 sq. m (3,036.92 sq. ft.);**
 - ii. That the maximum building height is relaxed from **7.00 m (22.96 ft.) to 8.04 m (26.37 ft.);**
 - iii. That the maximum accessory building parcel coverage is relaxed from **285.00 sq. m (3,067.71 sq. ft.) to 295.14 sq. m. (3,176.86 sq. ft.).**

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) plan, prepared by a qualified professional, showing appropriate ESC measures to be implemented during the construction of the proposed development in accordance with County's servicing standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a stormwater memo, prepared by a qualified professional, confirming whether the addition of the proposed building conforms with the overall stormwater management strategy for the subject land or further improvements are required.
 - i. Should improvements be necessary, the Applicant/owner shall submit a site-specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed building in accordance with Nose Creek Watershed Water Management Plan and County's Servicing Standards.

Permanent:

4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations of the ESC plan or Stormwater technical documents.
5. That the proposed Accessory Building shall not be used for commercial or residential purposes at any time, unless otherwise approved through a Development Permit.
6. That the exterior siding and roofing materials of the Accessory Building shall be similar/cohesive to the existing dwelling, single-detached and/or area.
7. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.



8. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
9. That if this Development Permit is not issued by **June 30, 2021** or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

10. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
11. That during construction of the Accessory Building, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
12. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
13. That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.

Note: The Applicant/Owner shall be responsible for all Alberta Environment & Parks (AEP) approvals/compensation, under the Water Act, if any wetland is impacted/disturbed by proposed development

Carried

E-7 Division 1 - Accessory Building and Accessory Dwelling Unit

MOVED by Member Kamachi that Development Permit Application PRDP20203172 be approved with the conditions noted in the report.

Description:

1. That construction of the proposed Accessory Building, including an Accessory Dwelling Unit, approximately 100.33 sq. m. (1080.00 sq. ft.) in footprint, may commence on the subject land in general accordance with the approved Site Plan and submitted application.

Prior to Issuance

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



3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

4. That the proposed Accessory Building and Accessory Dwelling Unit shall not be used for commercial purposes at any time, unless otherwise approved by a Development Permit.
5. That the exterior siding and roofing materials of the Accessory Building shall be similar/cohesive to the existing dwelling, single-detached and/or area.
6. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response. *Note: The new municipal address for the Accessory Dwelling Unit is A 31 BREEZEWOOD BAY.*
8. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
9. That there shall be adequate servicing provided for the Accessory Dwelling Unit.
10. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

11. 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.
12. That the Applicant/Owner shall implement any applicable FireSmart principles during the construction of the proposed development.
13. That during construction of the Accessory Building, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
14. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.



15. 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*].
16. That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
17. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
19. That if this Development Permit is not issued by **JUNE 30, 2021** or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-8 Division 6 - Kennel

MOVED by Member Boehlke that Development Permit Application PRDP20203291 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That a Kennel (private dog park and signage) may operate on the subject property in accordance with the approved site plan submitted with the application and the following details:

Permanent:

2. That a maximum of 20 dogs may be allowed on the subject site at any one time.
3. That all dogs will be removed from the property by 9:00pm to 8:00am on the weekdays and 9:00pm to 9:00am on weekends.
4. That the kennel area shall be enclosed with fencing, which shall be maintained at all times.
5. That all outside runs or fencing shall be a minimum of 1.20 m (5.00 ft.) in height.
6. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
7. That all waste shall be stored in a dry state in metal or plastic containers, and shall be disposed of off-site in a manner satisfactory to the County.
8. That any future business shall require separate development permit approval before placement on site.



Advisory:

9. That the Applicant/Owner shall adhere to the County's Animal Control Bylaw [C-5758-2003] and the Noise Bylaw [C-5772-2003] at all times.
10. That any personally-owned dogs of the Applicant/Owner, shall be registered and licensed annually with the County, as per the Master Rates Bylaw.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
12. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried

E-9 Division 9 - Single-Lot Regrading

MOVED by Member Henn that Development Permit Application PRDP20203178 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That single-lot regrading and the placement of clean fill may take place on the subject lands (Lot 46, Block 5, Plan 0010537 within SW-31-25-2-W5M), in general accordance with submitted application and approved site plan, as prepared by OnGrowing Works, dated October 21, 2020, Job #20-720; Dwgs. DP1.1-DP1.2, and conditions of this permit:
 - i. Landscaping Modifications;
 - ii. Construction of a Sports Court, over an area of 561.88 sq. m (6,048.00 sq. ft.);
 - iii. Installation of a Water Tank, over an area of 107.02 sq. m (1,152.00 sq. ft.).

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions."
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition, shall be implemented and adhered to in perpetuity.



4. That upon completion, the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth.
5. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
6. That topsoil from the subject site:
 - i. Be used whenever possible on the subject site, for landscaping purposes;
 - ii. Any additional or excess topsoil may be removed from the subject site;
 - A separate Development Permit shall be required to place the topsoil on a property if located within the County.
 - iii. All topsoil remaining on the subject site shall be spread and seeded to grass or landscaped.
7. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
8. That the Applicant/Owner shall take effective measures to control dust in the regrading areas of the subject properties, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
9. That any materials removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
11. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.

Advisory:

13. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
14. That the Applicant/Owner shall be responsible for onsite weed control and shall adhere to the regulations in the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017] at all times.
15. That the grading activities shall be completed within twelve (12) months from the date of issuance of this permit.



16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried

E-10 Division 7 - Accessory Building & Accessory Dwelling Unit

MOVED by Vice Chair Schule that Development Permit Application PRDP20202803 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That construction of the proposed accessory building, including an accessory dwelling unit may commence on the subject site, in accordance with the approved application and drawings, as prepared by Jones Brent Ellergodt Design, Dated September 30, 2020, Dwgs. A0.1, A1.0-A1.3, A2.0-A2.1; as amended, and conditions of approval including:
 - i. That the maximum building area (footprint) for the accessory building is **relaxed from 190.00 sq. m (2,045.14 sq. ft.) to 236.71 sq. m (2,548.00 sq. ft.);**
 - ii. That the maximum gross floor area for the accessory dwelling unit is **relaxed from 150.00 sq. m (1,614.59 sq. ft.) to 161.18 sq. m (1,735.00 sq. ft.);**
 - iii. That the maximum height requirement for the accessory building is relaxed from **7.00 m (22.96 ft.) to 11.18 m (36.67 ft.);**
 - iv. Grading in accordance with Dwg. A0.1 including a Grade Change **up to 1.37 m (4.49 ft.).**

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each new residential unit.
3. That prior to issuance of this permit, the Applicant/Owner shall submit verification by a qualified professional, whether the addition of the proposed building conforms with the overall stormwater management strategy for the subject land or if further improvements are required.
 - i. Should improvements be necessary, the Applicant/Owner shall submit an updated site specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed building, in accordance with County Servicing Standards.



4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That the proposed Accessory Building and Accessory Dwelling Unit shall not be used for commercial purposes at any time, unless otherwise approved by a Development Permit.
6. That the exterior siding and roofing materials of the Accessory Building shall be similar/cohesive to the existing dwelling, single-detached and/or area.
7. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
8. That there shall be adequate site servicing provided for the Accessory Dwelling Unit.
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 the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
11. 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.
12. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

13. That the Applicant/Owner shall contact County Road Operations and submit application for approval for any new construction or installation of any driveways/approaches for the subject property, prior to commencing any work on the driveways/approaches, if required.
14. 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.
15. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
16. 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*].



17. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Accessory Dwelling Unit checklist.
18. 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.
19. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
20. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-11 Division 4 - Post Offices

MOVED by Vice Chair Schule that Development Permit Application PRDP20202999 be approved with the suggested conditions noted in the report.

Description:

1. That Post Offices (existing building), tenancy and signage for a Post Office may take place on the subject site in accordance with the approved application and site plan.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit and confirm signage details, including signage model type, dimensions, and lighting details, to the satisfaction of the County.

Permanent:

3. That all conditions of Development Permit, 2005-DP-11290 shall remain in effect unless conditioned within this permit approval.
4. That all signage on-site shall be kept in a safe, clean, and tidy condition. At no point, shall any signage be flashing or animated.
5. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
6. That there shall be a minimum of three (3) parking stalls maintained on site at all times.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the subject principal use on the subject site, to facilitate accurate emergency response.



8. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

9. That a Building Permit, for a Change of Use/Tenant Occupancy, and applicable subtrade permits shall be obtained through Building Services, for the Post Office.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
12. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-12 Division 8 - Recreation (Outdoor) (existing)

MOVED by Member Hanson that Development Permit Application PRDP20203290 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That the proposed amendment application for the existing Recreation (Outdoor) (Bears paw Golf Course and Country Club) may take place on the subject site in accordance with the amended application, drawings and includes:
 - i. Amended Clubhouse Elevation Drawings;
 - ii. Regrading;

Prior to Site Occupancy:

2. That prior to occupancy, the Applicant/Owner shall submit as-built drawings to the Development Authority for its approval. The drawings shall be certified by a professional engineer licensed to practice in the Province of Alberta and shall include verification of as-built pond volumes, liner verification, inverts and any other information that is relevant to the Storm Water Infrastructure.

Permanent:

3. That all conditions of Development Permit, PRDP20155089 and PRDP20200615 shall remain in effect unless conditioned within this permit approval.
4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, submitted in response to a Prior to Issuance or Occupancy condition, or approved with Development Permit #PRDP20155089 shall be implemented and adhered to in perpetuity.



Advisory:

5. That a revised Building Permit and subtrade permits shall be submitted and obtained through Building Services, for the proposed Clubhouse renovations, prior to any new construction taking place.
6. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
7. 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 thirty-six (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.

Carried

E-13 Division 9 - Single-Lot Regrading

MOVED by Member Boehlke that Development Permit Application PRDP20202738 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That single-lot regrading and the placement of clean fill, approximately 1,200.00 cubic metres, shall be permitted in general accordance with the drawings submitted with the application and the conditions of this permit.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.
4. That upon completion of the proposed development, should there be areas of fill that are greater than 1.20 m (3.93 ft.) in depth, the Applicant/Owner shall submit compaction testing verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the Deep Fills report accepted by the County.
5. 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.



6. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
7. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto any County roads during hauling, shall be the responsibility and cost of the Applicant/Owner for clean-up.
8. That no topsoil shall be removed from the site.
9. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
10. That the Applicant/Owners shall take effective erosion and sediment controls and 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.
11. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top, which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
12. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

Advisory:

14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
16. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
17. That if the development authorized by this Development Permit is not completed within eight (8 months of the date of issuance, the permit is deemed to be null and void.
18. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried



E-14 Division 2 - Cannabis Processing

MOVED by Member Hanson that Development Permit Application PRDP20203390 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That *Cannabis Processing* may operate within 181.35 sq. m. (1,952.04 sq. ft.) of Unit G (existing Building #6) on the subject lands in accordance with the submitted application, operational details, site plan and conditions noted below.

Permanent:

2. That this approval does not include a *Cannabis Retail Store*.
3. That all conditions of PRDP20161075 shall remain in effect.
4. That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
5. That no signage shall be placed on the subject property, related to the approved *Cannabis Processing* use. Any future signage related to the development shall require separate development permit approval.
6. That any future change in use of the building, including any exterior changes, additions, or change in tenants, shall require a Development Permit for the use and signage.
7. That no outdoor storage shall be allowed at any time for business use.
8. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
9. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
10. That this development permit, once issued, shall be valid until **September 30, 2023**.

Advisory:

11. That the Applicant/Owner will be required to obtain a commercial water license from Alberta Environment and Parks (AEP) if a groundwater well is proposed to service the development.
12. 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.
13. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
14. That a Building Permit and applicable sub trade permits, for the change of use, shall be obtained through Building Services at the building permit stage.
 - i. That the development shall comply with an occupancy requirements under the National Building Code.



15. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

- i. That the Applicant/Owner shall obtain any required Health Canada and Alberta Health Services approval(s).
- ii. That all cannabis waste shall be managed in accordance with Alberta Cannabis Waste Management Fact Sheet.

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

Carried

E-15 Division 4 - Dwelling, Single Detached

MOVED by Vice Chair Schule that Development Permit Application PRDP20203214 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the drawings prepared by Archi Design Inc., dated August 20, 2020, and conditions noted herein:
 - i. That the minimum side yard setback requirement for the dwelling, single-detached, is relaxed from **3.00 m (9.84 ft.) to 1.52 m (4.98 ft.)**

Permanent:

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



Advisory:

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

Carried

E-16 Division 4 - Accessory Building

MOVED by Vice Chair Schule that Development Permit Application PRDP20203052 be approved with the conditions noted in the Development Permit Report, attached.

Description:

1. That the accessory building (existing shed, 6.25 sq. m (67.27 sq. ft.) in area) shall be permitted to remain in the side yard setback of the property, in accordance with the Real Property Report prepared by Arc Surveys Ltd., (File No.: 202198) dated August 27, 2020.

Advisory:

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

Carried



G Adjourn the Meeting

MOVED by Member Boehlke that the November 26, 2020 Municipal Planning Commission meeting be adjourned at 11:52 a.m.

Carried

H Next Meeting

Thursday, December 10th, 2020

Chair or Vice Chair

Chief Administrative Officer or Designate