



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, January 13, 2021

9:00 AM

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

- Present:**
- Chair J. Gautreau
 - Vice-Chair A. Schule (present electronically)
 - Member K. McKylor (arrived at 9:12 a.m. and present electronically)
 - Member K. Hanson (present electronically)
 - Member G. Boehlke
 - Member D. Henn
 - Member S. Wright (present electronically)
- Absent:**
- Member M. Kamachi
- Also Present:**
- A. Hoggan, Chief Administrative Officer
 - B. Riemann, Executive Director, Operations
 - T. Cochran, Executive Director, Community Development Services Division
 - G. Nijjar, Manager, Planning and Development Services
 - H. McInnes, Supervisor, Planning and Development Services
 - S. MacLean, Supervisor, Planning and Development Services
 - O. Newmen, Planner, Planning and Development Services
 - X. Deng, Planner, Planning and Development Services
 - C. Lombardo, Planner, Planning and Development Services
 - S. Khouri, Development Officer, Planning and Development Services
 - W. Van Dijk, Development Officer, Planning and Development Services
 - B. Culham, Development Officer, Planning and Development Services
 - C. Figueroa-Conde, Development Compliance Officer
 - K. Tuff, Legislative Officer, Legislative Services
 - K. Jiang, Legislative Officer, Legislative Services
 - M. Mitton, Legislative Coordinator, Legislative Services
-

A Call Meeting to Order

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

B UPDATES/APPROVAL OF AGENDA

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

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

Carried



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

Carried

C-1 December 10, 2020 Municipal Planning Commission Minutes

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

Carried

D-1 Division 3 - Residential

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

- A. The application to create a ± 0.81 hectare (± 2.00 acre) parcel (Lot 1) with a ± 1.30 hectare (± 3.27 acre) remainder (Lot 2) at Lot 1, Plan 9010715; NW-19-24-2-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) The Owner is to dedicate, by Plan of Survey, a portion of land, up to 3.0 m width, for road widening along the eastern boundary of Lots 1 and 2 resulting in a new road allowance width of 29.0 m and 33 m.



Transportation and Access

- 2) The Owner shall construct a new paved approach on Horizon View Road in order to provide access to Lot 1 in accordance with the County Servicing Standards. Should a mutual approach be constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 3) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) In accordance with the Level 4 PSTS Assessment conducted by Solstice Environmental Management dated April 8, 2020;
 - b) For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.
- 4) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1 and 2, indicating:
 - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.
- 5) Should connection to piped services be available, the Owner is to provide confirmation of tie-in for connection to Westridge Utilities, an Alberta Environment licensed piped water supplier, for Lots 1 and 2, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots 1 and 2;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1 and 2;
 - c) Documentation proving that all necessary water infrastructure is installed.

OR

Should connection to piped services not be available, water is to be supplied by an individual well on Lots 1 and 2. The subdivision shall not be endorsed until:

 - a) A Phase 2 Aquifer Testing Report is provided, which is to include a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm, on each lot.
- 6) Utility Easements, Agreements and Plans are to be provided and registered (to the satisfaction of ATCO Gas).

Developability

- 7) The Owner is to provide a Site Specific Stormwater Management Plan conducted and stamped by a professional engineer that is in accordance with the Springbank Master Drainage Plan, the Springbank Creek Catchment Plan, and the County Servicing Standards. Implementation of the Stormwater Management Plan shall include:



- a) If the recommendations of the Stormwater Management Plan require improvements, then a Site Improvements / Services Agreement shall be entered into and registered on title;
- b) Registration of any required easements and / or utility rights of way;
- c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation.

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

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

D-2 Division 1 - Creation of One Agricultural Parcel

Presenter: Jill Perras, the Applicant

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

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

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

Carried

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



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- A. The application to create a \pm 24.28 hectare (\pm 60 acre) parcel (Lot 1) with a \pm 32.66 hectare (\pm 80.70 acre) remainder (Lot 2) within NE-27-23-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Development Agreement

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

Transportation

- 3) The Owner shall upgrade the existing approach to a mutual gravel approach on Range Road 52 in order to provide access to Lots 1 & 2. In addition, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Utilities

- 4) The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of FortisAlberta.

Payments and Levies



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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

E-1 Division 9 - Agricultural (Intensive)

Presenter: Wang Wenjie, the Applicant

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

Description:

1. That Agricultural (Intensive), operation of a U-Pick Blueberry Farm, including farm gate sales, may operate on the subject site in accordance with the approved site plan as submitted with the application.

Prior to Issuance:

2. That prior to the issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, for the total gross area associated with the proposed U-Pick operation.

Permanent:

3. That there shall be a minimum of 25 parking stalls, 4 barrier-free parking stalls, and an overflow parking area, maintained on-site at all times.
4. That the Applicant/Owner shall provide compaction testing results, prepared by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.
5. That there shall be no outdoor storage of materials, vehicles or equipment at any time.
6. That there shall be no customer or business parking at any time along the adjacent roadway. All customer or business parking shall be maintained onsite at all times.
7. That there shall be no outdoor storage of materials, vehicles or equipment at any time.
8. That this approval does not include the approval of a Farmer's Market.
9. That no permanent or temporary business identification signs shall be placed on the site at any time except any onsite wayfinding (information/directional) signage or any temporary signs required during development or building construction. Any proposed signage shall require a separate development permit approval.
10. That any future exterior onsite lighting, shall be "dark sky" and, including site security lighting, parking area lighting and exterior building lighting shall be designed to conserve



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

11. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.
12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
13. That dust control measures shall be implemented at all times to control dust from blowing from the site onto adjacent lands and/or roadways.

Advisory:

14. That the Applicant/Owner shall ensure that post development drainage does not exceed pre development drainage and there are no stormwater implications to neighboring property due to proposed development.
15. That the Applicant/Owner shall implement appropriate Erosion and Sediment Control measures during the construction and operation of the proposed development in accordance with County's Servicing Standards.
16. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall seek appropriate approvals from Alberta Environment and Park (AEP) prior to using ground water for business/commercial purposes or prior to discharging additional stormwater into the existing dugout.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
19. That if this Development Permit is not issued by **JUNE 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for usage of groundwater for irrigation purpose, and any impact to any wetland areas.

Carried

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

Presenter: Khadija and Melvin Luck, the Applicants

MOVED by Member Henn that Development Permit Application PRDP20203168 be refused for the following reasons:



1. The requested number of non-resident employees exceeds the requirements of Section 145(d) of the Land Use Bylaw (C-8000-2020).

Number of non-resident employees: two (2)

Requested number of non-resident employees: four (4)

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

Defeated

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

Description:

- 1) That a Home-Based Business, Type II, for a conveyor belt refurbishment company may operate on the subject parcel in accordance with the approved plans.
 - i. That the maximum number of non-resident employees **shall be relaxed from two (2) to four (4).**
 - ii. That the Home-Based Business shall be permitted an over height fence enclosure, approximately 2.44 m (8.00 ft.) in height, in accordance with the approved Site Plan.

Permanent:

- 2) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 3) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 4) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 5) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 6) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 7) That the Home-Based Business shall be limited to the dwelling, accessory building (Quonset), and outside storage area.



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- 8) That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and **shall not exceed 157.94 sq. m (1,700.00 sq. ft.)**.
- 9) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
- 10) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 11) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 12) That this Development Permit shall be valid until **February 10, 2022**.

Advisory:

- 13) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 14) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Carried

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

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203544 be refused for the following reasons:

1. That the application does not meet the requirements for a Home-Based Business, Type II, as specified in Section 145 (f) of the Land Use Bylaw, C-8000-2020. Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).
2. The outside storage area proposed for this Home-Based business exceeds the maximum allowable amount, as permitted by Land Use Bylaw, C-8000-2020 and would require a variance of approximately 325% and the Development Authority deems that excessive.

Carried

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

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

Presenter: Jim Scott and Megan Oost, the Applicants

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

Description:

- 1) That a Home-Based Business, Type II, for automotive sales and automotive lift sales may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.



- i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.

Permanent:

- 2) That the number of non-resident employees, for the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, shall not exceed two (2) at any time.
 - i. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.
- 3) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 4) That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
- 5) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 6) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 7) That the Home-Based Business shall be limited to the dwelling and its accessory buildings.
- 8) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area.
- 9) That there shall be no signage, exterior display or advertisement of goods and services discernable from the outside of the building.
- 10) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 11) That the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, may generate up to a maximum of eight (8) business-related visits per day.
- 12) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

- 13) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 14) That this Development Permit shall be valid until **January 13, 2022.**

Carried



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

Description:

1. That the construction of a dwelling, single detached, may commence on the subject parcel, in general accordance with the drawings prepared by Design House Calgary and submitted with the application.
 - i. That the single-lot regrading and the placement of clean fill, to a depth of approximately **3.30 m (10.83 ft.)**, may take place on the subject lands.
 - ii. That the minimum front yard setback requirement **shall be relaxed from 45.00 m (147.64 ft.) to 25.70 m (84.35 ft.)**.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Geotechnical Report, conducted and stamped by a professional geotechnical engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m (3.93 ft.) in depth, in accordance with County Servicing Standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a Grading Analysis Report, prepared and stamped by a qualified professional that analyzes the pre and post fill grades to determine if there are any drainage impacts to adjacent properties or the public road network. Conditions associated with site stormwater storage, site releases and offsite drainage conditions shall be confirmed by the engineer in both pre and post grading. The analysis shall also include recommendations for mitigating measures for Erosion & Sediment Control as a result of the activity, as per County Servicing Standards.
4. That prior to issuance of this permit, the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
5. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

6. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.
7. The Applicant/Owner shall submit to the County, compaction testing results, upon completion verifying the fill was placed in accordance with the Deep Fills report, accepted by the County.
8. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-



2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

9. That if any fill is to be imported onto the property, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
10. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
11. That no topsoil shall be removed from the site.
12. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
13. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
14. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
15. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
16. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
17. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

Advisory:

18. That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

Note: For any 3rd party review work completed Prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued.

For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

19. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
20. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.



21. That a Building Permit and sub-trade permits shall be obtained through Building Services, for construction of the dwelling, single detached, prior to any construction taking place.
22. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
23. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
24. That if this Development Permit is not issued by **August 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-6 Division 2 - Agricultural (Processing)

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

Description:

1. That Agricultural (processing), within an existing building, tenancy for a food processing company may take place at 3 - 135 COMMERCIAL DRIVE (Unit 3 Plan: 1812070; SW-34-24-03-W05M) in general accordance with the submitted plans and conditions of this permit.

Permanent:

2. That all conditions of Development Permit (2006-DP-12213) shall remain in effect.
3. That no outside storage shall be allowed in the front of the property at any time.
4. That no off-site advertisement signage associated with the business shall be permitted.
5. That there shall be at least four (4) parking stalls, maintained onsite at all times, for business and customer use.
6. That no off-site parking is permitted on the adjacent County road system at any time.
7. That the display or placement of signage for the business shall be in accordance with the Land Use Bylaw C-8000-2020. The signage shall be kept in a safe, clean and tidy condition at all times.
8. That all business parking shall be limited to the assigned unit's parking stalls or communal site stalls.
9. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.

Advisory:

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



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11. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, for the tenancy change of use, prior to tenant occupancy and/or building renovations.
12. That the Applicant/Owner must complete a fire analysis, performed and stamped by a professional engineer confirming that the combustible content is not more than 50 kg/m² or 1 200 MJ/m² of floor area.
13. That the Applicant/Owner shall provide Building Services with mechanical plans that must be designed and stamped by an engineer and conform to Part 6 of the National Building Code 2019 AE and National Fire Code 2019 AE.

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

Carried

E-7 Division 8 - Accessory Building (existing)

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

Description:

1. That the accessory building (existing) may remain on the subject parcel, in general accordance with the drawings prepared by Genesis Geomatics and submitted with the application.
 - i. That the side yard setback be relaxed from **3.00 m (9.84 ft.) to 0.02 m (0.07 ft.)**.

Permanent:

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

Carried

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

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

Description:

1. That the construction of a deck, on an existing dwelling, single detached, approx. 95.88 sq. m. (1,032.04 sq. ft.) in area may be constructed within the Riparian Protection Area in general accordance with the site plan prepared by Gaillard Design & Plan dated October 15, 2020 (Job.GDP-2020-177-00a.pln) as submitted with the application.

Permanent:

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



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3. That the Applicant/Owner shall take effective measures to control dust in the area, so that dust originating therein shall not cause annoyance, or become a nuisance, to adjoining property owners and others in the vicinity of the subdivision area.
4. That the natural vegetation within the Riparian Protection Area shall be preserved, insofar as is reasonable.
5. That any proposed new building(s) shall be located away from the Overland Drainage Easement area, insofar as is reasonable.

Advisory:

6. That during construction, appropriate sediment and erosion control measures shall be implemented at all times.
7. That during construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored / placed in garbage bins and disposed of at an approved disposal facility.
8. That during construction of the addition, the County's Noise Bylaw (C-5772-2003) shall be adhered to at all times.
9. That a Building Permit for the construction, shall be obtained through Building Services prior to any construction taking place.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried

E-9 Division 5 - Single-lot regrading

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

Description:

1. That single-lot regrading and the placement of clean fill and topsoil shall be permitted in general accordance with the approved drawings and the conditions of this permit.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a grading plan, conducted and stamped by a professional engineer, which provides pre-development and post-development grades, in accordance with County Servicing Standards.
 - i. That should there be any areas of fill that are greater than 1.20 m (3.93 ft.) in depth, the Applicant/Owner shall submit a Deep Fills report, conducted by a professional geotechnical engineer for all areas of fill greater than 1.20 m (3.93 ft.) in depth, in accordance with County Servicing Standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a stormwater memo, prepared by a qualified professional, confirming if there are any stormwater implications due to proposed development.



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- i. Should improvements be necessary, the Applicant/Owner shall submit a site specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development in accordance with the County Servicing Standards.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. with approach details, for the constructed road approach.
 - ii. with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 1. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement, inspection or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.
6. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
7. That upon completion of the proposed development, the Applicant/Owner shall provide a Deep Fills Report, prepared by a qualified geotechnical professional, indicating the as-built cut and fill areas of the site, and providing compaction testing results of the graded areas.
8. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
9. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto any County roads during hauling, shall be the responsibility and cost of the Applicant/Owner for clean-up.
10. That no topsoil shall be removed from the site.
11. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
12. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
13. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.



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14. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
15. That if this permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That once this Development Permit is issued, the proposed development of single-lot regrading and placement of clean fill/topsoil shall be completed within twelve (12) months of the date of issue.

Advisory:

17. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
18. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
19. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

E-10 Division 8 - Accessory Dwelling Unit

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

Description:

- 1) That an addition including an Accessory Dwelling Unit, approximately 110.64 sq. m (1,191.00 sq. ft.) in gross floor area, may be constructed on the subject parcel, in general accordance with the submitted application and design drawings, titled *Over Garage (Personal Residence), Revised East Elevation, North Elevation, Rear (west) Elevation, Typical Cross Section* as prepared by Key West Homes.

Prior to Issuance:

- 2) That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

Permanent:

- 3) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
- 4) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.



- 5) That the Accessory Dwelling Unit shall be subordinate to the dwelling, single detached.
- 6) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached) and the ADU located on the subject site, to facilitate accurate emergency response. *Note, the municipal address for the Accessory Dwelling Unit is UNIT A 255189 WOODLAND ROAD.*
- 7) That there shall be adequate water servicing provided for the Accessory Dwelling Unit and it is the Applicant/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
- 8) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.

Advisory:

- 9) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 10) That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
- 11) That during construction, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 12) That a Building Permit and applicable sub trades for the addition and for the Accessory Dwelling Unit shall be obtained through Building Services prior to any construction taking place.
- 13) That water conservation measures shall be implemented in the Accessory Dwelling Unit, such as low-flow toilets, shower heads and other water conserving devices.
- 14) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 16) That if this Development Permit is not issued by **July 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-11 Division 2 - Single Family Dwelling

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

Description:

1. That construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the drawings prepared by Calbridge Homes Ltd., dated November 2, 2020, and conditions noted herein:



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- i. That the minimum side yard setback requirement for the dwelling, single-detached, **shall be relaxed from 3.35 m (10.99 ft.) to 1.67 m (5.47 ft.)**.

Permanent:

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

Advisory:

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

Carried

E-13 Division 4 - Accessory Building

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

Description:

1. That the accessory building (oversize storage shop), may be constructed on the subject land in general accordance with the approved Site Plan and submitted application.
 - i. That the maximum building area **shall be relaxed from $\leq 190.00 \text{ m}^2$ (2, 045.14 ft²) to 267.60 m^2 (2,880.0 ft²) in area.**

Prior to issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during



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construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.

- i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless otherwise approved by a Development Permit.
4. That the exterior siding and roofing materials of the Accessory Building shall be similar/cohesive to the existing dwelling, single-detached and/or area.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction that is used to establish approved final grades, unless a Development Permit has been issued for additional fill.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

Advisory:

7. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
8. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
9. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
10. That the development subject to this permit must commence within twelve (12) months of the issue date of the development permit and be completed within twenty-four (24) months, the permit is deemed null and void at the end of the twenty-four (24) months unless an extension to this permit is applied for and obtained.

Carried

E-14 Division 5 - Accessory Dwelling Unit

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

Description:

1. That the proposed Accessory Dwelling Unit, located within the basement of the dwelling, single detached, approximately 142.60 m² (1,535.00 ft²) in area, may be constructed on the subject land in general accordance with the approved Site Plan and submitted plans provided by Zota Drafting Inc. on February 25, 2020.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation



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Funding on the form provided by the County and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each new residential unit.

Permanent:

3. That the accessory dwelling unit shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. That the accessory dwelling unit shall not be used for commercial purposes at any time, unless approved by a Development Permit or if the business meets the criteria for a Home Based Business Type I (HBB I).
5. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
6. That there shall be adequate site servicing provided for the Accessory Dwelling Unit.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
8. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

9. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
10. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Accessory Dwelling Unit checklist.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
12. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
13. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

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

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

Description:



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1. That a Home Based Business Type II, for a limousine business, including approximately 400.00 m² (4305.56 ft²) in outside storage area, may be conducted on the subject land in general accordance with the approved site plan.
 - i. That the proposed Automotive-related use be allowed under a home-based business, type II application.
 - ii. That the permitted non-resident employees **shall be relaxed from two (2) to four (4).**

Permanent:

2. That the Home Based Business Type II be ancillary to the residential and residential aspect of the parcel.
3. That the Home-Based Business, Type II shall not change the residential or agricultural character and external appearance of the land and buildings.
4. That the operation of this Home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
5. That the Home-Based Business, Type II shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved. The Home-Based Business, Type II use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
6. That there shall be no more than 10 limousines parked in the designated storage area at any given time.
 - i. That any expansion of vehicle storage would require a new Development Permit.
7. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area in accordance with the approved Site Plan.
8. That all outside storage that is a part of the Home-Based Business, Type II shall be completely visually screened from adjacent lands, shall meet the minimum setback requirements, and **shall not exceed 400.00 m² (4305.56 ft²)** in accordance with the approved site plan.
9. That all vehicles, trailers, or equipment that is used in the Home-Based Business, Type II shall be kept within the dwelling, accessory building, or storage area in accordance with the approved Site Plan.
10. That the operation of this business may generate up to eight (8) business related visits per day.
 - i. That one business-related visit would include one (1) entry into the site and one (1) exit from the site.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted
12. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
13. That this Development Permit shall be valid until **February 10, 2022.**



Advisory:

14. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
15. That any other federal, provincial (including a Roadside Development Permit from Alberta Transportation) or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Carried

E-16 Division 4 - Dwelling, Single Detached

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

Description:

1. That a dwelling, single detached, may be constructed on the subject land in general accordance with the approved site plan and the drawings submitted Archi Design Inc. dated September 9, 2020.
 - i. That the minimum west side yard setback requirement is **relaxed from 3.00 m (9.84 ft.) to 1.53 m (5.01 ft.)**.
 - ii. That the minimum east side yard setback requirement is **relaxed from 3.00 m (9.84 ft.) to 1.52 m (4.98 ft.)**.

Prior to Issuance:

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

Permanent:

3. That the Dwelling, Single Detached shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
 - i. That the Applicant/Owner shall adhere to the approved building grade plan for the Bridges of Langdon Subdivision.
6. That the Applicant/Owner shall provide adequate frost protection for the dwelling, single detached as per the Geotechnical Report provided by GTECH Earth Sciences Corp. dated March 14, 2017, approved for the subdivision.



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7. That the dwelling, single detached shall be serviced via the Bridges of Langdon Lift Station.

Advisory:

8. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
10. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
11. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

G Adjourn the Meeting

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

Carried

H NEXT MEETING

Wednesday, January 27, 2021

Chair or Vice Chair

Chief Administrative Officer or Designate