

MUNICIPAL PLANNING COMMISSION

June 22, 2020

**Revised subdivision reports and emergent items
- Submitted at the meeting for the Commission's
consideration**

**Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2**

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: June 22, 2020

DIVISION: 8

APPLICATION: PL20200047

SUBJECT: Subdivision Item - Watermark Phase 6 for Creation of 17 Residential Lots

APPLICATION: To create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within the Watermark Phase 6 area.

GENERAL LOCATION: Located approximately 1 mile west of 12 Mile Coulee Road, at north east junction of Bearspaw Village Road and Township Road 252.

LAND USE DESIGNATION: Direct Control District (DC-141)

ADMINISTRATION RECOMMENDATION:

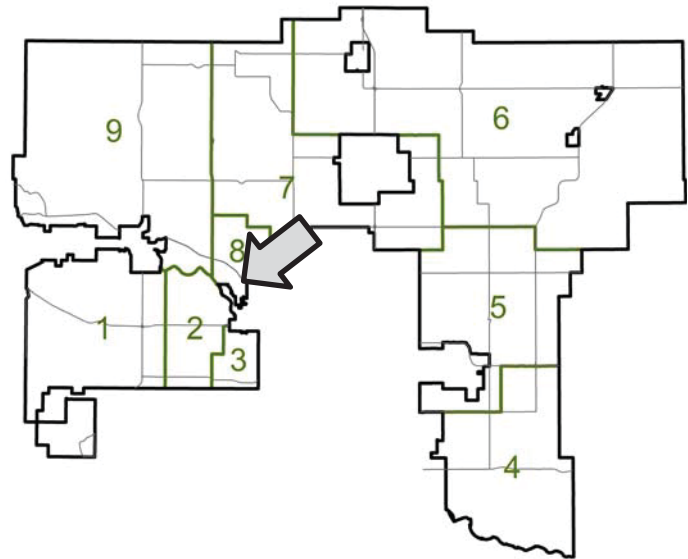
Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20200047 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20200047 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng and Milan Patel, Planning and Development Services

APPLICANT: Macdonald Watermark Properties Ltd.

OWNER: Macdonald Watermark Properties Ltd.

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">• <i>Municipal Government Act;</i>• <i>Subdivision and Development Regulations;</i>• County Plan;• Direct Control Bylaw (DC-141);• Land Use Bylaw; and• County Servicing Standards	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• N/A
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Transportation:

Access to the proposed Phase 6 would be gained through the extension of the existing internal subdivision road. The Applicant/Owner would be required to enter into a Development Agreement for road construction and associated infrastructures. The Transportation Offsite Levy would be applied in the Phase 6 area.

Water and Wastewater:

Water supply would be provided by connecting to Blazer Water Systems Water Treatment Plant. Fire suppression would be accommodated in the development and would conform to the Alberta Building Code and other applicable standards. Wastewater would be treated through connection to the Bears paw Regional Waste Water Treatment Plant.

Stormwater:

A Master Drainage Plan for the whole area was submitted as a part of the previous applications. The Applicant/Owner would be required to provide and implement a Storm Water Management Plan that meets the requirements outlined in the Master Drainage Plan.

Municipal Reserves:

Municipal Reserve required for the entire plan area is ± 11.65 hectares (± 28.79 acres). Through the previous five development phases, ± 7.24 hectares (± 17.89 acres) of land has been dedicated as Municipal Reserve. In this Phase, the Applicant proposes to dedicate ± 0.24 hectares (± 0.58 acres) strip of lands along the southerly property line to facilitate future pathway. Therefore, the ± 4.17 hectares (± 10.32 acres) of Municipal Reserve owing would be deferred to the remainder land by caveat.

Total MR Dedication Required for Watermark Development: ± 11.65 hectares (± 28.79 acres)

- MR dedicated so far (Phase 1-5 and Phase 6): ± 7.48 hectares (± 18.47 acres)
- MR owing (to be deferred to the remainder land): ± 4.17 hectares (± 10.32 acres)

Payments and Levies:

The Applicant/Owner would be required to pay \$51,280.20 Transportation Off-Site Levy (TOL) for ± 4.52 hectares (± 11.16 acres) of lands to be subdivided in Phase 6.

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
Transportation Off-Site Levy (TOL)	\$51,280.2 Base Levy = \$4,595/acre x 11.16 acres = \$51,280.2

DC-141:

Section 2.3.1 outlines maximum dwelling units for Site 1-6 (Development Cells 1-6). The table below summarizes the maximum number of dwelling units permitted on each site, how many dwelling units were approved previously (Phase 1-5), and how many are proposed through this application (Phase 6), and how many number of dwelling units are allowed to be developed in the future.

	Site 1 (Maximum 14 Dwelling Units)	Site 2 (Maximum 8 Dwelling Units)	Site 3 (Maximum 13 Dwelling Units)	Site 4 (Maximum 30 Dwelling Units)	Site 5 (Maximum 70 Dwelling Units)	Site 6 (Maximum 334 Dwelling Units)
Phase 1 (108 dwelling units were approved)	-	-	-	10	11	87
Phase 2 (66 dwelling units were approved)	-	8	-	-	10	48
Phase 3 (61 dwelling units were approved)	-	-	-	6	7	48
Phase 4 (42 dwelling units were approved)	-	-	-	7	8	27
Phase 5 (17 dwelling units were approved)	3	-	-	-	2	12
Phase 6 (17 dwelling units are proposed)	-	-	-	7	3	7
Total dwelling units approved/proposed (311 units)	3	8	0	30	41	229
Number of dwelling units to be developed (158 units)	11	0	13	0	29	105

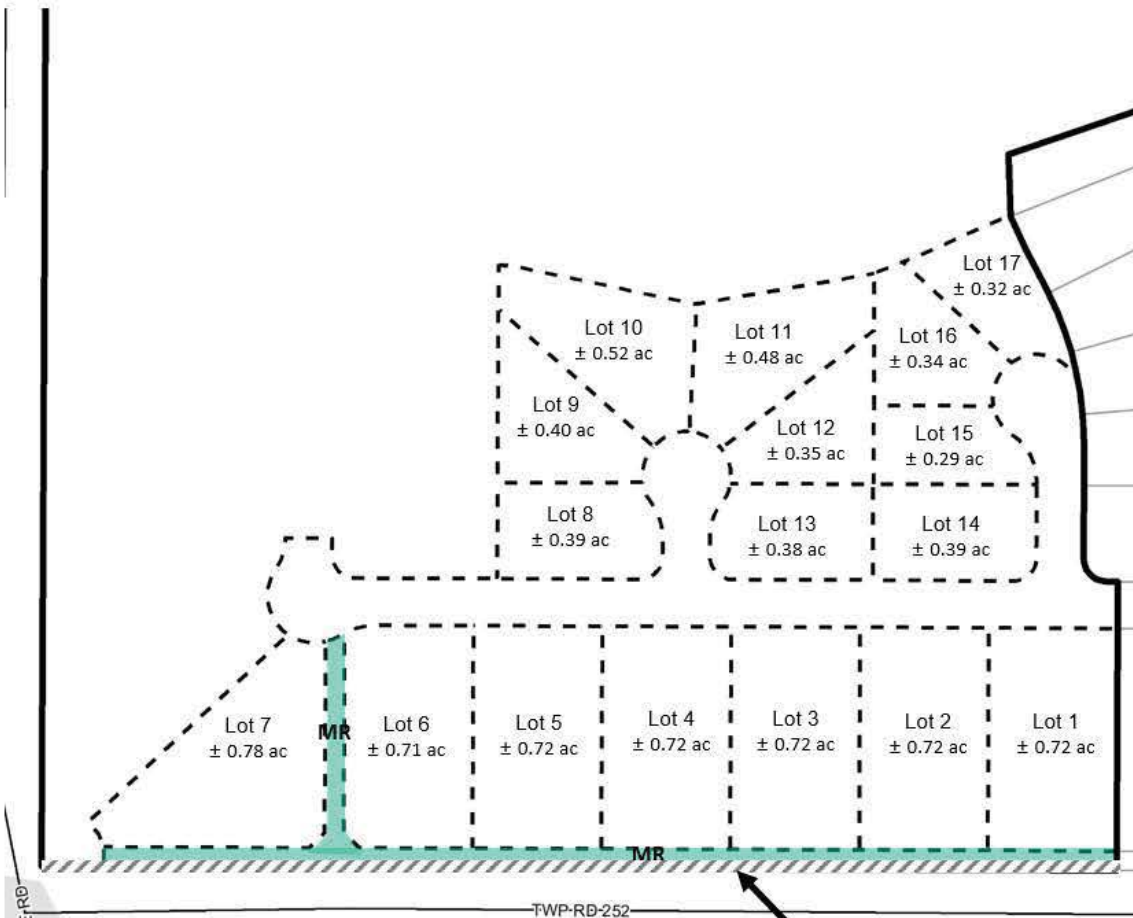
Section 2.3.1.1 states that the maximum number of dwelling units within Site 1 - 6 shall not exceed 469 units. 294 dwelling units were approved in the previous 5 phases, and this phase proposes to create another 17 dwelling units. The total number of dwelling units were approved and proposed so far is 311 units, leaving 158 dwelling units to be developed on the remainder land.

Section 2.3.2 outlines the minimum lot size requirement for each site. The proposed residential lots in this phase meet the minimum parcel size requirement for Site 4, 5 and 6.

Section 2.3.3 outlines the minimum lot dimensions for standard and rectangular shape lots. The proposed lots dimension in this phase meet the minimum parcel size requirement for Site 4, 5 and 6.

Tentative Plan

Subdivision Proposal: To create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within the Watermark Phase 6 area.

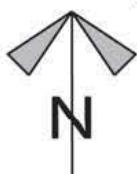


Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

The owner is required to dedicate, by Plan of Survey, a 5 m strip of land along the southerly boundary of the subject land until reach Bears Paw Road for Township Road 252 widening

TENTATIVE PLAN



A Portion of SW-18-25-02-W05M

Date: April 21, 2020

Division # 8

File: PL20200047 - 05618004

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: April 4, 2020	DATE DEEMED COMPLETE: April 22, 2020
GROSS AREA: ± 41.59 ha (± 102.76 ac) Phase 6 area: ± 4.52 ha (± 11.16 ac)	LEGAL DESCRIPTION: A portion of SW-18-25-02-W05M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: <p><i>September 19, 2017 Subdivision Authority approved subdivision application PL20170071 for Watermark Phase 5, to create 17 residential lots and 1 public utility lot (PUL).</i></p> <p><i>February 9, 2016 Subdivision Authority approved subdivision application PL20150067 for Watermark Phase 4, to create 42 residential lots and 3 MR lots.</i></p> <p><i>October 28, 2014 Subdivision Authority approved subdivision application PL20140080 for Watermark Phase 3, to create 61 residential lots, 2 MR lots and 1 PUL lot.</i></p> <p><i>April 22, 2014 Council approved application PL20130025 to amend DC Bylaw 141 for the addition of 10 lots in accordance with the Memorandum of Agreement (MOA), addition of Amenity Building as a listed use for Site 7 in accordance with the adopted Master Site Development Plan Site 7, the inclusion of Secondary Suite as a listed use for Sites 1 - 6 with restrictive regulations, adjustment of the assessment requirements for Dwelling, Semi-detached in Site 7, reduction of minimum lot size and rear yard setback requirements in Site 1 to accommodate Public Utility Lot requested by ATCO Pipelines, clarification and an amendment regarding deck extension setback requirements in Sites 1-7, and an amendment of the required front yard setback for Lot 9, Block 4 Plan 1311979 situated in Site 2 to reflect the relationship to an internal street.</i></p> <p><i>October 1, 2013 Subdivision Authority approved subdivision application 2012-RV-154 for Phases 3, 4, and 5 of the Watermark development.</i></p> <p><i>July 29, 2013 The Phase Two Single Family Estate subdivision of Watermark was registered and titles were issued.</i></p> <p><i>July 30, 2012 Memorandum of Agreement (MOA) was signed, establishing an agreement between Blazer Water Systems Ltd., Watermark Development, and the County regarding water supply infrastructure connections to adjacent communities, processing of future applications, and arrangements about the funding of recreational infrastructure in the County.</i></p> <p><i>July 17, 2012 Council approved the Master Site Development Plan for Site 7 (2011-RV-132), proposing a 101 unit bare land condominium subdivision, and a single lot subdivision.</i></p> <p><i>March 19, 2012 The Phase One Single Family Estate subdivision of Watermark was registered and titles were issued. Agreements regarding the construction of the Bearspaw Regional Wastewater Treatment Plant and with Blazer Water Systems were established.</i></p>	

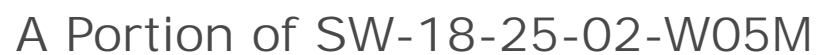


- October 19, 2011 Application was made for the subdivision of Site 7 of the Watermark Project into a 101 unit bare land condominium plan with common property. DC Bylaw 141 (C-6854-2009) required Council adoption of the MSDP prior to any further subdivision or development of the land.*
- March 1, 2011 Subdivision Authority approved subdivision application 2010-RV-199 for Phase 1 of the Single Family Estate (108 single family residential lots, five MR lots, three public utility lots, and a wastewater treatment plant), and Phase Two (66 single family residential lots, and three MR lots) of Watermark at Bearspaw*

PUBLIC & AGENCY SUBMISSIONS:

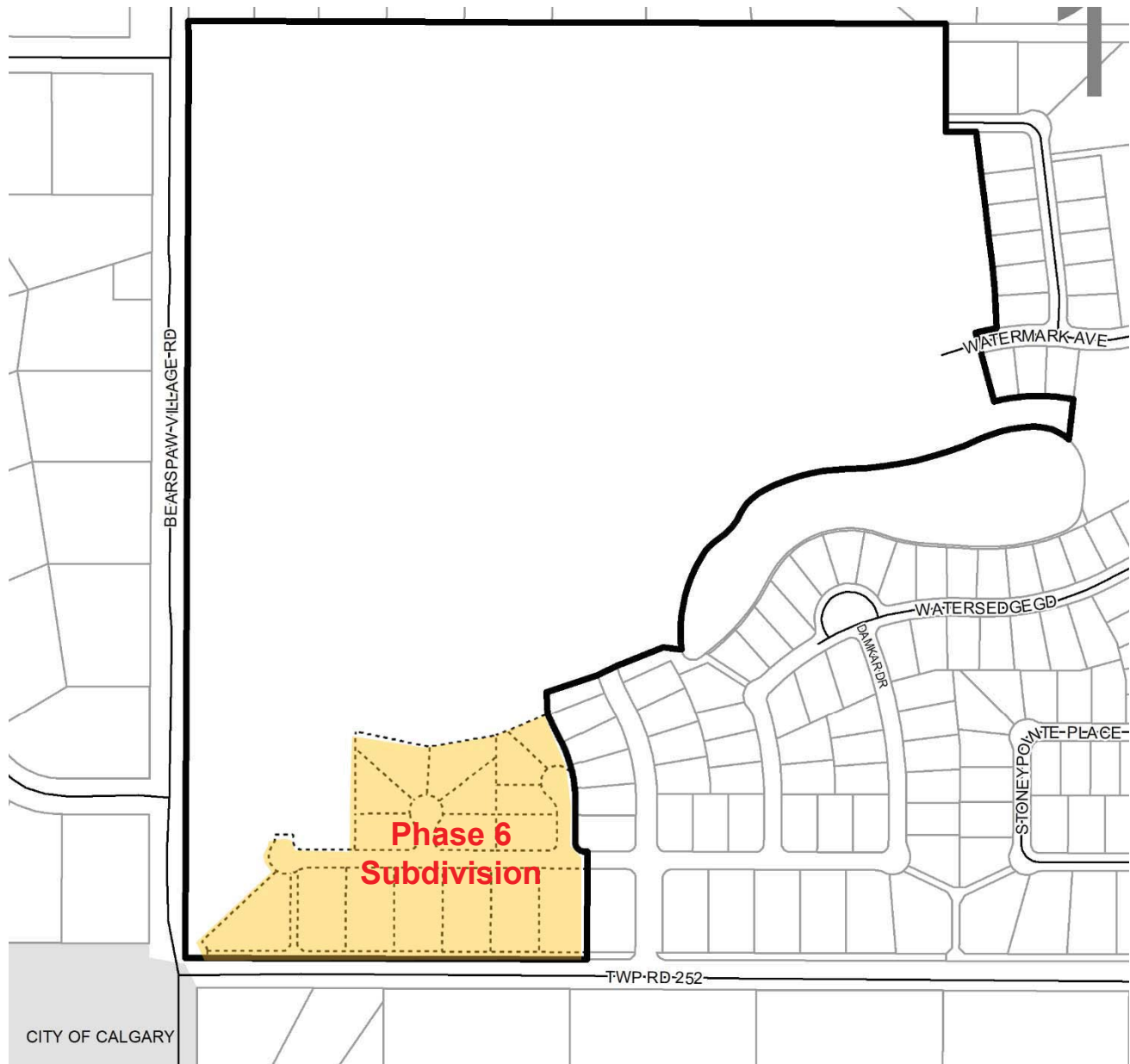
The application was circulated to 388 adjacent landowners. No letters were received.

The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

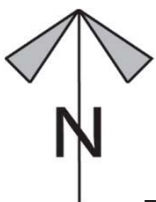


File: PL20200047 - 05618004

Subdivision Proposal: To create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within the Watermark Phase 6 area.



DEVELOPMENT PROPOSAL



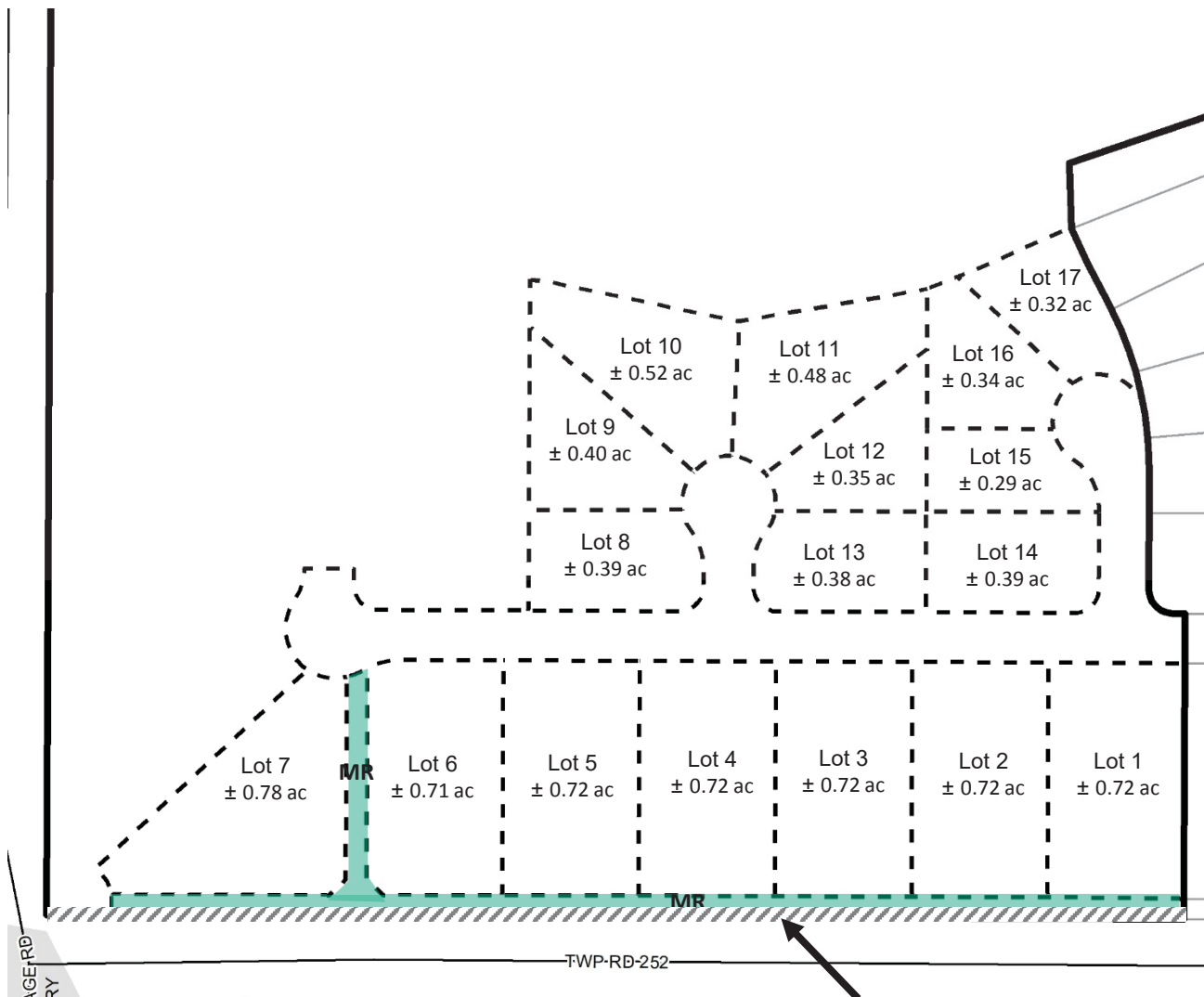
A Portion of SW-18-25-02-W05M

Date: April 21, 2020

Division # 8

File: PL20200047 - 05618004

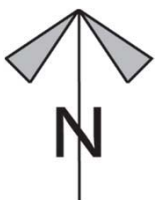
Subdivision Proposal: To create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within the Watermark Phase 6 area.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN



A Portion of SW-18-25-02-W05M

Date: April 21, 2020

Division # 8

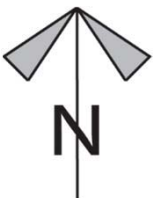
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Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018

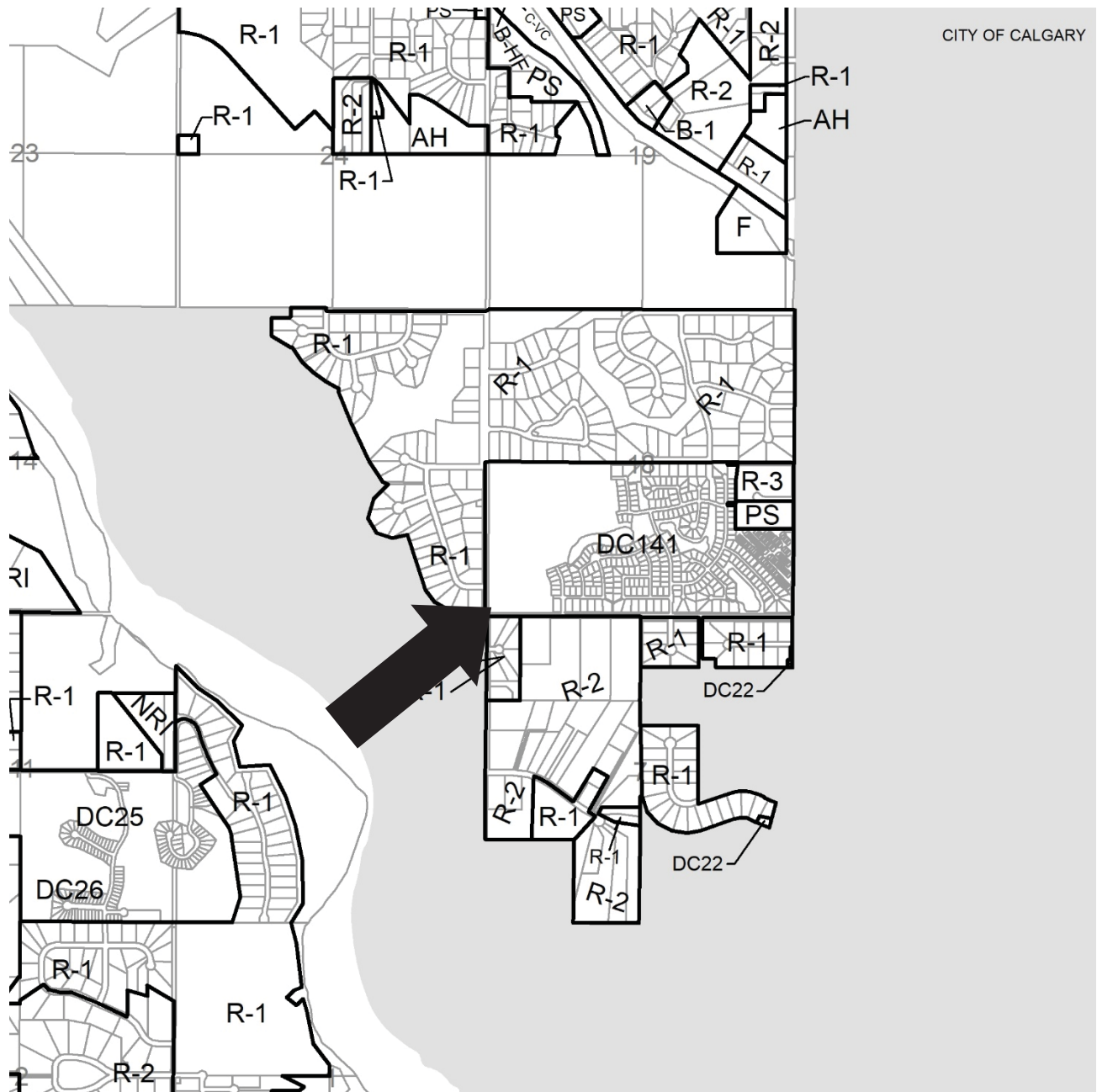


A Portion of SW-18-25-02-W05M

Date: April 21, 2020

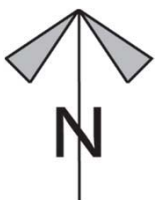
Division # 8

File: PL20200047 - 05618004



Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
R-3 Residential Three	HR-1 Hamlet Residential Single Family
DC Direct Control	HR-2 Hamlet Residential (2)
PS Public Service	HC Hamlet Commercial
	AP Airport

LAND USE MAP



A Portion of SW-18-25-02-W05M

Date: April 21, 2020

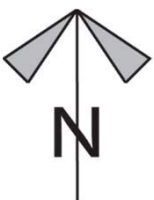
Division # 8

File: PL20200047 - 05618004



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M

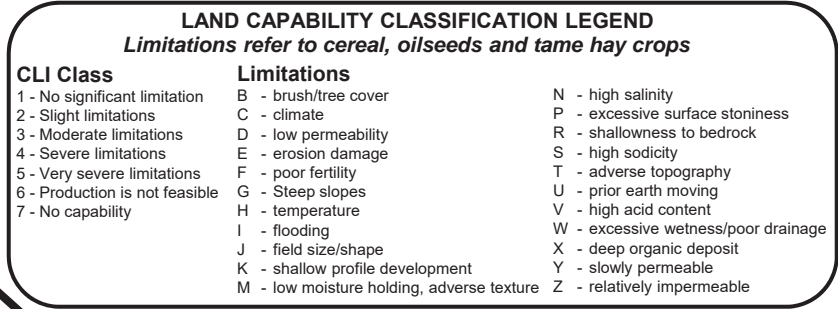


A Portion of SW-18-25-02-W05M

Date: April 21, 2020

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File: PL20200047 - 05618004

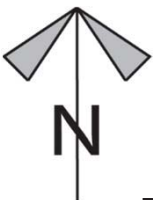


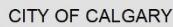
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A Portion of SW-18-25-02-W05M

File: PL20200047 - 05618004



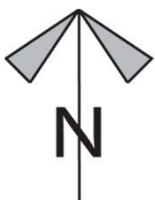


Circulation Area

Subject Lands

A Portion of SW-18-25-02-W05M

File: PL20200047 - 05618004



APPENDIX 'B': APPROVAL CONDITIONS

- A. The application is for Watermark Phase 6 Subdivision, to create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within SW-18-25-02-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; and
 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 Plan

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate by Plan of Survey, a 5m wide strip of land along entire southerly boundary of the subject land until reach Bearspaw Road for future Township Road 252 widening.

Development Agreement

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include the following:
 - a) Construction of a public internal road system including all related infrastructure (sidewalks, curb and gutter, lighting, signage, etc.) complete with cul-de-sacs and the registration of any necessary easements, as shown on the Tentative Plan.
 - b) Construction of the potable water distribution system and all related infrastructure such as fire hydrants, and service stubs to all proposed lots. The water distribution system is to be extended from the existing distribution system within Phase I serviced by Blazer Water Systems.
 - c) Construction of wastewater collection system and all related infrastructure such as service stubs to all proposed lots. The wastewater collection system is to be tied into the existing collection system within Phase I that takes wastewater to the Bearspaw Regional Wastewater Treatment Plant.



- d) Construction of the stormwater collection system including all necessary infrastructure required to support the proposed phase in accordance with the recommendations of an approved Stormwater Management Plan, the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan and provision of necessary Alberta Environment registration documentation for the stormwater infrastructure system if required.
- e) Design and construction of Landscaping features for all Municipal Reserve lands, public pathways and public roadways, and pave the pathway connection to the internal roadway, in accordance with the approved Landscaping and Lighting Plan.
- f) Mailbox locations are to be located in consultation with Canada Post.
- g) Provide for the installation of any power, natural gas, telephone and all other utility lines, and provide the County with written confirmation that said utilities have been, or are to be installed, to the satisfaction of the utility providers.
- h) Implementation of the recommendations of the Construction Management Plan.
- i) Implementation of the recommendations of the Erosion & Sedimentation Control Plan.
- j) Provide for the installation of streetlights to service the proposed subdivision to the satisfaction of the County.

Site Servicing

- 4) The Owner shall obtain confirmation from the owner of water distribution system ensuring:
 - a) The completion of all paperwork for water supply allocation.
 - b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision.
 - c) The allocation and reservation of the necessary capacity.
 - d) The obligations of the applicant and/or utility to bring water lines to the subdivision (i.e. water utility to construct water line to limits of subdivision and applicant is to construct all internal water lines or, water utility will be responsible for all connections to individual lots, etc.).
 - e) Access for fire hydrant maintenance, fire fighting, and testing for fire protection flow requirements.
 - f) Adequate supply of water for required fire flow.
- 5) The Owner shall design a central water fire suppression distribution system including fire hydrants for firefighting purposes for the subdivision meeting the requirements of the *Safety Code Act*; in addition, construction of the fire suppression system shall be included within the Development Agreement.
- 6) The Owner shall register the existing Development Agreement for the Bearspaw Regional Wastewater Treatment Plant and Outfall Line on the title of the proposed new lots.
- 7) 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 ATCO Pipelines, TransAlta, Telus Communications and Enmax.

Stormwater

- 8) The Owner shall provide and implement a Site-Specific Stormwater Management Plan. Implementation of the Stormwater Management Plan shall include the following:



- a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County;
- 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; and
- d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Site Construction

- 9) The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment; construction and management details. Specific other requirements include:
 - a) Weed Management Plan during the construction phases of the project;
 - b) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.
- 10) The Owner shall provide an Erosion and Sedimentation Control Plan prepared by a qualified professional in accordance with the County Servicing Standards.

Municipal Reserve

- 11) The provision of Reserve is to be provided by the dedication of ± 0.24 hectares (± 0.58 acres) Municipal Reserve land as shown on the Approved Tentative Plan, to be determined by Plan of Survey;
 - a) ± 4.17 hectares (± 10.32 acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within SW-18-25-02-W05M, pursuant to Section 669 of the *Municipal Government Act*.
- 12) The Owner shall provide a Landscaping and Lighting Plan for the MR lot, detailing planting and other related improvements for the subdivision.

Homeowners Association

- 13) The Owner shall amend the existing Homeowners' Association (HOA) agreement to include the proposed new lots in Phase 6, as it covers the future maintenance obligations of the HOA through the existing Maintenance/Operation Agreement with the County.
- 14) The Owner shall amend the Solid Waste Management Plan to include the proposed lots, and outline the responsibility of the Developer and/or HOA for solid waste management.

Architectural Controls

- 15) The Owner shall prepare and register a Restrictive Covenant on the title of the proposed new lot, requiring that each Lot Owner be subject to the development's Architectural Controls.

Payments and Levies

- 16) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 6 as shown on the Plan of Survey.
- 17) The Owner shall pay the County subdivision endorsement fee for creating 17 new residential lots, in accordance with the Master Rates Bylaw.



Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: June 22, 2020

DIVISION: 4

APPLICATION: PL20200048

SUBJECT: Subdivision Item – Bridges of Langdon Phase 1 for Creation of 87 Residential Lots

APPLICATION: To create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 Municipal Reserve (MR) lots, and internal roads within the Bridges of Langdon Phase 1 area.

GENERAL LOCATION: Located approximately 0.5 miles south of Railway Avenue and immediately west of Center Street.

LAND USE DESIGNATION: Hamlet Residential (3) District (HR-3) and Public Services District (PS)

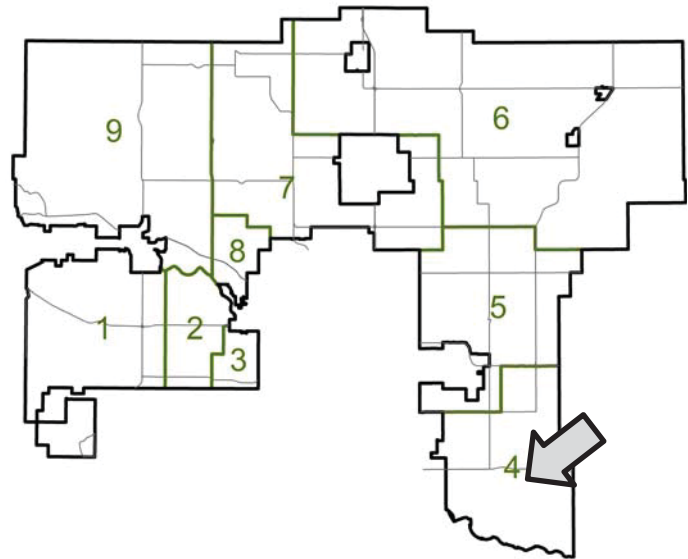
ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20200048 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20200048 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTE XT:

Administration Resources

Xin Deng and Prabh Sodhi, Planning and Development Services

APPLICANT: Pollyco (Langdon North) Development Ltd.

OWNER: Pollyco (Langdon North) Development Ltd.

APPLICATION EVALUATION:

The original Bridges of Langdon Phase 1 subdivision application (PL20170127) was conditionally approved in October 2017 but has not been endorsed. The Applicant submitted this Bridges of Langdon Phase 1 subdivision application (PL20200048) again in April 2020, in order to fall under the the new Transportation Off-Site Levy Bylaw (C-8007-2020), Stormwater Off-Site Levy Bylaw (C-8008-2020) and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020). The applicant requested that this application be presented to Municipal Planning Commission (MPC) meeting on May 25, 2020. MPC made a motion to table it until the new levy bylaws are adopted. Since the new levy bylaws were adopted by Council on June 9, 2020, this application is back to MPC for consideration.

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none">• <i>Municipal Government Act;</i>• Subdivision and Development Regulations;• County Plan;• Langdon Area Structure Plan• Bridges of Langdon Conceptual Scheme• Land Use Bylaw• County Servicing Standards	<ul style="list-style-type: none">• None, as required studies were previously provided in the last application

Transportation:

The Phase 1 area would be accessed by a proposed new access point along Center Street, and a secondary access point along Railway Avenue, through the Joint Use Site to the north that is owned by Rocky View County and Rocky View Schools. As conditions of subdivision, the Applicant is required to dedicate a 3 m wide strip of land along the eastern boundary of Phase 1, provide an updated Traffic Impact Assessment, and pay Transportation Offsite Levy for Phase 1.

Water and Wastewater:

Potable water will be provided by piped water from the Langdon Waterworks. Langdon Waterworks has confirmed that they have capacity to service the development of Phase 1. As conditions of subdivision, the Applicant is required to provide design drawings for the water distribution and fire hydrant systems, and provide confirmation of the completion of a Servicing Agreement with Langdon Waterworks.

The Applicant proposes to construct an internal sanitary collection system within the development area to collect and convey wastewater flows to a new sanitary lift station, which is to be tied into the existing East Rocky View Wastewater Transmission Line to the north. As conditions of subdivision, the Applicant is required to provide a Wastewater Lift Station Design Report, and pay the Wastewater Off-Site Levy. At the time that the Applicant pays the Wastewater Off-Site Levy, the County would assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the development at the time, the Applicant would be required to pay for the actual costs for the required upgrades to the Langdon Wastewater Treatment Plant. The Applicant would be eligible to receive appropriate cost

recoveries for the amounts paid with respect to the creation of the excess capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

Stormwater:

The Applicant proposes to construct a portion of the north wet pond and the outlet system to service Phase 1 area. The dedication of the municipal reserve and landscaping around the stormwater pond is to be deferred to a later phase of the development as the pond is to be expanded in the future. As conditions of subdivision, the Applicant is required to provide an updated Stormwater Management Plan, provide an Erosion and Sediment Control Plan, and pay Stormwater Off-Site Levy for Phase 1.

Municipal Reserves:

The Municipal Reserves required for the entire Bridges of Langdon area is ± 30.37 acres. The Applicant proposes to dedicate ± 0.65 acres of land at Phase 1. The remaining MR owing of ± 29.72 acres will be deferred to the remainder and collected at the future development phases.

Total MR Dedication Required for Bridges of Langdon: ± 30.37 ac

- MR dedicated in Phase 1: ± 0.65 ac
- MR owing and deferred to the remainder: ± 29.72 ac

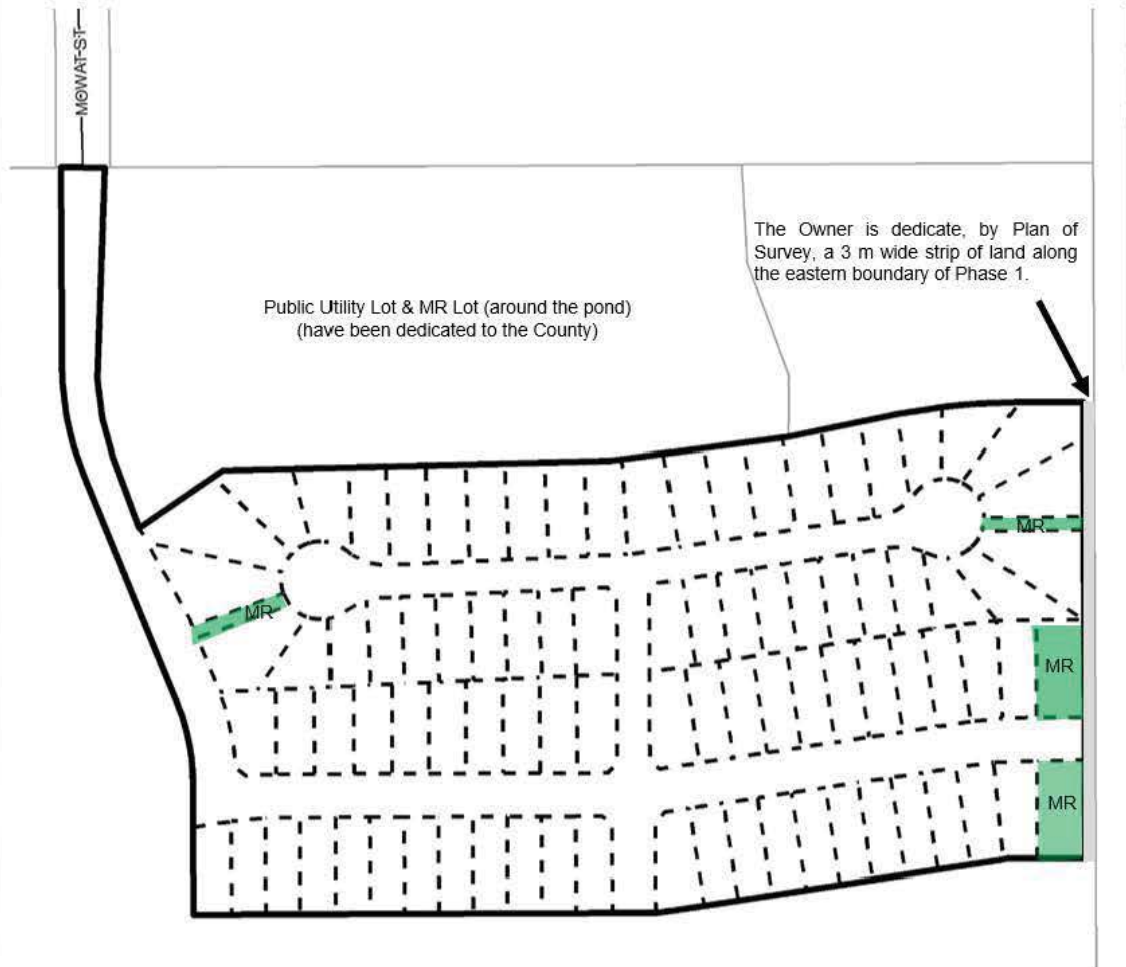
Payments and Levies:

The Owner is required to pay Transportation Off-Site Levy, Water and Wastewater Off-Site Levy, and Stormwater Off-Site Levy for the development of Phase 1. In addition, the Applicant is required to pay a portion of stormwater management structure that is shared with the Joint Use Site (school site) to the north.

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
Transportation Off-Site Levy (TOL)	\$114,150.63 (Base Levy \$105,285.64 + Special Area 7 Levy \$8,864.99)
Water and Wastewater Off-Site Levy (only Wastewater portion is applied, as water is provided by Langdon Waterworks)	\$713,776.82 (Langdon WWTP \$627,651.70 + Interests \$86,125.12*) * means that the actual interests will be determined at the time of payment
Stormwater Off-Site Levy	\$210,367.28 (CSMI contribution \$137,305.31 + Langdon Regional Drainage \$73,061.97)
Payment for the Shared Stormwater Management Structure	\$295,138.80

Tentative Plan

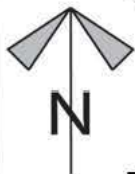
Subdivision Proposal: To create 87 residential lots ranging from ± 603 m² (± 0.16 ac) to ± 1299 m² (± 0.32 ac), 4 Municipal Reserve (MR) lots, and internal roads within the Bridges of Langdon Phase 1 area.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN



A Portion of NE-15-23-27-W04M

Date: April 17, 2020

Division # 4

File: PL20200048 - 03215004

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

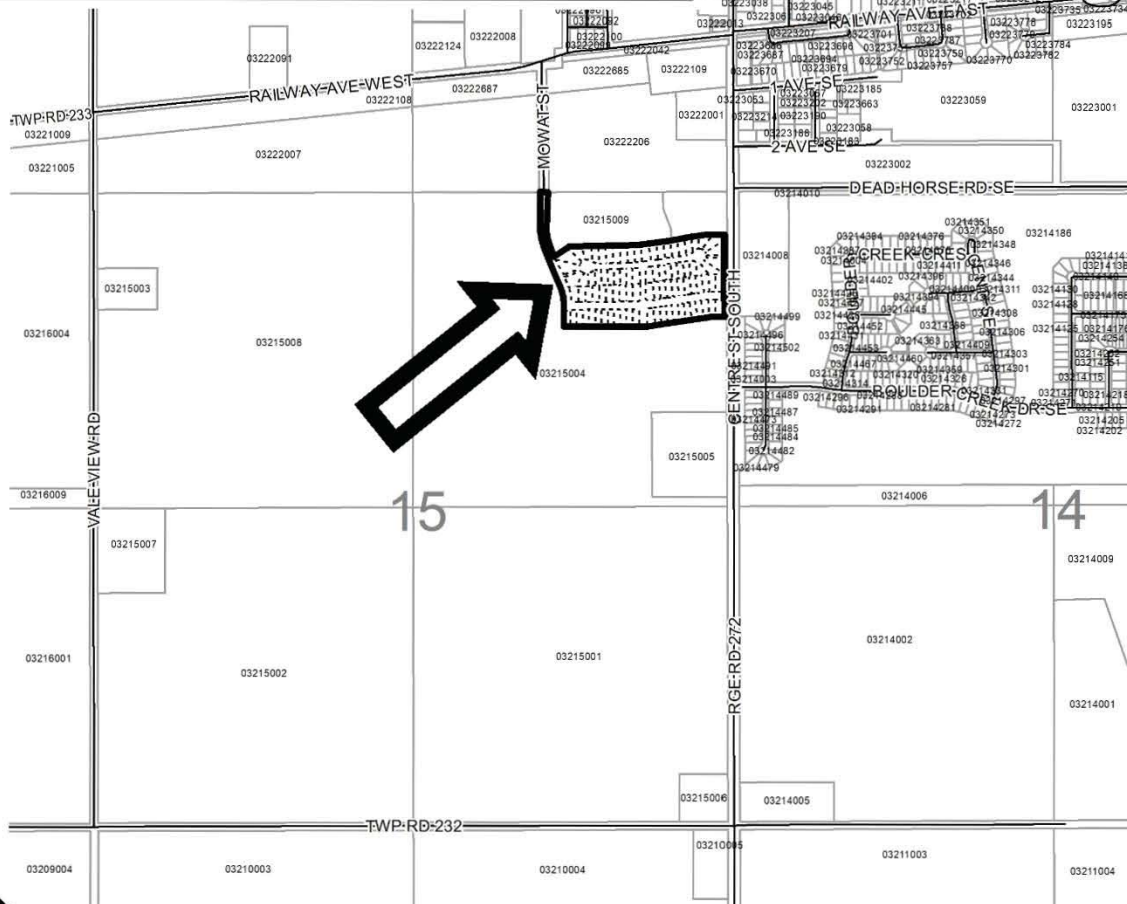
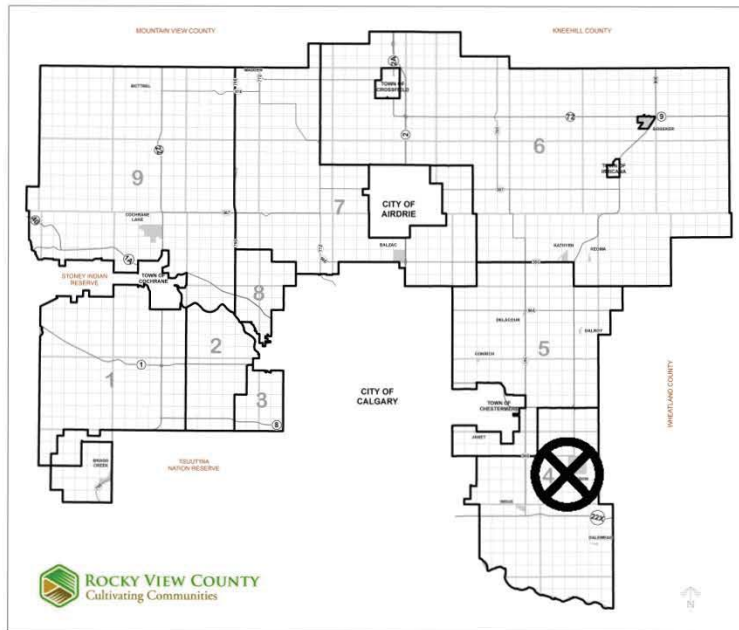
APPENDICES:

APPENDIX ‘A’: Maps and Other Information

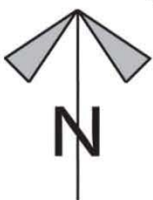
APPENDIX ‘B’: Approval Conditions

APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: April 14, 2020	DATE DEEMED COMPLETE: April 16, 2020
GROSS AREA: ± 56.14 ha (± 138.74 ac) Phase 1 area: ± 9.27 ha (± 22.91 acres)	LEGAL DESCRIPTION: A Portion of NE-15-23-27-W04M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: <p>May 25, 2020 <i>This Re-application for the Bridges of Langdon Phase 1 Subdivision application (PL20200048) was presented at Municipal Planning Commission (MPC). MPC tabled it until the new Transportation Off-Site Levy Bylaw (C-8007-2020), Stormwater Off-Site Levy Bylaw (C-8008-2020) and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020) are adopted by Council.</i></p> <p>October 24, 2017 <i>Bridges of Langdon Phase 1 Subdivision application (PL20170127) was approved to create 87 residential lots ranging from ± 603 m² (± 0.16 ac) to ± 1299 m² (± 0.32 ac), 4 municipal reserves lots with a total of ± 0.65 acres in size, and internal roads. This subdivision has not been endorsed. The applicant indicated that this old application would be closed if the new subdivision application (PL20200048) is approved.</i></p> <p>July 25, 2017 <i>Bridges of Langdon Phase 1 Redesignation application (PL20170054) was approved to redesignate ± 12.42 hectares (± 30.69 acres) of land from Ranch and Farm District (RF) to Hamlet Residential Three District (HR-3) and Public Services District (PS), in order to facilitate the development of Phase 1</i></p> <p>December 13, 2016 <i>Bridges of Langdon Conceptual Scheme application (PL20160028) was approved to provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the hamlet of Langdon</i></p> <p>1985 <i>The subject land became a remainder parcel after a ± 4.04 hectare (± 9.99 acre) Farmstead parcel was subdivided.</i></p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 698 adjacent landowners. No letters were received.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



LOCATION PLAN



A Portion of NE-15-23-27-W04M

Date: April 17, 2020

Division # 4

File: PL20200048 - 03215004

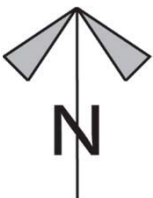
Subdivision Proposal: Re-apply for Bridges of Langdon Phase 1 Subdivision to create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 municipal reserves lots with a total of $\pm 0.65 \text{ acres}$ in size, and internal roads



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN



A Portion of NE-15-23-27-W04M

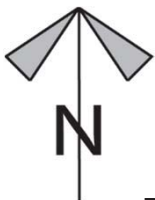
Date: April 17, 2020

Division # 4

File: PL20200048 - 03215004



BRIDGES OF LANGDON CONCEPTUAL SCHEME (Adopted on Dec 13, 2016)



A Portion of NE-15-23-27-W04M

Date: April 17, 2020

Division # 4

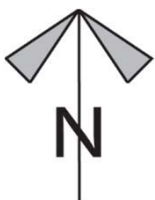
File: PL20200048 - 03215004



Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018

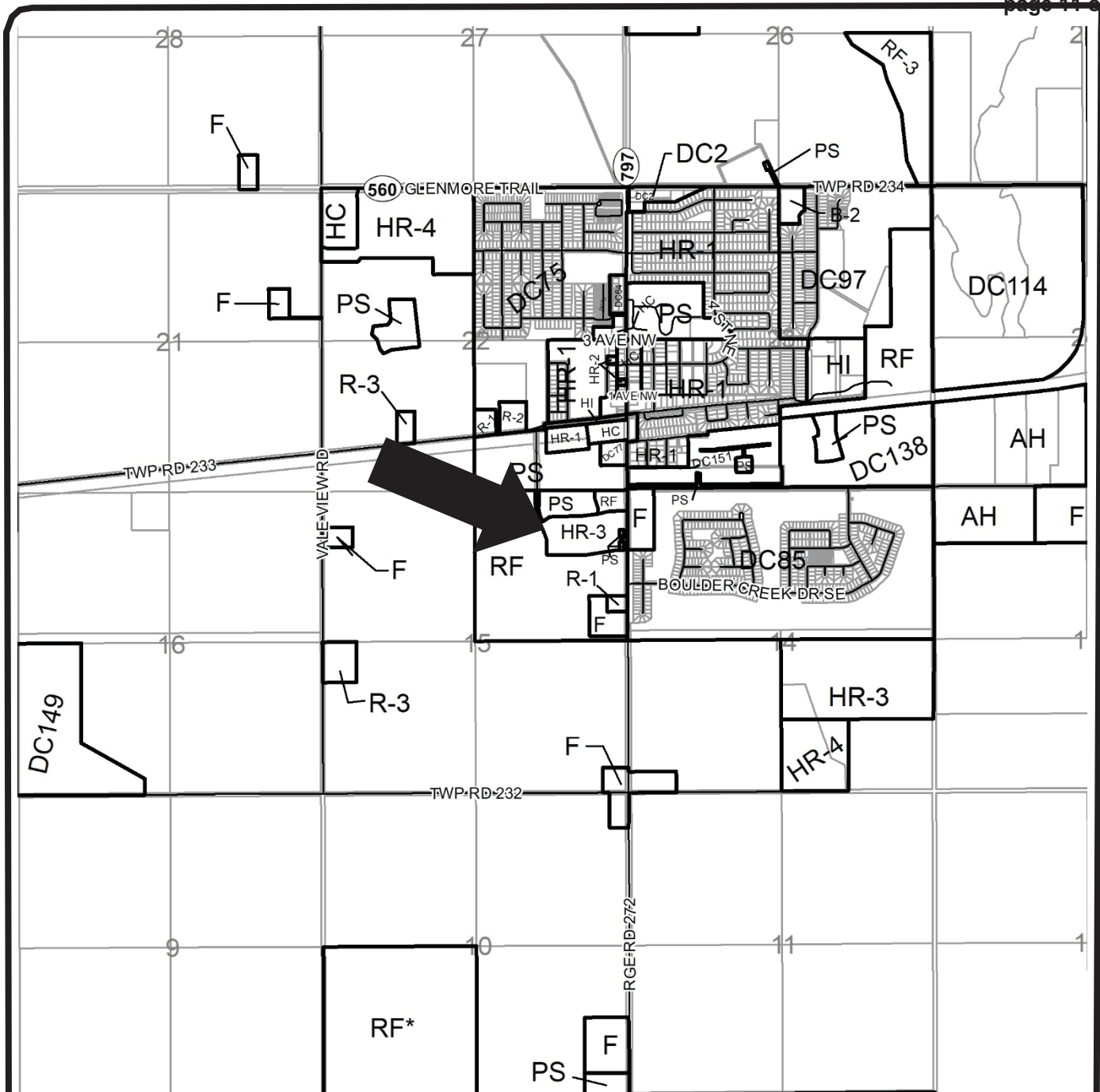


A Portion of NE-15-23-27-W04M

Date: April 17, 2020

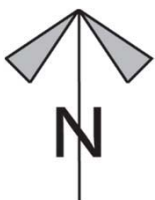
Division # 4

File: PL20200048 - 03215004



RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial
DC	Direct Control	HR-1	Hamlet Residential Single Family
PS	Public Service	HR-2	Hamlet Residential (2)
		HC	Hamlet Commercial
		AP	Airport

LAND USE MAP

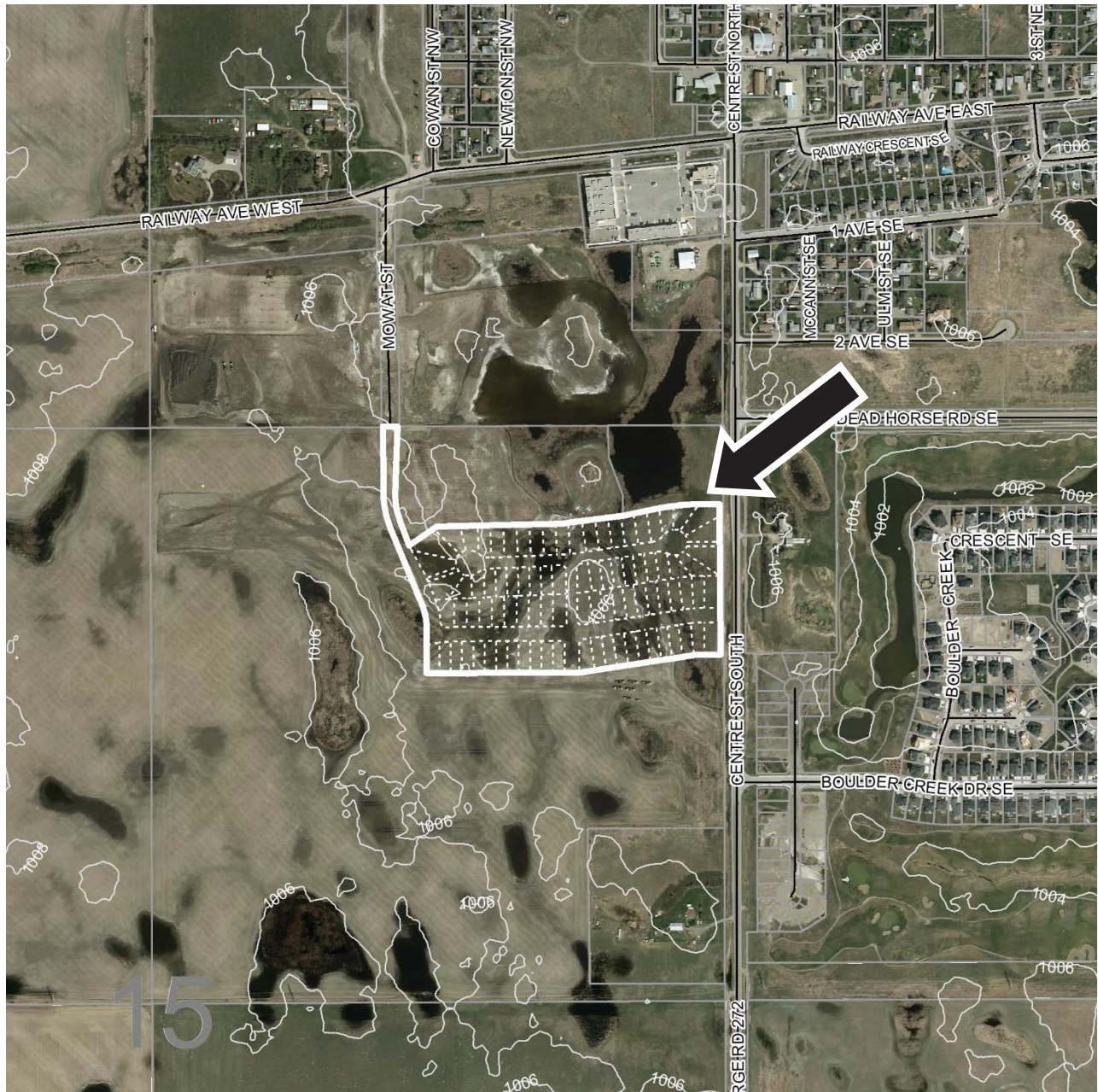


A Portion of NE-15-23-27-W04M

Date: April 17, 2020

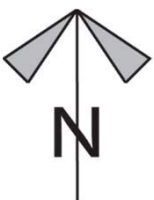
Division # 4

File: PL20200048 - 03215004



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M

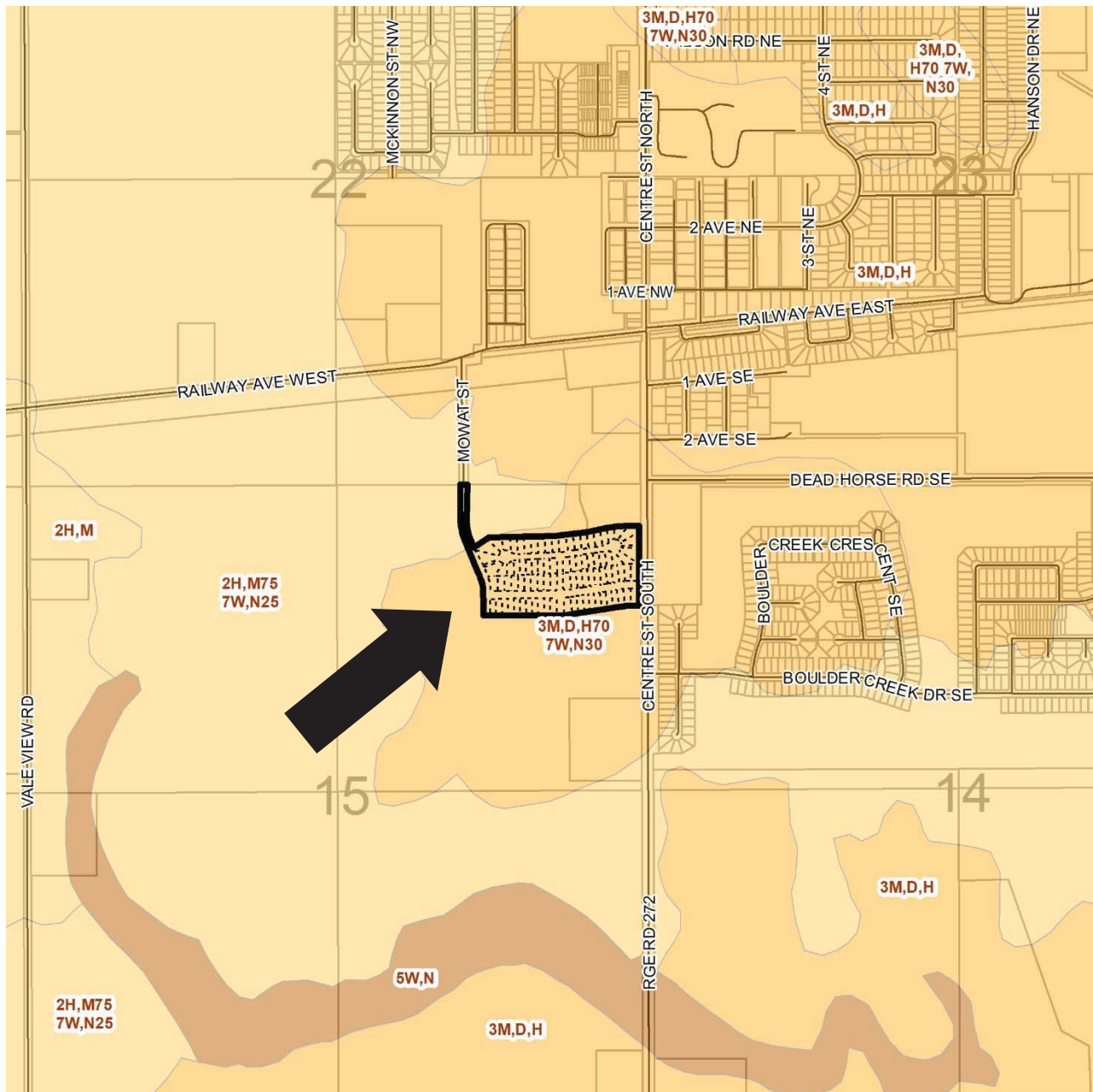


A Portion of NE-15-23-27-W04M

Date: April 17, 2020

Division # 4

File: PL20200048 - 03215004



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

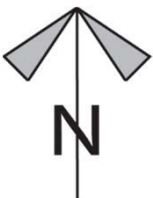
CLI Class

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

Limitations

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

SOIL MAP

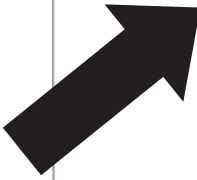


A Portion of NE-15-23-27-W04M

Date: April 17, 2020

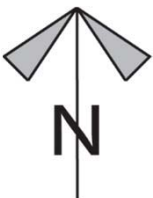
Division # 4

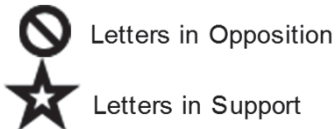
File: PL20200048 - 03215004



A Portion of NE-15-23-27-W04M

File: PL20200048 - 03215004





Date: April 17, 2020

File: PL20200048 - 03215004

APPENDIX 'B': APPROVAL CONDITIONS

- A. The application is for Bridges of Langdon Phase 1 Subdivision, to create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 municipal reserves lots, and internal roads within NE 15-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Survey

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate, by Plan of Survey, a 3 m wide portion of land for Center Street road widening along the eastern boundary of Phase 1.

Development Agreement

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
 - The north/south collector road from the northern boundary of the site to the east/west internal Collector Road constructed to an Urban Residential Collector standard (400.2), with the exception of asphalt structure and curbs/gutters;
 - Access onto Centre Street, complete with appropriate curb returns and culvert;
 - temporary graveled cul-de-sacs;
 - sidewalks on both sides of the collector roads;
 - landscaped boulevards;
 - curb and gutters;



- trapped lows and catch basins tied to the stormwater collection system;
 - signage and pavement markings; and
 - dark sky street lighting.
- b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- cul-de-sacs;
 - sidewalks abutting one side of the internal roads;
 - curb and gutters;
 - trapped lows and catch basins tied to the stormwater collection system;
 - signage and pavement markings; and
 - dark sky street lighting.
- c) Design and construction of a 2.5 m wide paved pathway on the west side of Centre Street from the intersection of the site access onto Centre Street to the northern boundary of the subject lands, in accordance with the County Servicing Standards and the Langdon Centre Street Design Guidelines.
- d) Design and construction of a Temporary gravelled access road in accordance with Figure 400.20 of the County Servicing Standards from the west boundary of Phase 1 to the new Sanitary Lift Station.
- e) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- f) Design and construction of a new Sanitary Lift Station and force main tying into the East Rocky View Wastewater Transmission Main, sized to service Phase I and future phases of the development, all in accordance with requirements of the County Servicing Standards, which includes but is not limited to:
- a wet well to accommodate the interim and ultimate pumps and flows to be received by the lift station;
 - a pump system, including a single standby pump, to convey flows to the East Rocky View Wastewater Transmission Main;
 - pump controls, including the external generation set;
 - a single connection point to the East Rocky View Wastewater Transmission Main;
 - a blower/heater unit to prevent icing of the wet well; and
 - inlet and outlet piping.
- g) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- h) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
- i) Design and construction of a single box culvert at Centre Street and Railway Avenue to replace the existing cross grade culverts in accordance with the Langdon Comprehensive Stormwater Review and the requirements of the County Servicing Standards, and shall include but not be limited to:
- rehabilitation and restoration of Centre Street due to the placement of the culvert;

- appropriate traffic accommodation during the installation of the culvert;
 - rip-rap at both the inlet and outlet of the culvert; and
 - rehabilitation and re-seeding of the disturbed areas of the Railway Avenue ditch.
- j) Implementation of the recommendations of the updated Traffic Impact Assessment;
 - k) Installation of power, natural gas, telecommunication, and all other shallow utilities;
 - l) Dedication of necessary easements and rights-of-way for utility line assignments;
 - m) Mailboxes to be located in consultation with Canada Post Corporation;
 - n) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
 - o) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
 - p) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

Stormwater

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Pond Report for the Bridges of Langdon Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - 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, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 5) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Transportation

- 6) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
 - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 7) The Applicant/Owner shall receive approval for a road naming application from the County.

Site Servicing

- 8) The Owner shall provide confirmation from Langdon Water Works Ltd. ensuring:
 - a) the completion of all paperwork for water supply allocation;
 - b) the payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) the allocation and reservation of the necessary capacity;



- d) the obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 9) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 10) The Owner shall provide a Wastewater Lift Station Design Report including:
 - a) All technical requirements and design considerations (pressure at tie-in location, minimum flows, impacts to the overall system, etc.) for connection into the County's East Rocky View Wastewater Transmission Main;
 - b) Pump sizing rationale;
 - c) Metering information and data transmission;
 - d) Infrastructure Improvement Plan based on the future buildout of the development;
 - e) Lifecycle costs;
 - f) Operating and maintenance costs; and
 - g) Maintenance and operation requirements for the Lift Station.
- 11) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 12) The Applicant/Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots created in this Phase based upon the servicing need identified in the Wastewater projections report.

Site Construction

- 13) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment;
 - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;

Municipal Reserve

- 14) The provision of Reserve is to be provided by the dedication of ± 0.26 hectares (± 0.65 acres) of land, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan:
 - a) ± 12.03 hectares (± 29.72 ac acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within NE & SE-15-23-27-W4M, pursuant to Section 669 of the Municipal Government Act.

Cost Recovery

- 15) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
 - a) This Agreement shall apply to the construction of off-site infrastructure (stormwater, wastewater, and transportation).

Utility Right of Way

- 16) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement in favor of the County:
 - a) from the western boundary of the Development Area to the new Sanitary Lift Station, to provide legal access to the lift station until such time that future phases of the development are subdivided and lands appropriately dedicated;
 - b) for all temporary cul-de-sac bulbs to provide legal access to the cul-de-sacs until such time that the future phases of the development are subdivided and lands appropriately dedicated.
- 17) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement in favor of the Langdon Waterworks:
 - a) from the southern boundary of the Development Area along the alignment of the new watermain to the intersection of Centre Street and Boulder Creek Drive, to provide legal access to the watermain until such time that future phases of the development are subdivided and lands appropriately dedicated.

Others

- 18) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 19) The Owner shall provide a Solid Waste Management Plan that will outline the responsibility of the Developer for management of solid waste.
- 20) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls, which require exterior building criteria, water conservation strategies, and landscaping provisions.
- 21) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
 - a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and
 - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.
- 22) As a condition of Subdivision, the Owner/Applicant shall enter into an Optional Amenities Agreement with the County for any signage. The term of this agreement shall extend until the registration of the tentative plan of the final phase of the Bridges of Langdon development. After registration of the approved subdivision, the County reserves the right to either:
 - a) accept the sign or
 - b) authorize the removal of the sign and reclamation of the site at the Developer's expense.

Payments and Levies

- 23) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey



- 24) The Owner shall pay the Stormwater Off-Site Levy Bylaw in accordance with Bylaw C-8008-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 25) The Owner shall pay the Water and Waste Off-Site Levy Bylaw in accordance with Bylaw C-8009-2020 prior to endorsement of the subdivision. At the time that the Applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County for the Applicant to pay for the actual costs for the required upgrades to the Langdon Wastewater Treatment Plant. The Applicant will be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.
- 26) The Owner shall pay the County subdivision endorsement fee for creating 87 new residential lots, in accordance with the Master Rates Bylaw.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: June 22, 2020

DIVISION: 06

APPLICATION: PRDP20201508

SUBJECT: Development Item: Accessory Building

USE: Discretionary use, with Variances

APPLICATION: construction of an accessory building (oversize pole shed)

GENERAL LOCATION: located at the northwest junction of Twp. Rd. 284 and Rge. Rd. 275.

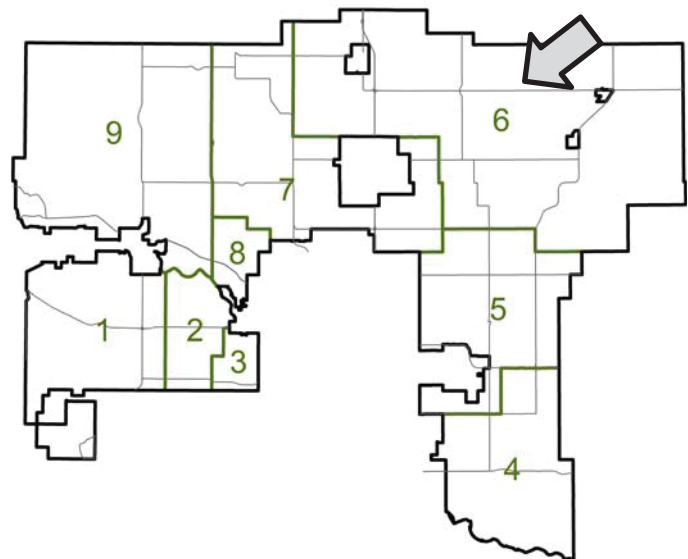
LAND USE DESIGNATION: Ranch and Farm District (RF)

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

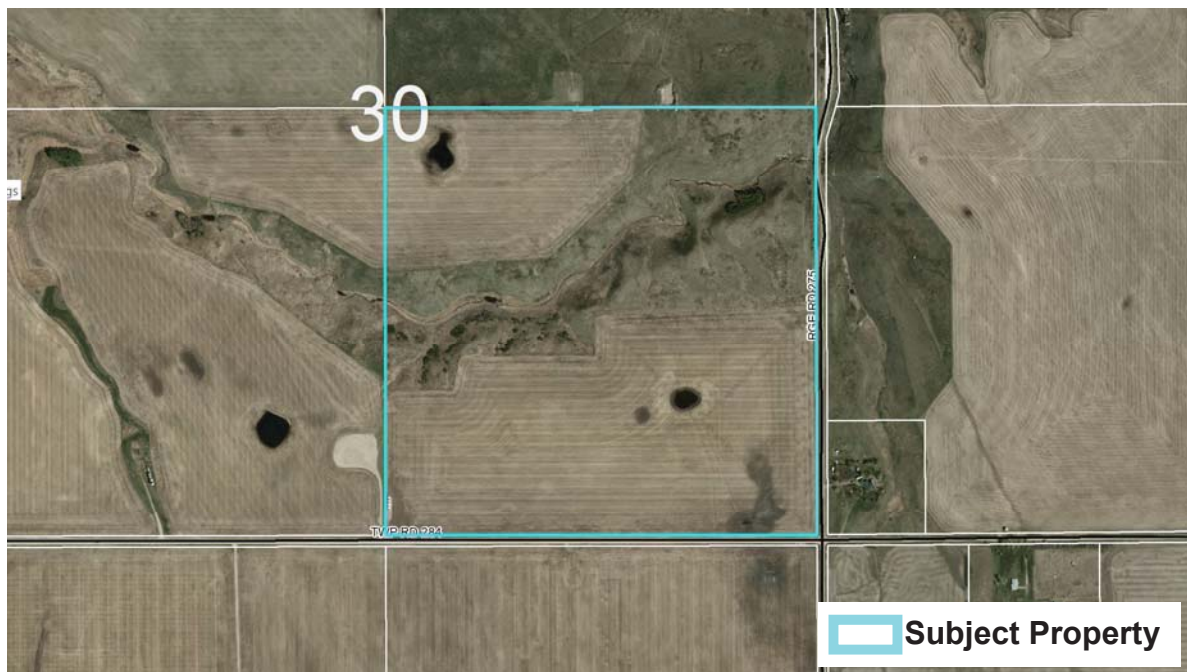
OPTIONS:

Option #1: THAT Development Permit Application PRDP20201508 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20201508 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk & Prabh Sodhi – Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: June 12, 2020	File: 08230001
Application: PRDP20201508	Applicant/Owner: Jake Wideman/ Widesky Homes
Legal Description: SE-30-28-27-W4M	General Location: located at the northwest junction of Twp. Rd. 284 and Rge. Rd. 275
Land Use Designation: Ranch and Farm District (RF)	Gross Area: ±64.75 hectares (±160.00 acres)
File Manager: Wayne Van Dijk	Division: 6

PROPOSAL:

The proposal is for the construction of an accessory building (oversize pole shed).

This accessory building is to store farm machinery, to assist with remote farming operations, on an un-subdivided 64.75 ha (160.00 ac) parcel, located within Ranch and Farm (RF) District.

The proposed accessory building is 668.90 sq. m. (7,200.00 sq. ft.) in size. The dimensions are 36.58 m x 18.29 m (120.00 ft. x 60.00 ft.) and 9.30 m (30.50 ft.) high.

An accessory building greater than 500.00 sq. m (5,381.95 sq. ft.) is listed as *Discretionary Use* in the Ranch and Farm (RF) Land Use Zone.

There is a dwelling, single detached that is currently planned to be built on this parcel.

PERMIT HISTORY:

Building Services:

- PRBD20201474 (dwelling, single detached); Verifying Application
- PRBD20201484 (farm building); Verifying Application

There is no planning or development history.

LAND USE BYLAW:

Section 43 Ranch and Farm District (RF)

48.10 Uses, Discretionary

- *Accessory Building greater than 500 sq. m. (5,381.95 sq. ft.)*

Proposed accessory building is 668.90 sq. m. (7,200.00 sq. ft.). A difference of 33.78% from the permitted size.

Section 33 Stripping, Grading, Filling and Excavation

33.6(b) Notwithstanding Section 33.6(a), the placing and storage of fill and topsoil may be allowed without a Development Permit in the following circumstances, providing that there is no adverse effect on adjacent lands as a result of any drainage alternation:

(i) The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades;.

- Applicant submitted site plan, including grading. Applicant is proposing up to 1.56 m (5.12 ft.) of fill.
- No concerns with limited amount of fill as there is low possibility of impacts to adjacent landowners.

Assessment Rationale:

- The requested difference of 33.78% is not deemed to be excessive;
- The accessory building is located 171.46 m (562.53 ft.) from the nearest road and has a large setback from the planned construction location of a single detached dwelling;
- It is the opinion of the Development Authority that approving this variance would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

Regulations for large parcels greater than or equal to 8.10 hectares (20.01 acres) in size

Setback Requirements				
Section	Regulation	Permitted	Proposed	Variance
43.12 a)(i)	Front Yard, County road	45.00 m	171.46 m	0%
43.12 b)(i)	Side Yard, County road	45.00 m	434.24 m	0%
43.12 b)(iv)	Side Yard, All other	6.00 m (19.69 ft.)	434.24 m (1,392.19 ft.)	0%
43.12 c)(i)	Rear Yard, All other	15.00 m	lots	0%

Accessory Building meets all setback requirements and is located approximately 100 m from the planned construction site of a dwelling, single detached, as per plot plan (File # 2025338, dated May 25, 2020) provided by Terramatic Technologies.

Other: Riparian Protection Area

The Carstairs Creek Tributary runs through the subject property, along the north portion of the property, flowing south towards the west. The riparian protection area of the creek is 30.00 m (98.42 ft.). The proposed development is located well away from the riparian restrictions.

STATUTORY PLANS:

- This property does not fall under any approved Area Structure Plan or Intermunicipal Development Plan. This application was assessed in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

- No Inspection completed at time of report writing

CIRCULATIONS:

- Not required for this application;

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

Description:

1. That construction of an accessory building (oversize pole shed), approximately **668.90 sq. m. (7,200.00 sq. ft.)** in area, may commence on the subject land in general accordance with the drawings submitted by LP Design (drawings A-1, A-2, A-3, dated May 12, 2020) and Terramatics Technologies (Plot Plan, File # 2025338, dated May 25, 2020).
2. That a **grade change up to 1.56 m (5.11 ft.)**, for construction of the accessory building (oversize pole shed) may occur, in accordance with the approved Site Plan.

Permanent:

3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
4. That the Applicant/Owner shall contact County Road Operations, to detail haul details to determine if a Road Use Agreement and/or Roaddata permits are required for use of the County road system, (if required) for the hauling of fill/topsoil material onto the property.
 - i. Written confirmation shall be received from County Road Operations, confirming the status of this condition. Any agreement or permit shall be issued by the County, unless otherwise confirmed by County Road Operations.
5. That the proposed, dwelling single detached, PRBD20201474 shall be constructed, with dwelling occupancy issued through Building Services.

Advisory:

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

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

Option 2: (this would not allow the proposed development)

REFUSAL, for the following reasons:

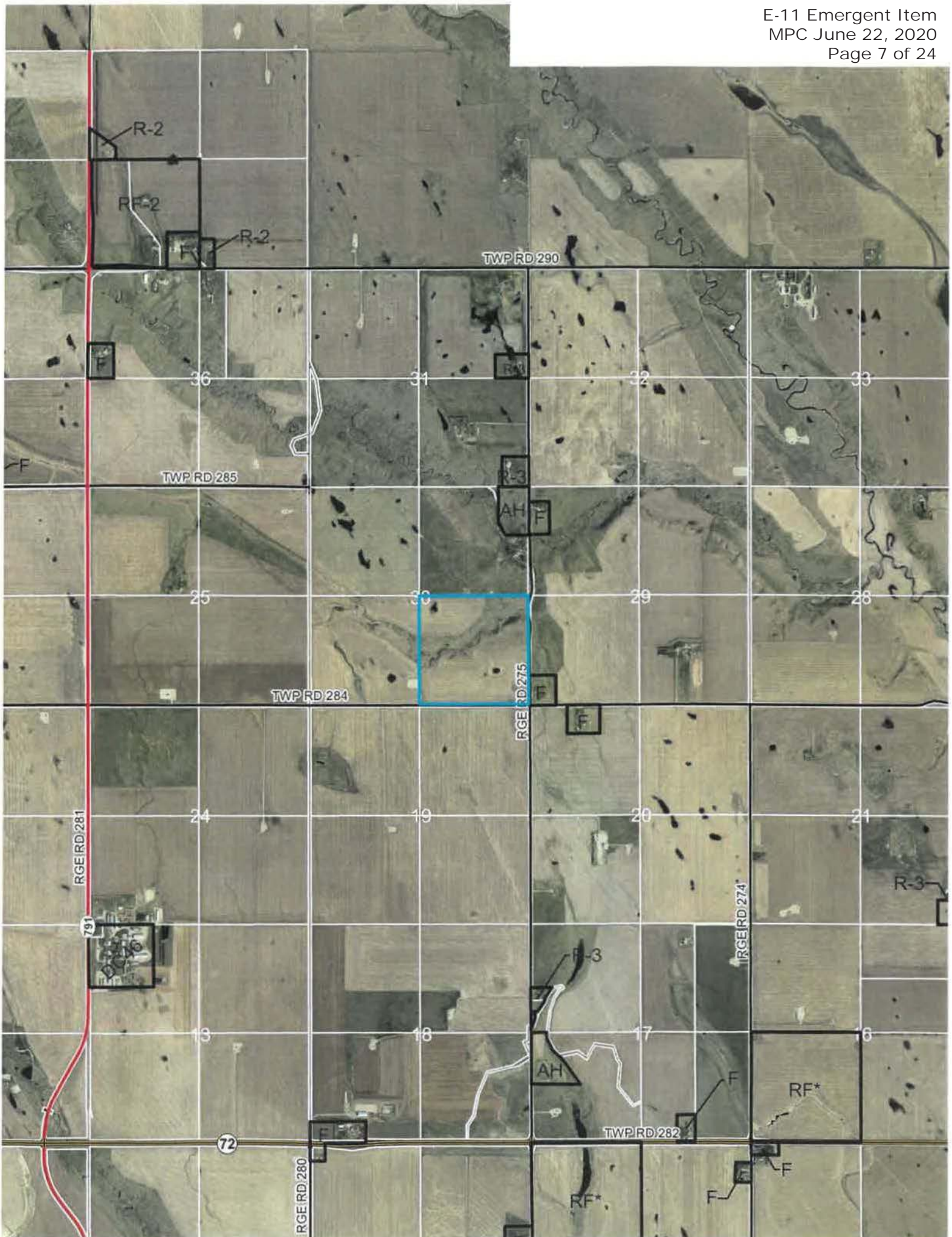
1. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

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TWP RD 284

R SR RD 275







ROCKY VIEW COUNTY
Cultivating Communities

20201508

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 265.00	File Number 08230001
Date of Receipt June 12/20	Receipt #

Name of Applicant Luke Wideman Widesky Homes Email info@wideskyhomes.ca
Mailing Address 9 Sage Valley Park NW Calgary AB
Postal Code T3R 0C9
Telephone (B) 403 404 3217 (H) _____ Fax _____
For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) Dale Litke

Mailing Address _____

Telephone (B) _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE ¼ Section 30 Township 08 Range 27 West of 4 Meridian
b) Being all / parts of Lot _____ Block _____ Registered Plan Number _____
c) Municipal Address 284091 Range Road 275
d) Existing Land Use Designation RF Parcel Size 160 Division 06

2. APPLICATION FOR

Pole Shed - 5.2c

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No ☒
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No ☒
(Sour Gas facility means well, pipeline or plant)
c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ☒
d) Does the site have direct access to a developed Municipal Road? Yes ☒ No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I LUKE WIDEMAN hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)

☒ I am authorized to act on the owner's behalf

and that the information given on this form
is full and complete and is, to the best of my knowledge, a true statement
of the facts relating to this application.

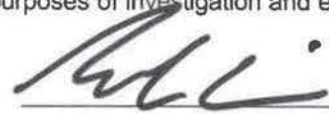
Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]
Date June 6/20

Owner's Signature [Signature]
Date June 6/20

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Luke Wideman, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.



Signature

June 6/20

Date

Natalie Robertson

From: Luke - WideSky Homes <info@wideskyhomes.ca>
Sent: June 13, 2020 2:44 PM
To: Natalie Robertson
Subject: [EXTERNAL] - FW: Development Permit - Pole Shed -
Attachments: Development-Permit-Application-Form.pdf; Certificate of Title 10JUNE20.pdf; Development-Permit-Letter-of-Authorization.pdf; 2025338 PLOT PLAN 2.pdf; BATES - POLE BARN - NEW ADDRESS - 11JUN20.pdf

Do not open links or attachments unless sender and content are known.

Ni Natalie,
Thanks for the phone call.

As per our conversation, attached you will find the required documents for the pole shed.

The Pole shed is planned to house the farm equipment for the homeowner. The owners farm a large amount of land in the area and would like the equipment to be stored out of the weather. With direct access off of Range Road 275 (gravel road) we do not believe this building will be intrusive or offensive to any surrounding neighbours. In many ways the pole shed adds to the pride of ownership of the property by having the farm well organized, clean, and presentable at all times.

The pole shed location is set back into the property a considerable distance, and it is designed in such a way that it will compliment the home being built.

Please feel free to let me know should you have any questions or comments.

Thanks again Natalie

WIDESKY HOMES

Luke Wideman | Owner

Phone (403) 404-3297

info@wideskyhomes.ca www.wideskyhomes.ca

#75 1011 57 Ave NE Calgary, AB T2E 8X9

NOTE: The information transmitted is intended only for the addressed person and may contain confidential and/or privileged material. If you are not the intended recipient of this message you are hereby notified that any use, review, transmission, dissemination, distribution, reproduction or any action taken in reliance upon this message is prohibited. If you have received this message in error, please reply immediately to the sender.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0013 210 448 4;27;28;30;SE 201 032 056

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 27 TOWNSHIP 28
SECTION 30
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 901 084 419

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 032 056	13/02/2020	TRANSFER OF LAND	\$600,000	\$154,500

OWNERS

DALE CURTIS LITKE



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
751 054 588	05/06/1975	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.
991 333 219	15/11/1999	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TAQA NORTH LTD. PO BOX 2350, STN M CALGARY ALBERTA T2P2M6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

201 032 056

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: CHANGE OF NAME 011185020)
		(DATA UPDATED BY: TRANSFER OF CAVEAT 051072016)
		(DATA UPDATED BY: CHANGE OF ADDRESS 051171355)
		(DATA UPDATED BY: CHANGE OF NAME 061053237)
		(DATA UPDATED BY: CHANGE OF NAME 091112415)
061 107 796	15/03/2006	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC. BOX 20083 RPO BOW VALLEY CALGARY ALBERTA T2P4H3 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 151182878)
061 115 846	21/03/2006	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 151183096)
061 249 234	21/06/2006	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 (DATA UPDATED BY: CHANGE OF ADDRESS 131162504) (DATA UPDATED BY: TRANSFER OF CAVEAT 151029204)

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF JUNE,
2020 AT 09:58 A.M.

ORDER NUMBER: 39481861

CUSTOMER FILE NUMBER: J.Sermeno

END OF CERTIFICATE

(CONTINUED)



THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ROCKY VIEW COUNTY**262075 Rocky View Point
Rocky View County, AB, T4A 0X2403-230-1401
questions@rockyview.ca
www.rockyview.ca**LETTER OF AUTHORIZATION**

I, (We) Dale Litke being the owner (s) of
Lot NA Block NA Plan NA

Legal:

NW/NE/SE/SW Section 30 Township 28 Range 27 W 4 M

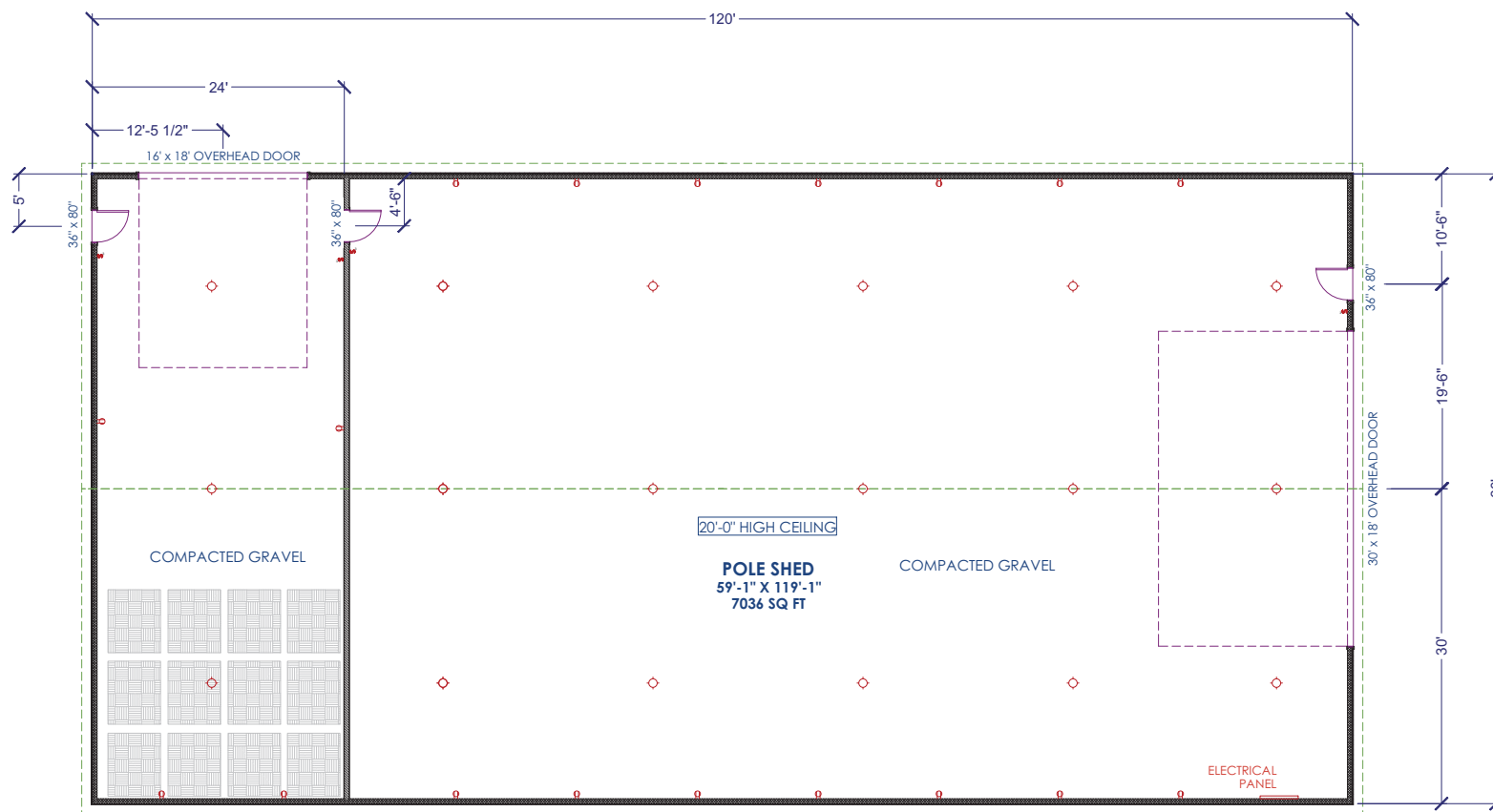
give Luke Wideman permission to act on my
(our) behalf in applying for a Development Permit for the above subject property.

A handwritten signature in black ink, appearing to read 'Dale Litke', written over a horizontal line.

Signature**Signature**May 20 2020**Date**

0.5G Meter Contours shown thus:
1.00 Meter Contours shown thus:
Spot Elevations as surveyed on
May 22, 2020 shown thus: ±975.00
Slope Grades shown thus: 2.0%
All elevations are geodetic and based on
ASCM 1119B3
Proposed Spot Elevations shown thus: 975.00





284091 RANGE
ROAD 275

CONTRACTOR:

WIDESKY
custom homes

DESIGNER:

LPDesign

THESE DRAWINGS ARE THE PROPRIETARY WORK
PRODUCT AND PROPERTY OF LP DESIGN.
DEVELOPED FOR THE EXCLUSIVE USE OF WIDESKY
CUSTOM HOMES. USE OF THESE DRAWINGS AND
CONCEPTS CONTAINED THEREIN WITHOUT THE
WRITTEN PERMISSION OF LP DESIGN IS STRICTLY
PROHIBITED.

ALL DIMENSIONS INDICATED ARE FOR FRAMING
PURPOSES AND ARE TO BE CONFIRMED ON SITE

NEW POLE
SHED

LEGAL DESCRIPTION:

LOT
BLOCK
PLAN

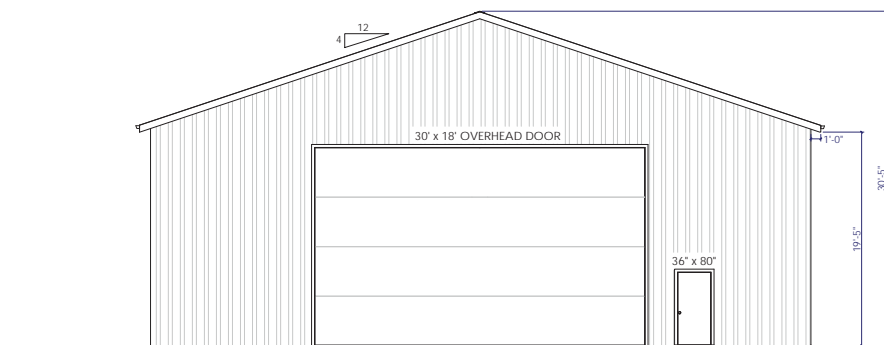
CREB:

FLOOR PLAN

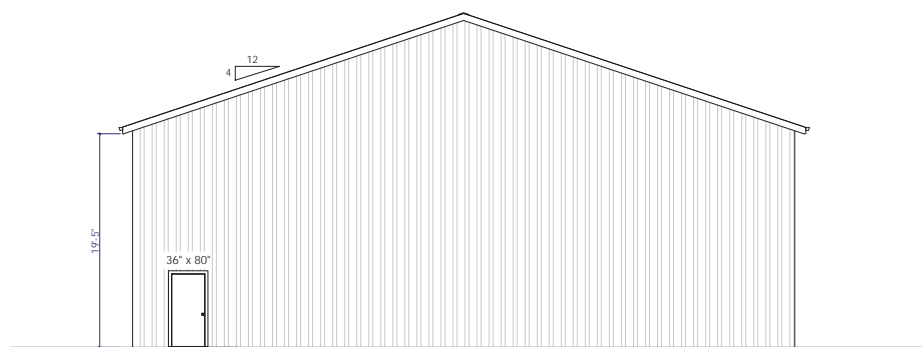
SCALE: 3/16" = 1'-0"

MAY 12, 2020

A - 1



POLE SHED - EAST ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



POLE SHED - WEST ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$

284091 RANGE
ROAD 275

CONTRACTOR:

WIDESKY
custom homes

DESIGNER:

LPDesign

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PURPOSES AND ARE TO BE CONFIRMED ON SITE.

NEW POLE
SHED

LEGAL DESCRIPTION

LOT
BLOCK
PLAN

CREB:

ELEVATIONS

SCALE: AS SHOWN
MAY 12, 2020

A - 2



POLE SHED - NORTH ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



POLE SHED - SOUTH ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$

284091 RANGE
ROAD 275

CONTRACTOR:

WIDESKY
custom homes

DESIGNER:

LPDesign

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PURPOSES AND ARE TO BE CONFIRMED ON SITE

NEW POLE
SHED

LEGAL DESCRIPTION

LOT
BLOCK
PLAN

CREB:

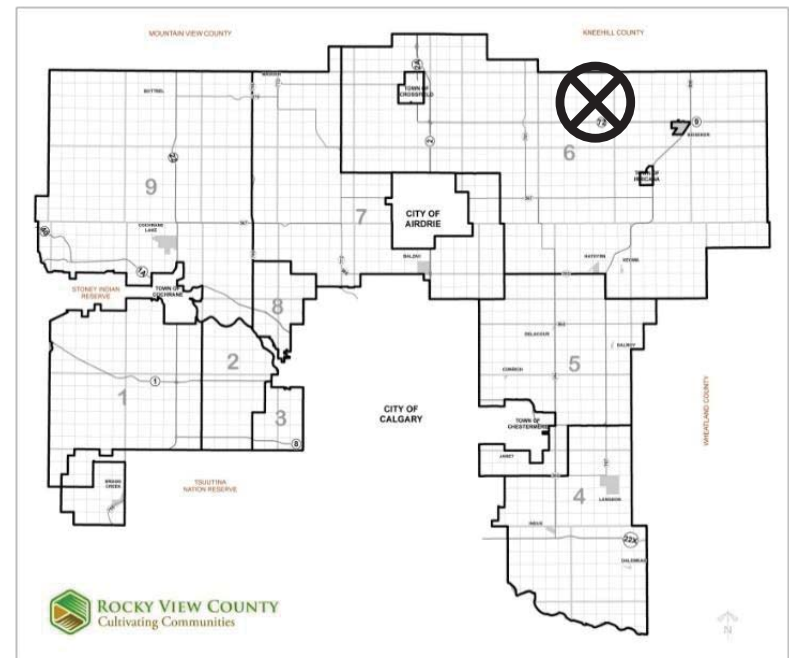
ELEVATIONS

SCALE: AS SHOWN
MAY 12, 2020

A - 3

Land Use and Location

- Ranch and Farm District (RF)
- Surrounded by agricultural properties
- Undeveloped property
- Carstairs Creek Tributary



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RCB RD 975

TV/PRD 284

Request Proposal

Use:

- *Accessory Building (oversize pole shed)*

Property Area:

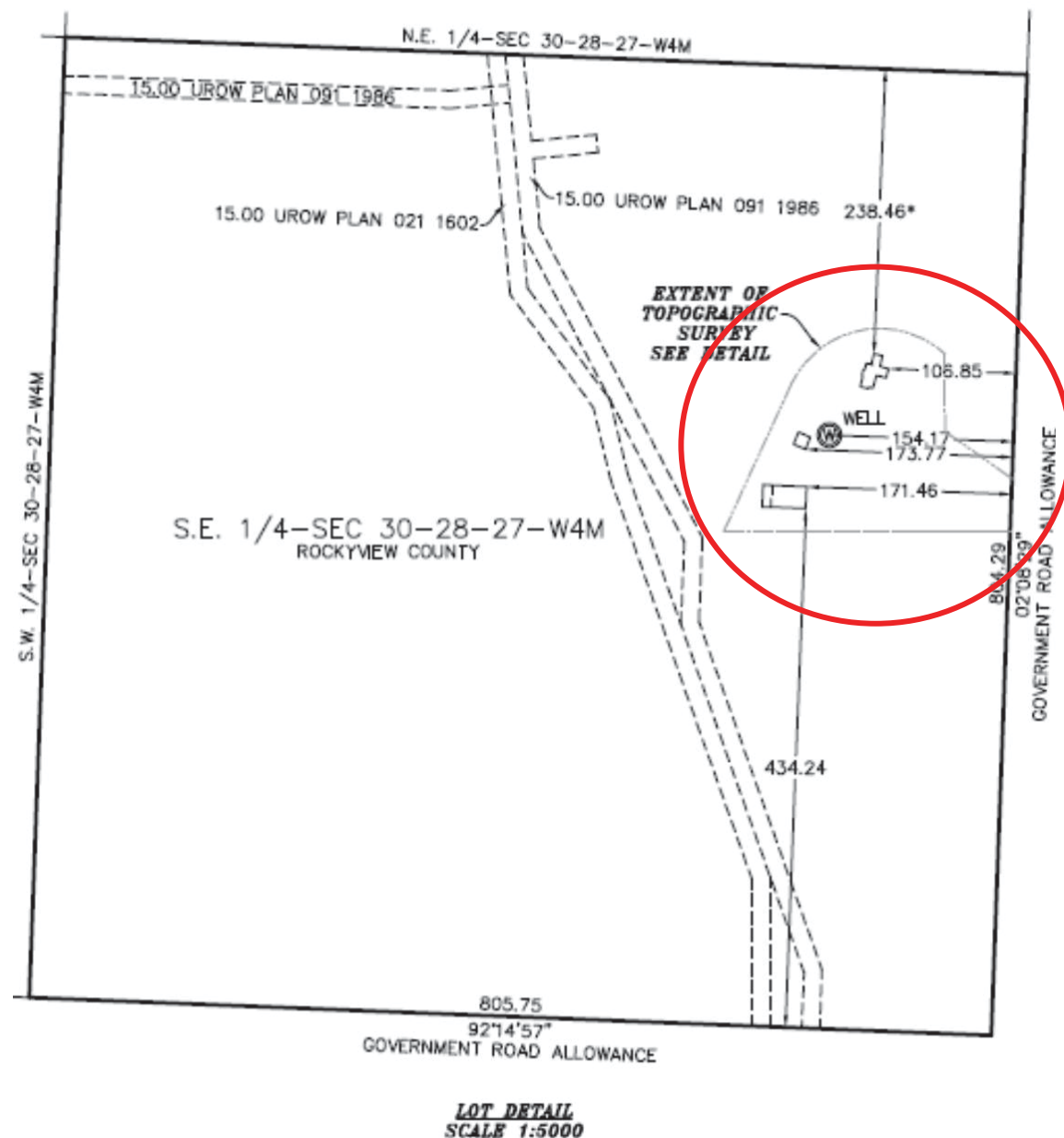
- ±64.75 hectares
(±160.00 acres)

Building Details:

- 668.90 sq. m. (7,200.00 sq. ft.)
 - 36.58 m W x 18.29 m L
(120.00 ft. x 60.00 ft.)
 - 9.30 m (30.50 ft.) high.

Variances:

- Grade change up to 1.56 m
(5.11 ft.)



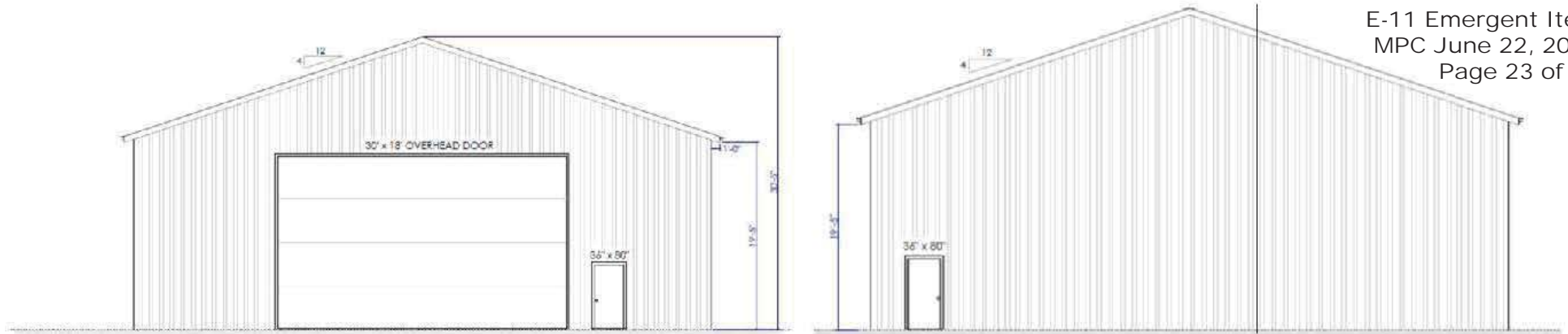
SITE PLAN

SE-30-28-27-04;
Division 6; File 08230001



ROCKY VIEW COUNTY

**SE-30-28-27-04;
Division 6; File 08230001**



POLE SHED - EAST ELEVATION

SCALE 3/8" = 1'-0"

POLE SHED - WEST ELEVATION



POLE SHED - NORTH ELEVATION



POLE SHED - SOUTH ELEVATION

SCALE 3/8" = 1'-0"

Options

- Administration recommends that Development Permit PRDP20201508 be approved, in accordance with **Option #1**.
- Option #1:
THAT Development Permit Application PRDP20201508 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2:
THAT Development Permit Application PRDP20201508 be refused as per the reasons noted.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: All
SUBJECT: Emergent Item: Development Permit Applications to be sent to Municipal Planning Commission

DATE: June 22, 2020
APPLICATION: N/A

POLICY DIRECTION:

On November 26, 2019, Council approved the *Municipal Planning Commission Bylaw* (C-7967-2019).

EXECUTIVE SUMMARY:

The Administrative Directive created, utilizes variance restrictions on permitted uses to detail the breakdown between MPC and Administration. To align with County customer servicing standards and to reduce red tape for applicants, Administration recommends the following Development Permit type be decided by Administration:

- Discretionary Use Accessory Buildings $\leq 930 \text{ m}^2$ (10,010.40 ft²) in Agricultural Districts (RF, RF-2, RF-3, AH, and F)

However, where an application falls under the above classification it may be forwarded to MPC for decision where:

- Administration is of the opinion that the development would have undue detrimental impact on the neighbourhood and/or surrounding properties; or
- Administration believes that the application would benefit from oversight from MPC.

This aligns with the proposed amendments to the proposed Land Use Bylaw C-8000-2020, which proposes Accessory Buildings $\leq 930 \text{ m}^2$ (10,010.40 ft²) as a Permitted Use in Agricultural Districts (A-GEN and A-SML). Land Use Bylaw C-8000-2020 is scheduled for Public Hearing on June 25, 2020.

To incorporate these changes, Administration proposes revising the Administrative Directive.

ADMINISTRATION RECOMMENDATION:

Administration recommends Municipal Planning Commission receive the report as information in accordance with Option #1.

BACKGROUND:

The *Municipal Planning Commission Bylaw* is in compliance with legislation; however MPC has expressed interest in the creation of additional guidelines to determine which Development Permit applications are heard by MPC.

OPTIONS:

- Option #1 THAT this report be received as information.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,



"Theresa Cochran"

Executive Director
Community Development Services

SM/It

"Al Hoggan"

Chief Administrative Officer



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** June 22, 2020
DIVISION: All **APPLICATION:** N/A
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“Theresa Cochran”

Executive Director
Community Development Services

SM/Itt

“Al Hoggan”

Chief Administrative Officer