Municipal Planning Commission Meeting Agenda

May 11, 2020 9:00 a.m.

ROCKY VIEW COUNTY

HELD ELECTRONICALLY IN ACCORDANCE WITH THE MEETING PROCEDURES (COVID-19 SUPPRESSION) ALBERTA REGULATION 50/2020

A CALL MEETING TO ORDER

B UPDATES/APPROVAL OF AGENDA

C APPROVAL OF MINUTES

1. April 27, 2020 Municipal Planning Commission Meeting Page 3

D SUBDIVISION APPLICATIONS

1. Division 4– File PL20200001 (03232002) – Residential subdivision

   Staff Report Page 20

E DEVELOPMENT APPLICATIONS

1. Division 2 – File PRDP20200480 (05711045 / 05711044) – Accessory building and signage

   Staff Report Page 39

2. Division 7 – File PRDP20200598 (06422113) – Accessory buildling

   Staff Report Page 61

3. Division 2 – File PRDP20200776 (04733002) – Signs

   Staff Report Page 85

4. Division 3 – File PRDP20190894 (04605003) – Single lot regrading

   Staff Report Page 103

5. Division 4 – File PRDP20200524 (03323027) – Dwelling, moved-in

   Staff Report Page 148

6. Division 1 – File PRDP20200600 (03214035) – Accessory Dwelling Unit within an existing Private Riding Arena

   Staff Report Page 177

7. **Division 4 – File PRDP20200550 (03222116) – Signs**

   Staff Report Page 209

F **OTHER BUSINESS**

1. **File N/A – Development applications to be sent to the Municipal Planning Commission**

   Staff Report Page 225

G **ADJOURN MEETING**

H **NEXT MEETING: May 25, 2020**

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
April 27, 2020

A regular meeting of the Rocky View County Municipal Planning Commission was held electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Alberta Regulation 50/2020 on April 27, 2020 commencing at 9:01 a.m.

Present:	Division 5	Member J. Gautreau (Chair)
	Division 4	Member A. Schule (Vice Chair)
	Division 1	Member M. Kamachi
	Division 2	Member K. McKylor
	Division 6	Member G. Boehlke

Also Present:
A. Hoggan, Chief Administrative Officer
T. Cochran, Executive Director, Community Development Services Division
B. Reimann, Executive Director, Operations
M. Wilson, Manager, Planning and Development
C. Satink, Municipal Clerk, Municipal Clerk's Office
T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
S. MacLean, Planning Supervisor, Planning and Development Services
N. Mirza, Municipal Engineer, Planning and Development Services
K. Tuff, Appeals Coordinator, Municipal Clerk's Office
J. Targett, Development Officer, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:01 a.m. with all members present electronically through video conference call.

2020-04-27-01 (B-1)
Updates/Acceptance of Agenda

MOVED by Member McKylor that the April 27, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

20-04-27-02 (C-1)
Approval of Minutes

MOVED by Member Schule that the April 6, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

2020-04-27-03 (D-1)
Division 2 – Subdivision Item – Other subdivision
File: PL20200021 (05705006)

MOVED by Member McKylor that subdivision application PL20200021 be approved with the conditions noted in Appendix 'C':

A. The application to create a ± 14.16 acres parcel (Lot 1) to facilitate the development of recreational facilities and open space with a ± 108.77 acres remainder (Lot 2) at Lot 2, Block 2, Plan 1413398, NW-05-25-03-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.

Stormwater

2. The Owner shall provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Harmony Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 1 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
   a. Registration of any required easements and I or utility rights-of-way
   b. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system, as required
   c. Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement with the County

Homeowners'/Landowners' Association

3. The Owners Association of Harmony governance and associated agreements and registration shall specify the future maintenance and operations of Harmony lands for public and private parks, open spaces and other amenity lands including onsite pathways, community landscaping and other features associated with these lands.

Solid Waste Management Plan

4. The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Owners Association of Harmony for management of solid waste.
5. The Waste Management Plan shall also identify how construction waste will be controlled and diverted to landfill.

Emergency Response Plan

6. The Owner shall provide an Emergency Response Plan that is to include firefighting procedures, evacuation measures, containment of hazardous spills, and aircraft incidents to the satisfaction of the County.

Airport Proximity

7. The Owner shall register a caveat on all titles, to the satisfaction of the County, indicating the presence of the Springbank Airport and associated aircraft noise to alert landowners to the presence of the reaching airport and associated impacts.

Payments and Levies

8. Unless otherwise directed by Council, the Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, prior to endorsement of the subdivision. The County shall calculate the total amount owing on the new lot, as shown on the Plan of Survey.
9. 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

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

MOVED by Member McKylor that the Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred.

Carried

2020-04-27-04 (E-1)
Division 9 – Development Item – Dwelling, single detached (existing decks)
File: PRDP20200382 (10013121)

MOVED by Member Boehlke that in development permit application PRDP20200382 that the area of the upper loft deck be brought into compliance with Direct Control District Bylaw 123 and that the lower deck be permitted as proposed in the development permit report.

Carried

MOVED by Member Boehlke that development permit PRDP20200382 be approved as amended:

Description:

1) That the lower deck (oversized) attached to the rear of the existing *Dwelling, Single Detached* may remain on the subject property, in accordance with the submitted application details and site plan, as follows:

   i. That the maximum total area of the lower deck is relaxed from 37.00 sq. m. (400.00 sq. ft.) to 53.42 sq. m. (575.00 sq. ft.).

Advisory:

2) That Building Permit(s)shall be obtained through Building Services for the deck, if required.
3) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

2020-04-27-05 (E-2)
Division 5 – Development Item – Contractor, general; storage area; and single-lot regrading
File: PRDP20200527 (04306051)

MOVED by Member Boehlke that development permit application PRDP20200527 be approved with the conditions noted in the attached development permit report:

Description:

1. That *Contractor General*, *Storage Area* and *single lot re-grading* over approximately 38,485.60 sq. m (9.51 acres), may take place on the subject lands, SE-06-24-28-W04M; Lot 17, Block 2, Plan 1113710, in accordance with the submitted Site, Landscaping, and Grading Plan, and includes:
    i. Gravel fill for purposes of a storage yard for industrial service materials, goods, equipment and vehicles;
    ii. Topsoil for approved landscaped areas; and
    iii. Stormwater pond in accordance with the approved technical reports; and
    iv. Over height perimeter fencing, 3.00 m (9.84 ft.) in height.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the stormwater levy in accordance with Bylaw C-7535-2015 Stormwater Off-Site Levy Bylaw ($5488 per acre). The levy shall be applicable to the gross acreage of the lands proposed to be developed under the development permit.
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
    i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a limited-scope Site-specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with County Servicing Standards. The report shall be titled as "On Site Storm Water Management Plan" to reflect the stormwater Access Agreement on the title of the subject property. The SSIP must describe the on-site facilities, operation and maintenance thereof:
    i. This plan must identify the annual quantities of stormwater that will have to be removed from the storm pond by the end of the year (October 31, 2020) and how this water will be removed (see Technical Memorandum No. 3, 84th Street Study Area – A Report on Drainage Issues, Westhoff Engineering Resources, January 2005 for information related to stormwater disposal volumes).
    ii. This plan must accommodate the runoff resulting from a 1:100 volume as determined by continuous simulation (at a minimum shall account for the period between 1960 and 2010).
    iii. This plan must design for zero off-site discharge. Disposal of water may only be accounted for by evaporation, stormwater re-use or other low impact development techniques.

iv. Infiltration cannot be used for calculations and modeling for disposal of water. The report must include a geotechnical component identifying clay liner components required to ensure a permeability coefficient in the order of 1x10(-6) cm/s.

v. For the purposes of modeling and calculations, this plan shall be based on an assumption that the lot will be 90% impervious (i.e., 90% of the lot will be covered with a 100% impervious surface).

vi. This plan shall include all relevant operational descriptions of the on-site stormwater system components to ensure that the landowner is clearly advised of their perpetual operational obligations for the stormwater management system.

vii. Please see Staged Master Drainage Plan for Frontier Industrial Park Phase 2 – FINAL REPORT, Westhoff Engineering Resources, September 2011.

viii. Detailed engineering drawings are to be submitted in conjunction with the SSIP.

5. That prior to issuance of this permit, the Applicant/Owner shall submit a refundable security in the amount of $10,000 for the proposed road approach.

6. That prior to issuance of this permit, the Applicant/Owner shall submit a design from qualified professional engineer to verify that the site is to be connected to the fire suppression water main system in accordance with the overall engineering plans, RVC Fire Hydrant Water Suppression bylaw and City of Calgary hydrant specifications.

7. That prior to issuance of this permit, the Applicant/Owner shall submit a water table analysis report prepared for this site. The water table analysis report shall evaluate soil characteristics and existing groundwater conditions and be based on test holes drilled at a maximum spacing of 150m radius throughout the proposed Development in accordance with the County Servicing Standard. *Note: A minimum of two (2) test holes must be drilled for each proposed Development.*

8. That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan and/or details :

   i. that confirm the total area for the gravel fill;

   ii. that identify a minimum of 300mm of topsoil; and

   iii. that the proposed vegetation type can endure irrigation from May to September annually.

9. That prior to issuance of the permit and stripping and grading of the site, the Applicant/Owner shall submit an erosion and sediment control report (ESC) and plan, in accordance with County Servicing Standards.

10. That prior to issuance of the permit, the Applicant/Owner shall submit a lot grading plan including the following:

    i. Corner grades shall conform to the Lot Grading Plan prepared by Urban Systems drawing no. C04-2092.0023.02;

    ii. The lot shall be shaped such that the entire lot drains to the on-site pond such that if the owner fails to maintain their stormwater system will pond and trap low on site and will NOT adversely affect adjacent lands;

    iii. Building elevations should be placed above the high-water level.

Prior to Occupancy:

11. That prior to occupancy of the site, the Applicant/Owner shall submit Built to Design Certificates and As-built drawings certified by a professional engineer. The as-built drawings shall include: verification

of as-built pond volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP.

i. Following receiving the as-built drawings from the consulting engineer, Engineering Services shall conduct an inspection of the site to verify stormwater has been completed.

12. That prior to occupancy of the site, all landscaping, site surfacing and fencing shall be implemented onsite.

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

13. That prior to occupancy of the site, the County shall perform an inspection of the site to verify that the road approach has been installed in accordance with the County Servicing Standards and approved plans. Note, any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site must be restored to the original subdivision grades and adequately top soiled & seeded, to the satisfaction of the County.

    i. Upon final acceptance of the approach, the refundable security shall be released to the Applicant/Owner.

Permanent:

14. That upon completion of the proposed development, the Applicant/ Owner shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.

15. That water shall be trucked into the plan area and stored in cisterns or obtained from individual wells in accordance with Policy 6.4 of the Conceptual Scheme.

16. That the Applicant/Owner shall submit an *Application for Road Approach*, through County Road Operations, prior to start of construction.

17. That any proposed Road approaches shall be constructed in accordance with the County Servicing Standards and to the same or better standard than the roads in Frontier Industrial Park. Therefore, the minimum design requirement for the approaches is as follows:

    i. 40mm City of Calgary B mix asphalt

    ii. 90mm City of Calgary A mix asphalt

    iii. 300mm of Class 2 - Des 20 Crushed Granular Base

    iv. The geometric design of the approach shall be based on the type of vehicles using the access and the actual pavement structural design shall be based on a soaked CBR certified by a professional engineer.

18. That the Owner shall obtain a License to Divert Water from Alberta Environment prior to extracting water for commercial purposes should water be obtained from individual wells on-site in accordance with the Provincial Water Act.

19. That irrigation and landscaping water shall only be supplied by the re-use of stormwater.

20. That the Owner shall have their stormwater detention infrastructure empty/at the NWL by the end of the irrigation season.

21. That the subject development must be in accordance with Frontier Phase 2 Conceptual Scheme and By-law C-6766-2009.
22. That sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal in accordance with Policy 6.3.1. of the Frontier Conceptual Scheme.
23. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
24. That any topsoil removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
25. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
    i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
26. That the Applicant/Owner shall take effective measures to control dust in the re-grading area of the Lands, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
    i. That if at any time the removal or handling of topsoil creates a visible dust problem, the removal or handling of topsoil shall cease immediately until remedial measures are taken.
27. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
28. That all on-site lighting shall be dark sky, including site security lighting and parking area lighting. The lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
29. That the topsoil shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
30. That the County may draw upon the Letter of Credit, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
31. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Authority.
32. 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.

Advisory:

33. That the County encourages Low-Impact Development (LID) initiatives, which could consist of the implementation some of following: green roof systems, rainwater harvesting, consumptive re-use of stormwater for irrigation, wash-water, or process water.
34. That the Applicant/Owner shall be responsible for onsite weed control and shall adhere to the regulations in the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*] at all times.
35. That the subject development shall conform to the County's Noise *Bylaw C-5773-2003* in perpetuity.

36. That all new signage on site shall obtain approval from Development Authority prior to installation.
37. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
    i. That the Applicant/Owner shall be responsible for all Alberta Environment and Parks (AEP) approvals/ compensation for existing waterbodies/ riparian areas/ tributary/ stream on site that may be impacted by the proposed development activities.
38. That the grading activities shall be completed 18 months from the date of issuance of this permit.
39. That if this Development Permit is not issued by **December 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

The Chair called for a recess at 9:45 a.m. and called the meeting back to order at 9:51 a.m. with all previously mentioned members present.

2020-04-27-06 (E-3)
Division 9 – Development Item – Bed and breakfast home
File: PRDP20200492 (07829004)

MOVED by Member McKylor that development permit application PRDP20200492 be approved with the conditions noted in the attached development permit report:

Description:

1) That a Bed and Breakfast Home may operate on the subject parcel (44092 TWP RD 274) in accordance with the approved site plan and floor plans and the conditions of this permit.

Permanent:

2) That there shall be no non-resident employees at any time.
3) That the Bed and Breakfast Home shall be limited to the dwelling unit.
4) That the operation of the Bed and Breakfast Home shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
5) That a maximum of one (1) bedrooms may be used for the Bed and Breakfast Home at any time.
6) That the only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
7) That no off-site advertisement signage associated with the Bed and Breakfast Home shall be permitted.
8) That all customer parking shall be on the Owner's property.
9) That a maximum stay of fourteen (14) days per person shall be permitted.
10) That the operation of this Bed and Breakfast Home shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The Bed and Breakfast Home shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
11) That minimal exterior modification of the structure or grounds shall be made and shall be compatible with the character of the area or neighbourhood.

12) 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.

13) That this development permit does not include approval of an *Accommodation Unit*.

Advisory:

14) That the Applicant/Owner shall contact Building Services, to discuss a Change of Use Building Permit application or arrange for a building inspection. The inspection shall ensure life safety/health requirements of the Alberta Building Code are met for proposed use, such as Smoke Alarms/Co Alarms, emergency egress window sizes bedrooms, washroom facilities.

    a) Should any deficiencies be identified, the Applicant/Owner shall remediate said deficiencies with any appropriate building or sub-trade permits/inspections as directed by the Building Services.

15) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner including:

    a) That the Applicant/Owner shall obtain a Food Establishment Permit from Alberta Health Services and meet any requirements of the Public Health Act Food Regulation as it pertains to Bed & Breakfasts, prior to operation.

    b) That the Applicant/Owner shall be required to obtain all necessary water well licenses from Alberta Environment for any commercial water uses, if required.

16) That his Development Permit shall be valid until **May 27, 2022**.

Carried

2020-04-27-07 (E-4)
Division 5 – Development Item – Horticultural development (greenhouses)
File: PRDP20200307 (05332012)

MOVED by Member Boehlke that a new prior to issuance condition be added to development permit PRDP20200307 to read:

> "As a prior to issuance condition of the development permit, the Applicant shall be required to provide a wastewater servicing plan that may include the use of holding tanks with trucked service for commercial purposes as deemed suitable by Administration."

Carried

MOVED by Member McKylor that development permit application PRDP20200307 be approved with the conditions noted in the attached development permit report, as amended:

Description:

1. That a Horticultural Development may take place on the subject site, in accordance with the submitted Site Plans and includes:

    a. construction of five greenhouses, approximately 197.33 sq. m (2,124 sq. ft.) in area individually; and

    b. Fenced outside storage, 100.00 sq. m (1,076.39 sq. ft.) in area, 1.82 m (6.00 ft.) in height.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County. If accepted, the contribution is calculated at $800.00 per acre.
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations, to confirm that the existing approaches are adequate for the proposed development and meet County Servicing Standards.
    a. If the approaches are not adequate to accommodate the proposed development, the Applicant/Owner shall submit a Road Approach application and complete all requirements/upgrades.
        i. Written confirmation shall be received from County Road Operations, confirming the status of this condition.
4. That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
    a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
5. That as a prior to issuance condition of the development permit, the Applicant shall be required to provide a wastewater servicing plan that may include the use of holding tanks with truck service for commercial purposed as deemed suitable by Administration.

Permanent:

6. 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.
7. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
    a. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
8. That dust control shall be maintained on the site during construction and during operation of the business, and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
9. That all on-site Lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
10. That any garbage containers shall be screened from view from all adjacent properties and public thoroughfares. All garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
11. That the outside storage area shall be constructed as per the approved site plan, include wood fencing and shall be erected at all times, to completely screen any outside storage materials related to the Horticultural Development, from adjacent properties.

12. 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) to facilitate accurate emergency response.
13. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
14. That any future signage, related to the development, will require separate Development Permit approval and shall adhere to Section 35 of the County's Land Use Bylaw.
15. That there shall be business parking at any time along the adjacent County Road or Provincial Road Systems.

Advisory:

16. That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
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 any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
    a. That if the Applicant/Owner wishes to use a groundwater well in the future, Alberta Environment and Parks (AEP) approval shall be obtained prior to commencement.
19. 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.
20. That if this Development Permit is not issued by NOVEMBER 30, 2020, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried

2020-04-27-08 (E-5)
Division 1 – Development Item – Single-lot regrading
File: PRDP20200444 (03909027)

MOVED by Member Kamachi that development permit application PRDP20200444 be approved with the conditions noted in the attached development permit report:

Description:

1. That single-lot regrading and excavation, for the construction of a pond shall be permitted in general accordance with the application and drawings submitted with the application and includes:
    i. a Pond, approximately 200.00 sq. m (2,152.78 sq. ft.) in area [*10.00 m (32.81 ft.) wide x 20.00 m (65.61 ft.) long x 1.20 m (3.93 ft.) in depth*];
    ii. Retaining Wall;

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a copy of the Stormwater Management Plan, referenced in the application (completed by Jubilee Consultants Ltd. dated 2006) for review by the County, to ensure that the proposed development would align with the overall plan, in accordance with County's Servicing Standards.

   or

   That prior to issuance of this permit, the Applicant/Owner shall submit an updated Stormwater Implementation Plan, for the subject site, in accordance with the County's Servicing Standards, conducted and stamped by a professional engineer, which supports the proposed development.

3. That prior to issuance of this permit, the Applicant/Owner shall submit an erosion and sediment control (ESC) plan, in accordance with the County's Servicing Standards, to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the proposed development and in perpetuity, as the proposed development is located in close proximity to a riparian protection area of the Stream and the County's Environmental Reserve property.

Permanent:

4. That no native topsoil shall be removed from the site.
5. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
6. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
7. That the topsoil shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
8. 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.
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 adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
10. That upon request of the County, 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.
11. That the proposed development graded area, including excess topsoil, as per the approved site plan, shall be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
12. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. That the Applicant/Owners shall ensure that site drainage is not directed to the existing Private Septic Treatment System as a result of the proposed Development Activity.
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.

15. That at no time shall the adjacent Environmental Reserve (ER) be made available or encroached upon by the Owner of the property or by any parties associated with any construction activities for the subject development proposal.
    i. This includes, but is not exclusive to vehicular movement; equipment storage; stockpiling of excavation materials; crossing or otherwise;
    ii. Any required enforcement of the ER shall be commenced in accordance with the terms of the County's *Reserves Bylaw (RVC Bylaw C-5759-2003).*
16. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including the required Construction Management Plan and Stormwater Grading analysis.

Advisory:

17. That the subject development shall conform to the *County's Noise Bylaw C-5773-2003* in perpetuity.
18. 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].*
19. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
    i. That the Applicant/Owner shall ensure that the submitted Water Act approval remains valid with the Province.
20. That if the development authorized by this Development Permit is not completed within 18 months of the date of issuance, the permit is deemed to be null and void.
21. That if this Development Permit is not issued by DECEMBER 30, 2020, or the approved extension date, then this approval is null and void and the Permit shall not be issued.

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

Carried

2020-04-27-09 (E-6)
Division 4 – Development Item – Accessory building (existing)
PRDP20200603 (03214035)

MOVED by Member Schule that development permit application PRDP20200603 be approved with the conditions noted in the attached development permit report:

Description:

1) That the *Accessory Building (Shed),* may remain on the subject property as shown on the Real Property Report prepared by Vista Geomatics Ltd. (File # 19055243), dated October 1, 2019.
    a. That the minimum side yard setback requirement for the *Accessory Building (Shed)* be relaxed from 0.60 m (1.96 ft.) to 0.17 m (0.55 ft.).

Advisory:

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

Carried

2020-04-27-10 (E-7)
Division 2 – Development Item – Relaxation of front yard setback
PRDP20200546 (05705027)

MOVED by Member McKylor that development permit application PRDP20200546 be approved with the conditions noted in the attached development permit report:

Description:

1. That the existing dwelling, single detached may remain on the subject parcel in general accordance with the drawings prepared by Vista Geomatics Ltd. V.G. File No. 19015113, 2020, File No.68006; dated December 20, 2019, and conditions noted herein:
    i. That the minimum front yard setback requirement for the dwelling, single-detached is relaxed from 6.00 m (19.69 ft.) to 5.90 m (19.36 ft.).

Advisory:

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

Carried

2020-04-27-11 (E-8)
Division 1 – Development Item – Renewal of a farm dwelling, mobile home
PRDP20200448 (04823001)

MOVED by Member Schule that condition 7 for development permit PRDP20200448 as noted in the development permit report be amended to read:

"THAT this permit shall be valid until ~~February 28, 2025~~ February 28, 2030."

Carried

MOVED by Member Kamachi that development permit application PRDP20200448 be approved with the conditions noted in the attached development permit report, as amended:

Description:

1) That the farm dwelling, mobile home may remain on the parcel in accordance with the approved site plan and the minimum setback requirements of the Land Use Bylaw.

Permanent:

2) That the use of the farm dwelling, mobile home shall be for a residence for full-time farm help.
3) That within thirty (30) days of the farm dwelling, mobile home not being required as a residence for full-time farm help, the farm dwelling, mobile home shall be removed from the parcel.
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.

Advisory:

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

6) That any required Building Permit and applicable sub trade permit for the farm dwelling, mobile home shall be submitted through Building Services.

7) That this permit shall be valid until February 28, 2030.

Carried

The Chair called for a recess at 10:55 a.m. and called the meeting back to order at 11:01 a.m. with all previously mentioned members present.

2020-04-27-12 (E-9)
Division 9 – Development Item – Renewal of a home-based business, type II
PRDP20200531 (06705023)

MOVED by Member Boehlke that condition 14 for development permit PRDP20200531 as noted in the development permit report be amended to read:

"THAT this development permit shall be valid until ~~March 30, 2023~~ March 30, 2030."

Carried

MOVED by Member Boehlke that development permit application PRDP20200531 be approved with the conditions noted in the attached development permit report, as amended:

Description:

1) That a Home-Based Business, Type II, for a cat boarding facility may continue to operate on the subject parcel in accordance with the approved site plan.

Permanent:

2) That the number of non-resident employees shall not exceed one at any time.
    a) That an employee in this home-based business is a person who attends on the property more than once in a seven day period for business purposes.

3) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.

4) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.

5) 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. The Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.

6) That the Home-Based Business shall be limited to the dwelling and its accessory buildings.

7) That there shall be no outside storage of goods, materials, commodities, or finished products.

8) That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within a building.

9) That a 2' x 3' identification sign may remain on the Applicant's property, for identification purposes only, in keeping with the general appearance of the area, as approved by the Development Authority.

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 may generate up to a maximum of four 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.

13) That all cats shall be kept indoors at all times.

14) That this Development Permit shall be valid until March 30, 2030.

Advisory:

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

Carried

2020-04-27-13 (E-10)
Division 4 – Development Item – Renewal of a home-based business, type II
PRDP20200335 (04209011)

MOVED by Member Schule that condition 13 for development permit PRDP202003350531 as noted in the development permit report be amended to read:

"THAT this development permit shall be valid until ~~March 22, 2023~~ March 22, 2025."

Carried

MOVED by Member Schule that development permit application PRDP20200335 be approved with the conditions noted in the attached development permit report, as amended:

Description:

1) That a Home-Based Business, Type II, for a machine shop, may continue to operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.
    i) That the maximum permitted outside storage area is relaxed from 162.00 sq. m (1,740.00 sq. ft.) to 400.00 sq. m (4,305.56 sq. ft.).

Permanent:

2) That the number of non-resident employees shall not exceed two (2) at any time.
    i) That an employee in this Home-Based Business is a person who attends on 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 or agricultural character and external appearance of the land and buildings.

5) 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.

6) 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.

7) Stockpiling of materials associated with the Home-Based Business shall only be located within the outside storage area in accordance with the revised Site Plan. Any stockpiling outside of the approved outside storage area shall require an additional development permit.

8) That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area in accordance with the revised 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 revised Site Plan.

10) 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 for buildings, and shall not exceed 400.00 sq. m (4,305.56 sq. ft.), in accordance with the revised Site Plan.

11) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.

12) That no off-site advertisement signage associated with the Home-Based Business shall be permitted

13) That this Development Permit shall be valid until March 22, 2025.

Advisory:

14) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

15) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.

Carried

Adjournment

MOVED by Member Schule that the April 27, 2020 Municipal Planning Commission meeting be adjourned at 11:17 a.m.

Carried

_____
Chair or Vice Chair

_____
Chief Administrative Officer or Designate

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority **DATE:** May 11, 2020

DIVISION: 4 **APPLICATION**: PL20200001

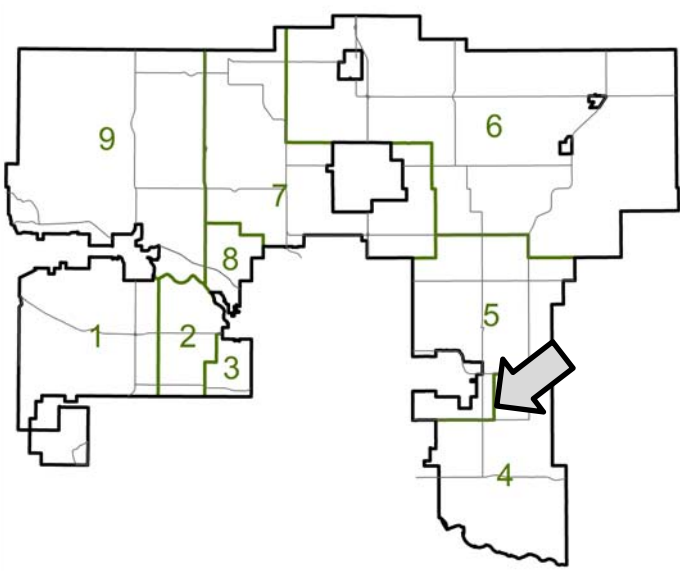
SUBJECT: Subdivision Item: Residential

APPLICATION: To create a ± 1.21 ha (3.00 acre) parcel (Lot 1) with a ± 1.42 ha (3.05 acre) remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.61 km (1 mile) north of Glenmore Trail and on the east side of Range Road 275.

LAND USE DESIGNATION: Residential One District (R-1)

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



OPTIONS:

Option #1: THAT Subdivision Application PL20200001 be approved with the conditions noted in Appendix 'B'.

Option #2: Motion #1 THAT Subdivision Application PL20200001 be approved with the conditions noted in Appendix 'B'.

Motion #2 THAT Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred on Lot 2

Motion #3 THAT Municipal Planning Commission recommends to Council that the Municipal Reserve be deferred on Lot 1.

Option #3: THAT Subdivision Application PL20200001 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:

Administration Resources
Andrea Bryden / Prabh Sodhi – Planning and Development Services.

ROCKY VIEW COUNTY

APPLICANT: Konschuk Consulting (Larry Konschuk)

OWNER: Ashok K & Gurpeet K Minhas, Nitenjit K & Piara Sing Panag

APPLICATION EVALUATION:

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

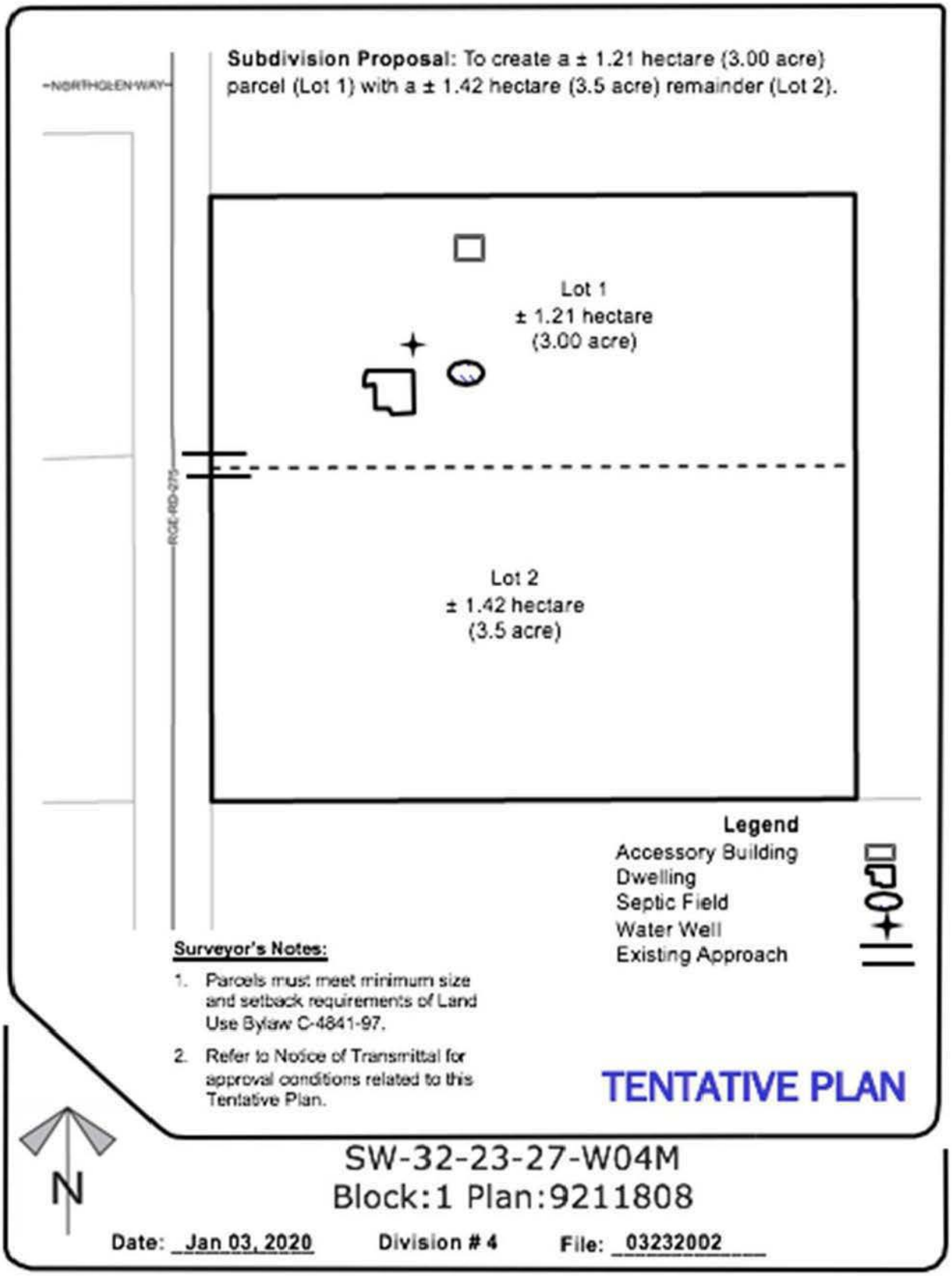
APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
• *Municipal Government Act;* • Subdivision and Development Regulations; • County Plan; • Land Use Bylaw; and • County Servicing Standards.	• Private Sewage Treatment System (Level 1 Site Assessment) prepared by Strom Engineering Inc./ January, 2020

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	$35,613.50
MUNICIPAL RESERVE ($/ACRE)	$34,392.00

The Applicant has requested (Appendix 'D') that Municipal Reserve only apply to Lot 1 and that the TOL only apply to Lot 2. Should Municipal Planning Commission wish to grant such requests, Option 2 is available.

ROCKY VIEW COUNTY

Tentative Plan



ROCKY VIEW COUNTY

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

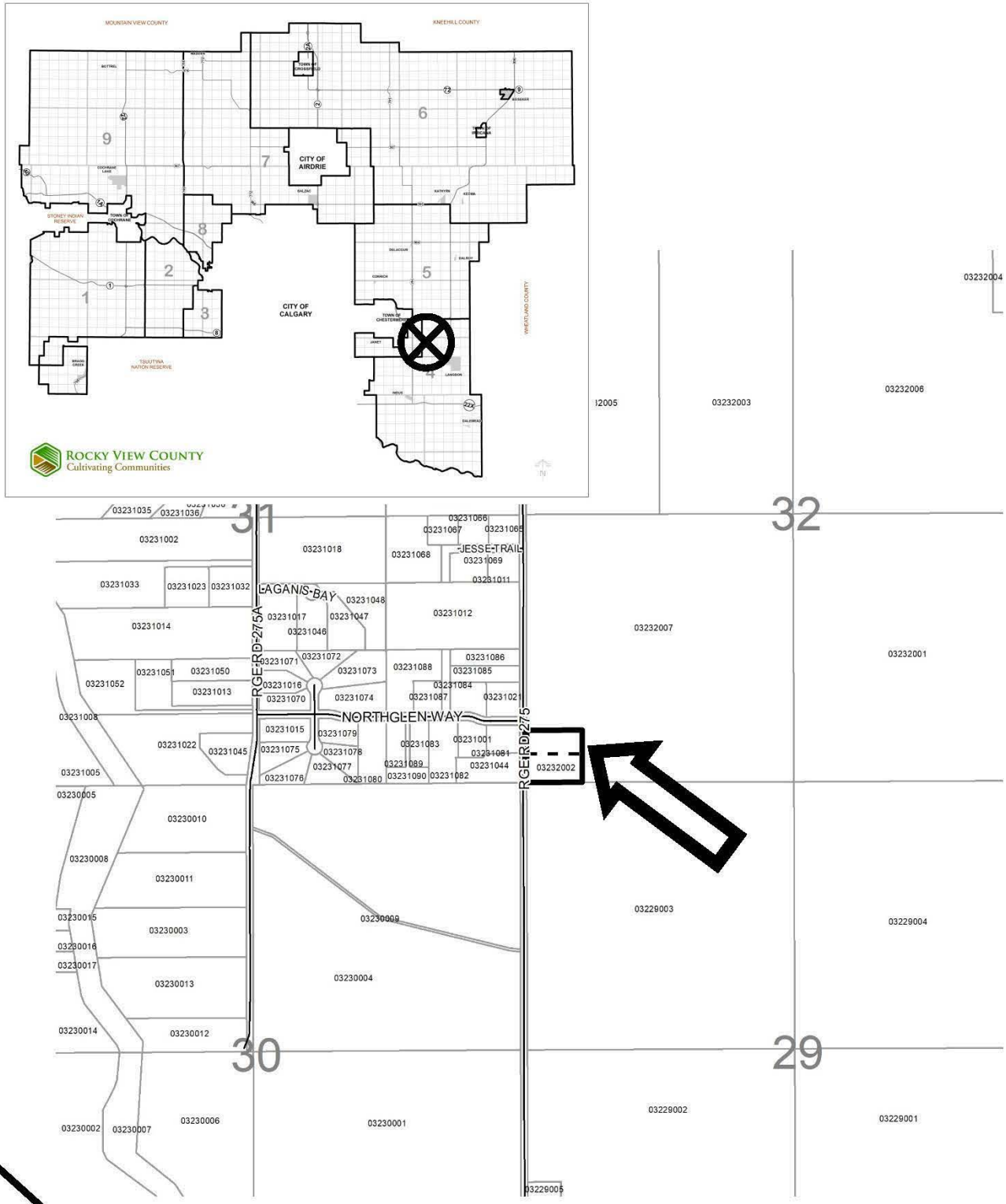
AB/llt

APPENDICES:
APPENDIX 'A': Maps and Other Information
APPENDIX 'B': Approval Conditions
APPENDIX 'C': Letters
APPENDIX 'D': Email from Applicant

ROCKY VIEW COUNTY

APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: January 2, 2020	**DATE DEEMED COMPLETE:** February 21, 2020
GROSS AREA: ± 2.64 HECTARES (± 6.52 ACRES)	**LEGAL DESCRIPTION:** Block 1, Plan 9211808, SW-32-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: ***November 26, 2019:*** The subject parcel was re-designated from Farmstead District to Residential One District.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to fifty (50) adjacent landowners and one (1) letter in response was received. The responses have been included in Appendix 'C.' 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.	



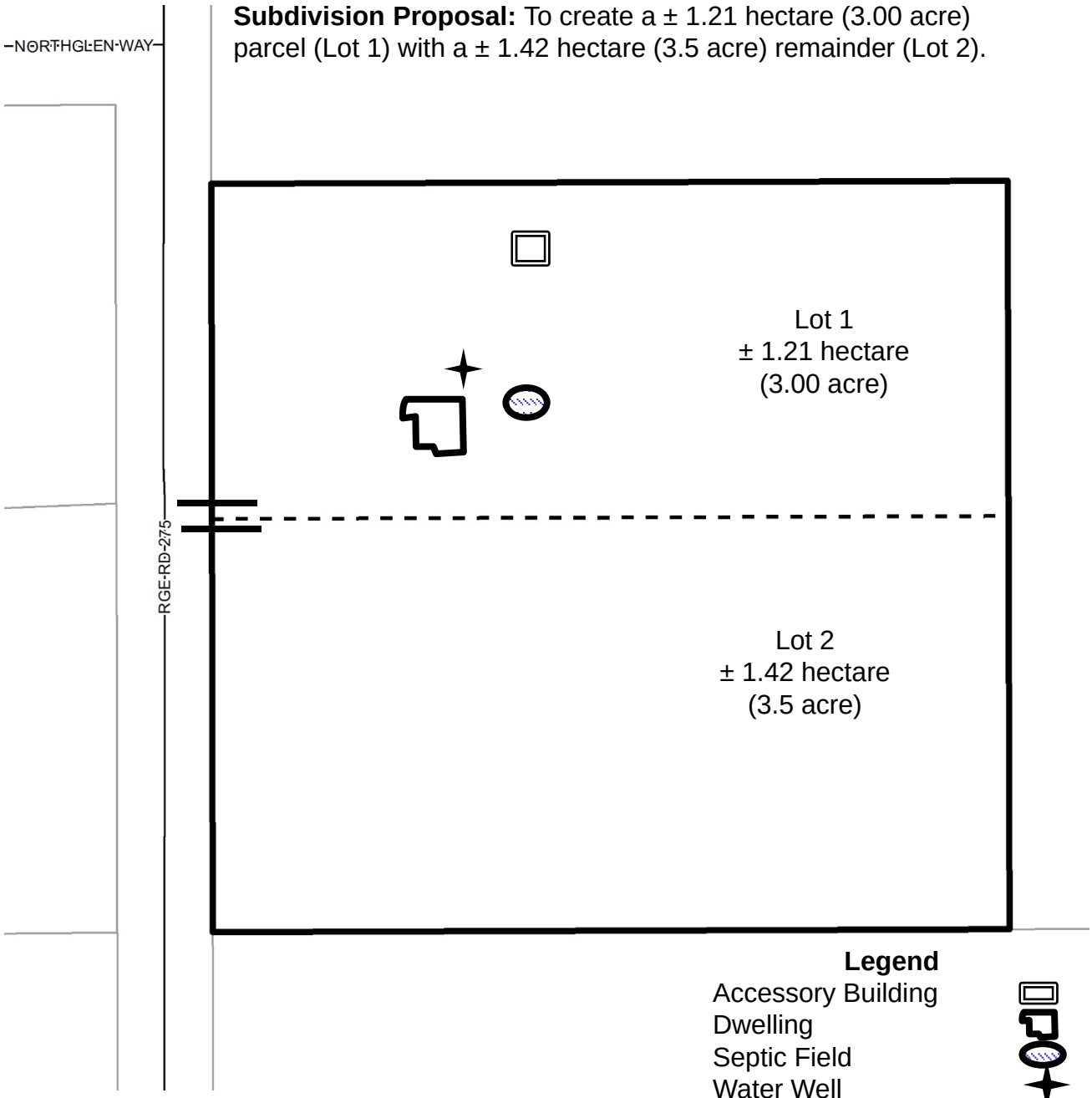
LOCATION PLAN

N

SW-32-23-27-W04M
Block:1 Plan:9211808

Date: Jan 03, 2020 **Division # 4** **File:** 03232002

Subdivision Proposal: To create a ± 1.21 hectare (3.00 acre) parcel (Lot 1) with a ± 1.42 hectare (3.5 acre) remainder (Lot 2).



Legend

Accessory Building
Dwelling
Septic Field
Water Well
Existing Approach

Surveyor's Notes:

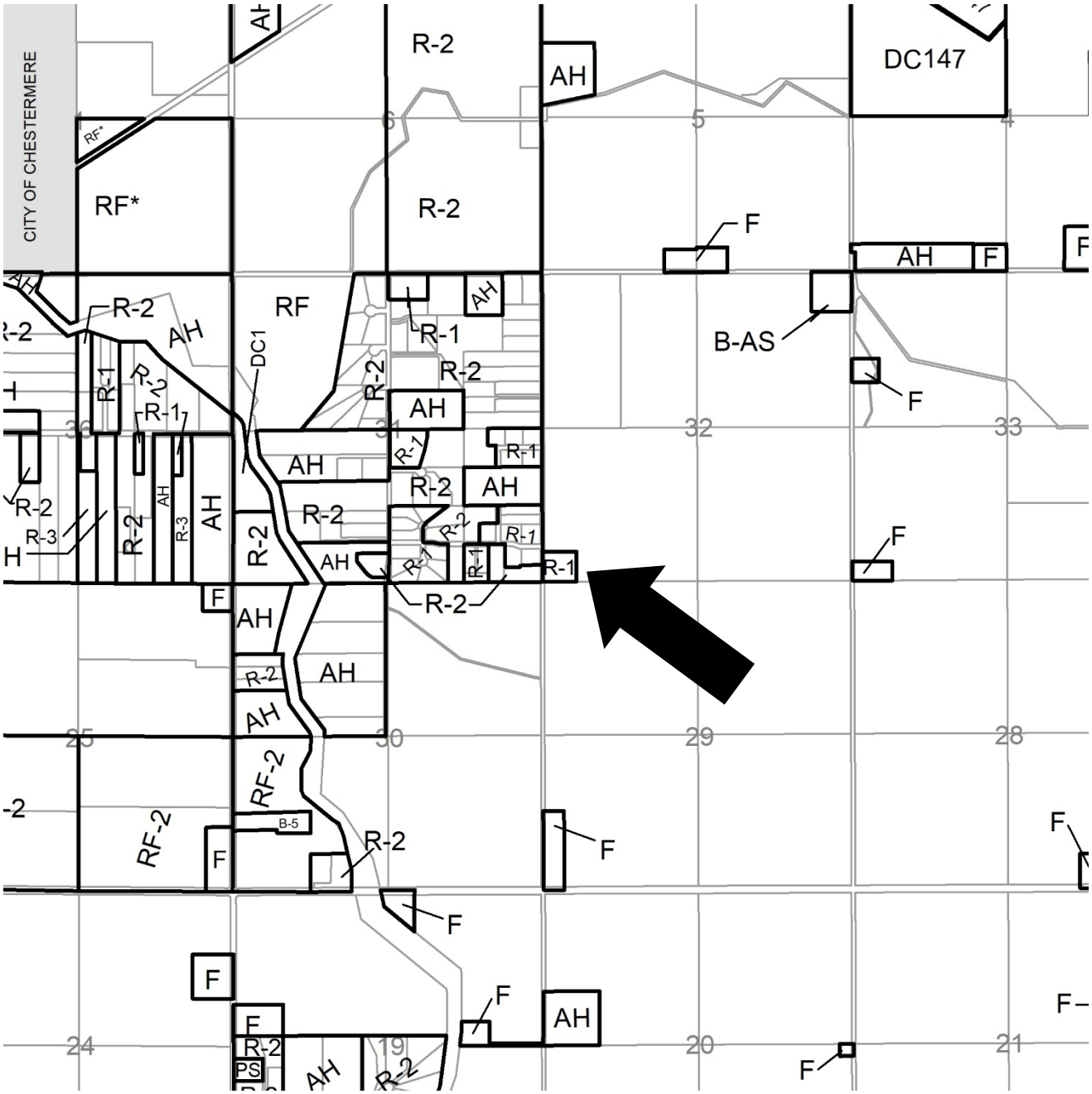
1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

N

SW-32-23-27-W04M
Block:1 Plan:9211808

Date: Jan 03, 2020 **Division # 4** **File:** 03232002



	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

N

SW-32-23-27-W04M
Block:1 Plan:9211808

Date: Jan 03, 2020 **Division # 4** **File:** 03232002

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.

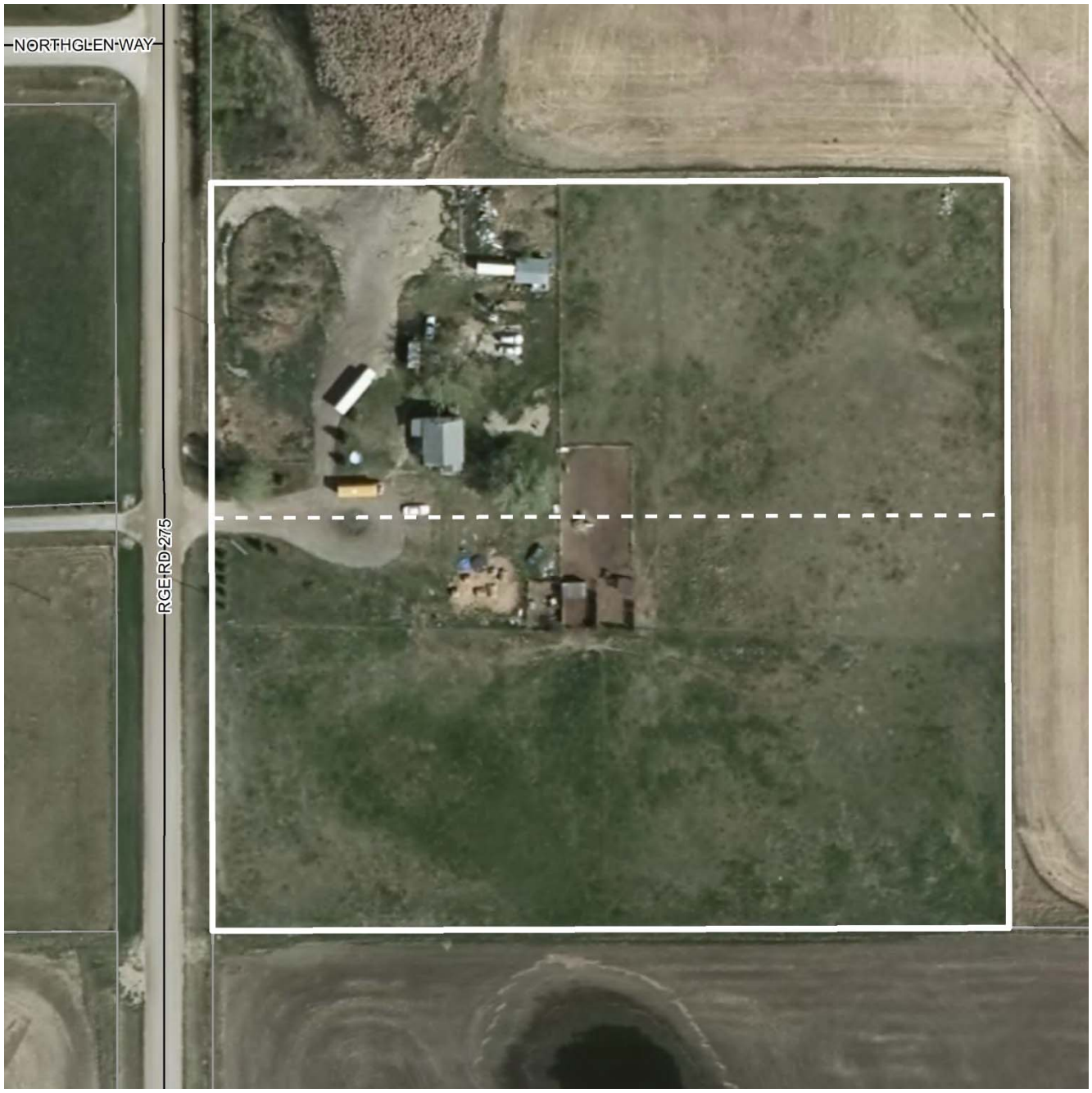
TOPOGRAPHY

Contour Interval 2 M

N

SW-32-23-27-W04M
Block:1 Plan:9211808

Date: Jan 03, 2020 **Division # 4** **File:** 03232002



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

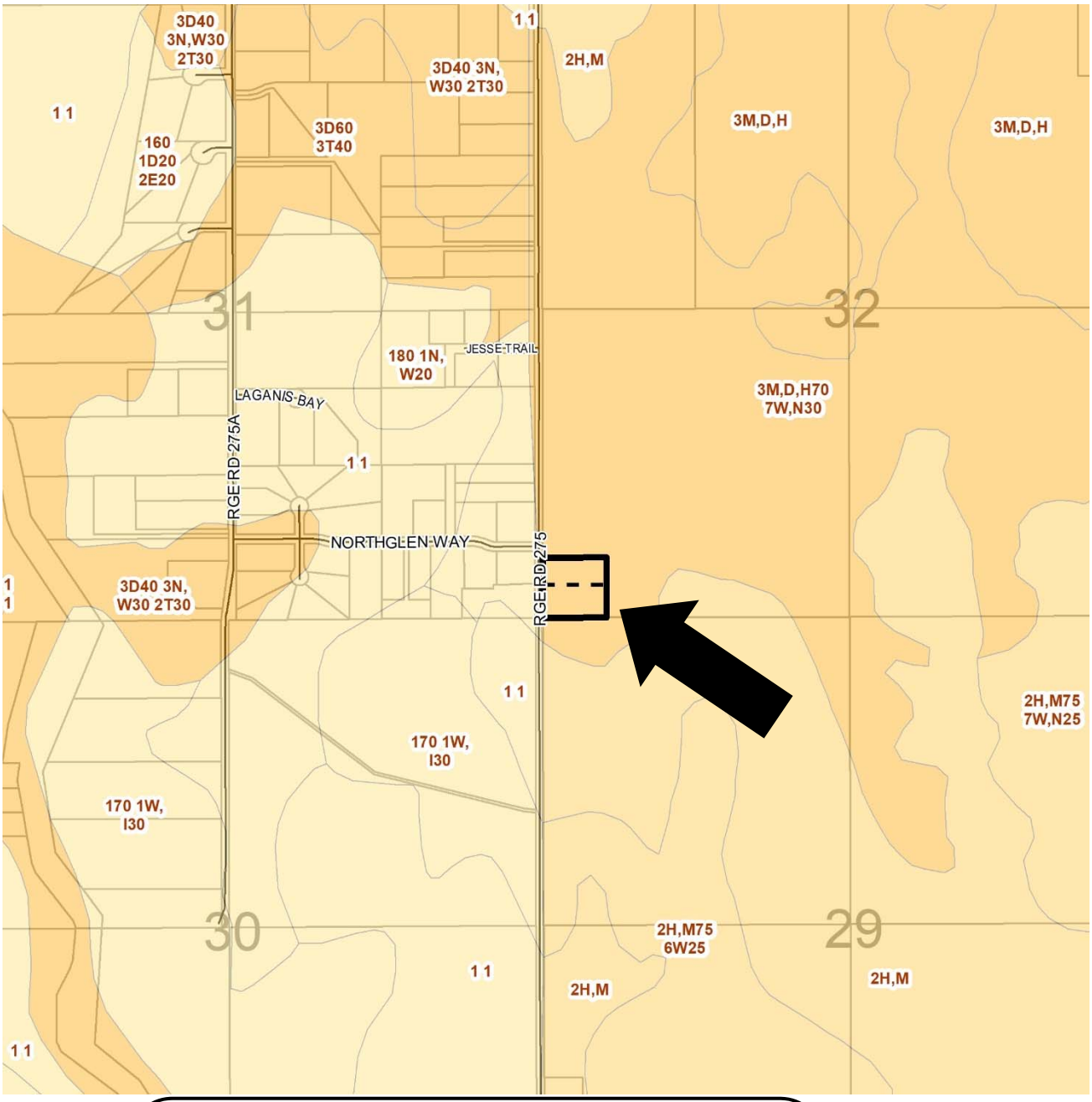
AIR PHOTO

Spring 2018

N

SW-32-23-27-W04M
Block:1 Plan:9211808

Date: Jan 03, 2020 **Division # 4** **File:** 03232002



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

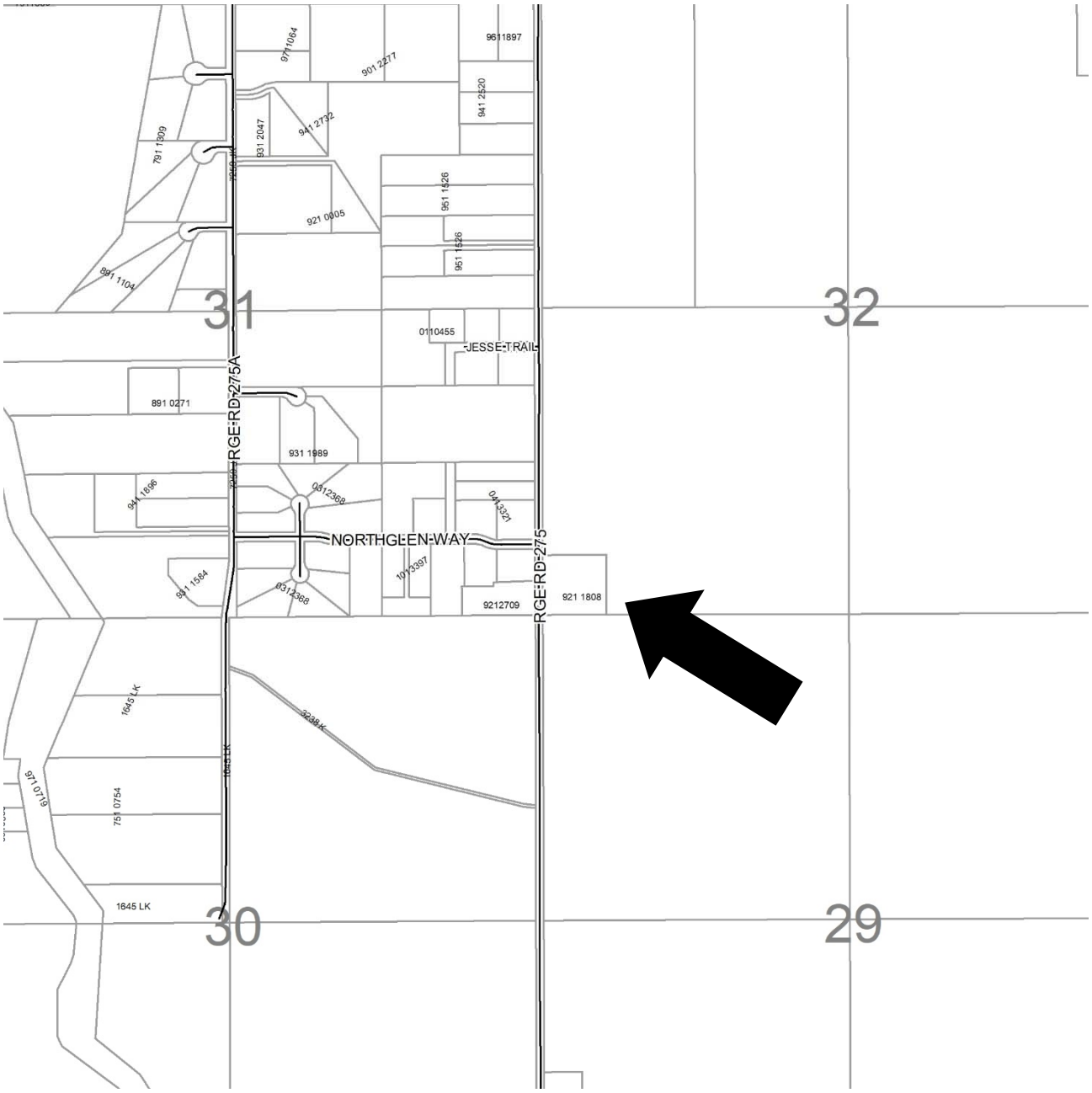
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

SOIL MAP

N

SW-32-23-27-W04M
Block:1 Plan:9211808

Date: Jan 03, 2020 **Division # 4** **File:** 03232002



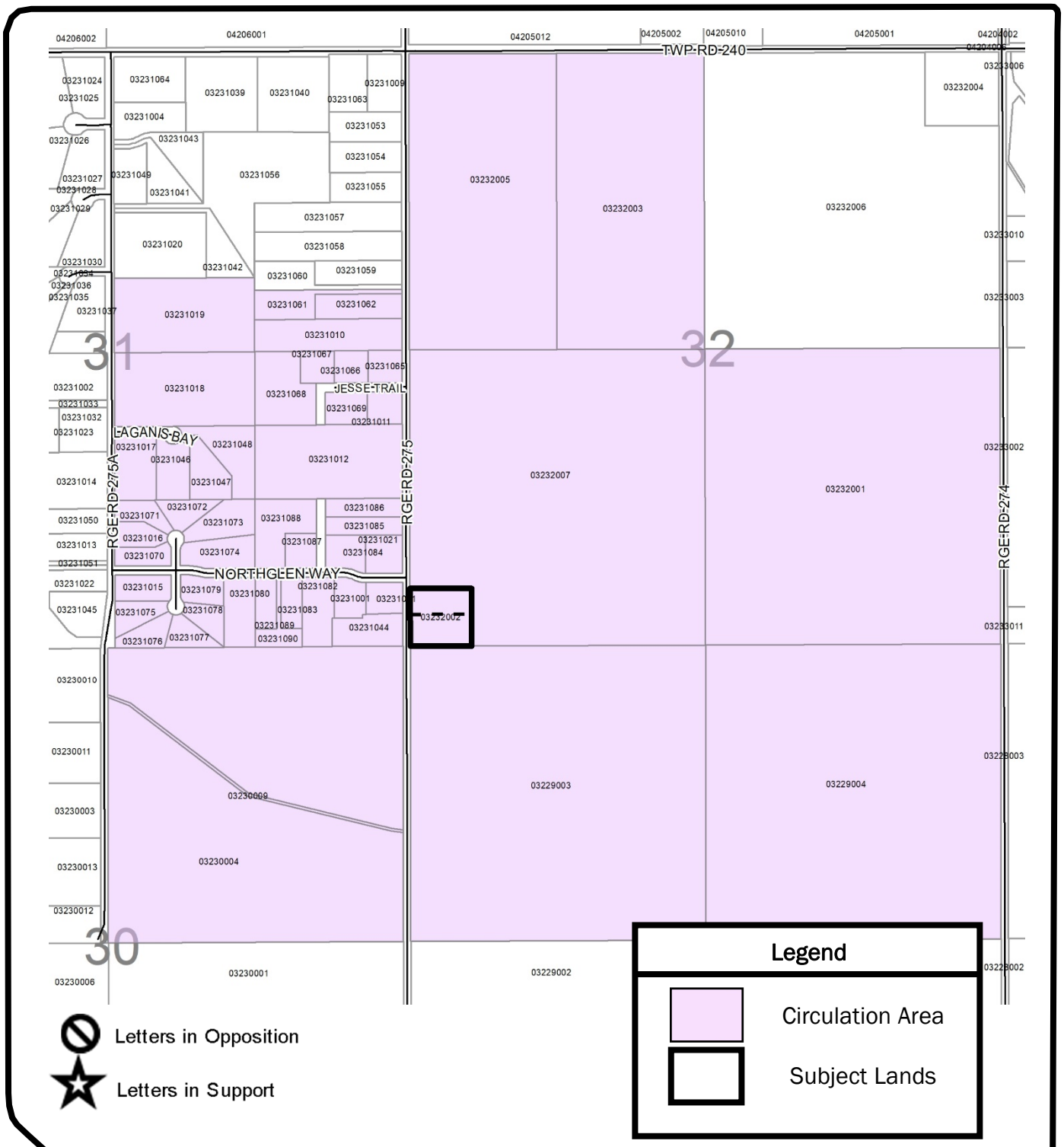
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SW-32-23-27-W04M
Block:1 Plan:9211808

Date: Jan 03, 2020 **Division # 4** **File:** 03232002



LANDOWNER CIRCULATION AREA

N

SW-32-23-27-W04M
Block:1 Plan:9211808

Date: Jan 03, 2020 **Division # 4** **File:** 03232002

ROCKY VIEW COUNTY

APPENDIX 'B': APPROVAL CONDITIONS

A. The application to create a ± 1.21 ha (3.00 acre) parcel (Lot 1) and a ± 1.42 ha (3.5 acre) remainder (Lot 2) at Block 1, Plan 9211808, 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:

ROCKY VIEW COUNTY

Survey Plans

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

Transportation and Access

2) The Applicant/Owner shall upgrade the existing road approach to a mutual gravel standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 & 2. In addition, the Applicant/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 Applicant/Owner has provided a Level 1 Assessment in accordance with the Model Process Reference Documents for Lots 1 & 2:
   a) The Applicant/Owner shall comply with the improvements recommended in the Model Process Assessment, prepared by Strom Engineering Inc., dated January, 2020, and shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
4) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
   a) The Applicant/Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 2;
   b) Verification is provided that each well is located within each respective proposed lot's boundaries; and
   c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

Municipal Reserves

5) Unless otherwise directed by Council, the provision of Reserve in the amount of 10% of the area of Lots 1 & 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Weleschuk Associates Ltd, File No. 19-2239, January 3, 2020), pursuant to Section 666(3) of the Municipal Government Act.

Utility Easements

6) Utility Easements, Agreements, and Plans are to be provided and registered (concurrent with a plan of survey or prior to registration) to the satisfaction of ATCO Gas.

Payments and Levies

7) Unless otherwise directed by Council, the Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of Lots 1 & 2, as shown on the Plan of Survey.
8) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

ROCKY VIEW COUNTY

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Lori-Lee Turcotte

From: Chris Bishop [redacted]
Sent: Friday, January 24, 2020 2:04 PM
To: Andrea Bryden

I would like to voice my opostion to file no. 03232002. I have had enough trouble with garbage coming over the fence onto my place from 1 place. I don't need more stuff coming onto my place from 2 yards. If this happens and a house is built there will be a huge amount of [redacted] flying over the during construction. This has happened before so I know what to expect. When it gets wet the land in question will flood into a slough. I have across the fence for 60 years so I do what I am talking about.

Your's truly

Gordon Bishop

Lori-Lee Turcotte

From: larry@konschukconsulting.com
Sent: Saturday, April 18, 2020 2:32 PM
To: Andrea Bryden
Subject: [EXTERNAL] - RE: PL20200001

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: Do not click links, or open attachments unless the sender and content are known to you.

Hi Andrea,

Upon further review I ask that the T.O.L in condition 7 only be applied to Lot 2.as it is the parcel where an increase of traffic will impact County roads at time of developement. Please pass these requests on to the planning commission at time of subdivision.

Thanks again,
Larry

--------- Original Message ---------
Subject: RE: PL20200001
From: "larry@konschukconsulting.com" <larry@konschukconsulting.com>
Date: 4/18/20 7:01 am
To: "ABryden@rockyview.ca" <ABryden@rockyview.ca>

Hi Andrea,

Thankyou for the draft report. The subdivision conditions look to be standard but I feel that no. 5 (Municipal Reserve) should not be applied on lot 2 as there may be potential for future subdivision on that parcel.
Please let me know how council will be handling subdivision applications with the virus rules we are faced with.
Hope you and yours are safe and healthy.

Regards
Larry

--------- Original Message ---------
Subject: PL20200001
From: "ABryden@rockyview.ca" <ABryden@rockyview.ca>
Date: 4/14/20 9:27 am
To: "larry@konschukconsulting.com" <larry@konschukconsulting.com>

Hi Larry,

See the attached draft conditions for your review. Let me know if you have any objections.

?Regards,

Andrea

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** May 11, 2020

DIVISION: 02 **APPLICATION**: PRDP20200480

SUBJECT: Development Item: Accessory Building and signage

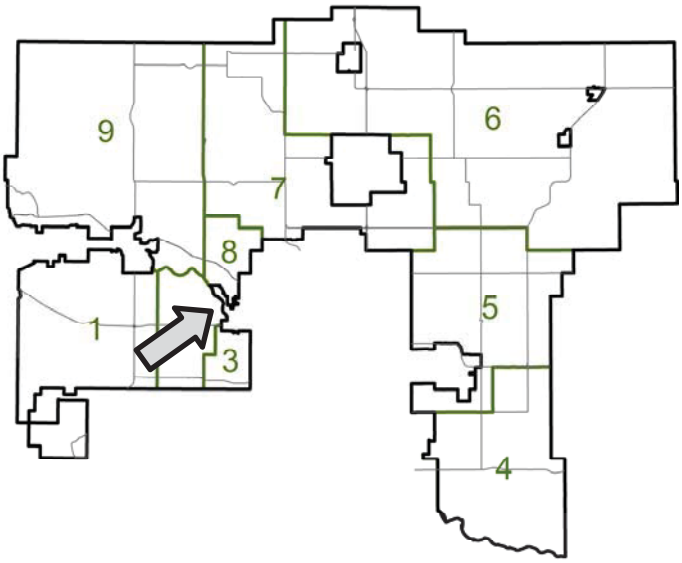
USE: Listed DC Discretionary Use, no Variances

APPLICATION: Construction of an Accessory Building (*greenhouse)* and signage

GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) east of Rge. Rd. 32 and on the south side of Twp. Rd. 251A

LAND USE DESIGNATION: Direct Control District (DC25/26, *Cell 3 & 7 - Recreational*)

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



OPTIONS:

Option #1: THAT Development Permit Application PRDP20200480 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20200480 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:

Administration Resources
Sangeeta Vishwakarma - Planning and Development Services

ROCKY VIEW COUNTY

DEVELOPMENT PERMIT REPORT

Application Date: February 27, 2020	**File:** 05711045 / 05711044
Application: PRDP20200480	**Applicant:** Springbank Links Golf Club (Kevin Heise) **Owner:** Springbank Golf Revitalization Ltd.
Legal Description: UNIT 3 & UNIT 2 Plan 9611742, SE-11-25-03-05; (125 Hackamore Trail)	**General Location:** Located approximately 1.21 km (3/4 mile) east of Rge. Rd. 32 and on the south side of Twp. Rd. 251A
Land Use Designation: Direct Control (DC25/26, *Cell 3 & 7 – Recreational Use*)	**Gross Area:** 32.79 hectares (81.02 acres) overall
File Manager: Sangeeta Vishwakarma	**Division:** 02

PROPOSAL:

- Construction of an *Accessory Building (greenhouse [Vertical Modular Farm]),* for growing of garden crops associated with the existing Springbank Links Golf Club (clubhouse restaurant)
- Listed DC Discretionary use, no variances requested
- One 8.00 ft. x 4.00 ft. and two 6.00 ft. x 2.00 ft. signs attached on the accessory building

Building and Sign Details:

Description of use	Modular 'vertical farm' building housing columns on walls and lighting to grow fresh vegetables, herbs, flowers (greens) 24 hours a day to supply fresh and pesticide free greens for menu items
Accessory Building Area	37.16 sq. m (400.00 sq. ft.) [10.00 ft. x 40.00 ft.]
Building Height	3.14 m (10.00 ft. 4 inches)
Location	Located west of the clubhouse and east of a hill / berm. Building straddles Recreational Cell 3 and Cell 7, similar to existing clubhouse
Visibility/ Screening	Existing trees and berm (west) hides building from view
Setbacks	No minimum requirements for accessory buildings per DC Located adjacent to clubhouse at the west
Exterior Finish	White, powder coated aluminum
Foundation	On skids (no foundation)
Signage	• Two – 1.11 sq. m (12.00 sq. ft.) [6.00 ft. x 2.00 ft.] Vinyl signs on both sides of exterior wall stating "Modular Farm" – SE corner facing east & SW corner facing west • One – 2.97 sq. m (32.00 sq. ft.) [8.00 ft. x 4.00 ft.] Vinyl/banner sign attached to west of building for golfer viewing. • Sign will be 9' 6" to the top and 5' 6" to the bottom stating: **"Springbank Vertical Farm"** "Shhhhh... Pesticide-free & Non-GMO vegetables growing inside. Join us in the clubhouse for farm-fresh food!"

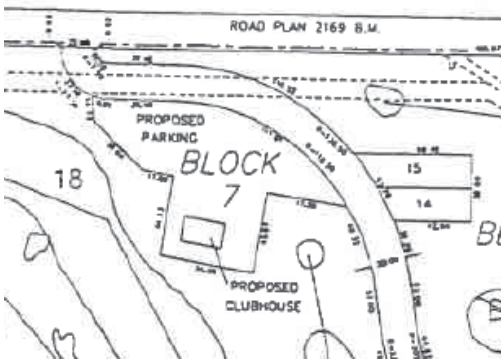
ROCKY VIEW COUNTY

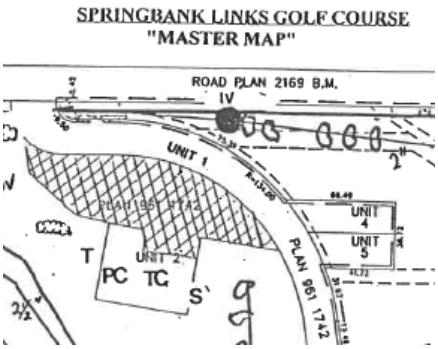
BUILDING LOCATION RATIONALE:

Applicant submitted rationale for location of the accessory building over Unit 2 and 3 parcels as follows: "*The new Accessory Building applied is in a location that fits best with the topography to best blend in with the existing landscape - this is beneficial from an aesthetic perspective. Therefore, we would not like to relocate it from its current location. We understand this will fall on a portion or our Unit 2 and also our Unit 3 - please note both titles are the same ownership and the same golf course and business operation. Please also note our main clubhouse as well as our clubhouse addition were both approved to share their footprints on both Unit 2 and Unit 3*."

SITE/ APPLICATION HISTORY:

- Subject parcel is located within the Special Land Use area of the Central Springbank Area Structure Plan (ASP).
- **DP 7085-97 (Roll 05711045)** - Approval by SDAB on July 28, 1997 for:
  - 18 hole golf course
  - 222.96 sq. m (2,400.00 sq. ft.) [40.00 ft. x 60.00 ft.] maintenance shed
  - 28.361 sq. m (308.00 sq. ft.) [22.00 ft. x 14.00 ft.] pump house
  - 18.20 sq. m (196.00 sq. ft.) [14.00 ft. x 14.00 ft.] snack shack
  - 28.61 sq. m (308.00 sq. ft.) [22.00 ft. x 14.00 ft.] storage shed
  - 557.41 sq. m (6,000.00 sq. ft.) [50.00 ft. x 120.00 ft.] Tournament House (clubhouse)
  - 20" x 24" Granite on-site granite sign
  - Master Map indicated parking within Roll 05711044 (Unit 2, Cell 7) and clubhouse/other buildings within Unit 3, Cell 3 (Roll 05711045).
    - The parcel boundaries between Unit 2 and 3 appear slightly different on the Site Plan compared to the map under DC25 C4397-94 Schedule B.
  - Site Map submitted indicated building acronyms (i.e. TC – Tournament clubhouse). Only one building shown within Unit 2 oriented east west and fully within the parcel. ***See March 1996 Master Map below.***
- **2000-DP-9104 (Roll 05711044)** – 37.16 sq. m (400.00 sq. ft.) addition approved to the south side of existing Tournament House (clubhouse). Clubhouse indicated as a dot on Unit 2 site plan. There was no indication on plan/decision letter of exact clubhouse building location.
- **2001 – Real Property Report** – Showed the vertically (east-west) oriented clubhouse straddling both Unit 2 and 3 parcels including the addition to the south.
- **2002-DP-9940 (Roll 05711044)** – Addition (wing extension) to the east side of existing Tournament House (clubhouse). Same site plan used as prior application. Note as per 2018 aerials, the east extension is over both parcels.





1996 Site and Irrigation Master Maps

ROCKY VIEW COUNTY

DIRECT CONTROL BYLAW REGULATIONS:

DC25 (C-4397-1994)
3.1.0.0 Recreational Development Cell 3 (Roll 05711045)
3.1.1.0 List of Discretionary Uses
3.1.1.2 - accessory buildings
3.1.1.4 - signs and identification

3.3.0.0 Recreational Development Cell 7 (Roll 05711044)
3.3.1.0 List of Discretionary Uses
3.3.1.2 - accessory buildings
3.3.1.3 - signs and identification

DC26 (C-4802-97) 1997 Amendment to DC25:
Amendment regulations not applicable to accessory buildings.

STATUTORY/ NON-STATUTORY PLANS:

Central Springbank Area Structure Plan: The plan highlights policies for general and contemporary agricultural under Section 2.2, including horticultural uses such as nurseries and greenhouses. General policy requirement is for these agricultural land uses is compatibility within existing topography and neighbouring sites, minimal impact to adjacent lands, infrastructure, and the environment.

City of Calgary Intermunicipal Development Plan: The plan does not provide guidance for applications of this nature. No comments from City of Calgary received.

Conceptual Scheme: There is no Conceptual Scheme in place for the subject land(s).

INSPECTOR'S COMMENTS:

Inspection date – March 24, 2020

- A metal modular base building "Modular Farms Co." was on site behind the clubhouse on the spot shown on the submitted plans.
- The building hooked up to utilities and screened from the public road by a small berm and trees.
- The building was 10 feet by 40 feet and approximately 10 feet in height.

CIRCULATIONS:

Alberta Health Services (April 7, 2020)

- No concerns with the information as provided. Note the following:
  - Choose construction materials that facilitate sanitary maintenance. For example, building materials for walls should be smooth, impermeable to moisture, and easy to clean.
  - Prevent mould growth with control of heat and humidity levels in the growing environment. HVAC (heating ventilation and air conditioning) system requirements and queries should be referred to safety code inspectors.
  - Chemicals and hazardous materials (such as fertilizers, pesticides and cleaning products) should be handled appropriately so as not to contaminate plant products intended for consumption.

Alberta Health Services (March 20, 2020)

- No concerns.

ROCKY VIEW COUNTY

Building Services Review (April 1, 2020)

- No objection to accessory building, subject to BP. Must follow "Commercial Checklist."
- Spatial separations between buildings must be calculated using an imaginary line, fire ratings of walls/non-combustible cladding may be required.

Development Compliance Review (March 23, 2020)

- Back in summer of 2019 - noise complaint registered with enforcement. However, it was deemed unfounded. Therefore, department has no further concerns with the proposed accessory building and garden as applied for.

Utility Services (March 23, 2020)

- No concerns

RECOMMENDATION:

Based on assessment of the application details, Site Plan, and impact to adjacent properties, Development Authority recommends **Option #1: Approval**.

- The proposed accessory building is a listed discretionary use. Staff see no concerns with the proposed use as the building use is ancillary to the needs of the existing clubhouse restaurant.
- With the building tucked between the existing buildings and west berm, there appears to be no direct visual impact to nearby developments. Sign and building would be visible to clubhouse visitors and golfers based on their location.
- The location of the building straddles both parcels. Staff see no concerns with the location as the both the clubhouse and the existing shed straddles Unit 2 and 3 parcels. Additions to the clubhouse were approved in 2000 and 2002 considering the location of existing buildings. See Site/ Application History above.
- Circulations comments from all review groups yielded no concerns with the building/ use.
- Site inspection indicated no concerns or direct impact to residents or adjacent lands.
- Complaint received in 2019 was deemed unfounded and no enforcement action was taken.

OPTIONS:

Option #1: (this would approve the proposed development)

APPROVAL subject to the following conditions:

Description:

1. That an *Accessory Building [greenhouse (Vertical Modular Farm)],* may be placed over Unit 2, Plan 9611742 and Unit 3, Plan 9611742, in accordance with the submitted application details and site plan, including:
   i. A g*reenhouse (Vertical Modular Farm),* approximately 37.16 sq. m (400.00 sq. ft.) in area
   ii. One 2.97 sq. m (32.00 sq. ft.) [8.00 ft. x 4.00 ft.]. exterior sign placed on the west side of the accessory building; and
   iii. Two 1.11 sq. m (12.00 sq. ft.) [6.00 ft. x 2.00 ft.] vinyl signs on the accessory building.

Permanent:

2. That the accessory building shall not be used for any commercial purposes not associated to the existing golf course clubhouse operations or for any retail purposes at any time.
3. That the accessory building shall not be used for residential occupancy purposes at any time.

ROCKY VIEW COUNTY

4. That all signage on-site shall be kept in a safe, clean, and tidy condition at all times. All signage shall be renovated when required or removed if not properly maintained.
5. That the signage shall not be flashing, illuminated or animated at any time.
6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application shall be implemented and adhered to in perpetuity.

Advisory:

7. That the County's Noise Bylaw, C-5772-2003, shall be adhered to at all times.
8. That Building Permits and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place and shall include:
    i. The “Commercial Checklist” application;
    ii. Spatial separations between buildings must be calculated using an imaginary line, fire ratings of walls/non-combustible cladding may be required.
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 Authority.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including AHS recommendations of:
    i. That the construction materials shall facilitate sanitary maintenance. Building materials for walls should be smooth, impermeable to moisture, and easy to clean.
    ii. That measures to prevent mould growth with control of heat and humidity levels in the growing environment shall be maintained. HVAC (heating ventilation and air conditioning) system requirements and queries should be referred to safety code inspectors.
    iii. That chemicals and hazardous materials (such as fertilizers, pesticides and cleaning products) should be handled appropriately so as not to contaminate plant products intended for consumption.

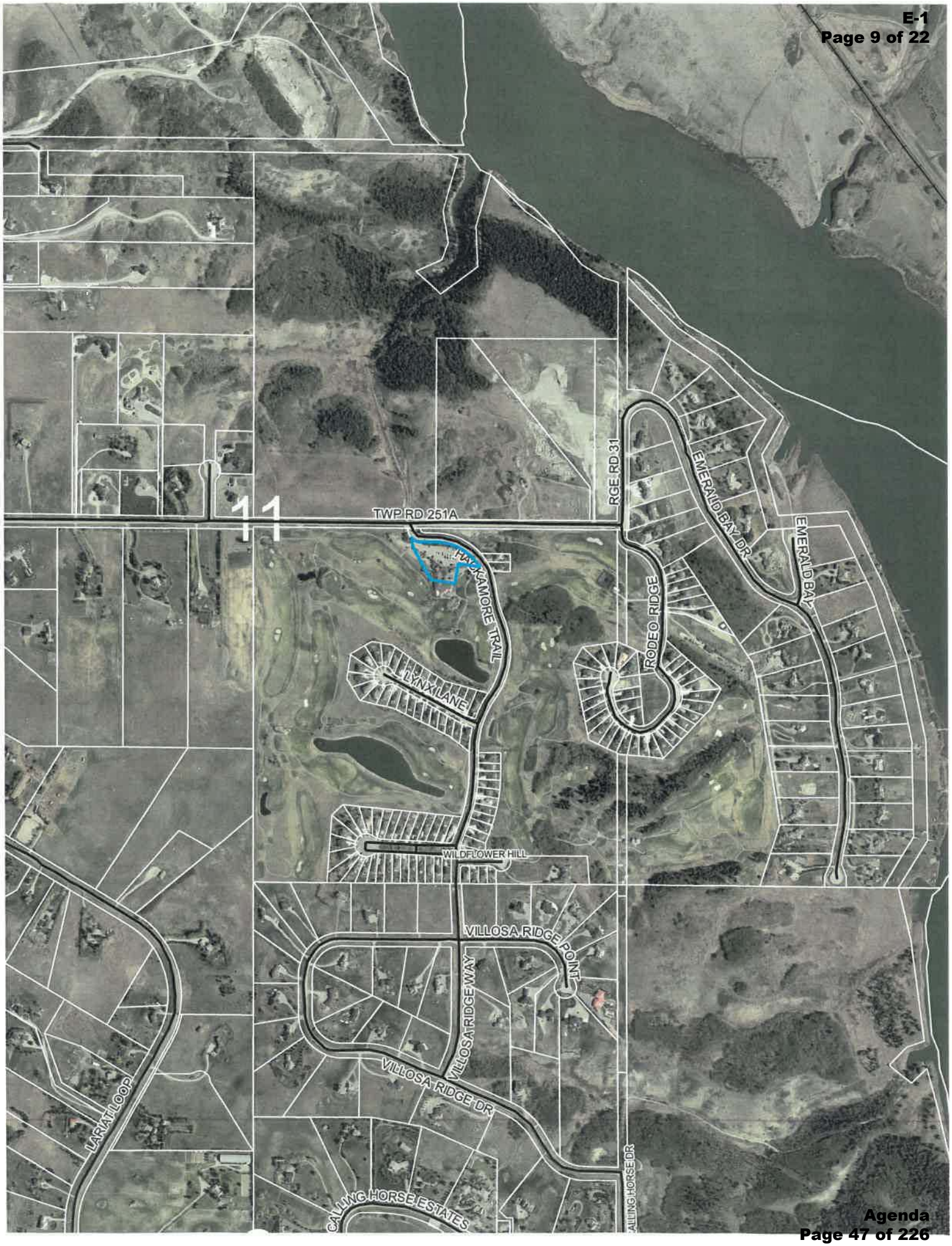
<u>Option #2:</u> (this would not allow the proposed development)

REFUSAL as per the following reasons:

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


11
BOW SPRING LANE
TWP RD 251A
RGE RD 31
LYNX LANE
HACKAMORE TRAIL
RODEO RIDGE
PALOMINO BLVD
WILDFLOWER HILL
VILLOSA RIDGE DR
VILLOSA RIDGE WAY
VILLOSA RIDGE POINT


SPRINGBANK HEIGHTS WAY
A-1
NRI
TWP RD 252
CALGARY
R-2
R-1
NRI
R-1
R-1
TWP RD 251A
RGE RD 31
EMERALD BAY DR
R-1
DC25
R-2
LYNX LANE
RODEO RIDGE
HACKAMORE TRAIL
DC26
R-1
R-1
VILLOSA RIDGE DR
R-1
RGE RD 32
R-1
R-2
CALLING HORSE ESTATES
R-2
LARIAT LOOP
R-1
CROCUS RIDGE DR
PS
R-1
CALLING HORSE DR
DEER SPRINGS CLOSE
WINDMILL WAY
R-1
R-2
CLOVER LANE
R-1
TWP RD 250
R-3
AH
RGE RD 31A


11
TWP. RD 251A
RGE. RD 31
EMERALD BAY DR
EMERALD BAY
RODEO RIDGE
HAWKAMORE TRAIL
LYNX LANE
WILDFLOWER HILL
VILLOSA RIDGE POINT
VILLOSA RIDGE WAY
VILLOSA RIDGE DR
CALLING HORSE ESTATES
CALLING HORSE DR
LARAT LOOP

20200480

FOR OFFICE USE ONLY	
Fee Submitted $265.00	File Number 05711044/45
Date of Receipt 02/27/2020	Receipt # 2020025597

ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR A
DEVELOPMENT PERMIT

Name of Applicant Springbank Links Golf Course Email Kevin@springbanklinks.com
Mailing Address 125 Harkamore Trail, Calgary, AB.
Postal Code T3Z 1C2
Telephone (B) 403 202 2000 X306 (H) Fax 403 202 2031
For Agents please supply Business/Agency/ Organization Name

Registered Owner (if not applicant)
Mailing Address
Postal Code
Telephone (B) (H) Fax

1. LEGAL DESCRIPTION OF LAND

a) All / part of the SE ¼ Section 11 Township 25 Range 3 West of 5 Meridian
b) Being all / parts of Lot Unit 3 Block Registered Plan Number 9611742
c) Municipal Address 125 Harkamore Trail, Calgary, AB. T3Z 1C2
d) Existing Land Use Designation DC 25/26 Parcel Size 72.37 Acres Division

2. APPLICATION FOR

ACCESSORY BUILDING - GROWING OF GARDEN CROPS FOR EXTA CLUBHOUSE.

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I KEVIN HEISE (Full Name in Block Capitals) hereby certify that ✓ I am the registered owner
____ 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
Date Feb 27, 2020

Owner's Signature
Date

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, Kevin Heise *, 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 Feb 27, 2020 *Date*

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date Received	Receipt #

ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR AN
ACCESSORY BUILDING

Name of Applicant Springbank Links Golf Course Email kevin@springbanklinks.com
Mailing Address 125 Hackamore Trail, Calgary, AB
Postal Code T3Z 1C2
Telephone (B) 403.202.2331 X306 (H) Fax 403.202.2031

1. DETAILS OF ACCESSORY BUILDING

	Bylaw	Proposed
Accessory building size maximum		10' x 40'
Accessory building height		10'4"
Number of existing accessory buildings on site		1
Total size of all accessory buildings		662.5 sq ft

262.5 sq ft + (BACK 9 WASHROOM)
400. sq ft
662

Description of Accessory Buildings:

a) Building materials Aluminum
b) Exterior colour white
c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.)
N/A
d) Date when building permits were issued for existing buildings 1997 - 2011
e) If no permits were issued - list age of buildings

2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

To house a vertical farm to grow fresh herbs + vegetables

3. ADDITIONAL REQUIREMENTS

The following items must be provided in addition to your application:

- ☐ Elevation drawing(s) / floor plan(s)
- ☐ Site plan(s) showing all dimensions and setbacks

Signature of Applicant Date: Feb 27, 2020

Springbank Links
GOLF CLUB

February 27, 2020

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

Dear Permit Officer,

RE: Development Permit Application for Accessory Building

Please find enclosed:

1. Permit Application
2. Site Plans
3. Drawing of Accessory Building
4. Current Title

SETBACKS are as follows...

South (side)	–	Adjacent Unit 2 (clubhouse), then over 500' to next landowner (on-course residents)
West (rear)	–	Over 500' to next landowner (west neighbor – Makar)
East (front)	-	Over 500' to private road - Unit 1 (Hackamore Trail).
North (side)	-	Over 500' to private road - Unit 1 (Hackamore Trail).

Nature of Application & Description of Use:

This is a modular 'vertical' farm that will house columns on walls and lighting to grow fresh vegetables, herbs and flowers (greens) 24 hours a day. This will supply fresh and pesticide-free greens for the highest and healthiest menu items.

Size of building:

10' X 40' = 400 sq.ft. on skids, no foundation needed.

Size of parcel:

On Unit 3 = 72.37 Acres

125 Hackamore Trail
Calgary, AB T3Z 1C2

Tee Times: 403.202.2000
Tel: 403.202.2331
Fax: 403.202.1333

Exterior:

The exterior finished in a white, powder coated aluminum, set between the clubhouse (east) and a hill (west) with surrounding trees to blend. The position will hide it well from any distant neighbors. There are no site line issues.

Please advise if any further information is required.

Thank you for your assistance.

Yours truly,

Kevin Heise
General Manager
Springbank Links Golf Course Ltd
kevin@springbanklinks.com

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0026 800 821	9611742;3	191 095 256 +3

LEGAL DESCRIPTION
CONDOMINIUM PLAN 9611742
UNIT 3
AND 1700 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;25;11;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 961 280 490

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 095 256	22/05/2019	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SPRINGBANK GOLF REVITALIZATION LTD.
OF 125 HAWKMORE TRAIL
CALGARY
ALBERTA T3Z 1C2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
741 105 789	19/11/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
871 028 584	24/02/1987	UTILITY RIGHT OF WAY GRANTEE - NORTH SPRINGBANK WATER CO-OP LIMITED. AS TO PORTION OR PLAN:8710252 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 141121951)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
961 190 169	20/08/1996	RESTRICTIVE COVENANT
971 171 303	16/06/1997	UTILITY RIGHT OF WAY GRANTEE - EMERALD BAY WATER & SEWER CO-OP LTD.
001 102 265	18/04/2000	RESTRICTIVE COVENANT
001 343 730	30/11/2000	RESTRICTIVE COVENANT
011 200 799	18/07/2001	UTILITY RIGHT OF WAY GRANTEE - EMERALD BAY WATER & SEWER CO-OP LTD.
021 057 315	19/02/2002	RESTRICTIVE COVENANT
021 057 318	19/02/2002	UTILITY RIGHT OF WAY GRANTEE - EMERALD BAY WATER & SEWER CO-OP LTD. 39 PALOMINO BLVD, RR2 CALGARY ALBERTA T3Z1B9
021 072 069	04/03/2002	RESTRICTIVE COVENANT
031 254 221	29/07/2003	EASEMENT OVER AND FOR BENIFIT OF: SEE INSTRUMENT
031 254 222	29/07/2003	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
191 095 257	22/05/2019	MORTGAGE MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA. 250, 28 QUARRY PARK BLVD. SE CALGARY ALBERTA T2C5P9 ORIGINAL PRINCIPAL AMOUNT: $3,500,000
191 095 258	22/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA. 250, 288 QUARRY PARK BLVD SE CALGARY ALBERTA T2C5P9 AGENT - JAMES D MCFARLANE

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 014

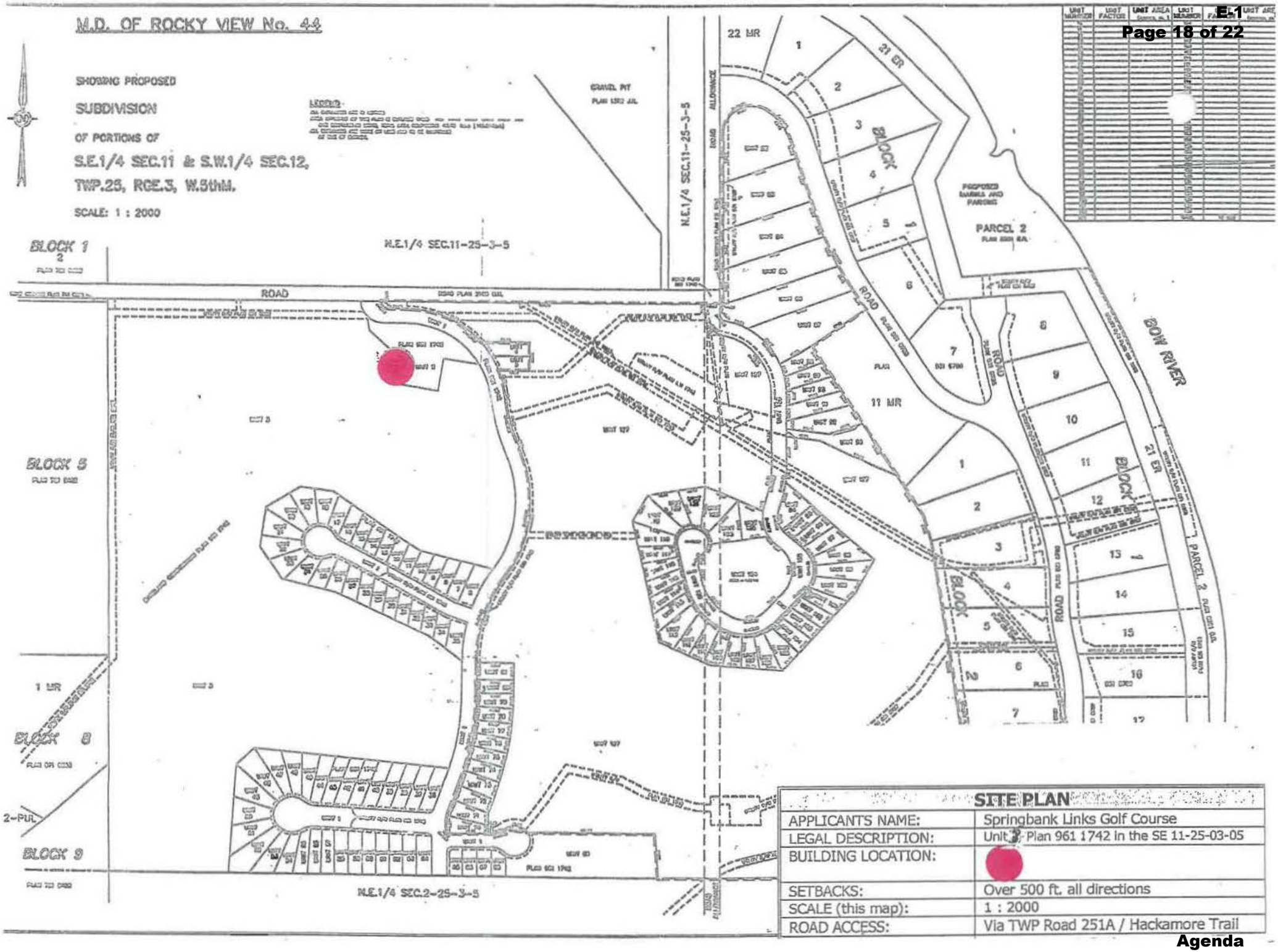
(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 21 DAY OF FEBRUARY, 2020 AT 10:22 A.M.

ORDER NUMBER: 38866223

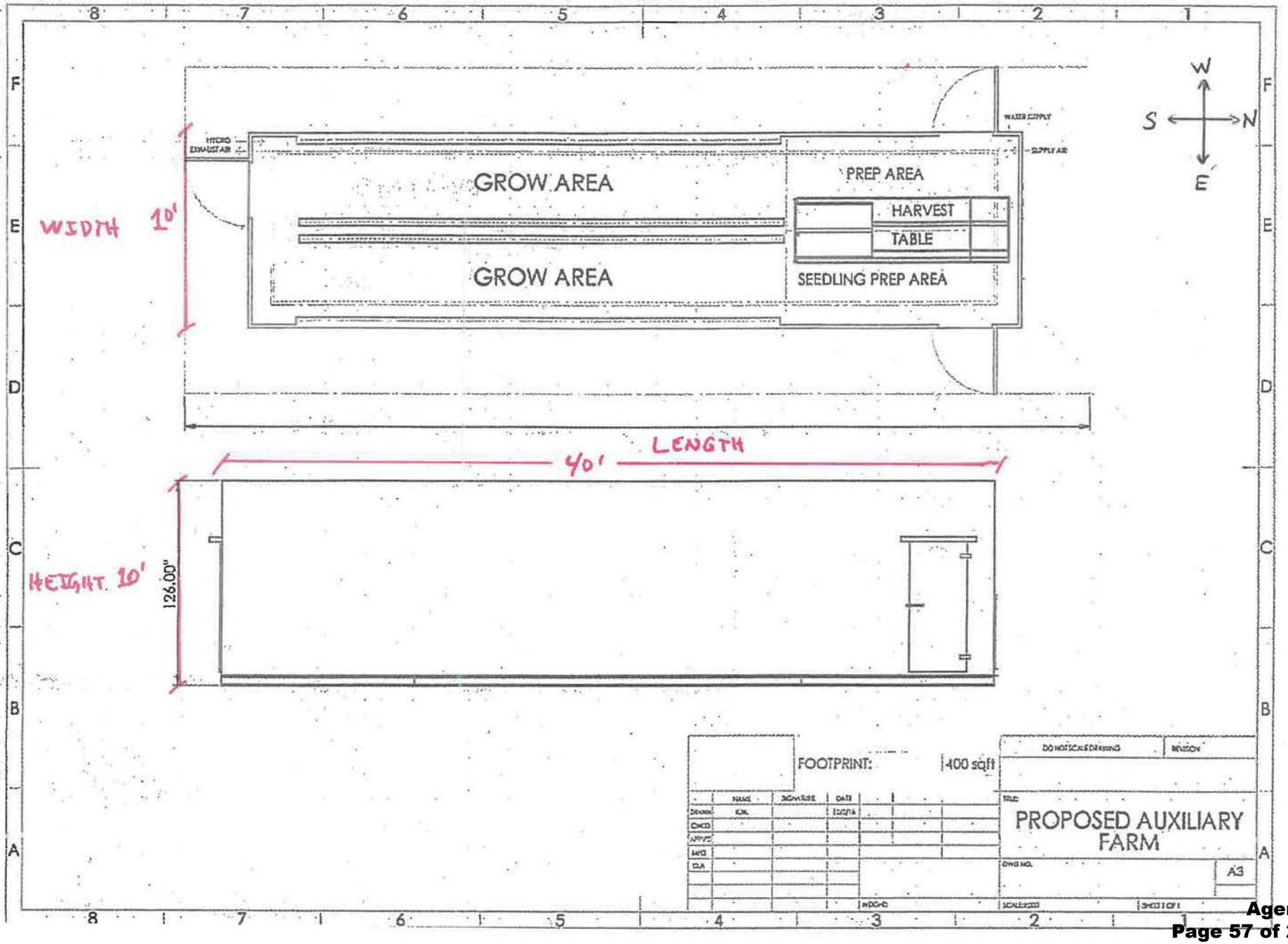
CUSTOMER FILE NUMBER:

END OF CERTIFICATE

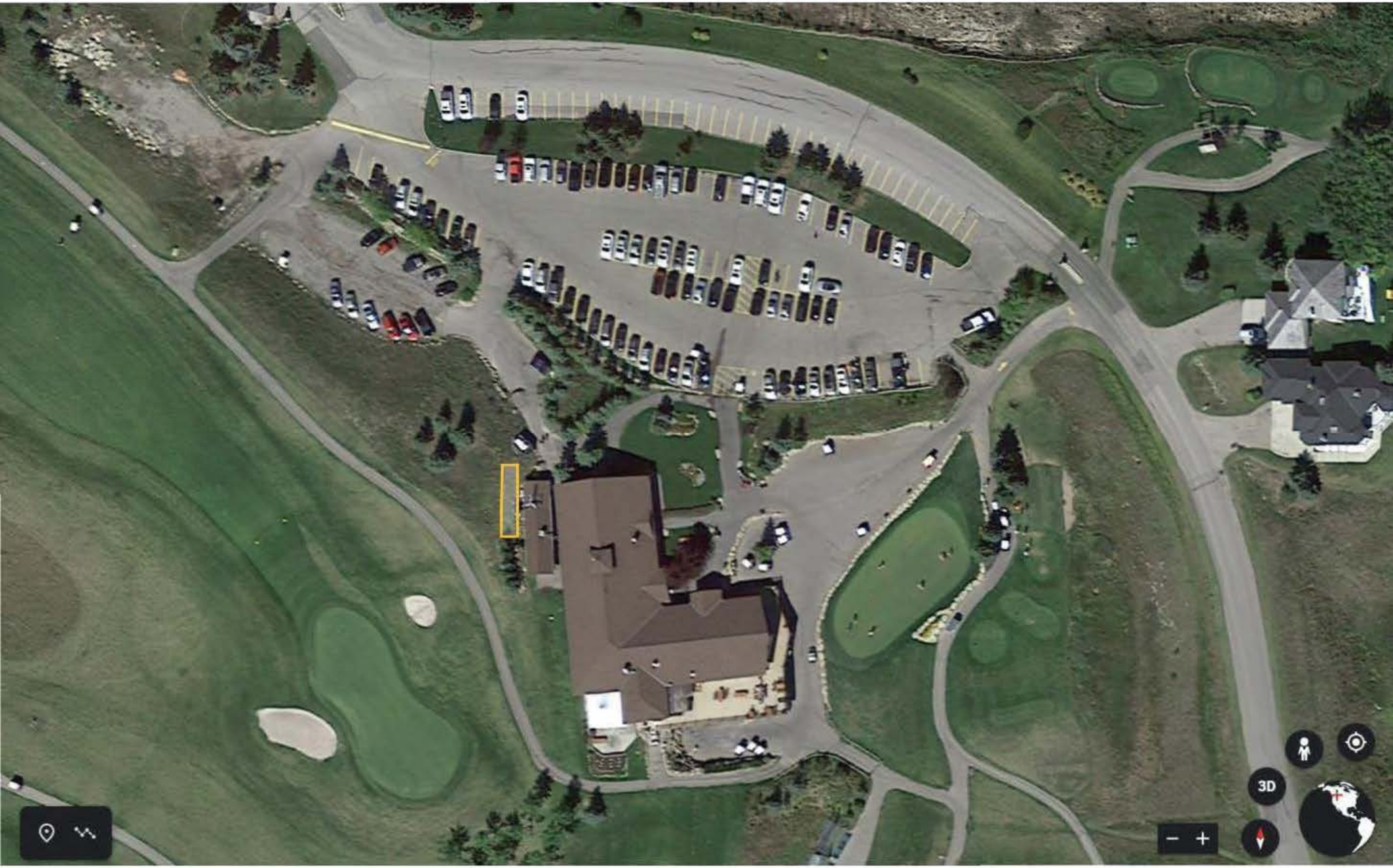


SITE PLAN	
APPLICANTS NAME:	Springbank Links Golf Course
LEGAL DESCRIPTION:	Unit 3, Plan 961 1742 in the SE 11-25-03-05
BUILDING LOCATION:	
SETBACKS:	Over 500 ft. all directions
SCALE (this map):	1 : 2000
ROAD ACCESS:	Via TWP Road 251A / Hackamore Trail

SITE PLAN	
APPLICANTS NAME:	Springbank Links Golf Course
LEGAL DESCRIPTION:	Unit 2, Plan 961 0742 in the SE 11-25-03-05
BUILDING	

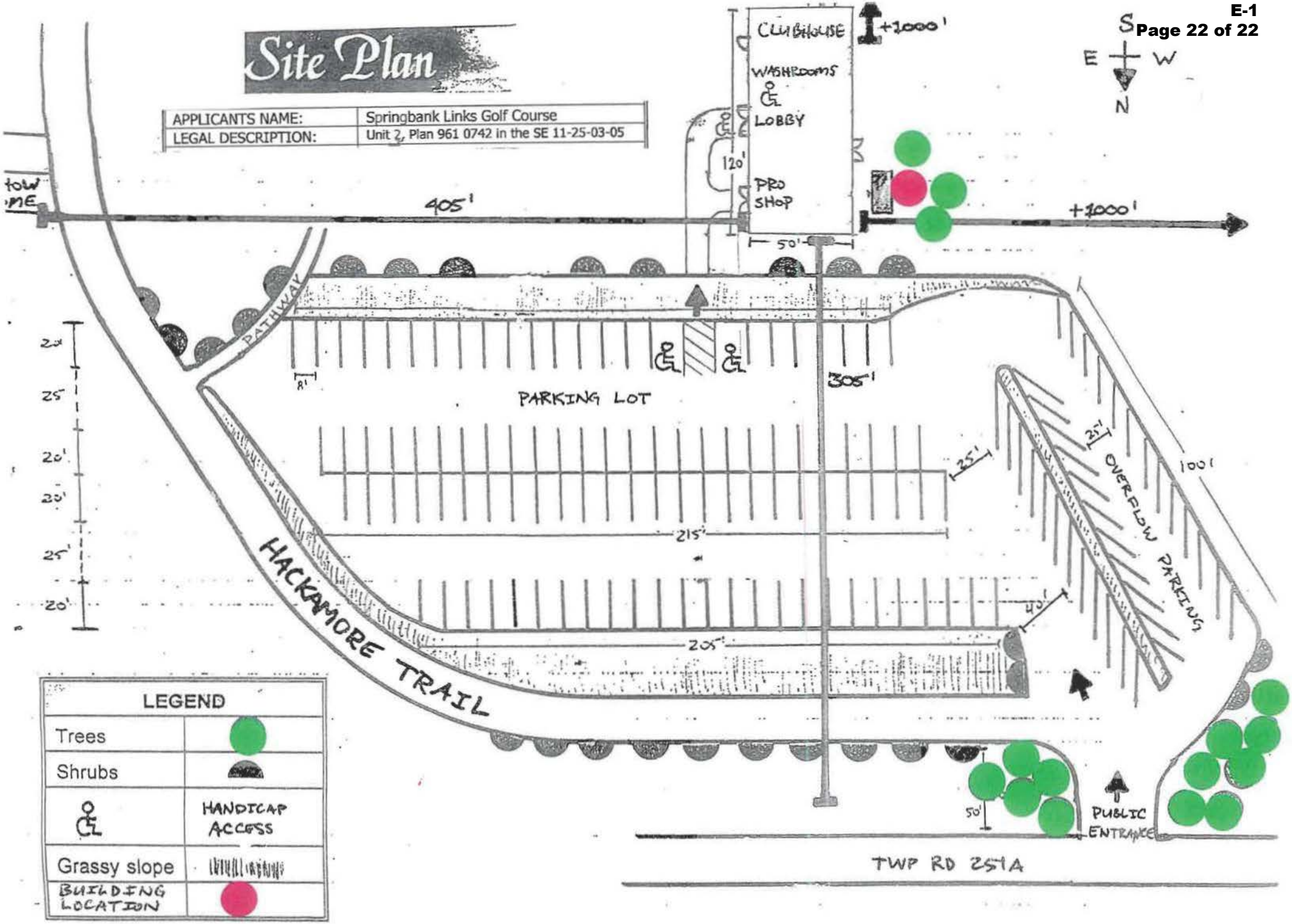



TWP RD 251A
HAGKAMORE TRAIL
LYNX LANE
BUILDING LOCATION


3D

Site Plan

APPLICANTS NAME:	Springbank Links Golf Course
LEGAL DESCRIPTION:	Unit 2, Plan 961 0742 in the SE 11-25-03-05



LEGEND	
Trees	
Shrubs	
	HANDICAP ACCESS
Grassy slope	
BUILDING LOCATION	

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** May 11, 2020

DIVISION: 07 **APPLICATION**: PRDP20200598

SUBJECT: Development Item: Accessory Building

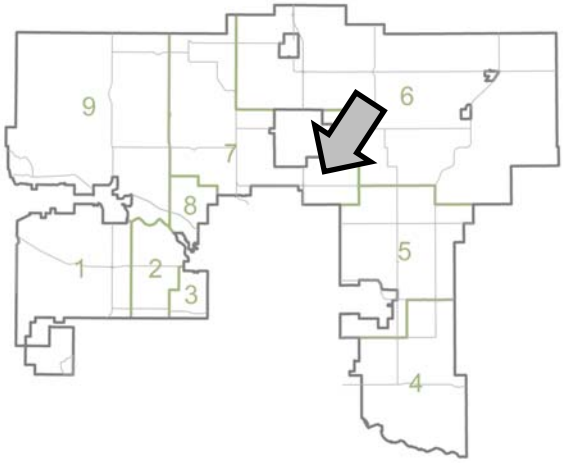
USE: Discretionary, with Variances

APPLICATION: Construction of an accessory building (oversize garage), relaxation of the minimum rear yard setback requirement

GENERAL LOCATION: Located approximately 1.61 km (1 mile) south of Twp. Rd. 264 and 0.81 km (1/2 mile) east of Rge. Rd. 293

LAND USE DESIGNATION: Residential One (R-1)

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



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
Rear Yard Setback	7.00 m	6.70 m	4.29%

OPTIONS:

Option #1: THAT Development Permit Application PRDP20200598 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20200598 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:

Administration Resources
Althea Panaguiton, Planning and Development Services

ROCKY VIEW COUNTY
Cultivating Communities

Single Detached Dwelling Accessory Building
Review Checklist

Country Residential
(R-1, R-S, R-2, and R-3)

Application No.	PRDP20200598	File Manager	Althea Panaguiton
District	Residential One (R-1)	Gross Area (ha)	0.88
Use	Accessory Building		

Use and District Intent Check	Yes/No
Is the proposed development a listed use?	Yes
Does the proposed development meet the use definition?	Yes
Does the proposed development meet the Purpose and Intent?	Yes

Comments
No issue.

Area property lines adjacent to a paved road?					
Front Yard	Yes	Side Yard 1	No	Side Yard 2	No

Comments
No issue.

		Regulation	Min/Max	Proposed	Δ	Variance
Principal Building:	48.5 (b)	Front Yard Setback (m)	15.00	lots	#VALUE!	
	(c)	Side Yard Setback (m)	3.00	lots	#VALUE!	
	(c)	Side Yard Setback (m)	3.00	lots	#VALUE!	
	(d)	Rear Yard Setback (m)	7.00	lots	#VALUE!	
	48.6	Habitable Floor Area (m^2)		n/a	#VALUE!	
	48.7	Building Height (m)		n/a	#VALUE!	
	20.3	SDD/lot	1	1	0.00	
Acc. Bld #1	48.5 (b)	Front Yard Setback (m)	15.00	lots	#VALUE!	
	(c)	Side Yard Setback (m)	3.00	lots	#VALUE!	
	(c)	Side Yard Setback (m)	3.00	3.66	0.66	
	(d)	Rear Yard Setback (m)	7.00	6.70	-0.30	4.29%
	48.7 (b)	Building Height (m)	7.00	6.71	-0.29	
	48.2	Single Acc. Bld Area (m^2)	120.00	111.48	-8.52	
Acc. Bld #2	48.5 (b)	Front Yard Setback (m)			0.00	
	(c)	Side Yard Setback (m)			0.00	
	(c)	Side Yard Setback (m)			0.00	
	(d)	Rear Yard Setback (m)			0.00	
	48.7 (b)	Building Height (m)			0.00	
	48.2	Single Acc. Bld Area (m^2)			0.00	

Comments
Dwelling is existing on the subject site.
Application is for the construction of an accessory building (oversize garage), relaxation of the rear yard setback requirement. - Variance request appear to be minor in nature at 4.29%; - Building area is within Discretionary range noted with Land Use Bylaw
There are two existing accessory buildings on the property however, the applicant has stated that these buildings will be removed and replaced by the proposed accessory building. These buildings will not be counted and removal will be conditioned in the DP.

General Accessory Building Regulations					
20.3	ADU/lot	1	0	-1.00	
48.9	Total Acc. Bld Area (m^2)	120.00	111.48	-8.52	
48.10	No. Acc. Bld	2.00	1	-1.00	

Comments
See note above.

Does the proposed development (including variances):	Yes/No
Unduly interfere with the amenities of the neighbourhood?	no
Materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land?	no

Comments
no issue.

Doc Type	Policy Name	Applicable Policies?	Compliance with Policies
IGP	Interim Growth Plan	No	Yes
IDP	Airdrie IDP	N/A	N/A
MDP	County Plan	Yes	Yes
ASP	Balzac East	No	N/A
CS	Poffenroth	N/A	N/A

Comments
The City of Airdrie was circulated and has no concerns regarding the nature of the proposal. There were no policy direction from statutory plans regarding the nature of the application therefore, the proposal was assessed in accordance to the Land Use Bylaw.

BP/DP History	2009-BP-22812 - Alterations to the SFD - Closed-Complete 2009-BP-22104 - Pool - PSR - Not in Compliance Expired 2007-BP-20813 - Construction of a SFD - Closed-Complete
Inspector Comments	Date of Inspection: March 27, 2020 Proposed structure is to replace existing storage buildings. The proposed building will commence over when the shed closest to the attached garage is, and end where the father shed ends. Applicant wishes to use structure for his personal storage instead of leaving it all to the elements. He is requesting a 1.m variance just in case his measurements are off and he is too close to the rear property line. As of this inspection I see no issues with this application.
Overall Assessment	Requested variance appears to be minor in nature. The proposal meets the intended use of the district and the definition of the use. There are no existing compliance issues with the property. No issue recommending approval of the rear setback variance request.

Non-Standard Conditions	The removal of existing accessory buildings to ensure that the property meets the Land Use Bylaw requirements. The Area Engineer noted the presence of wetland on the property. A permanent condition was included to acknowledge the owner/applicant's responsibility to obtain permit should there be any wetland disturbance.

ROCKY VIEW COUNTY

ACCESSORY BUILDING CONDITIONS PRDP20200598

Option 1: (this would allow the proposed development)

APPROVAL, for the following reasons:

Description:

1. That an Accessory Building (oversize garage), approximately 111.48 sq. m (1,199.96 sq. ft.) in area, may be constructed on the subject land in general accordance with the approved plans.
    i. That the minimum rear yard setback requirement is relaxed from **7.00 m (22.97 ft.) to 6.70 m (21.97 ft.)**.

Permanent:

2. That the proposed Accessory Building (oversize garage) shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
3. That the proposed Accessory Building (oversize garage) shall not be used for residential occupancy purposes at any time.
4. That the exterior siding and roofing materials of the Accessory Building (oversize garage) 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 building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
6. That the two existing accessory buildings (sheds) shall be removed from the property, upon building occupancy of the proposed Accessory Building (oversize garage), to ensure compliance with the Land Use Bylaw C-4841-97 regulations.
7. 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.

Advisory:

8. That the Applicant/Owner shall be aware of any instruments registered on the land title, relating to any new construction of buildings.
9. That during construction of the Accessory Building, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
10. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
11. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
    i. That the Applicant/Owner shall be responsible for any Alberta Environment permits or approvals should there be disturbance on any wetlands.
12. That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.

ROCKY VIEW COUNTY

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

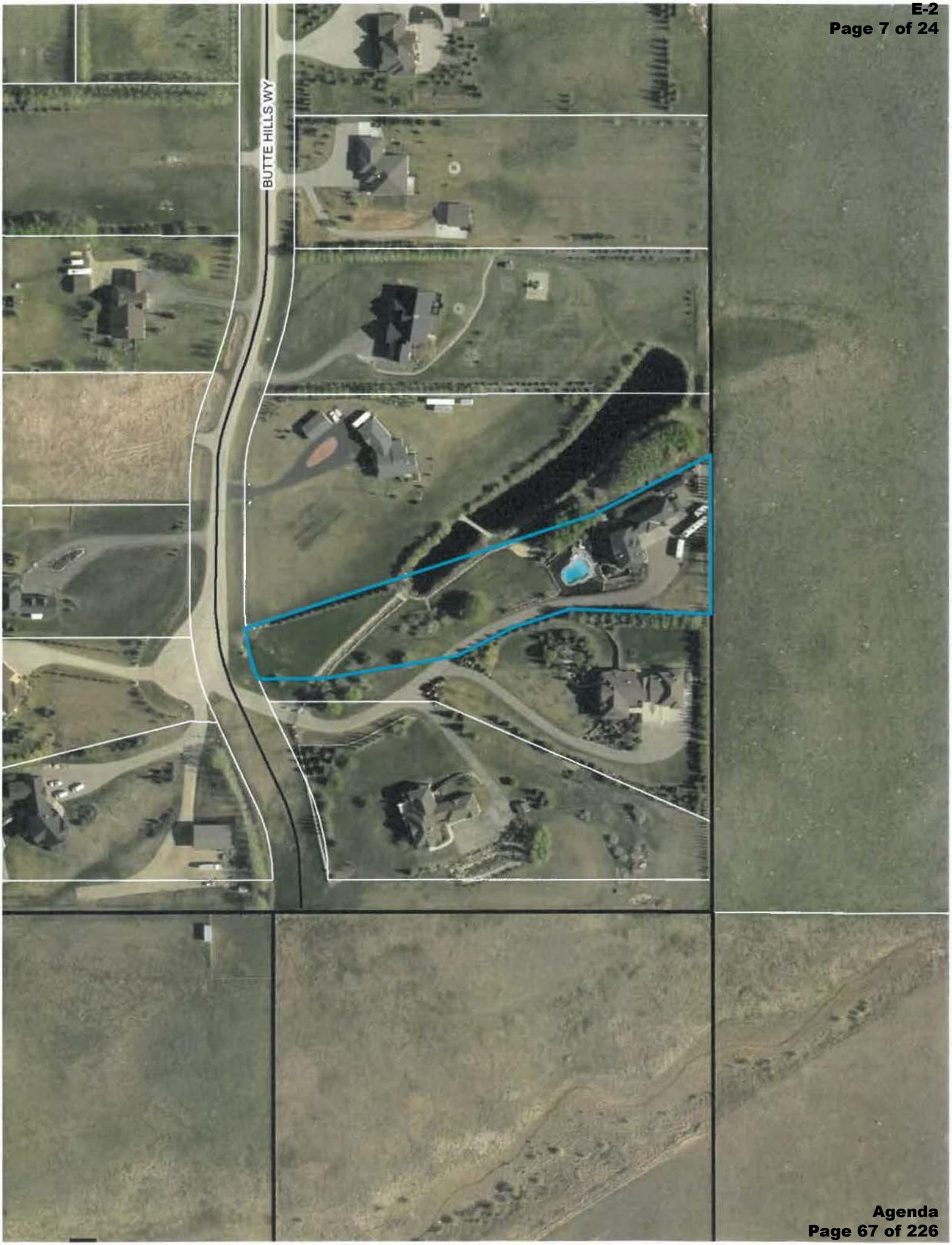
REFUSAL, for the following reasons:

1. That the proposed side yard setback does not meet the minimum requirement as defined in Section 48.5 (d)(ii) of the Land Use Bylaw.

Required – 7.00 m (22.96 ft.)

Proposed – 6.70 m (21.97 ft.)

2. 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.


BUTTE HILLS WY


R-1
R-1
BUTTE HILLS DR
BUTTE HILLS WY
22
R-2
R-1
F
R-1
R-2
R-1
RGE RD 292
R-1
RGE RD 293
RF
R-2
R-1
R-1
R-1
R-2
15
TWP RD 262A
R-2
R-1
AH
R-2
BUTTE VALLEY BA
R-2
125-1,2

FOR OFFICE USE ONLY	
Fee Submitted $265.00	File Number 06422113
Date of Receipt March 11, 2020	Receipt # 20200623709

ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR A DEVELOPMENT PERMIT

Name of Applicant JASMIN & SHERRI HODZIC Email [redacted]

Mailing Address [redacted]

Postal Code

Telephone (B) [redacted]

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the SW ¼ Section 22 Township 26 Range 29 West of 04 Meridian

b) Being all / parts of Lot 13 Block 3 Registered Plan Number 0714901

c) Municipal Address 263024 Buttehills Way rocky view county

d) Existing Land Use Designation R1 Parcel Size 2.18 Division 07

2. APPLICATION FOR

Accessory building

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? (Sour Gas facility means well, pipeline or plant) Yes ____ No ✓

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 JASMIN HODZIC 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 _____ Date Mar 11 /2020

Owner's Signature _____ Date Mar 11/2020

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, JASMIN HODZIC *, 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 *Date* Mar 11/2020

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date Received	Receipt #

ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR AN
ACCESSORY BUILDING

Name of Applicant JASMIN HODZIC Email [redacted]
Mailing Address [redacted]
Postal Code [redacted]
Telephone (B) [redacted]

1. DETAILS OF ACCESSORY BUILDING

	Bylaw	Proposed
Accessory building size maximum	1291.67	1200
Accessory building height	22.96	22'
Number of existing accessory buildings on site		
Total size of all accessory buildings		

Description of Accessory Buildings:

a) Building materials Wood frame metal exterior

b) Exterior colour Brown walls, black roof

c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.)
East property may be over about 6" – 12"

d) Date when building permits were issued for existing buildings 2009 May – Dec.

e) If no permits were issued - list age of buildings

2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

Store Boat, truck, tractors.

3. ADDITIONAL REQUIREMENTS

The following items must be provided in addition to your application:

☐ Elevation drawing(s) / floor plan(s)
☐ Site plan(s) showing all dimensions and setbacks

Signature of Applicant _____ Date: Mar 11/2020

ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

LETTER OF AUTHORIZATION

I, (We) JASMIN & SHERRI HODZIC being the owner (s) of

Lot 13 Block 3 Plan 0714901

Legal:

NW/NE/SE/SW Section SW Township 22 Range 26 W 29 M WEST OF 4

give JASMIN HODZIC permission to act on my

(our) behalf in applying for a Development Permit for the above subject property.

Signature

Signature

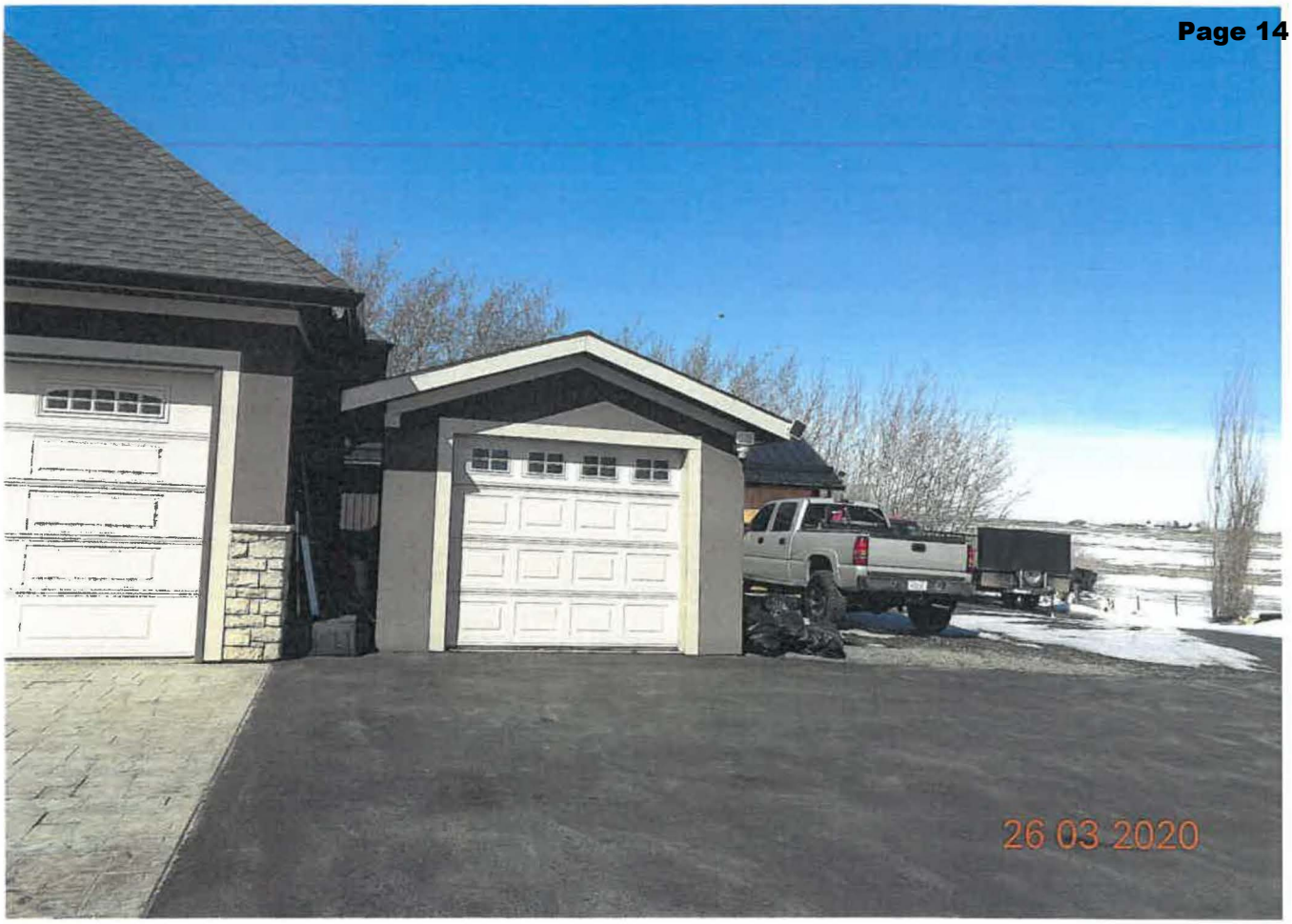
MAR 11/2020
Date

- Looking to build a second Garage 30'x40'x 22' TALL
- Set back from side would be about 12'
- Set back from back (EAST) would be about 22'-22'6"
- The garage will be used to store lawn mowers, snow removel Equipment, Boat and Truck.
- garage to be set 4' From house garage with 2 layers of Drywall
- ceiling height 16' top of roof 4d 22'
- There is two existing buildings on site they will be removed to build this one

To whom it may concern I'm looking to build this garage to store boat and stuff mentioned above If there is any questions, please call

Jas. Hodzic at [redacted]

Mar 11/2020


26 03 2020


26 03 2020


26 03 2020

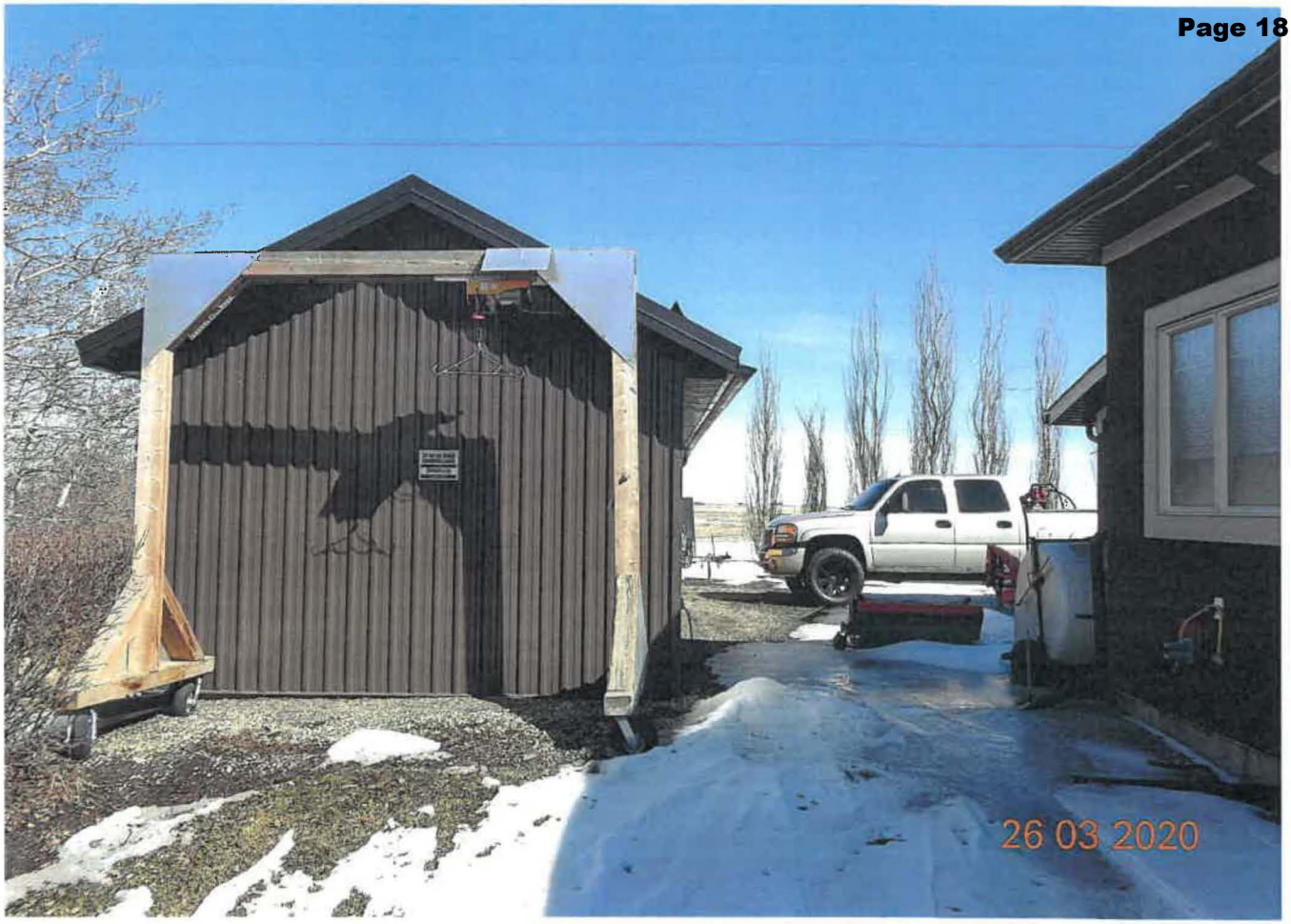

26 03 2020


26 03 2020


26 03 2020


26 03 2020


WARNING
KUBOTA
26 03 2020


26 03 2020

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0032 755 564	0714901;3;13	071 502 742

LEGAL DESCRIPTION
PLAN 0714901
BLOCK 3
LOT 13
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.882 HECTARES (2.18 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;29;26;22;SW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 071 496 719

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 502 742	10/10/2007	TRANSFER OF LAND	$308,000	CASH & MORTGAGE

OWNERS

JASMIN HODZIC

AND
SHERRI HODZIC
BOTH OF:
[redacted]
AS JOINT TENANTS
(DATA UPDATED BY: CHANGE OF ADDRESS 081268180)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
071 502 742

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
021 252 356	22/07/2002	CAVEAT RE : ENCUMBRANCE CAVEATOR - BUTTE HILLS ESTATES HOMEOWNERS ASSOCIATION. C/O VERNON E GOOD BOX 1027 DIDSBURY ALBERTA T0M0W0 AGENT - VERNON E GOOD
021 252 706	22/07/2002	RESTRICTIVE COVENANT
021 252 707	22/07/2002	AGREEMENT RE: UTILITY RIGHT OF WAY AND RESTRICTIVE COVENANT (SEE INSTRUMENT)
021 252 709	22/07/2002	EASEMENT OVER PORTION OF LOT 12 BLOCK 3 PLAN 0212449 FOR BENEFIT OF LOT 11 BLOCK 3 PLAN 0212449.
021 252 711	22/07/2002	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - ROCKY VIEW WATER CO-OP LTD. GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - SHAW CABLESYSTEMS COMPANY. GRANTEE - BUTTE HILLS ESTATES HOMEOWNERS ASSOCIATION. GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AS TO PORTION OR PLAN:0212451 (DATA UPDATED BY: CHANGE OF NAME 041434276)
051 315 379	30/08/2005	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
071 496 721	05/10/2007	EASEMENT AS TO PORTION OR PLAN:0714902 EASEMENT AREA 'A' SEE INSTRUMENT
071 496 723	05/10/2007	EASEMENT AS TO PORTION OR PLAN:0714902 EASEMENT AREA 'B' SEE INSTRUMENT
081 205 939	10/06/2008	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
071 502 742

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

MORTGAGEE - THE BANK OF NOVA SCOTIA.
100 ANDERSON RD SE
CALGARY
ALBERTA T2J3V1
ORIGINAL PRINCIPAL AMOUNT: $1,100,000

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 9 DAY OF MARCH, 2020 AT 11:07 A.M.

ORDER NUMBER: 38972292

CUSTOMER FILE NUMBER:

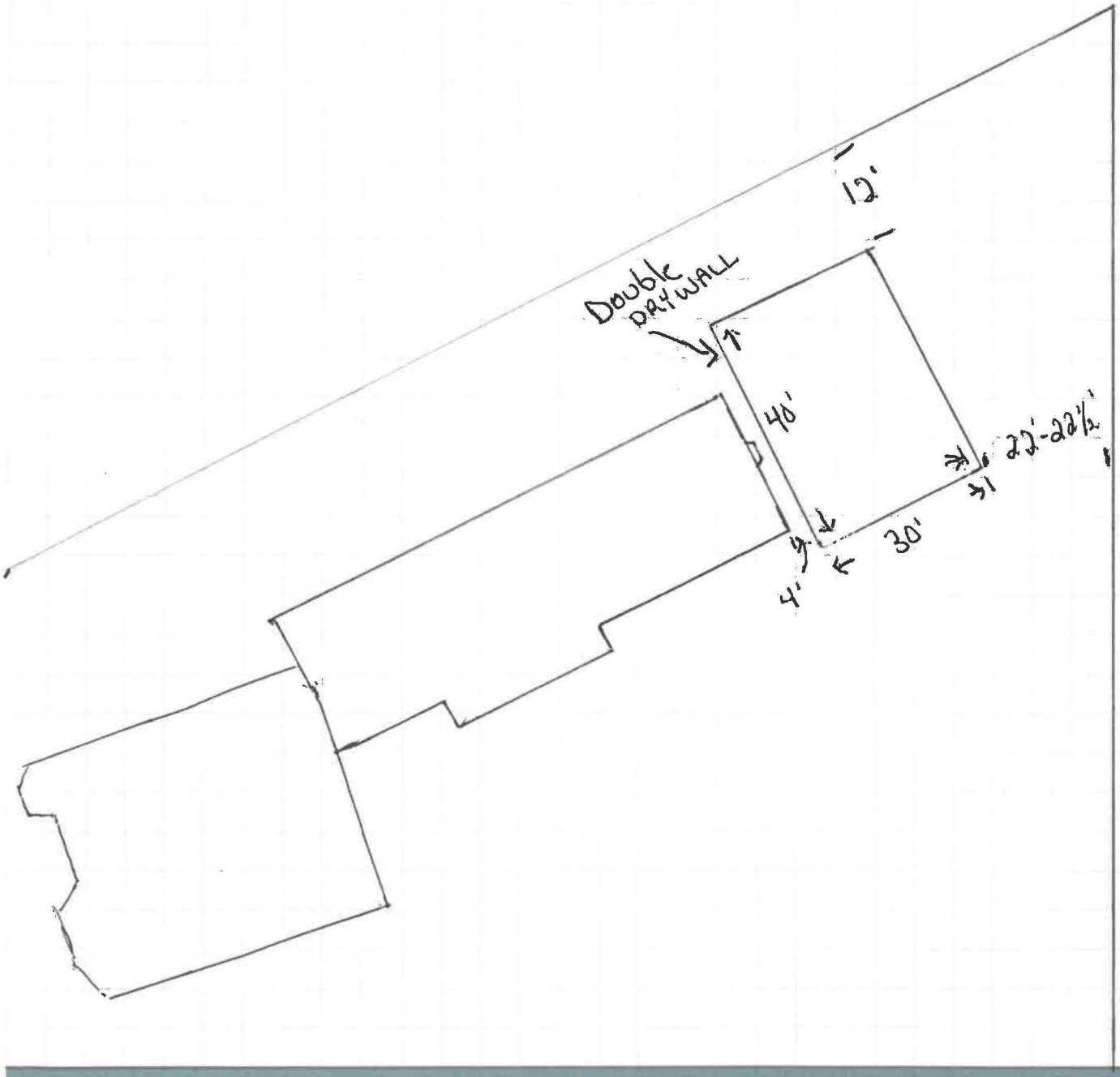
END OF CERTIFICATE

Westform Metals

westform.com

Page: of	Date:
Retail Location:	
Email:	
Tag/Job:	

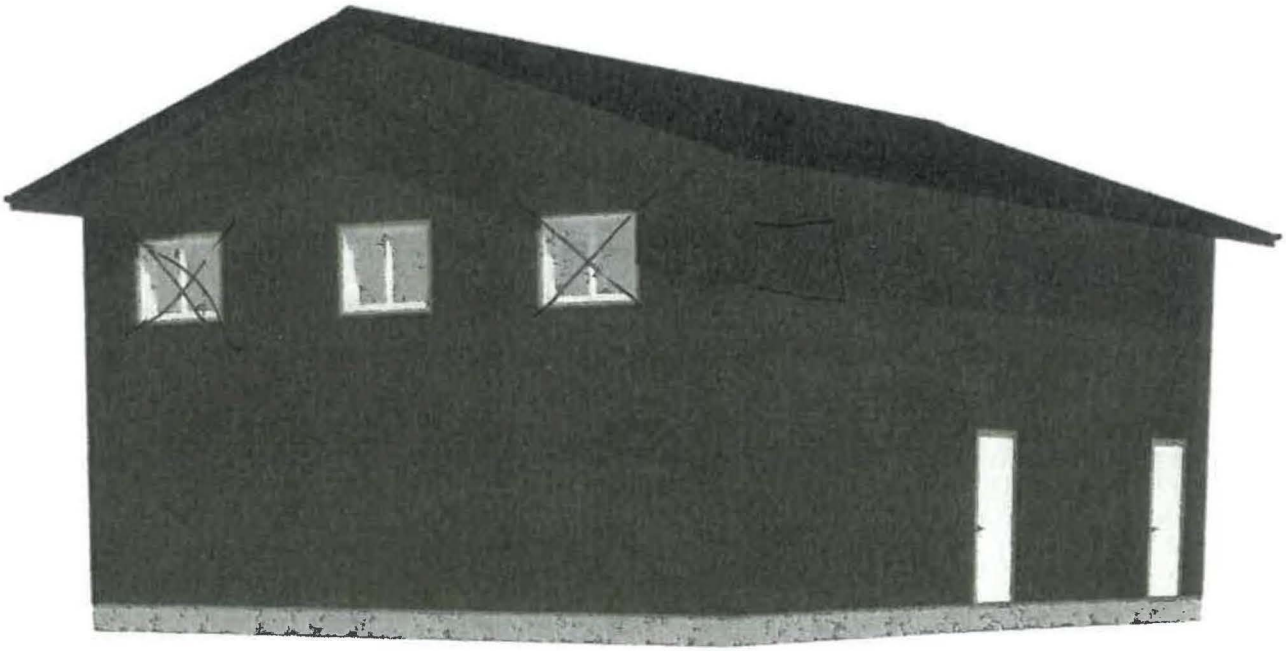
Customer Name/Contact Info:



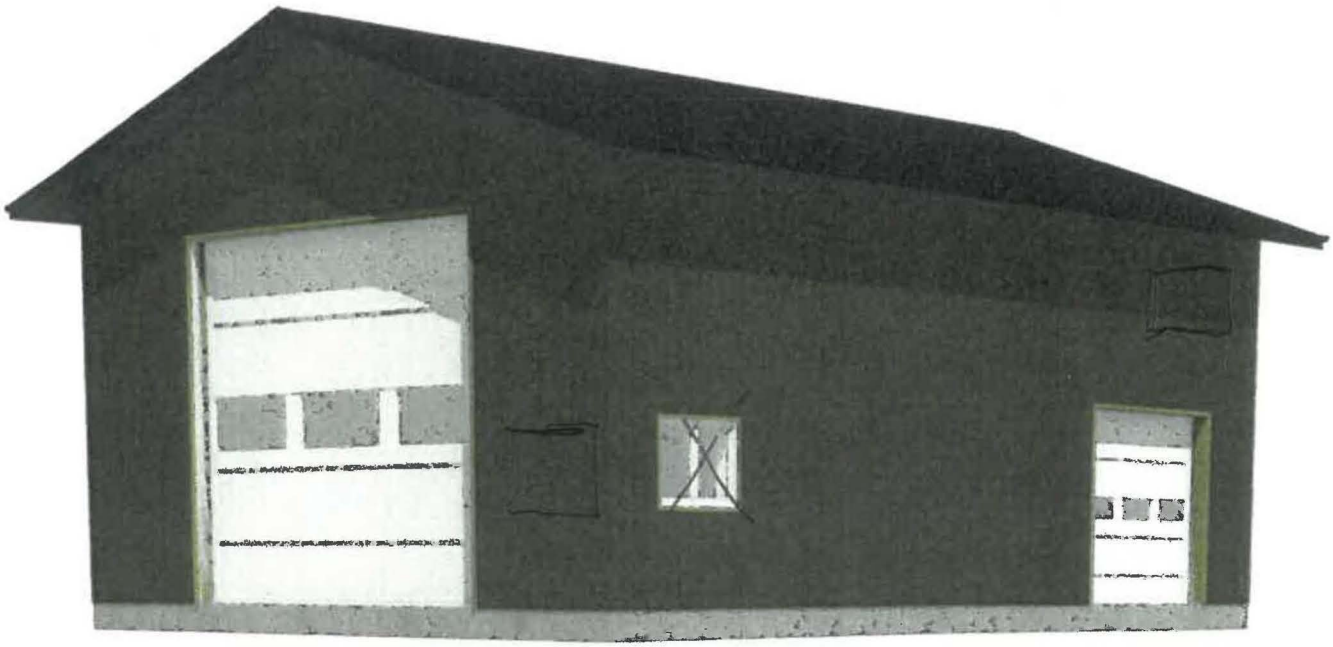
6435 Lickman Road
Chilliwack, British Columbia
Canada V2R 4A9
Tel: 604.858.7134
Toll Free: 1.800.663.6322
Fax: 604.858.6022
Toll Free Fax: 1.877.858.6022

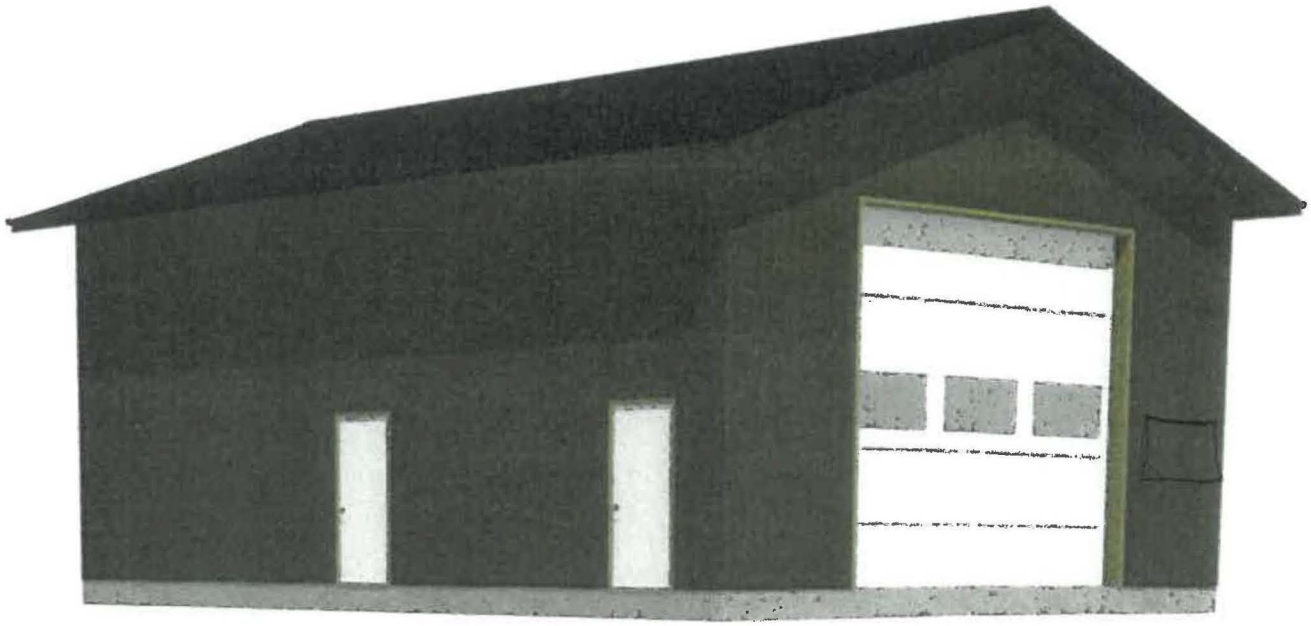
27323 - 120 TWP Rd 394
RR1 Site 1, Box 23
Blackfalds, Alberta
Canada T0M 0J0
Tel: 403.885.3752
Fax: 403.885.3730

CSSBI



Exterior Elevations
Colours – Coffee Brown Walls, Black Roof, Tan Trim





ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** May 11, 2020

DIVISION: 02 **APPLICATION**: PRDP20200776

SUBJECT: Development Item: Signs

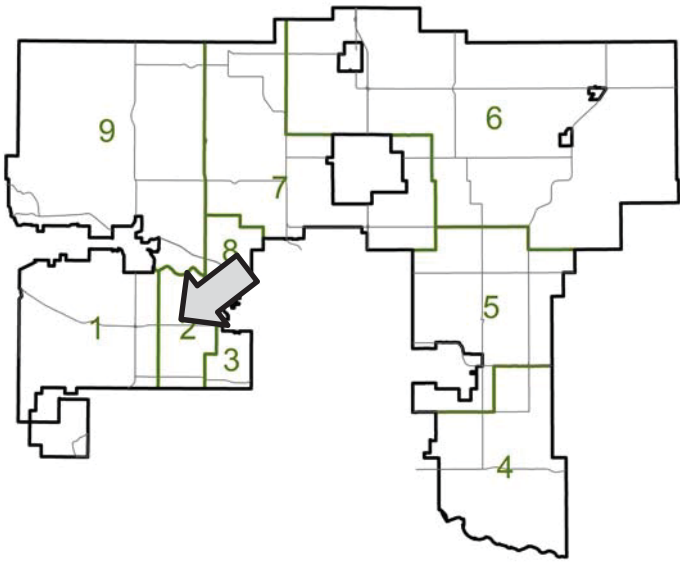
USE: Discretionary, with No Variances

APPLICATION: Signs, installation of one (1) directional/informational signage (dual-sided)

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) west of Rge. Rd. 33 and on the south side of Hwy. 1

LAND USE DESIGNATION: Ranch and Farm (RF)

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

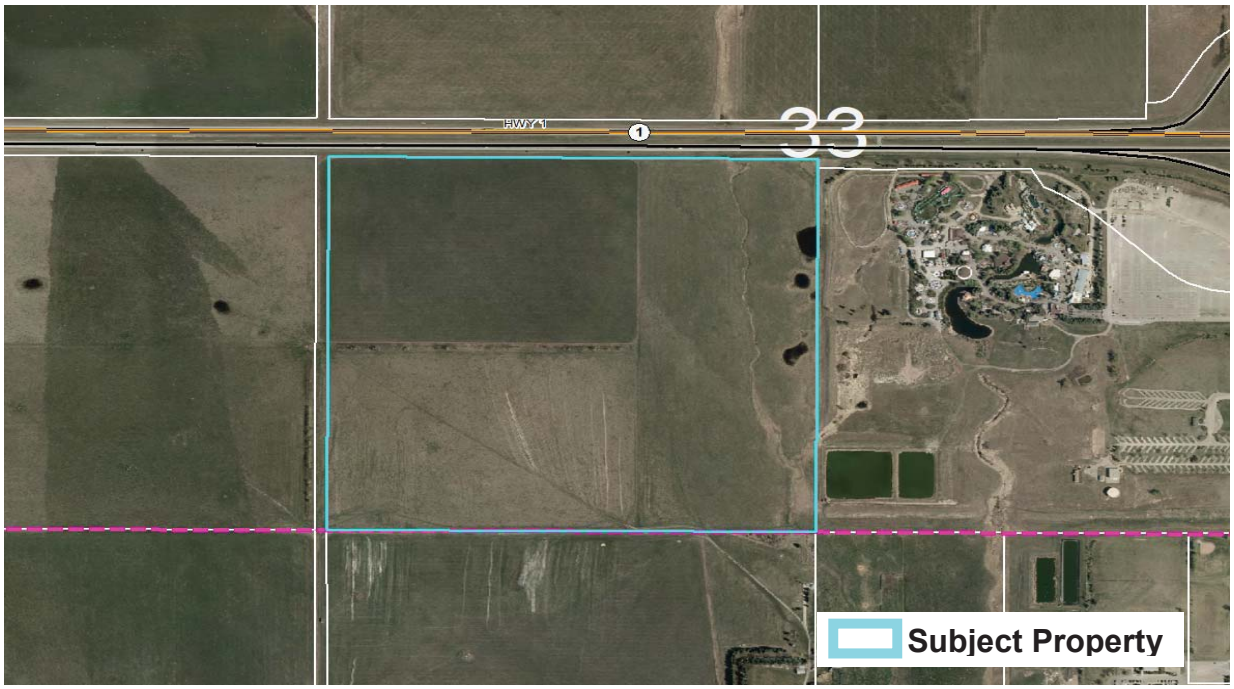


OPTIONS:

Option #1: THAT Development Permit Application PRDP20200776 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20200776 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Jacqueline Targett - Planning and Development Services

ROCKY VIEW COUNTY

DEVELOPMENT PERMIT REPORT

Application Date: April 6, 2020	**File:** 04733002
Application: PRDP20200776	**Applicant/Owner:** Harmony Developments Inc. (Ryan Hall) / Bow Water & Land G.P. Ltd.
Legal Description: SW-33-24-03-05	**General Location:** located approximately 0.81 km (1/2 mile) west of Rge. Rd. 33 and on the south side of Hwy. 1
Land Use Designation: Ranch and Farm District (RF)	**Gross Area:** ± 60.38 hectares (± 149.22 acres)
File Manager: Jacqueline Targett	**Division:** 02

PROPOSAL:

The proposal is for *Signs*, installation of one (1) directional/informational signage (dual-sided). The subject signage is related to the Harmony Development.

The sign is a duel-faced freestanding sign, mounted on wood poles and will be constructed of durable materials. The sign will have an area of 11.89 sq. m (128.00 sq. ft.) [8.00 ft. x 16.00 ft.] and is 1.21 m (4.00 ft.) in height. Alberta Transportation issued a Roadside Development Permit, # RSDP027769 issued February 20, 2020 for the proposed sign. The sign will not be illuminated and is located an appropriate distance from Highway 1, and will not appear to negatively impact or distract passing motorists.

The proposed signage would be considered permanent in nature, as the signs are mounted on wooden poles into the ground and will be located on the property for an extended timeframe. It is the interpretation of the Development Authority that these signs have policy support as directional/information signs for a large residential and commercial development within the County, has approval from Alberta Transportation and therefore can be discretionary-approved, with a time-limited permit.

Application Details:

Sign #1, dual-faced

- Located 40.00 m (131.23 ft.) from the north property line;
- Eastbound Facing Advertisement:
  - "*Lake and Golf Living; Next Exit, then Left; Show Homes Open*"
- Westbound Facing Advertisement:
  - "*Your base Camp to the Rockies; LiveInHarmony.ca"*

Ranch and Farm District (RF)

Section 43.10

- *Discretionary Uses: Signs*

  Note, there is no district regulations applicable for the placement of signage;

ROCKY VIEW COUNTY

Land Use Bylaw Requirements:

Section 35 Sign Regulations

35.1 In considering a Development Permit application for signs, or advertising material, the Development Authority may consider such factors as:

(a) location of the proposed signage;
(b) distance from roadway;
(c) size;
(d) height;
(e) method of illumination;
(f) such other considerations as the Development Authority may deem to be relevant.

35.2 The Development Authority shall attach as conditions of Development Permit approval; those conditions it feels are necessary to resolve any development concerns or issues it has identified with respect to those items listed in Section 35.1.

35.4 Quality, aesthetic character, and finishing of sign construction shall be to the satisfaction of the Development Authority.

- The proposed sign will be constructed of durable materials and is consistent with the advertising scheme within the Harmony Conceptual Scheme and existing advertising within the Harmony development. The sign includes limited writing, images and a variety of colours. With this type of signage, the quality aesthetic character and finishing of sign is appropriate.

35.5 Interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas, interfere with the interpretation of traffic signs or controls, or interfere with traffic.

- The proposed sign is not illuminated.

35.6 Flashing or animated signs shall not be permitted. Signs that are moving or contain electronic message boards that may distract highway users are not permitted.

- The proposed sign does not contain any moving or electronic message boards.

35.7 No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road, highway unless the prior approval of Alberta Transportation has been obtained, if required.

- The proposed signage is located within 0.80 km (0.49 miles) within Highway 1. Alberta Transportation issued RSDP027769 on February 20, 2020.

35.8 All signs shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.

- Condition of approval

35.9 Off-site directional signage may be allowed on private property, where in the case of major agricultural, commercial, or industrial developments, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.

- The Harmony development is considered as a major residential and commercial development that currently attracts volumes of significant vehicular traffic, that will increase upon build-out of lots and services.

ROCKY VIEW COUNTY

35.10 Except for directional signage as described in Section 35.9, no signage shall be allowed on a parcel for the advertising of a business, activity, or event that is not on the parcel of land on which the sign is located.

- As this is a directional/information sign in accordance with 35.9, this regulation is not applicable to this application.

35.11 Signage associated with a home-based business or bed and breakfast home shall be regulated in accordance with the following requirements:

- Not applicable to this application.

STATUTORY PLANS:

The property falls under the City of Calgary Intermunicipal Development Plan. The plan does not give any direct guidance on the nature of this application and no response was received from the City at the time of this report. The property does not fall under any other approved plans, such as an Area Structure Plan or Conceptual Scheme. This application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

Inspection: April 22, 2020

- Undeveloped parcel;
- Old Wooden posts in location of proposed site; and
- No other comments

CIRCULATIONS:

Alberta Transportation

- Roadside Development Permit #RSDP027769 issued

City of Calgary

- No response received at the time of this report.

Development Compliance Officer Review (April 20, 2020)

- Previous enforcement on a Trailer Sign for Harmony Development last year;
- They were cooperative in removed;
- Therefore, we have no comments or concerns with this particular sign.

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, for the following reasons:

Description:

1. That one (1) dual-faced directional/informational sign, approximately 11.89 sq. m (128.00 sq. ft.) [8.00 ft. x 16.00 ft.] in area, may be placed on the subject property, in accordance with the Site Plan as submitted with the application.
2. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.

ROCKY VIEW COUNTY

Permanent:

3. That the sign shall be kept in a safe, clean, and tidy condition at all times.
4. That the signs shall not be illuminated at any time.

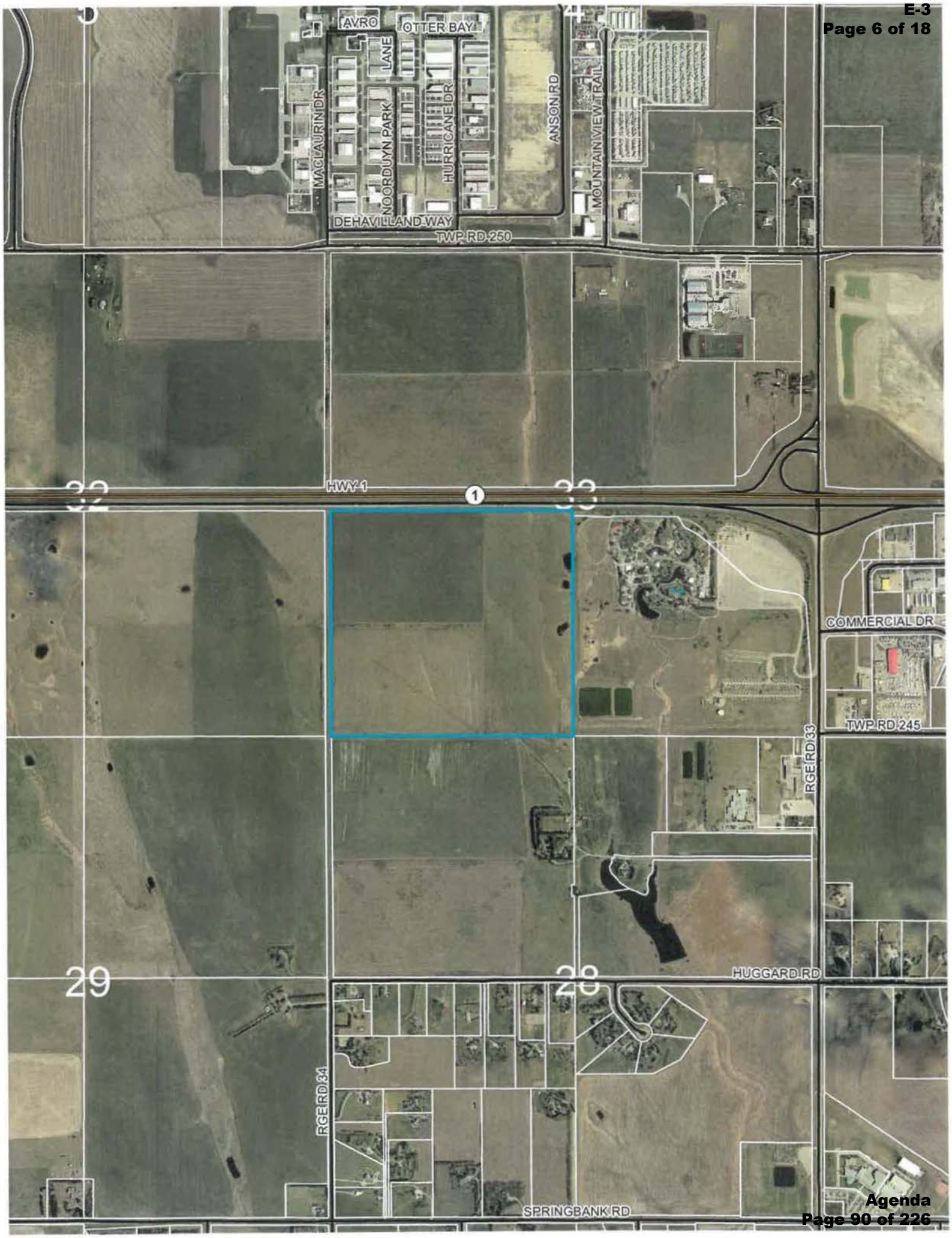
Advisory:

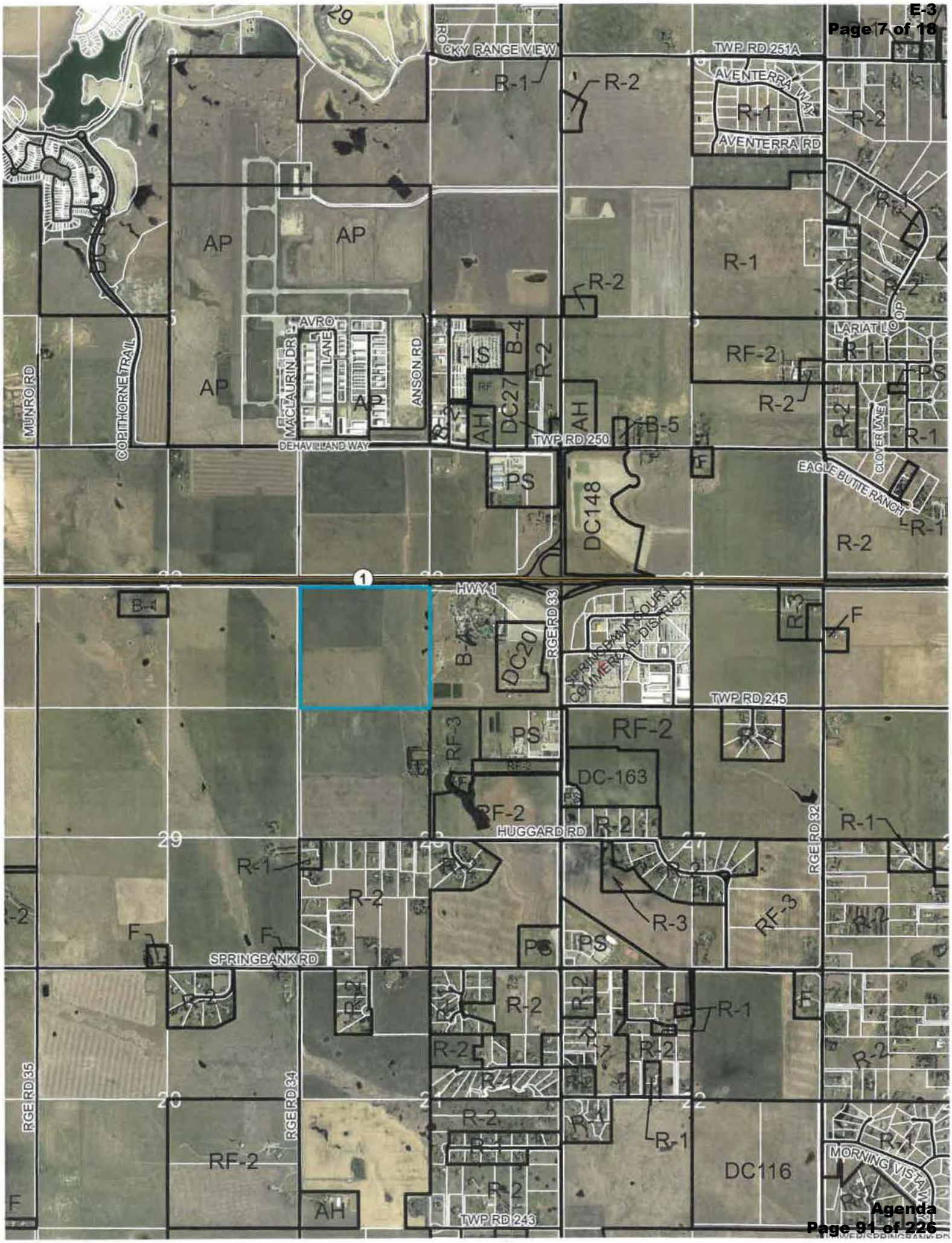
5. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
    i. That the Applicant/Owner shall adhere to Roadside Development Permit #RSDP027769.
6. That this permit shall be valid until **June 3, 2022.**

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.


AVRO
OTTER BAY
LANE
MACLAURIN DR
NOORDUYN PARK
HURRICANE DR
ANSON RD
MOUNTAIN VIEW TRAIL
DEHAVILLAND WAY
TWP RD 250
HWY 1
1
32
33
COMMERCIAL DR
TWP RD 245
RGE RD 33
29
28
HUGGARD RD
RGE RD 34
SPRINGBANK RD


ROCKY RANGE VIEW
TWP RD 251A
AVENTERRA WAY
AVENTERRA RD
R-1
R-2
AP
MUNRO RD
COCHRANE TRAIL
AVRO
MACLAURIN DR
LANE
ANSON RD
I-S
B-4
DC27
AH
B-5
TWP RD 250
DEHAVILLAND WAY
PS
DC148
RF-2
LARIAT LOOP
CLOVER LANE
EAGLE BUTTE RANCH
HWY 1
RGE RD 33
DC20
SPRINGBANK QUARTER COMMERCIAL DISTRICT
TWP RD 245
RF-3
DC-163
HUGGARD RD
RGE RD 32
SPRINGBANK RD
RGE RD 35
RGE RD 34
TWP RD 243
DC116
MORNING VISTA

FOR OFFICE USE ONLY	
Fee Submitted $280.00	File Number 04733002
Date of Receipt April 6/20	Receipt #

ROCKY VIEW COUNTY
Cultivating Communities

20200776

APPLICATION FOR A DEVELOPMENT PERMIT

Name of Applicant Harmony Developments Email ryan.hall@bpinc.ca
Mailing Address 106-6420, 6A ST SE Calgary Alberta T2H 2B7
Postal Code
Telephone (B) 403.236.6045 (H) Fax
For Agents please supply Business/Agency/ Organization Name

Registered Owner (if not applicant) Bow Water & Land G.P. Ltd.
Mailing Address Suite 500 Mount Royal Place 1414-8th ST SW
Calgary Alberta Postal Code T2R 1JR
Telephone (B) 403.630.7638 (H) Fax 403.245.5156

1. LEGAL DESCRIPTION OF LAND

a) All / part of the ~~1/4~~ 33 SW ¼ Section 24 Township 24 Range 3 West of 5 Meridian
b) Being all / parts of Lot N/A Block N/A Registered Plan Number
c) Municipal Address
d) Existing Land Use Designation ~~Agriculture~~ RF Parcel Size ~~160~~ Acres 149.22 Division

2. APPLICATION FOR

Temporary Signage Facing Highway

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I JAY SIMMONS hereby certify that X 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
Date
Owner's Signature
Date

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, Ryan Hall *, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.*

Ryan Hall
Signature

April 7,th 2020
Date

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0021 293 378	5;3;24;33;SW	161 087 891 +1

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 24
SECTION 33
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160) ACRES, MORE OR LESS
EXCEPTING THOSE PORTIONS ON THE FOLLOWING PLAN:

PLAN	NO.	ACRES MORE OR LESS	HECTARES MORE OR LESS
#1 HIGHWAY	3850JK	10.78	4.366

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 141 132 180 +1

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 087 891	13/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

BOW WATER & LAND G.P. LTD.
OF #500, 1414 - 8 STREET SW
CALGARY
ALBERTA T2R 1J6
(DATA UPDATED BY: 161087984)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
761 141 577	17/11/1976	ZONING REGULATIONS SUBJECT TO SPRINGBANK AIRPORT ZONING REGULATIONS
191 074 700	18/04/2019	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		MORTGAGEE - SERVUS CREDIT UNION LTD. 151 KARL CLARK ROAD NW EDMONTON ALBERTA T6N1H5 ORIGINAL PRINCIPAL AMOUNT: $5,050,000
191 091 648	15/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - SERVUS CREDIT UNION LTD. 151 KARL CLARK ROAD NW EDMONTON ALBERTA T6N1H5 AGENT - LAWRENCE D LEON

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 30 DAY OF APRIL, 2020 AT 10:23 A.M.

ORDER NUMBER: 39236558

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

LETTER OF AUTHORIZATION

I, (We) Bow Water & Land G.P.Ltd being the owner (s) of

Lot N/A Block N/A Plan No Plan #

Legal:

NW/NE/SE/SW Section 33 Township 24 Range 03 W 05 M

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

Signature

Signature

August 20, 2019

Date

Delivery Services, Transportation
Southern Region, Calgary District
803 Manning Road Ne
Calgary, Alberta T2E 7M8

Permit No.: RSDP027769
File Number: SW-33-24-3-W5M(03)

February 20, 2020

Harmony Developments Inc
101, 6420-6A St SE
Calgary, AB T2H 2B7
Email: ryan.hall@bpinc.ca

Attention Harmony Developments Inc

Subject: Approval for the items identified below within Rocky View County ("Municipality")

Regarding application for the following:

Directional Sign

Permit / File Number	Description	Location
RSDP027769-1 Sign	Directional Sign	Highway 1 SW-33-24-3-5

Alberta Transportation Permit No. **RSDP027769** is issued to Harmony Developments Inc (Permittee) under the Highways Development and Protection Regulation authorizing the above noted development(s). Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project. This permit is subject to the conditions shown and should be carefully reviewed.

1. This permit is issued subject to the approval of the Municipality .,
2. This permit approves only the sign contained herein, for any changes or additions a separate application is required,
3. The Department is under no obligation to reissue a permit if the sign is not installed before expiry of this permit.,
4. The sign shall be maintained in proper repair.,
5. If, in the opinion of the Operations Manager the sign is not kept in an acceptable condition, or fails to meet or address any of the department's conditions or concerns, it must be repaired, revised or removed by the owner within 7 days of receiving written notice of the deficiency, otherwise the sign will be removed by Alberta Transportation at the owner's expense.,
6. Use of intermittent, flashing or rotating light or moving or rotating parts is not permitted.,
7. The Permittee is solely responsible for all costs, with no compensation, related to sign removal and/or relocation, whether required due to future highway upgrading, maintenance twinning or service road construction,

Government of Alberta
Transportation

APPLICATION FOR SIGN INSTALLATION NEAR A PROVINCIAL HIGHWAY

Alberta Transportation Permit # _____

Applicant's Name HARMONY DEVELOPMENTS INC.

Mailing Address 106, 6420-6A ST SE

City/Town/Village Calgary **Province** Alberta **Postal Code** T2H 2B7

Phone # 403.236.604 **Fax #** 403.215.0801 **e-mail** ryan.hall@bpinc.ca

Landowner's Name (If different from above) Bow Water & Land G.P.Ltd.

Mailing Address Suite 500 Mount Royal Place 1414-8th St SW

City/Town/Village Calgary **Province** Alberta **Postal Code** T2R 1JR

Phone # 403.541.530 **Fax #** _____ **e-mail** _____

APPLICATION IS HEREBY MADE TO INSTALL OR CHANGE A SIGN IN:

Property Information

SW	1/4 33	24	3	5th
(NE, NW, SE, SW)	¼ Section	Township	Range	West of Meridian

N/A	N/A	N/A	160 Acres
Lot	Block	Plan Number	Parcel size (acres or hectares)

1 Eastbound	40M	4 KM (approximately)
Highway No.	Distance of the proposed sign to the highway boundary	Location of business shown on sign

Rocky View County	Agriculture	$9000.00
Name of Municipality	Existing / Proposed Land Use	Estimated cost of proposed sign

Dimensions of sign "face": **Length** 16 feet **Height** 8 feet

Sign Type (select one): **One Sided** _____ **Double Sided** X

Purpose of Sign: **Business Identification** YES **Directional** YES **Construction** _____
Other (explain) Direction to a nearby residential community.

Note: Please attach a plan showing the proposed sign in detail including the wording, etc. and the location of the proposed sign and existing as well as proposed development relative to the ¼ line and highway. Location of items such as existing or proposed shelterbelts, signs, etc, must also be shown.

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation. The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

I Jay Simmons (print full name) hereby certify that (●) I am the registered owner _____ Signature

I _____ (print full name) hereby certify that ( ) I am authorized to act on the owner's behalf _____ Signature

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

(Date) October 16, 2019

Government of Alberta
Transportation

APPLICATION FOR SIGN INSTALLATION NEAR A PROVINCIAL HIGHWAY

Alberta Transportation Permit # _____

Note: distances may be shown in metres or feet

SITE PLAN

SKETCH OF PROPOSED SIGN

Included in Attached File

Signature of Registered Owner or Authorized Agent

8. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and the Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto,
9. The previously issued permit (RSDP021483) is hereby rescinded.,

Permission is hereby granted to Harmony Developments Inc to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown above.

If the development has not been carried out by **February 20, 2021** this permit expires and the Permittee must reapply for a new permit if they wish to proceed.

If you have any questions about the permit or any of the conditions, please contact the undersigned Development and Planning Technologist.

Signed:

Digitally signed by Trevor.Richelhof
Date: 2020.02.20 13:12:07 -07'00'

Trevor Richelhof
Dev and Planning Technologist
Trevor.Richelhof@gov.ab.ca

HARMONY® ROCKY VIEW COUNTY | DEVELOPMENT PARTNERS IN HARMONY QUALICO® communities + Bordeaux DEVELOPMENTS

PROPOSED Double Sided Sign- 16x8' Along Trans Canada HWY 1 -
Rocky View County Boundary

HARMONY® ROCKY VIEW COUNTY | DEVELOPMENT PARTNERS IN HARMONY QUALICO communities + Bordeaux DEVELOPMENTS

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** May 11, 2020

DIVISION: 03 **APPLICATION**: PRDP20190894

SUBJECT: Development Item: Single-lot Regrading

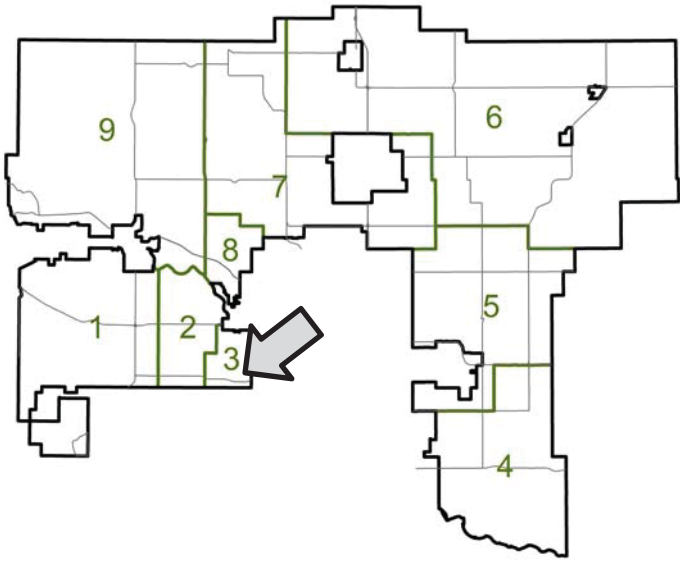
USE: Discretionary, with No Variances

APPLICATION: single-lot regrading, construction of a storm pond

GENERAL LOCATION: located approximately 0.81 km (1/2) west of 101st St. and on the north side of Hwy. 8

LAND USE DESIGNATION: Public Services (PS)

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

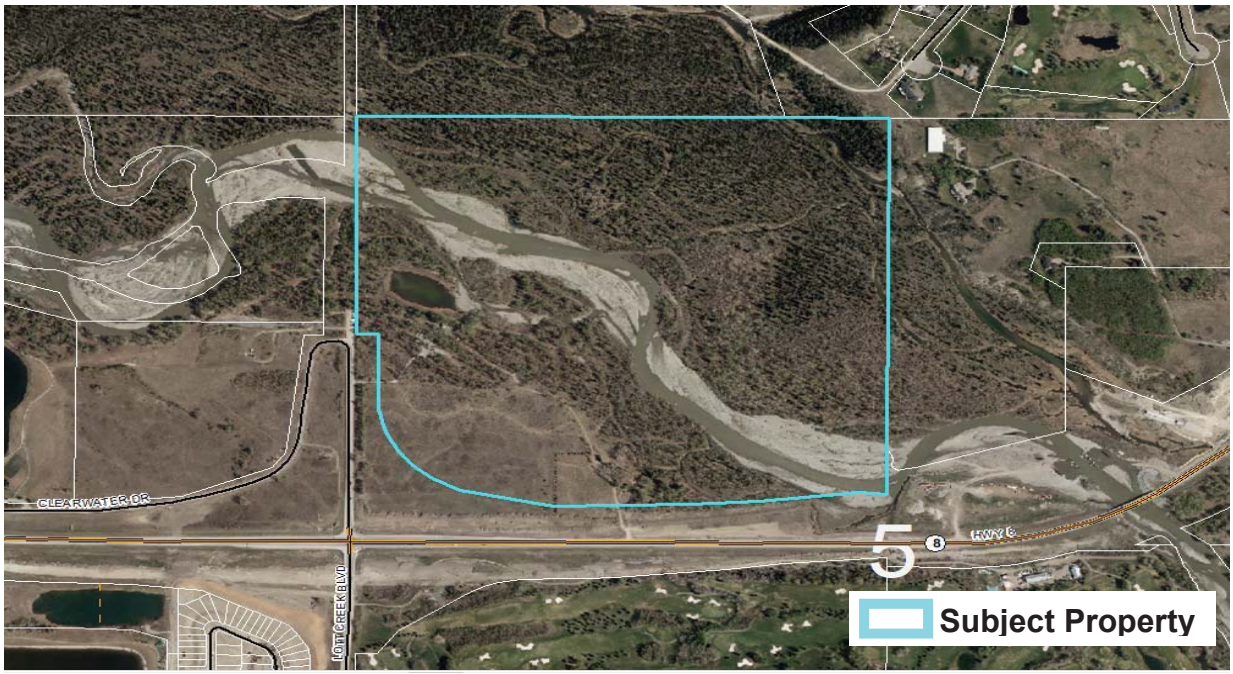


OPTIONS:

Option #1: THAT Development Permit Application PRDP20190894 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20190894 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Jacqueline Targett & Bianca Duncan - Planning and Development Services

ROCKY VIEW COUNTY

DEVELOPMENT PERMIT REPORT

Application Date: March 22, 2019	**File:** 04605003
Application: PRDP20190894	**Applicant/Owner:** Urban Systems (Katie Pipke) / City of Calgary (Patrick Wiley)
Legal Description: Lot , Block , Plan , NW-05-24-02-05	**General Location:** located approximately 0.81 km (1/2) west of 101st St. and on the north side of Hwy. 8
Land Use Designation: Public Services District	**Gross Area:** ±56.59 hectares (±139.84 acres)
File Manager: Jacqueline Targett	**Division:** 03

PROPOSAL:

The proposal is for single-lot regrading, construction of a dry storm pond.

This phase of the site is for private use only for a dry storm pond. Future phases may include that the dry storm pond increases in functionality and that the site is utilized as a recreational Public Park (Clear Water Park) for the City of Calgary and Rocky View County residents, that would include a walking pathway throughout and various ancillary uses. This application was submitted in March 2019, but was placed on hold until application details could be finalized. The application was re-submitted December 2019, with revisions.

This phase includes the regrading and construction of the dry storm pond. There will be limited stockpiling of the excavated materials onsite during development, as most material will be exported upon final development completion. It will not include any public pathway, parking lot, building or other amenity associated to a public-access area. The pond will include landscaping, as per the submitted landscape plan. The landscaping is located on the south – southwestern portion of the pond and includes a mixture of coniferous and deciduous trees and shrubs.

Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) is considered discretionary as per Section 33.1 of the Land Use Bylaw.

Property History:

Planning Applications, Development Permits, Building Permits:

- No property history

Elbow River Floodway & Fringe Area Protection Area

The subject parcel falls under the Elbow River Floodway, as the Elbow River run through the central portion of the site. Any development within a floodway or flood fringe area is discretionary. The development area is located in south-west portion of the parcel, which is predominately identified as the Flood Fringe area, but includes Floodway overlap. However, Section 40.5(c) & (d) of the Land Use Bylaw allows development within the Floodway related to this proposal.

40.5 That no development shall take place within the area shown as floodway on Schedule 7 of the Land Use Bylaw, except for:

(a) roads and bridges;

ROCKY VIEW COUNTY

(b) flood or erosion protection measures or devices;

(c) pathways that are constructed level with the existing natural grades; and

(d) recreation facilities, provided there are no buildings, structures, or other obstructions to flow in the floodway.

Other relevant sections of Section 40 include:

40.8 That all development within the Floodway as shown in Schedule 7 of the Land Use Bylaw shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the site.

- Noted as a condition of approval

STATUTORY PLANS:

This property falls under the City of Calgary Intermunicipal Development Plan and the Central Springbank Area Structure Plan. The application was also evaluated in accordance with the County's Land Use Bylaw.

INSPECTOR'S COMMENTS:

Inspection: May 8, 2019

- Mature landscaping onsite;
- Gated entrance
- 2 trucks parked onsite
- Some grading and alteration taking place in the Alberta Transportation road allowance, at the SE corner
- No other activity

CIRCULATIONS:

<u>AG Services Feb 28, 2020</u>

- No agricultural concerns.

<u>Alberta Environment and Parks</u>

- No response received at the time of this report

<u>Alberta Health Services</u>

- No response received at the time of this report

<u>Alberta Transportation (February 20, 2020)</u>

- Reference Number #RSDP029143-1, Needs Roadside Development Permit

<u>Transportation Services Review</u>

- No comments

<u>Capital Projects Review (February 25, 2020)</u>

- No comments

<u>Solid Waste and Recycling Review</u>

- No response received at the time of this report

ROCKY VIEW COUNTY

Municipal Lands Review (March 5, 2020)

- Overall, no concerns with the pond design and the landscaping being proposed.
- However, I am curious about the pathway (shown in the plan) and what other amenities (parking lot, controlled access etc…) are associated with this project.

Fire Services Review

- No response received at the time of this report.

Planning and Development Services - Engineering Review (April 2, 2020)

General:

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- Prior to issuance, the applicant/owner will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
- The application will need to be circulated to Alberta Transportation for review and comment since the proposed development is located adjacent to Highway 8.

Geotechnical:

- There appears to be no steep slopes on the subject lands.
- Prior to issuance, the applicant/owner will be required to conduct a cut/fill analysis that determines the amount of net cut or fill.
- Prior to issuance, the applicant/owner is required to provide a deep fills report conducted by a professional geotechnical engineer for all areas of fill greater than 1.2 m in depth.
- Prior to occupancy, the applicant/owner will be required to submit the compaction test results that demonstrate that the areas of fill were placed in accordance with the requirements of the deep fills report.
- Prior to issuance, the applicant/owner will be required to submit a geotechnical report that is conducted and stamped by a professional engineer that supports the design of the proposed stormwater pond and addresses design elements such as the proposed pond liner, soil permeability (if applicable), pond side slopes, and other design concerns.

Transportation:

- The subject lands are accessible via paved road approach off of Clearwater Drive. Prior to issuance, the applicant/owner is required to contact Road Operations to inspect the existing approach and conduct any upgrades or work to the approach to the satisfaction of the County.
- Prior to issuance, the applicant/owner is required to contact County Road Operations to determine if any permits or if a Road Use Agreement is required for hauling activity associated with the proposed development.

ROCKY VIEW COUNTY

Sanitary/Waste Water:

- There appears to be no proposed buildings that require servicing at this time.
- Engineering has no requirements at this time.

Water Supply And Waterworks:

- There appears to be no proposed buildings that require servicing at this time.
- Engineering has no requirements at this time.

Storm Water Management:

- Prior to issuance, the applicant/owner shall provide a Site-Specific Stormwater Plan (SSIP) that supports the proposed development and is in accordance with the "A Report on Drainage Studies for Springbank".
- Prior to occupancy, the applicant/owner will be required to provide as-built drawings that are stamped by a professional engineer that show the final grading plan and constructed stormwater infrastructure.
- As an advisory condition, it is the responsibility of the applicant/owner to obtain AEP approvals and licensing for the stormwater management infrastructure including registration of the facilities and discharge.

Environmental:

- The proposed development is permitted, although it is located within the floodway of the Elbow River, since the proposed development is a recreational facility, as per section 40.5 of the Land Use Bylaw at time of DP issuance.
- As a permanent condition, the proposed development shall not cause a negative impact on the upstream or downstream drainage flow velocities resulting from 1:100 year flood events in accordance with section 40.8 of the Land Use Bylaw at time of DP issuance.
- As a permanent condition, no buildings or structures be permitted within the floodway in accordance with section 40.5 of the Land Use Bylaw at time of DP issuance. Should any buildings or structures be located within the flood fringe, all portions of the structure constructed at or below the 100 year flood elevation shall be flood proofed, shall not contain building materials that could be damaged by immersion in water, and shall not contain electrical panels, gas meters, and heating appliances as per section 40.6 of the applicable Land Use Bylaw at time of DP issuance.
- Prior to issuance, the applicant/owner will be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the pond and in perpetuity.
- There appears to be a wetland on the subject lands. The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands.

<u>Enforcement Services Review</u>

- No comments received at the time of this report

ROCKY VIEW COUNTY

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, for the following reasons:

Description:

1. That single-lot regrading and excavation for construction of a dry storm pond, shall be permitted in general accordance with the drawings submitted with the application, as prepared by Urban Systems, File. No. 1057012601-C-003-LEG, as amended through conditions, and includes:
    i. Creation of a dry storm pond;
    ii. Removal of excess topsoil and fill (as required);

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, to the satisfaction of Rocky View County ("the County") in accordance with the County's Servicing Standards, Section 1100. The plan shall include noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a cut/fill analysis that determines the amount of net cut or fill, for the proposed dry pond, in accordance with County Servicing Standards.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a geotechnical report, conducted and stamped by a professional engineer, that supports the design of the proposed stormwater pond and addresses design elements such as the proposed pond liner, soil permeability (if applicable), pond side slopes, and other design concerns, in accordance with County Servicing Standards.
5. That prior to issuance of this permit, the Applicant/Owners shall submit deep fills report conducted by a professional geotechnical engineer, for all areas of fill greater than 1.2 m in depth, in accordance with County Servicing Standards.
6. That prior to issuance of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Plan (SSIP), that supports the proposed development and is in accordance with the technical study for the area, "*A Report on Drainage Studies for Springbank*", to the satisfaction of the County.
7. That prior to issuance of this permit, the Applicant/Owner shall submit an erosion and sediment control (ESC) plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the pond and in perpetuity, in accordance with County Servicing Standards.
8. That prior to issuance of this permit, the Applicant/Owner shall confirm if any stockpiling of materials (fill or topsoil) onsite is required, temporarily during development or upon development completion, and/or if all material (fill or topsoil) will be exported offsite.

ROCKY VIEW COUNTY

9. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations:
    i. 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.
    ii. to discuss any temporary road access / approach requirements off Clearwater Drive (for hauling activities) and/or arrange an inspection (if required). Note, any temporary requirements or upgrades shall be completed by the Applicant/Owner prior to commencement of activities.
        a. Written confirmation shall be received from County Road Operations confirming the status of both components of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Site Completion:

10. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built drawings, stamped by a professional engineer, confirming that the final grading plan and constructed stormwater infrastructure align with the supporting technical submission approvals for the file.
11. That upon completion of the proposed development, the Applicant/Owner shall submit compaction test results that demonstrate that the areas of fill were placed in accordance with the requirements of the deep fills report.

Permanent:

12. 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.
13. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
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 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 adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
16. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands or road infrastructure from drainage alteration.
17. That the proposed development shall not cause a negative impact on the upstream or downstream drainage flow velocities resulting from 1:100 year flood events at any time, in accordance with Section 40.8 of the Land Use Bylaw.
18. That any on-site private lighting required shall be dark sky, and shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.

ROCKY VIEW COUNTY

19. That any private identification or onsite wayfinding signage shall be kept in a safe, clean, and tidy condition at all times.
    i. That no temporary signs shall be place on the site at any time except any temporary signs required during development.
20. That the subject land shall be maintained in a clean and tidy manner 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.
21. That the site shall not be for private use only for use and maintenance of the storm pond, including a secured entrance. The site shall not include any public access, parking, use, or signage, until an separate Development Permit is issued.
22. That any incurred damage to the existing road approach and access shall be corrected and repaired by the Applicant/Owner, in accordance with County Servicing standards, to the satisfaction of County Road Operations.
23. 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.
    i. That the development area shall be landscaped in accordance with the approved landscaped drawing, File 105/012601-L [L102], dated December 118, 2019, including all seeding elements.

Advisory:

24. That for any materials exported offsite, the Applicant/Owner shall advise the receiver of the materials, that additional Development Permits shall be required for *single-lot regrading and the placement of clean topsoil/fill,* if the property is located within Rocky View County, prior to placement.
25. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
26. 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].*
27. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
    i. The Applicant/Owner shall submit a copy of the issued Roadside Development Permit from Alberta Transportation, to the County once obtained.
28. That if the development authorized by this Development Permit is not completed within 18 months of the date of issuance, the permit is deemed to be null and void.
29. That if this Development Permit is not issued by **FEBRUARY 28, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

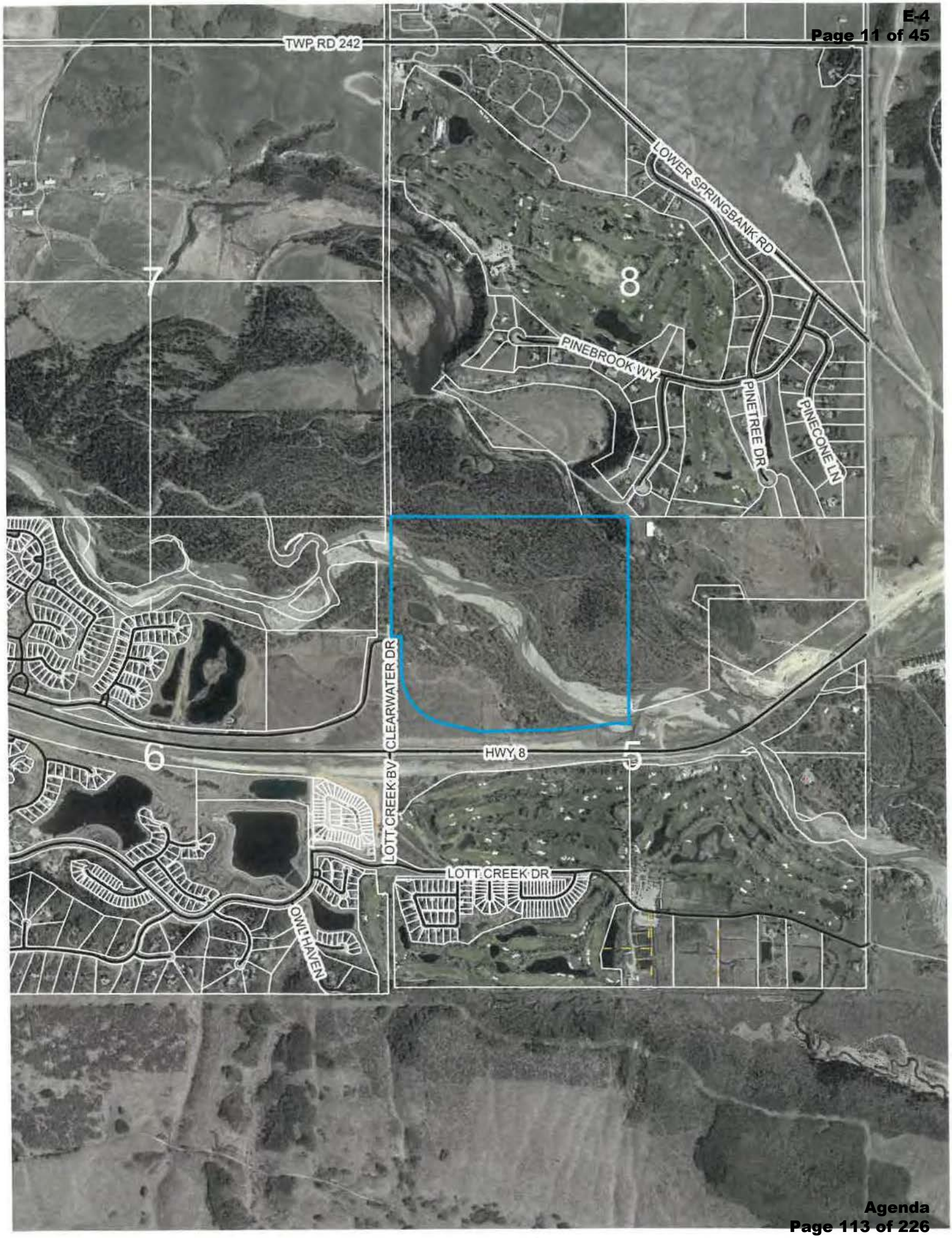
ROCKY VIEW COUNTY

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.


PINERIDGE WY
CLEARWATER DR
HWY 8
5
LOTT CREEK BV


TWP RD 242
LOWER SPRINGBANK RD
7
8
PINEBROOK WY
PINETREE DR
PINECONE LN
CLEARWATER DR
6
HWY 8
5
LOTT CREEK BV
LOTT CREEK DR
OWL HAVEN

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR A
DEVELOPMENT PERMIT

Name of Applicant Ariane Sauter Email asauter@urbansystems.ca
Mailing Address 101-134 11th Avenue SE
Postal Code T2G 0X5
Telephone (B) 403-291-1193 (H) Fax
For Agents please supply Business/Agency/ Organization Name Urban Systems

Registered Owner (if not applicant) City of Calgary
Mailing Address Calgary Public Building-205 8th Avenue SE P.O. Box
Postal Code T2P 2M5
Telephone (B) 403-268-4763 (H) Fax 403-268-5278

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NW ¼ Section 5 Township 24 Range 2 West of 5 Meridian
b) Being all / parts of Lot ____ Block ____ Registered Plan Number ____
c) Municipal Address Clearwater Drive & highway 8 (future Stoney Trail)
d) Existing Land Use Designation ____ Parcel Size ____ Division ____

2. APPLICATION FOR

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I ARIANE SAUTER hereby certify that ____ I am the registered owner
(Full Name in Block Capitals)
x 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
Date December 12TH 2019

Owner's Signature
Date December 18, 2019

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, Patrick Wiley *, 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 December 18, 2019 *Date*

ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

LETTER OF AUTHORIZATION

I, (We) City of Calgary being the owner (s) of

Lot _____ Block _____ Plan _____

Legal:

NW/NE/SE/SW Section 5 Township 24 Range 2 W 5 M

give Urban Systems permission to act on my

(our) behalf in applying for a Development Permit for the above subject property.

Signature

Nico Bernard

Signature

March 20/2019

Date

Calgary

March 20, 2019

Jacqueline Targett
Development Officer
County of Rocky View

Ms. Targett

Re: Clearwater Legacy Park - Pond Authorization

This letter is intended to authorize Urban Systems Inc. to act on behalf of the City of Calgary Parks to submit a Develop Permit to the County of Rocky View for Clearwater Legacy Park.

As the manager of Capital and Development Services my position gives me the ability to approve budgets, and hire contractors and consultants to complete work for the city. I also regularly authorize consultants to work on Parks behalf, submitting drawings and documents for federal, provincial and municipal approvals.

Please feel free to contact me if you have any questions regarding this project

Regards,

Nico Bernard, MBA, P. Eng

Manager
Parks, Capital & Development Services
The City Calgary Parks
T 403.268.4757 | F 403.268.5278 | calgary.ca/parks
Floor 7, Calgary Public Building, 205-8th Avenue SE
P.O Box 2100, Station M # 54, Calgary, AB

AA/BB/ cc

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0037 260 577	5;2;24;5;NW	161 178 920

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 24
SECTION 5
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)
PUBLIC WORK ROAD	8310629	2.278	(5.629)
PUBLIC WORK ROAD	1611847	5.67	(14.01)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 801 096 529

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 178 920	02/08/2016	ROAD PLAN		

OWNERS

THE CITY OF CALGARY.
OF P.O.BOX 2100,CALGARY
ALBERTA T2P 2M5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
791 036 102	09/03/1979	CAVEAT CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION "REG'N NO. CORRECTED 4/2/93 BY 931028022"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
831 184 544	06/10/1983	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. "S 15.24 METRES"

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF MARCH, 2019 AT 03:30 P.M.

ORDER NUMBER: 36860596

CUSTOMER FILE NUMBER: 1057.0126.01

END OF CERTIFICATE

Jacqueline

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

ROCKY VIEW COUNTY

13

SW
Date: April 8, 2019

Inspection Request

Roll #: 04605003 DP #: PRDP20190894

Applicant/Owner: Urban Systems (Katie Pipke)
Legal Description: Lot Block Plan , NW-05-24-02-05
Municipal Address: 241050 CLEARWATER DR
Land Use: Public Services District
Reason for Inspection Public Park, construction of a recreational park and storm pond

Inspection Report

Date of Inspection: May 8/19

Permission granted for entrance? Yes

Observations:
- heavily treed + gated so couldn't see much
- 2 trucks parked on property.
- some grading/filling taking place in the Alberta Transportation road allowance at southwest corner.

Signature: Sandra


241050


24050


20


20

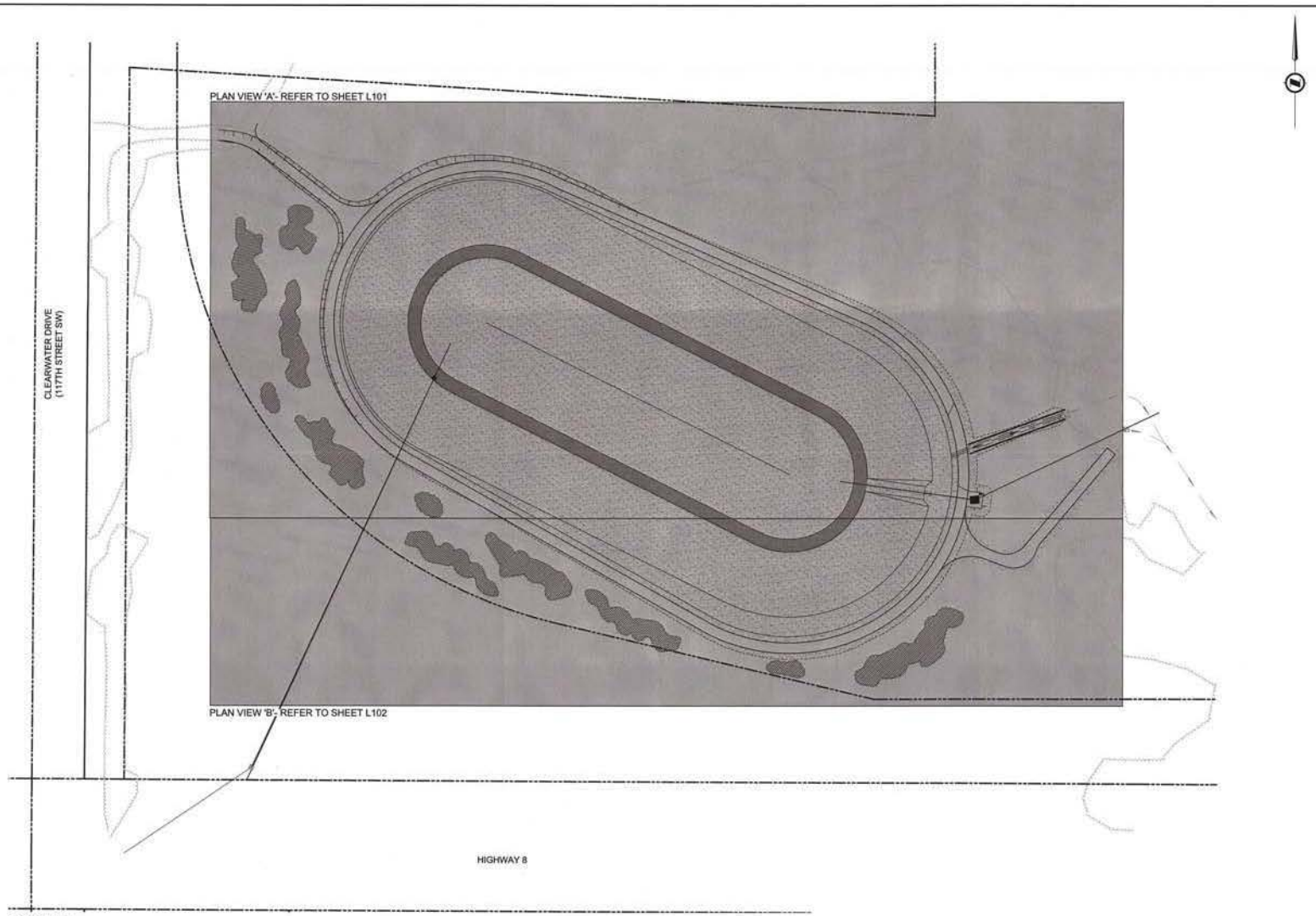

NO
EXIT
NO
THROUGH
ROAD


NO
EXIT
NO
THROUGH
ROAD


NO
EXIT
NO
THROUGH
ROAD


SIT, STAY & PLAY AT


TWP RD 242
LOWER SPRINGBANK RD
8
PINEBROOK WAY
PINERIDGE WAY
PINETREE DRIVE
PINECONE LANE
CLEARWATER DR
HWY 8
8
6
LOTT CREEK BLVD
LOTT CREEK DR
LOTT CREEK VIEW
FISHERMANS LANDING
COULEE RIDGE
OWL HAVEN



KEY MAP
SCALE 1: 750

ATTENTION

"THIS DRAWING WAS PREPARED FOR THE SOLE USE OF OUR CLIENT. NO REPRESENTATIONS OF ANY KIND ARE MADE BY URBAN SYSTEMS LTD. OR ITS EMPLOYEES TO ANY PARTY WITH WHOM URBAN SYSTEMS LTD. DOES NOT HAVE A CONTRACT."

WARNING

UTILITIES OR STRUCTURES SHOWN ON THIS DRAWING WERE COMPILED FROM INFORMATION SUPPLIED BY VARIOUS PARTIES AND MAY NOT BE COMPLETE OR ACCURATE. EXPOSE AND CONCLUSIVELY CONFIRM THE LOCATION IN THE FIELD OF ALL UNDERGROUND UTILITIES AND STRUCTURES INDICATED ON THIS DRAWING. ALL UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK AND ANY UTILITIES OR STRUCTURES REASONABLY APPARENT FROM AN INSPECTION OF THE PROPOSED WORK. URBAN SYSTEMS LTD ASSUMES NO RESPONSIBILITY FOR LOSS OR DAMAGE CAUSED BY THIRD PARTY NEGLIGENCE INCLUDING FAILURE TO COMPLY WITH THE ABOVE.

NOTES

1. ALL LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE w/ CITY OF CALGARY STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - **CURRENT EDITION**.
2. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START - CALL 'ALBERTA 1-CALL' AT 1-800-242-3447.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SETBACKS FROM ALL UTILITIES & HARD SURFACES.
4. ALL PLANT MATERIAL TO BE DISEASE FREE & TRUE TO FORM, SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED.
5. **ALL POPLARS TO BE SETBACK A MINIMUM 10m AWAY FROM PATHWAY (TRAIL).**
6. CONSULTANT RESERVES THE RIGHT TO REJECT ANY & ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS.
7. ALL COMPECIUS TREES & SHRUBS TO BE GROUPED IN BEDS, TREE WELLS c/w SEED. REFER TO PLANS FOR SEED TYPE EXTENTS & APPROVED SEED MIX.
8. ALL PLANTING BEDS TO BE SMOOTH FLOWING w/ NO UNSIGHTLY BUMPS OR PITCHES.
9. TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS. PRIOR TO SEED AND SOD INSTALLATION.
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14. ENSURE CONSTRUCTION VEHICLES REMAIN WITHIN THE LIMITS OF THE CONSTRUCTION FOOTPRINT.
15. **SHOULD CONSTRUCTION OCCUR WITHIN THE RESTRICTED ACTIVITY PERIOD (RAP) FOR NESTING BIRDS & DENNING WILDLIFE (MARCH - AUGUST), A NESTING & DEN SWEEP BY A QUALIFIED WILDLIFE BIOLOGIST w/ a FOLLOW-UP REPORT FOR AVOIDANCE & MITIGATION MEASURES WILL BE REQUIRED BY THE OWNER AT THE EXPENSE OF THE CONTRACTOR.**
16. ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING CONSTRUCTION BOUNDARY EXTENTS.
17. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL PLANTINGS HAVE A MINIMUM OF 2 YEAR WARRANTY AT TIME OF INSTALLATION.

ALBERTA ONECALL

NAD 83 COORDINATES

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
1	ISSUED FOR DEVELOPMENT PERMIT	2019-12-18	KP	CB

APPROVAL

SEAL

The Alberta Association of Landscape Architects

Kathryn Pipke
19.12.18

	BY	DATE (YYYY-MM-DD)
DESIGNED	KP	2019-12-10
DRAWN	KP	2019-12-10
CHECKED	CB	2019-12-10

SCALE
AS SHOWN

Calgary

URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

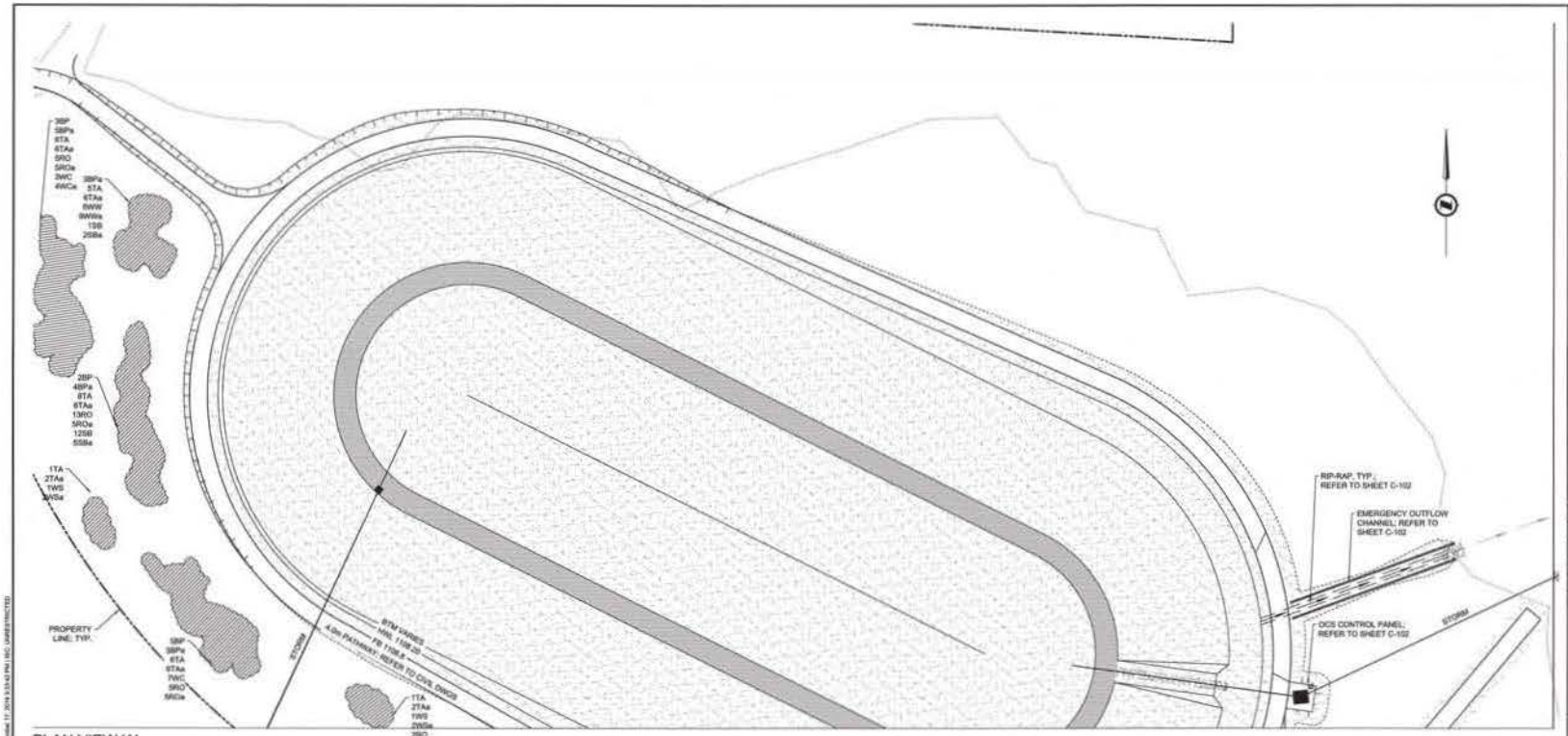
PROJECT
CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND

SEC. 5 - TWP. 24 - RGE. 2 - W 06 M

SHEET TITLE
KEY MAP

FILE NO.	ENG DWG NO.
1057012601-L.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
L100	9

NOT FOR CONSTRUCTION



PLAN VIEW 'A'

SCALE 1: 500

PLANT LIST - THIS SHEET

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
TREES						
BP	BALSAM POPLAR	POPULUS BALSAMIFERA	80mm CAL	AS SHOWN	12	B & B
BPa	BALSAM POPLAR	POPULUS BALSAMIFERA	#2	AS SHOWN	13	CONTAINER
TA	TREMBLING ASPEN	POPULUS TREMULOIDES	30mm CAL	AS SHOWN	27	B & B
TAa	TREMBLING ASPEN	POPULUS TREMULOIDES	#2	AS SHOWN	28	CONTAINER
WS	WHITE SPRUCE	PICEA GLAUCA	2500mm HT.	AS SHOWN	2	B & B
WSa	WHITE SPRUCE	PICEA GLAUCA	1500mm HT.	AS SHOWN	4	B & B
SHRUBS						
RO	RED OSIER DOGWOOD	CORNUS SERICEA	#5	AS SHOWN	25	CONTAINER
ROa	RED OSIER DOGWOOD	CORNUS SERICEA	#1	AS SHOWN	20	CONTAINER
SB	SILVER BUFFALOBERRY	SHEPHERDIA ARGENTEA	#5	AS SHOWN	13	CONTAINER
SBa	SILVER BUFFALOBERRY	SHEPHERDIA ARGENTEA	#3	AS SHOWN	7	CONTAINER
WC	WESTERN CHOKECHERRY	PRUNUS VIRGINIANA 'MELANOCARPA'	#5	AS SHOWN	10	CONTAINER
WCa	WESTERN CHOKECHERRY	PRUNUS VIRGINIANA 'MELANOCARPA'	#1	AS SHOWN	4	CONTAINER
WW	WOLF WILLOW	ELAEAGNUS COMMUTATA	#2	AS SHOWN	6	CONTAINER
WWa	WOLF WILLOW	ELAEAGNUS COMMUTATA	#1	AS SHOWN	8	CONTAINER

REFER TO SHEET L102 FOR TYPICAL PLANTING DETAILS

LOCATION OF TREES & SHRUBS TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

LEGEND

SOD ON 150 mm DEPTH TOPSOIL; REFER TO NOTES THIS SHEET FOR SOD TYPE

'NATIVE' SEED MIX ON 150 mm DEPTH TOPSOIL; REFER TO THIS SHEET FOR SEED MIX

'NATIVE' SEED MIX:

20%	NORTHERN WHEATGRASS	(Elymus lanceolatus)
20%	WESTERN WHEATGRASS	(Pascopyrum smithii)
20%	GREEN NEEDLEGRASS	(Nassella Viridula)
15%	NUTTALL'S SALT MEADOW GRASS	(Puccinellia nuttaliana)
10%	SANDBERG'S BLUEGRASS	(Poa sandbergii)
10%	TUFTED HAIRGRASS	(Deschampsia cespitosa)
5%	ALKALI GRASS	(Distichlis stricta)

SEED MIX TO BE ON 150mm MIN. DEPTH TOPSOIL.
HYDROSEED APPLICATION RATE: 90kg/ha.

NOTE:

- **CONTRACTOR TO SUBMIT SEED CERTIFICATES TO THE PARKS DEVELOPMENT INSPECTOR FOR APPROVAL PRIOR TO SEED APPLICATION (TYP.)**
- **REFER TO DETAIL C/C-502 FOR ADDITIONAL INFORMATION**

ATTENTION

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ALBERTA ONECALL

NAD 83 COORDINATES

NO.	DESCRIPTION	DATE (YY/MM/DD)	BY	APPD
1	ISSUED FOR DEVELOPMENT PERMIT	2019-12-19	KP	CB

APPROVAL

SEAL

The Alberta Association of Landscape Architects

19.12.18

	BY	DATE (YY/MM/DD)
DESIGNED	KP	2019-12-10
DRAWN	KP	2019-12-10
CHECKED	CB	2019-12-19

SCALE AS SHOWN

Calgary

URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

PROJECT

**CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND**

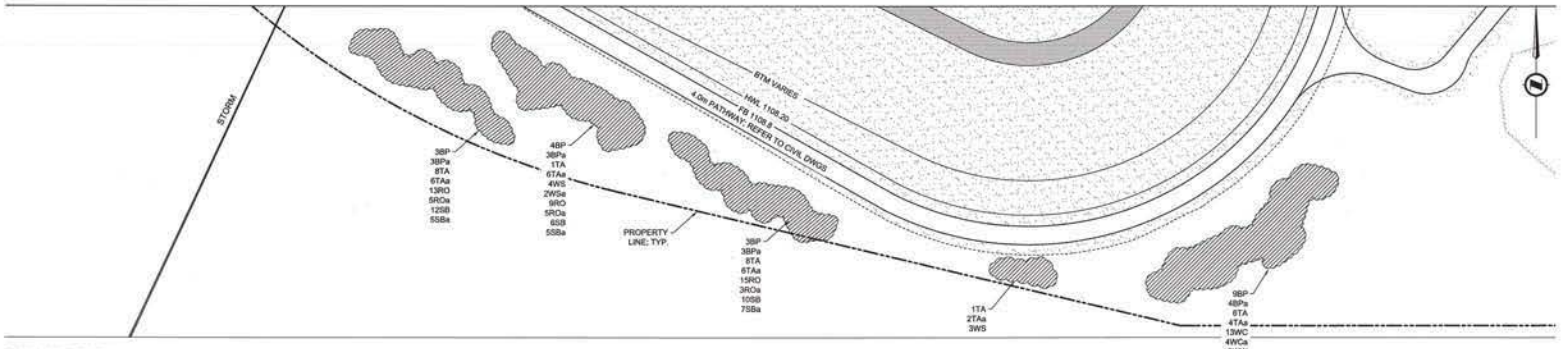
SEC: 5 - TWP: 24 - RGE: 2 - W 5th M

SHEET TITLE

PLAN VIEW 'A'

FILE NO.	ENG DWG NO.
1057012601-L.dwg	1057.0126.01
SHEET ID: L101	SHEET COUNT: 10

NOT FOR CONSTRUCTION



PLAN VIEW 'B'

SCALE 1: 500

PLANT LIST - THIS SHEET

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
TREES						
BP	BALSAM POPLAR	POPULUS BALSAMIFERA	60mm CAL	AS SHOWN	19	B & B
BPa	BALSAM POPLAR	POPULUS BALSAMIFERA	#2	AS SHOWN	13	CONTAINER
TA	TREMBLING ASPEN	POPULUS TREMULOIDES	50mm CAL	AS SHOWN	24	B & B
TAa	TREMBLING ASPEN	POPULUS TREMULOIDES	#2	AS SHOWN	24	CONTAINER
WS	WHITE SPRUCE	PICEA GLAUCA	2500mm HT	AS SHOWN	7	B & B
WSa	WHITE SPRUCE	PICEA GLAUCA	1500mm HT	AS SHOWN	2	B & B
SHRUBS						
RO	RED OSIER DOGWOOD	CORNUS SERICEA	#5	AS SHOWN	37	CONTAINER
ROa	RED OSIER DOGWOOD	CORNUS SERICEA	#1	AS SHOWN	13	CONTAINER
SB	SILVER BUFFALOBERRY	SHEPHERDIA ARGENTEA	#5	AS SHOWN	28	CONTAINER
SBa	SILVER BUFFALOBERRY	SHEPHERDIA ARGENTEA	#3	AS SHOWN	17	CONTAINER
WC	WESTERN CHOKECHERRY	PRUNUS VIRGINIANA 'MELANOCARPA'	#5	AS SHOWN	13	CONTAINER
WCa	WESTERN CHOKECHERRY	PRUNUS VIRGINIANA 'MELANOCARPA'	#1	AS SHOWN	4	CONTAINER
WW	WOLF WILLOW	ELAEAGNUS COMMUTATA	#2	AS SHOWN	3	CONTAINER
WWa	WOLF WILLOW	ELAEAGNUS COMMUTATA	#1	AS SHOWN	9	CONTAINER

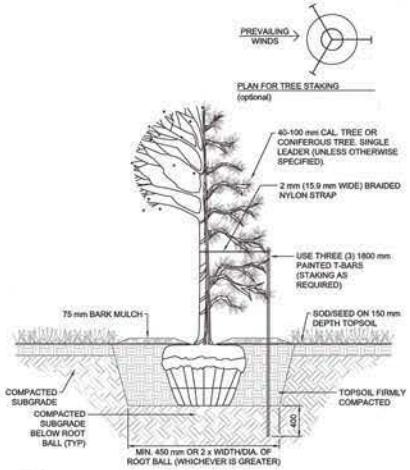
REFER TO THIS SHEET FOR TYPICAL PLANTING DETAILS

LOCATION OF TREES & SHRUBS TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

LEGEND

SOD ON 150 mm DEPTH TOPSOIL; REFER TO NOTES THIS SHEET FOR SOD TYPE

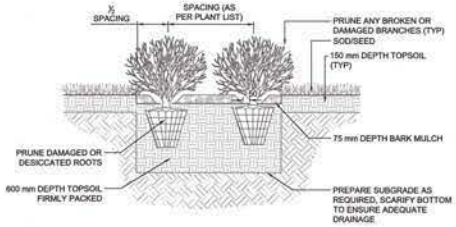
'NATIVE' SEED MIX ON 150 mm DEPTH TOPSOIL; REFER TO THIS SHEET FOR SEED MIX



NOTE:
1. EDGE OF BED TO BE STAKED & APPROVED BY LANDSCAPE ARCHITECT.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
3. TREES TO BE PLANTED AT GRADE w/ TRUNK FLARE VISIBLE (NO MORE THAN 25 mm ABOVE GRADE).
4. IF TREE IS IN WIRE BASKET, CUT & REMOVE STRAPPING PLUS THE HORIZONTAL/VERTICAL WIRES OF THE UPPER ⅓ AS A MINIMUM. PULL BACK BURLAP TO THIS SAME MINIMUM DEPTH.
5. PLACE ROOT BALL ON COMPACTED OR UNDISTURBED SUBGRADE.
6. MULCH TO BE 50 mm AWAY FROM ROOT FLARE/TRUNK. EXTEND TO THE EDGE OF THE DRIP LINE OR 1000 mm.
7. ON SITES OF EXTREME COMPACTION SCARIFYING IS RECOMMENDED.
8. PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE - DO NOT PRUNE HEAVILY AT PLANTING.
9. IF STAKING, STAKE BEYOND EDGE OF ROOT BALL. BARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400 mm INTO SUB-SOIL BASE). USE 2 mm (15.9 mm WIDE) BRAIDED NYLON STRAP TO PROTECT THE TREE AT POINT OF CONTACT.

L1 BACKHOE PLANTING - TYPICAL

SCALE 1: 20



L2 SHRUB BED PLANTING - TYPICAL

SCALE 1: 20

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WARNING

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NOTES

1. ALL LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE w/ CITY OF CALGARY STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - **CURRENT EDITION**.
2. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START - CALL ALBERTA 1-CALL AT 1-800-242-3447.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SETBACKS FROM ALL UTILITIES & HARD SURFACES.
4. ALL PLANT MATERIAL TO BE DISEASE FREE & TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED.
5. **ALL POPLARS TO BE SETBACK A MINIMUM 15m AWAY FROM PATHWAY (TRAIL).**
6. CONSULTANT RESERVES THE RIGHT TO REJECT ANY & ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS.
7. ALL CONIFEROUS TREES & SHRUBS TO BE GROUPED IN BEDS. TREE WELLS c/w SEED. REFER TO PLANS FOR SEED TYPE EXTENTS & APPROVED SEED MIX.
8. ALL PLANTING BEDS TO BE SMOOTH FLOWING w/ NO UNSIGHTLY BUMPS OR PITCHES.
9. TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS. PRIOR TO SEED AND SOD INSTALLATION.
10. **SOD TO BE FREEDOM FESCUE SUPPLIED BY EAGLE LAKE NURSERIES OR APPROVED EQUAL.**
11. ANY TREES OR SHRUBS WHICH DIE SHALL BE REPLACED ON A CONTINUING BASIS w/ TREES OR SHRUBS OF COMPARABLE SPECIES & SIZE TO THE SATISFACTION OF THE CONSULTANT.
12. ALL GRADING TO BE SMOOTH FLOWING w/ NO UNSIGHTLY BUMPS OR PITCHES.
13. ALL PROJECT EDGES TO BLEND SMOOTHLY w/ EXISTING ADJACENT GRADES.
14. ENSURE CONSTRUCTION VEHICLES REMAIN WITHIN THE LIMITS OF THE CONSTRUCTION FOOTPRINT.
15. **SHOULD CONSTRUCTION OCCUR WITHIN THE RESTRICTED ACTIVITY PERIOD (RAP) FOR NESTING BIRDS & DENNING WILDLIFE (MARCH - AUGUST), A NESTING & DEN SWEEP BY A QUALIFIED WILDLIFE BIOLOGIST w/ A FOLLOW-UP REPORT FOR AVOIDANCE & MITIGATION MEASURES WILL BE REQUIRED BY THE OWNER AT THE EXPENSE OF THE CONTRACTOR.**
16. ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING CONSTRUCTION BOUNDARY EXTENTS.
17. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL PLANTINGS HAVE A MINIMUM OF 2 YEAR WARRANTY AT TIME OF INSTALLATION.

ALBERTA ONECALL

NAD 83 COORDINATES

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
1	ISSUED FOR DEVELOPMENT PERMIT	2019-12-19	KP	CB

APPROVAL

SEAL

The Alberta Association of Landscape Architects

Kathryn Pipke 19.12.18

	BY	DATE (YYYY-MM-DD)
DESIGNED	KP	2019-12-12
DRAWN	KP	2019-12-12
CHECKED	CB	2019-12-13

SCALE: AS SHOWN

Calgary

URBAN systems
101 - 1304 11th AVENUE SE
CALGARY, ALBERTA T2G 0X3
urbansystems.ca

PROJECT

CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND

SEC: 5 - TWP: 24 - RGE: 2 - W 5th M

SHEET TITLE

PLAN VIEW 'B'
&
PLANTING DETAILS

FILE NO.	ENG DWG NO.
1057012601-L.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
L102	11

NOT FOR CONSTRUCTION

SHALLOW UTILITIES

EXISTING FEATURES	PROPOSED FEATURES	FUTURE FEATURES	
CABL	CABL	CABL	CABLE COAX
FO	FO	FO	CABLE FIBRE
			CABLE MANHOLE
			CABLE KIOSK
T	T	T	TELEPHONE LINE
			TELEPHONE GUY WIRE
			TELEPHONE JUMPER WIRE
			TELEPHONE JUNCTION BOX
			TELEPHONE MANHOLE
			TELEPHONE POLE
			TELEPHONE POLE LUMINAIRE
G	G	G	GAS LINE - LOW PRESSURE
HG	HG	HG	GAS LINE - HIGH PRESSURE
			GAS CAP
M			GAS METER
			GAS MANHOLE
			GAS REDUCER
X	X	X	GAS VALVE
UE	UE	UE	UNDERGROUND ELECTRICAL LINE
			ELECTRICAL ANCHOR POLE
			ELECTRICAL GUY WIRE
			ELECTRICAL JUNCTION BOX
P			ELECTRICAL KIOSK
			ELECTRICAL MANHOLE
			ELECTRICAL POWER POLE
			ELECTRICAL POLE & LUMINAIRE
			ELECTRICAL CATHODIC PROTECTION
			ELECTRICAL TOWER LINE FOOTING
			ELECTRICAL VAULT
RRS	RRS	RRS	ELECTRICAL RAIL SIGNAL
			TRAFFIC CONTROLLER CABINET
			TRAFFIC FLASHER
			TRAFFIC OVERHEAD SIGN
P	P	P	TRAFFIC PEDESTRIAN POLE
			TRAFFIC SIGNAL POLE
			TRAFFIC SIGNAL POLE & LUMINAIRE
			TRAFFIC SIGNAL LIGHT & POLE
			LUMINAIRE SINGLE - DAVIT BASE
			LUMINAIRE DUAL - DAVIT BASE
			LUMINAIRE TRIPLE - DAVIT BASE
			LUMINAIRE QUAD - DAVIT BASE
			LUMINAIRE POLE - DAVIT BASE

STORM PONDS & STORMWATER MANAGEMENT

EXISTING FEATURES	PROPOSED FEATURES	FUTURE FEATURES	
			STORM POND - FEATURES
EX FREEBOARD XX.XX	PROP FREEBOARD XX.XX	FUT FREEBOARD XX.XX	STORM POND - FREEBOARD
EX HWL XX.XX	PROP HWL XX.XX	FUT HWL XX.XX	STORM POND - HIGH WATER LEVEL
EX NWL XX.XX	PROP NWL XX.XX	FUT NWL XX.XX	STORM POND - NORMAL WATER LEVEL
EX BWL XX.XX	PROP BWL XX.XX	FUT BWL XX.XX	STORM POND - BOTTOM WATER LEVEL
			STORMWATER MANAGEMENT CATCHMENT AREA BOUNDARY
00 / 0000	00 / 0000		STORMWATER MANAGEMENT CATCHMENT NUMBER AREA (ha.)

TRAP LOWS & OVERLAND DRAINAGE

EXISTING FEATURES	PROPOSED FEATURES	FUTURE FEATURES	
XXX	XXX	XXX	OVERLAND DRAINAGE ANALYSIS LOCATION
			EMERGENCY SPILL ROUTE
			OVERLAND OFF-SITE DRAINAGE
(XXXX.XXX) 2.00% 2.00%	(XXXX.XXX) 2.00% 2.00%	(XXXX.XXX) 2.00% 2.00%	HIGH POINT LOCATION FLOW DIRECTION & SLOPE
(XXXX.XXX) 2.00% 2.00%	(XXXX.XXX) 2.00% 2.00%	(XXXX.XXX) 2.00% 2.00%	LOW POINT LOCATION FLOW DIRECTION & SLOPE
TL X	TL X	TL X	TRAP LOW STORAGE
SPILL ELEV=XX.XX 1:100 YEAR=XX.XX HGL=XX.XX	SPILL ELEV=XX.XX 1:100 YEAR=XX.XX HGL=XX.XX	SPILL ELEV=XX.XX 1:100 YEAR=XX.XX HGL=XX.XX	TRAP LOWS

SURFACE FEATURES

EXISTING FEATURES	PROPOSED FEATURES	FUTURE FEATURES	
EX LG 3.00 0.25 R C&G	PROP LG 3.00 0.25 R C&G	FUT LG 3.00 0.25 R C&G	LIP OF GUTTER
EX LG 7.00 0.50 STD C&G	PROP LG 7.00 0.50 STD C&G	FUT LG 7.00 0.50 STD C&G	FACE OF CURB (MAJOR ROADS)
0.25 R C&G 0.25 STD C&G	0.25 R C&G 0.25 STD C&G	0.25 R C&G 0.25 STD C&G	BACK OF CURB
EX 1.10 MONO BW 1.38	PROP 1.10 MONO BW 1.38	FUT 1.10 MONO BW 1.38	CURB TRANSITION
EX EOG	PROP EOG	FUT EOG	ASPHALT/CONCRETE SIDEWALK
EX EOP	PROP EOP	FUT EOP	EDGE OF GRAVEL
EX EOS	PROP EOS	FUT EOS	EDGE OF PAVEMENT
			EDGE OF SHOULDER
			EXTRUDED / STANDARD CONCRETE BARRIER
			LOW PROFILE CONCRETE BARRIER
			EDGE OF BUILDING
EX 1.00 BWF	PROP 1.00 BWF	FUT 1.00 BWF	FENCELINE (BARBED WIRE)
EX 1.80 WSF	PROP 1.80 WSF	FUT 1.80 WSF	FENCELINE (WOOD SCREEN)
EX 1.20 CLF	PROP 1.20 CLF	FUT 1.20 CLF	FENCELINE (CHAIN LINK)
EX 2.00 NBF	PROP 2.00 NBF	FUT 2.00 NBF	FENCELINE (NOISE BARRIER)
EX PCF	PROP PCF	FUT PCF	FENCELINE (POST & CABLE)
			RAILWAY LINE
EX DITCH	PROP DITCH	FUT DITCH	DITCH
EX SWALE CON	PROP SWALE CON	FUT SWALE CON	SWALE (HIGH POINT & FLOW DIRECTION)
			BOLLARD
			WHEELCHAIR RAMP
MB	MB	MB	CANADA POST COMMUNITY MAIL BOX
BP	BP	BP	ROAD SIGN
			BUS PAD
EX TOP OF SLOPE	PROP TOP OF SLOPE	FUT TOP OF SLOPE	TOP OF BANK/SLOPE
EX TOE OF SLOPE	PROP TOE OF SLOPE	FUT TOE OF SLOPE	TOE OF BANK/SLOPE
			TREELINE
			TREES/SHRUBS
1086.500	1086.500		CONTOURS MAJOR
1086.500	1086.500		CONTOURS MINOR
00.00	02.09	00.00	SPOT ELEVATIONS
XX.XX	XX.XX	XX.XX	ROAD GRADES
2.00%	2.00%	2.00%	SLOPE/GRADE ARROWS

ROADWORKS/PAINTLINES

EXISTING FEATURES	PROPOSED FEATURES	FUTURE FEATURES	
EX EDTL	PROP EDTL	FUT EDTL	SOLID PAINT LINE WHITE
			SOLID PAINT LINE YELLOW
			3:6 LANE PAINT LINE
			3:3 CONTINUITY PAINT LINE
			1.5:1.5 GUIDE PAINT LINE
			0.5:0.5 BIKE PAINT LANE LINE
			1.0:1.0 BUS LAY BY LINE
			INFORMATIONAL DIRECTIONAL ARROWS

SURVEY

IP	IRON PIN
	MONUMENT
1 (000.00)	TEST HOLE/BOREHOLE
ASCM No.	ALBERTA SURVEY CONTROL MARKER
ASCM No.	ASCM DEEP BENCH MARK
HPN No.	HIGH PRECISION NETWORK MARKER
	TRAVERSE

MISCELLANEOUS

200	PROFILE NUMBER
200	PROFILE NUMBER (BY OTHERS)
CONSTRUCTION BOUNDARY	SITE BOUNDARY/LIMIT OF CONSTRUCTION

STORM SYSTEM

EXISTING FEATURES	PROPOSED FEATURES	FUTURE FEATURES	
EX SD 1200 CONC	PROP SD 1200 CONC	FUT SD 1200 CONC	STORM SEWER
			ENCASEMENT PIPE
			SA / 1S MANHOLE
GT	GT	GT	MANHOLE - GRATED TOP
			CAP
ICD R30	ICD R30	ICD R30	CATCHBASIN / TWIN CATCHBASIN
300L	300L	300L	CATCHBASIN LEAD
			FLOW HIGH POINT & DIRECTION
			SERVICE
			INLET / OUTLET STRUCTURE
			CULVERT
			SPLASHPAD

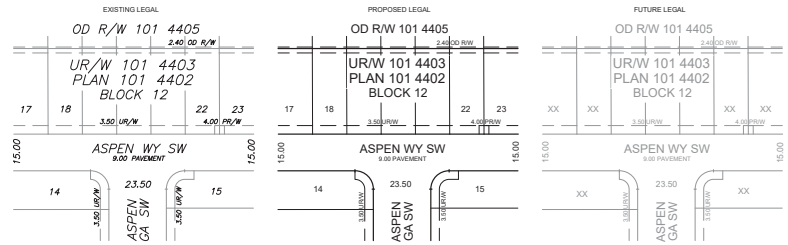
SANITARY SYSTEM

EXISTING FEATURES	PROPOSED FEATURES	FUTURE FEATURES	
EX SS 200 PVC	PROP SS 200 PVC	FUT SS 200 PVC	SANITARY SEWER
			ENCASEMENT PIPE
			SA / 1S MANHOLE
PP	PP	PP	PLASTIC PLUG/SINGLE VENT MH COVER
			CLEANOUT
			CAP
			SERVICE
			FLOW HIGH POINT & DIRECTION
			PUMP STATION
L	L	L	LIFT STATION
ST	ST	ST	SEPTIC TANK

WATER SYSTEM

EXISTING FEATURES	PROPOSED FEATURES	FUTURE FEATURES	
EX PW 200 PVC	PROP PW 200 PVC	FUT PW 200 PVC	WATERMAIN
IRR	IRR	IRR	IRRIGATION
			ACCESS MANHOLE
M	M	M	METER PIT
			AIR VALVE
			BLOWOFF
			COUPLING
			METER
PKB	PKB	PKB	PARK BOX
			FLUSHING ASSEMBLY
			CAP
			HYDRANT
			REDUCER
			SERVICE/CURB STOP
			CHECK VALVE
			VALVE
			BENDS
			TEE
			CROSS
			PIPE CROSSING (OVER / UNDER)

LEGAL LINEWORK



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NOTES

1. ALL MATERIALS AND CONSTRUCTION TO CONFORM TO CITY OF CALGARY STANDARDS AND SPECIFICATIONS IN FORCE AT TIME OF REVISED FINAL APPROVAL.
2. ALL PIPE SIZES ARE IN MILLIMETRES AND ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
3. ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83). STATION COMBINED FACTOR APPLIED = 0.999736, INVERSE = 1.0002640697.
4. NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED.
5. ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT/PERMIT AND THE CONTRACT DOCUMENTS.
6. ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL COMPACTION TO BE IN ACCORDANCE WITH CITY OF CALGARY SPECIFICATIONS AND RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.
8. CONTRACTOR TO TAKE CARE WHEN WORKING NEAR EXISTING INFRASTRUCTURE AND TO BE RESPONSIBLE FOR LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES. EXACT LOCATION OF ALL EXISTING INFRASTRUCTURE (HORIZONTAL AND VERTICAL) TO BE CONFIRMED IN THE FIELD BEFORE CONSTRUCTION BEGINS.
9. CONTRACTOR TO COORDINATE ALL CONSTRUCTION w/ ASSOCIATED OWNER(S) WHEN WORKING NEAR EXISTING INFRASTRUCTURE.
10. EXISTING SURFACE FEATURES TO BE REINSTATED TO CONDITIONS PRECEDING CONSTRUCTION WHERE EXISTING CONDITIONS WILL BE MAINTAINED.

ALBERTA ONE CALL

NAD 83 COORDINATES

PERMIT

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
2	ISSUED FOR REGULATORY APPROVAL	2019-11-22	SKA	AS
1	ISSUED FOR POND REPORT	2019-10-02	SKA	AS

SEAL

SEAL

	BY	DATE (YYYY-MM-DD)
DESIGNED		
DRAWN		
CHECKED		

SCALE AS SHOWN

URBAN systems

101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

PROJECT

CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND

SEC. 5 - TWP. 24 - RGE. 2 - W 5th M

SHEET TITLE

LEGEND

FILE NO. 1057012601-C-003-LEG.dwg

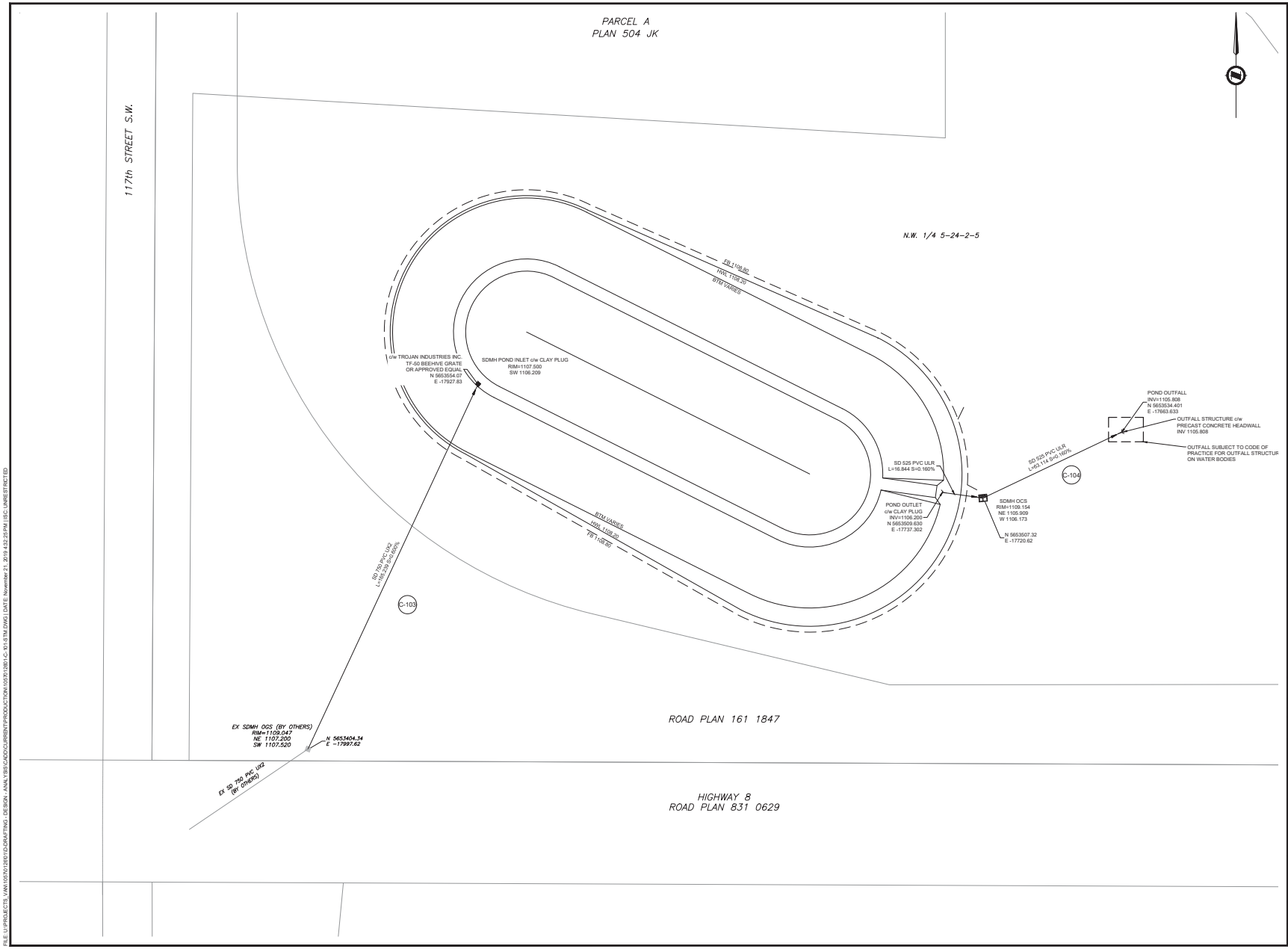
ENG DWG NO. 1057.0126.01

SHEET ID. C-003

SHEET COUNT 1

SHEET SIZE ANSI D 25 mm 0

FILE U:\PROJECTS VAN\1057\1260\10-DRAFTING - DESIGN - ANALYSIS\CADD\CURRENT\PRODUCTION\1057012601-C-003-LEG.DWG | DATE: November 21, 2019 4:31:55 PM | BCI: UNRESTRICTED



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WARNING

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NOTES

STORM SEWER NOTES:

1. REFER TO SHEET C-003 (LEGEND SHEET) FOR ALL GENERAL NOTES.
2. ALL TRUNCATED RIMS, INVERTS, AND ELEVATIONS ARE GEODETIC, REFERENCED TO 1100.000 m IN ELEVATION.
3. ALL PVC PIPES TO BE DR35 UNLESS OTHERWISE NOTED. REFER TO PROFILE DRAWINGS.
4. ALL ULR (ULTRA-RIB) PIPES TO UTILIZE 20mm BEDDING AS PER CITY SPECIFICATIONS.
5. ALL CIRCULAR CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED. REFER TO PROFILE DRAWINGS.
6. ALL PIPE BACKFILL SHALL SATISFY A MINIMUM TYPE 2 INSTALLATION SPECIFICATION WITH CLASS II BEDDING, OR AS PER GEOTECHNICAL RECOMMENDATIONS IF APPLICABLE. REFER TO PROFILE DRAWINGS.
7. ALL EXISTING STORM SEWERS ARE OPERATIONAL AND MUST BE MAINTAINED AS SUCH DURING CONSTRUCTION OR SUITABLE ALTERNATE SERVICE CONDITIONS PROVIDED.

ALBERTA ONE CALL

NAD 83
COORDINATES

PERMIT

PERMIT TO PRACTICE
URBAN SYSTEMS LTD.
Signature
Date
PERMIT NUMBER: P 3836
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
2	ISSUED FOR REGULATORY APPROVAL	2019-11-22	SKA	AS
1	ISSUED FOR POND REPORT	2019-10-02	SKA	AS

SEAL

SEAL

	BY	DATE (YYYY-MM-DD)
DESIGNED	SKA/TS	2019-09-27
DRAWN	SKA	2019-09-27
CHECKED	AS	2019-09-30

SCALE 1:750 — 0 15 30 m

Calgary

URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

PROJECT

CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND

SEC. 5 - TWP. 24 - RGE. 2 - W 5th M

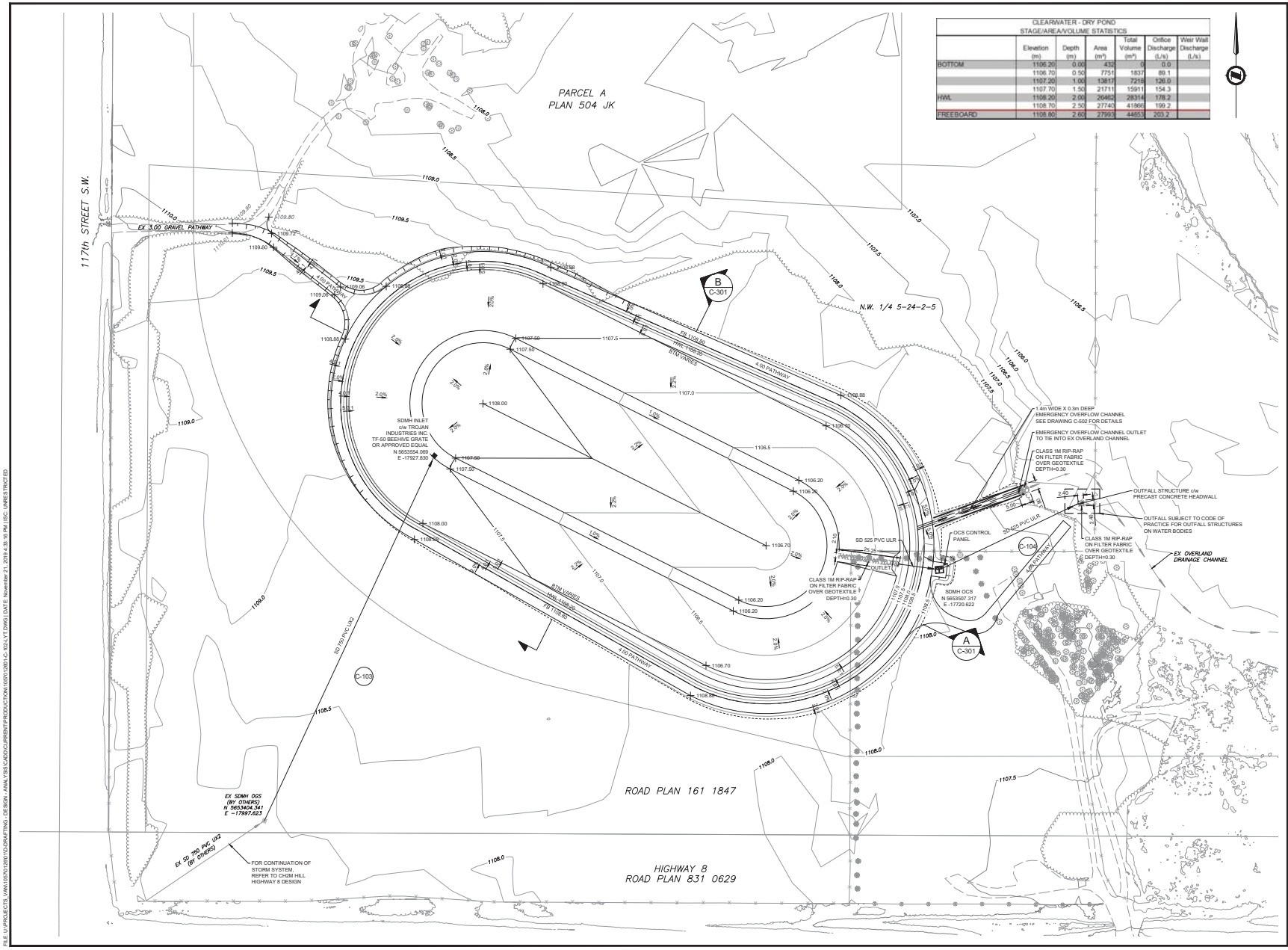
SHEET TITLE

STORM COVERSHEET

FILE NO.	ENG DWG NO.
1057012601-C-101-STM.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
C-101	2

SHEET SIZE ANSI D 25 mm 0

FILE U:\PROJECTS_VAN\1057\0126\01\CD\DRAFTING\DESIGN_ANALYSIS\CAD\CLARRENT\PRODUCTION\1057012601-C-101-STM.DWG | DATE: November 21, 2019 4:33:25 PM | ISC-UNRESTRICTED



CLEARWATER - DRY POND
STAGE/AREA/VOLUME STATISTICS

	Elevation (m)	Depth (m)	Area (m²)	Total Volume (m³)	Orifice Discharge (L/s)	Weir Wall Discharge (L/s)
BOTTOM	1106.20	0.00	432	0	0.0	
	1106.70	0.50	7751	1837	89.1	
	1107.20	1.00	13817	7218	126.0	
	1107.70	1.50	21711	15911	154.3	
HWL	1108.20	2.00	26482	28314	178.2	
	1108.70	2.50	27740	41866	199.2	
FREEBOARD	1108.80	2.60	27993	44653	203.2	

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WARNING

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NOTES

STORM SEWER NOTES:

1. REFER TO SHEET C-003 (LEGEND SHEET) FOR ALL GENERAL NOTES.
2. ALL TRUNCATED RIMS, INVERTS, AND ELEVATIONS ARE GEODETIC, REFERENCED TO 1100.000 m IN ELEVATION.
3. ALL PVC PIPES TO BE DR35 UNLESS OTHERWISE NOTED. REFER TO PROFILE DRAWINGS.
4. ALL ULR (ULTRA-RIB) PIPES TO UTILIZE 20mm BEDDING AS PER CITY SPECIFICATIONS.
5. ALL CIRCULAR CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED. REFER TO PROFILE DRAWINGS.
6. ALL PIPE BACKFILL SHALL SATISFY A MINIMUM TYPE 2 INSTALLATION SPECIFICATION WITH CLASS II BEDDING, OR AS PER GEOTECHNICAL RECOMMENDATIONS IF APPLICABLE. REFER TO PROFILE DRAWINGS.
7. ALL EXISTING STORM SEWERS ARE OPERATIONAL AND MUST BE MAINTAINED AS SUCH DURING CONSTRUCTION OR SUITABLE ALTERNATE SERVICE CONDITIONS PROVIDED.

ALBERTA ONE CALL

NAD 83
COORDINATES

PERMIT

PERMIT TO PRACTICE
URBAN SYSTEMS LTD.
Signature
DATE
PERMIT NUMBER: P 3836
The Association of Professional Engineers and Geoscientists of Alberta

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
2	ISSUED FOR REGULATORY APPROVAL	2019-11-22	SKA	AS
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SEAL

SEAL

	BY	DATE (YYYY-MM-DD)
DESIGNED	SKA/TS	2019-09-27
DRAWN	SKA	2019-09-27
CHECKED	AS	2019-09-30

SCALE 1:750 — 0 15 30 m

Calgary

URBAN SYSTEMS
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

PROJECT

CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND

SEC. 5 - TWP. 24 - RGE: 2 - W 5th M

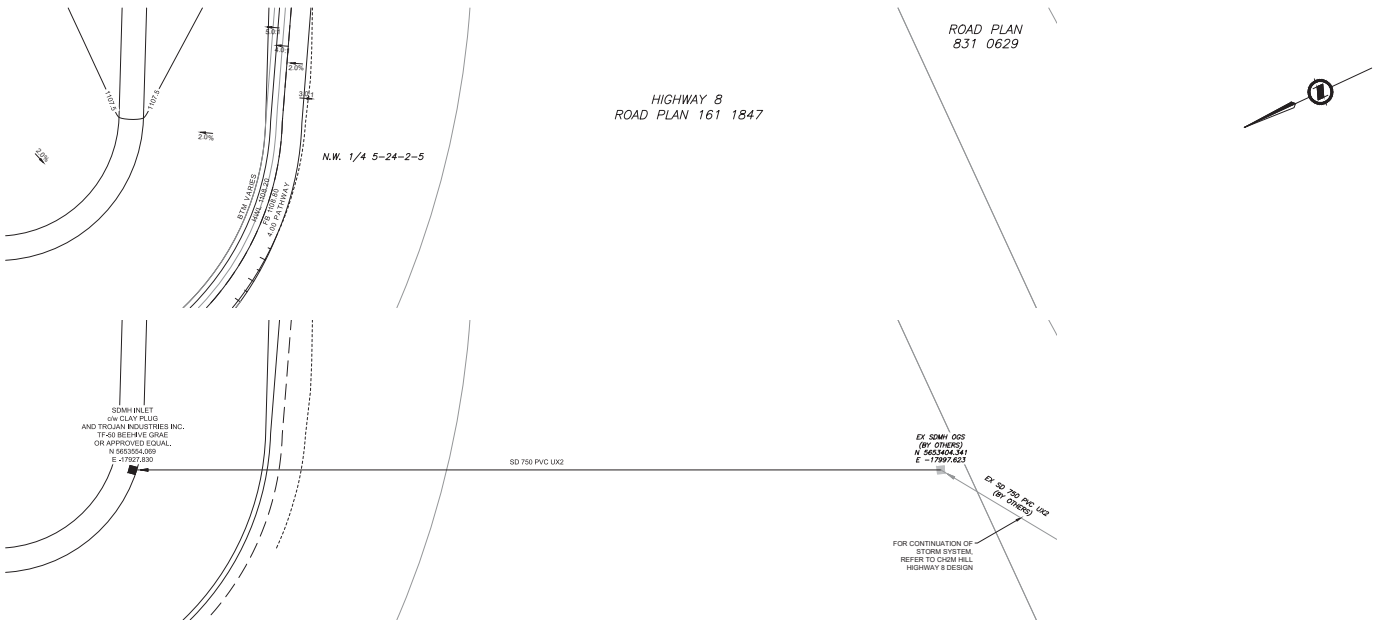
SHEET TITLE

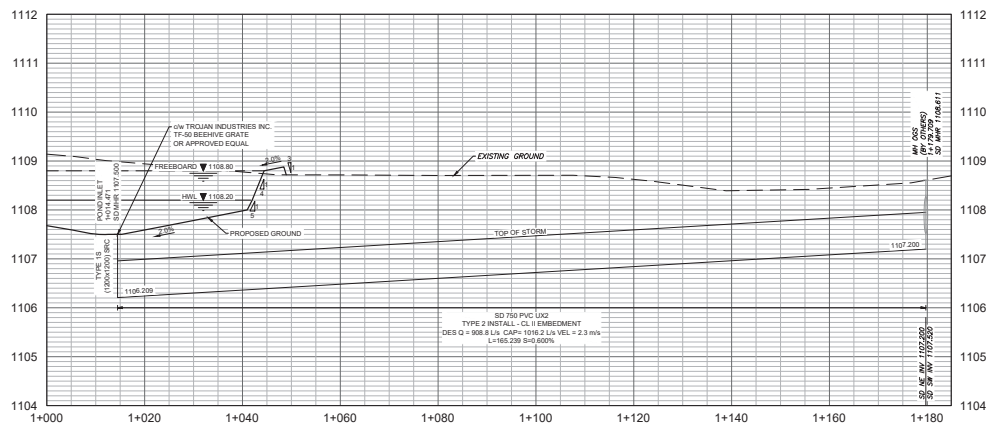
POND LAYOUT

FILE NO.	ENG DWG NO.
1057012601-C-102-LYT.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
C-102	3

SHEET SIZE ANSI D 25 mm 0

FILE U:\PROJECTS_VAN\1057\0126\01\DRAFTING\DESIGN_ANALYSIS\CAD\CURRENT\PRODUCTION\1057012601-C-102-LYT.DWG | DATE November 21, 2019 4:35:16 PM | ISC: UNRESTRICTED





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ALBERTA ONECALL

NAD 83
COORDINATES

PERMIT

PERMIT TO PRACTICE
URBAN SYSTEMS LTD.
Signature
Date
PERMIT NUMBER: P 3836
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

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1	ISSUED FOR POND REPORT	2019-10-02	SKA	AS

SEAL

SEAL

	BY	DATE (YYYY-MM-DD)
DESIGNED	SKA/TS	2019-09-27
DRAWN	SKA	2019-09-27
CHECKED	AS	2019-09-30

SCALE 1:500 (HORZ): 0 10 20 m
1:50 (VERT): 0 1 2 m

Calgary

URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

PROJECT

**CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND**

SEC. 5 - TWP. 24 - RGE: 2 - W 5th M

SHEET TITLE

INLET

FILE NO.	ENG DWG NO.
10570126 01-C-103-INLET.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
C-103	4

SHEET SIZE ANSI D 25 mm 0

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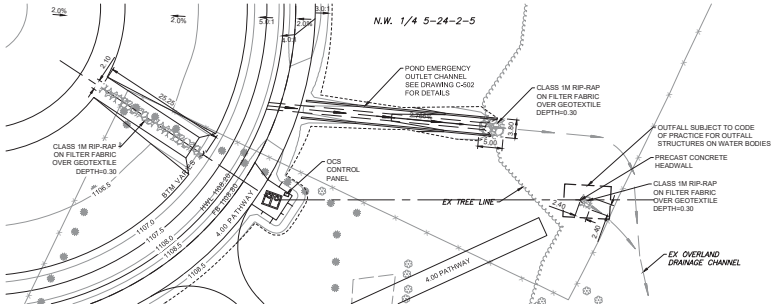

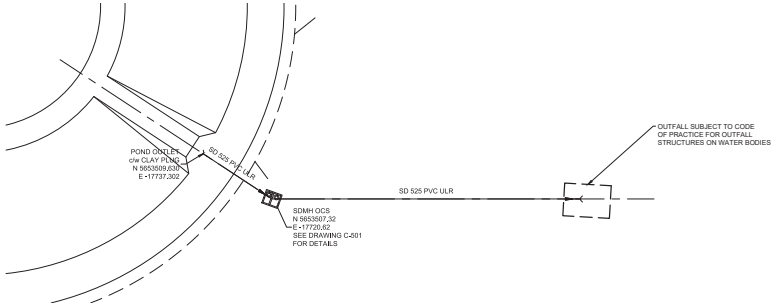

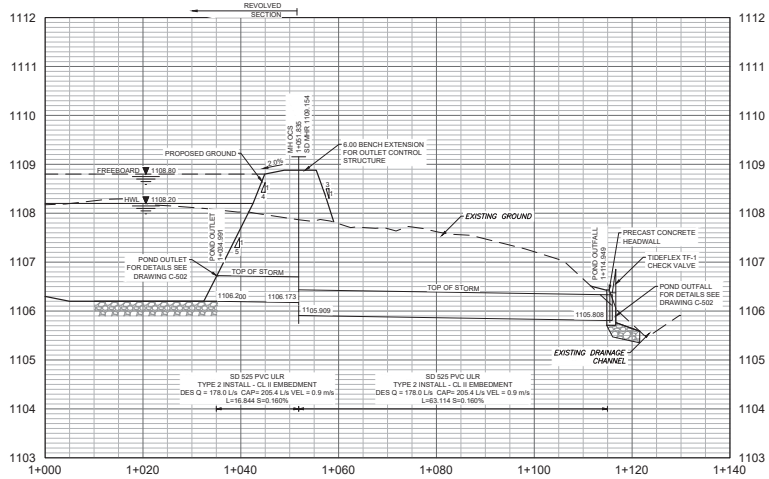

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ALBERTA ONE CALL

NAD 83 COORDINATES

PERMIT

PERMIT TO PRACTICE
URBAN SYSTEMS LTD.
Signature
Date
PERMIT NUMBER: P 3836
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

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SEAL

SEAL

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CHECKED	AS	2019-09-30

SCALE
AS SHOWN

Calgary

URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

PROJECT

CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND

SEC. 5 - TWP. 24 - RGE: 2 - W 5th M

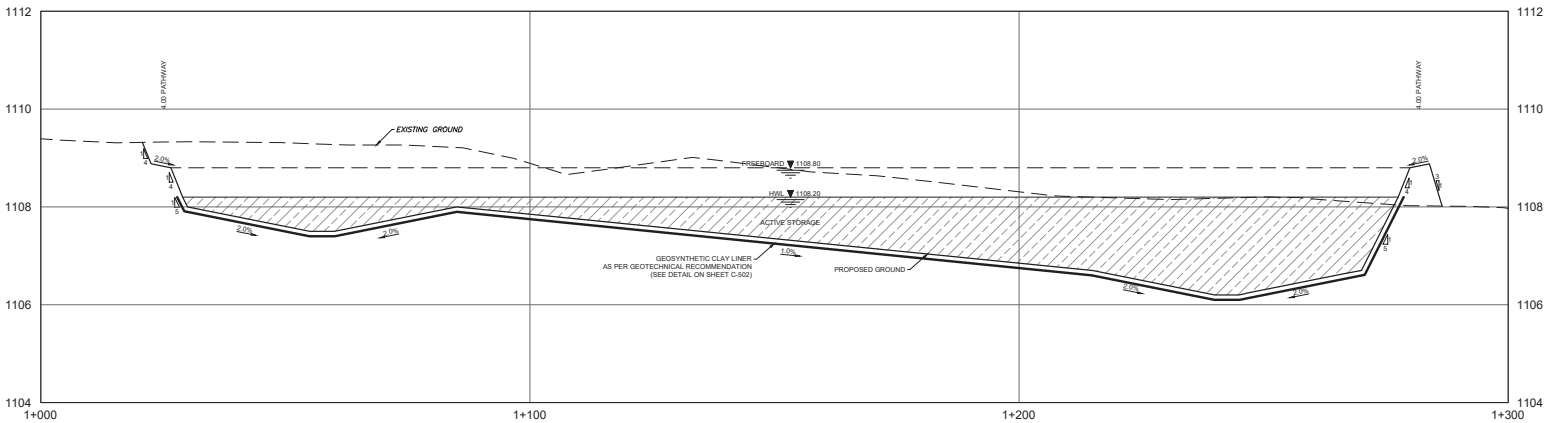
SHEET TITLE

OUTLET

FILE NO.	ENG DWG NO.
057012601-C-104-OUTLET.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
C-104	5

SHEET SIZE ANSI D 25 mm 0

FILE U:\PROJECTS_VAN\057012601\CDRAFTING\DESIGN_ANALYSIS\CADD\CURRENT\PRODUCTION\C-104-OUTLET.DWG DATE: November 21, 2019 4:34:31 PM | ISC: UNRESTRICTED



A C-102 POND SECTION A
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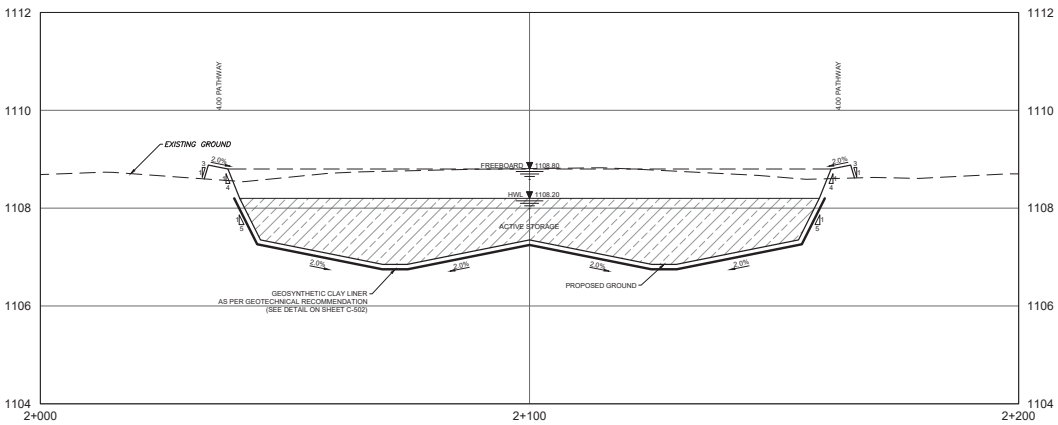

B C-102 POND SECTION B
1:500H 1:50V

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ALBERTA ONE CALL

NAD 83
COORDINATES

PERMIT

PERMIT TO PRACTICE
URBAN SYSTEMS LTD.
PERMIT NUMBER: P 3836
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

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SEAL

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SCALE
AS SHOWN

Calgary

URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

PROJECT

CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND

SEC. 5 - TWP. 24 - RGE: 2 - W 5th M

SHEET TITLE

POND SECTIONS

FILE NO.	ENG DWG NO.
1057012601-C-301-SEC.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
C-301	6

SHEET SIZE ANSI D 25 mm 0

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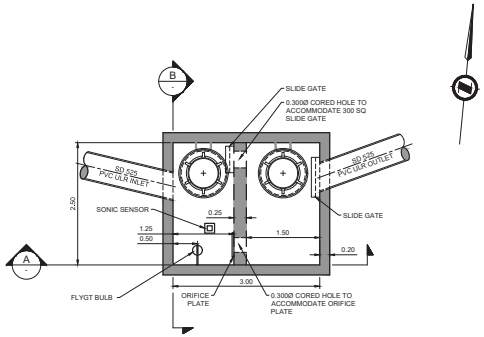
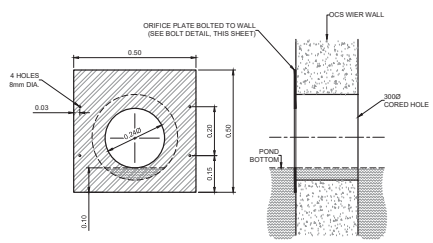
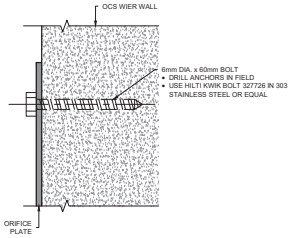


PLAN VIEW
1:50

1 OUTLET CONTROL STRUCTURE DETAILS
AS NOTED

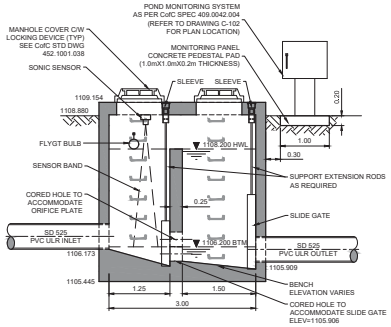


2 ORIFICE PLATE DETAILS
1:10

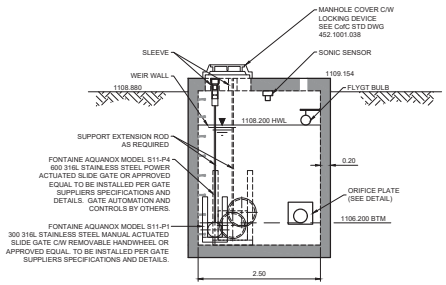


ORIFICE PLATE BOLT DETAIL
NTS

OUTLET CONTROL STRUCTURE DISCHARGE CALCULATIONS		
ELEVATION AT POND (m)	HEAD AT ORIFACE (m)	ORIFICE DISCHARGE (m^3/s)
BTM 1106.20	0.00	0.000
1106.70	0.50	0.891
1107.20	1.00	0.126
1107.70	1.50	0.154
HWL 1108.20	2.00	0.178
FB 1108.80	2.60	-



A FRONT VIEW
1:50



B SIDE VIEW
1:50

ORIFICE NOTES

1. ORIFICE PLATE TO BE CONSTRUCTED OF 3 GAUGE STAINLESS STEEL OR APPROVED EQUIVALENT AS PER CITY OF CALGARY SPECIFICATIONS.
2. ALL HARDWARE TO CONFORM TO CITY OF CALGARY STANDARD SPECIFICATIONS SEWER CONSTRUCTION (LATEST EDITION).
3. HEAD ON ORIFICE IS BASED ON THE FOLLOWING:
   - HWL ELEVATION
   - HEAD LOSSES
4. ORIFICE SIZE IS INDEPENDENT OF RUNOFF VOLUME CONTROL CONDITIONS CONSIDERED.

ORIFICE SIZE CALCULATION

ORIFICE EQUATION --> $Q=CA(2gH)^{0.5}$

Q = ORIFICE FLOW RATE (m^3/s)
C = DISCHARGE COEFFICIENT = 0.61
A = AREA OF ORIFICE (m^2)
H = EFFECTIVE HEAD ON ORIFICE MEASURED FROM THE CENTRE OF THE OPENING (m)
g = ACCELERATION DUE TO GRAVITY = 9.81 m/s^2

STRUCTURE NOTES

1. ALL MATERIALS AND PRODUCTS USED SHALL CONFORM TO CITY OF CALGARY STANDARD SPECIFICATION SEWER CONSTRUCTION (LATEST EDITION) UNLESS OTHERWISE SPECIFIED.
2. ALL PIPE & MANHOLE SIZES ARE IN mm AND ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
3. ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL POND MONITORING AND SENSING EQUIPMENT TO CONFORM TO CURRENT CITY OF CALGARY STANDARDS. CONTACT THE CITY OF CALGARY STORMWATER ENGINEER AT 403-268-5697 FOR DETAILS AND SMART CONTROLS FOR MONITORING PACKAGES. (PH. 403-236-0580)
5. CONSTRUCTION TOLERANCES, FOR THE CONSTRUCTION OF ALL STRUCTURES ASSOCIATED WITH THE STORMWATER FACILITY, INCLUDING ALL THE PIPING AND COMPONENTS THAT FORM PART OF THE NOTED STRUCTURES, SHALL CONFORM TO CURRENT CITY OF CALGARY STANDARDS.

NOTES

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ALBERTA ONE CALL

NAD 83 COORDINATES

PERMIT
PERMIT TO PRACTICE
URBAN SYSTEMS LTD.
PERMIT NUMBER: P 3836

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SCALE
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URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

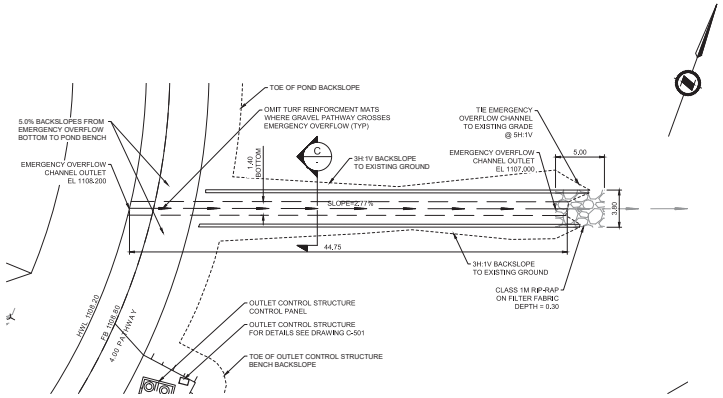
PROJECT
CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND
SEC. 5 - TWP. 24 - RGE: 2 - W 5th M

SHEET TITLE
OUTLET CONTROL STRUCTURE DETAIL

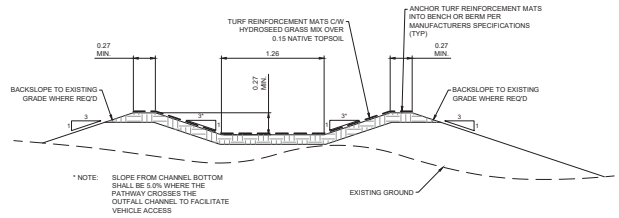
FILE NO.	ENG DWG NO.
1057012601-C-501-OCS.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
C-501	7

SHEET SIZE ANSI D 25 mm 0

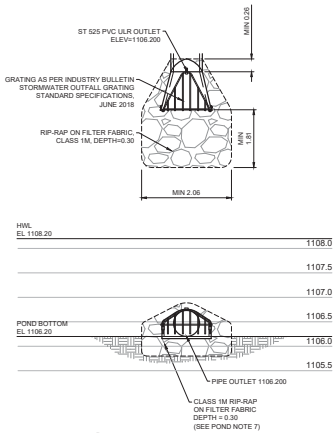
FILE U:\PROJECTS_VAN\1057\1057012601\CADRAFTING\DESIGN\ANALYSIS\CAD\CURRENT\PRODUCTION\1057012601-C-501-OCS.DWG [DATE: November 21, 2019 4:33:58 PM | ISC - UNRESTRICTED



3 C-102 EMERGENCY OVERFLOW CHANNEL DETAIL
SCALE: 1:250



C - EMERGENCY OVERFLOW CHANNEL TYP SECTION
SCALE 1:30



4 C-101 POND OUTLET TO OCS
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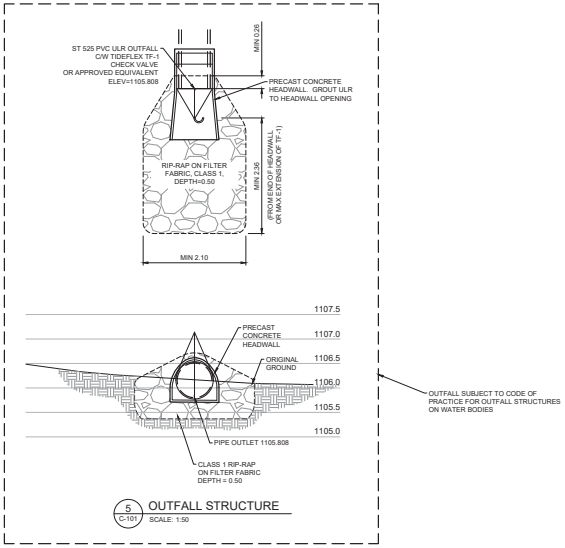

5 C-101 OUTFALL STRUCTURE
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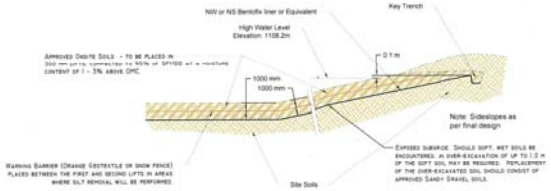

6 C-301 CGL DETAIL
(PROVIDED BY MCINTOSH LALANI ENGINEERING LTD., OCTOBER 17, 2019 - FOR REFERENCE ONLY)
NTS

ATTENTION

"THIS DRAWING WAS PREPARED FOR THE SOLE USE OF OUR CLIENT. NO REPRESENTATIONS OF ANY KIND ARE MADE BY URBAN SYSTEMS LTD. OR ITS EMPLOYEES TO ANY PARTY WITH WHOM URBAN SYSTEMS LTD. DOES NOT HAVE A CONTRACT."

WARNING

UTILITIES OR STRUCTURES SHOWN ON THIS DRAWING WERE COMPILED FROM INFORMATION SUPPLIED BY VARIOUS PARTIES AND MAY NOT BE COMPLETE OR ACCURATE. EXPOSE AND CONCLUSIVELY CONFIRM THE LOCATION IN THE FIELD OF ALL UNDERGROUND UTILITIES AND STRUCTURES INDICATED ON THIS DRAWING, ALL UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK AND ANY UTILITIES OR STRUCTURES REASONABLY APPARENT FROM AN INSPECTION OF THE PROPOSED WORK. URBAN SYSTEMS LTD ASSUMES NO RESPONSIBILITY FOR LOSS OR DAMAGE CAUSED BY THIRD PARTY NEGLIGENCE INCLUDING FAILURE TO COMPLY WITH THE ABOVE.

NOTES

1. ALL MATERIALS AND CONSTRUCTION TO CONFORM TO CITY OF CALGARY STANDARDS AND SPECIFICATIONS IN FORCE AT TIME OF REVISED FINAL APPROVAL.
2. ALL PIPE SIZES ARE IN MILLIMETRES AND ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
3. ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83). STATION COMBINED FACTOR APPLIED = 0.999736, INVERSE = 1.0002640697.
4. NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED.
5. ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT/PERMIT AND THE CONTRACT DOCUMENTS.
6. ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL COMPACTION TO BE IN ACCORDANCE WITH CITY OF CALGARY SPECIFICATIONS AND RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.
8. CONTRACTOR TO TAKE CARE WHEN WORKING NEAR EXISTING INFRASTRUCTURE AND TO BE RESPONSIBLE FOR LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES. EXACT LOCATION OF ALL EXISTING INFRASTRUCTURE (HORIZONTAL AND VERTICAL) TO BE CONFIRMED IN THE FIELD BEFORE CONSTRUCTION BEGINS.
9. CONTRACTOR TO COORDINATE ALL CONSTRUCTION w/ ASSOCIATED OWNER(S) WHEN WORKING NEAR EXISTING INFRASTRUCTURE.
10. EXISTING SURFACE FEATURES TO BE REINSTATED TO CONDITIONS PRECEDING CONSTRUCTION WHERE EXISTING CONDITIONS WILL BE MAINTAINED.

ALBERTA ONE CALL

NAD 83 COORDINATES

PERMIT

PERMIT TO PRACTICE
URBAN SYSTEMS LTD.
Signature
DATE
PERMIT NUMBER: P 3836
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
2	ISSUED FOR REGULATORY APPROVAL	2019-11-22	SKA	AS
1	ISSUED FOR POND REPORT	2019-10-02	SKA	AS

SEAL

SEAL

	BY	DATE (YYYY-MM-DD)
DESIGNED	SKA/TS	2019-09-27
DRAWN	SKA	2019-09-27
CHECKED	AS	2019-09-30

SCALE
AS SHOWN

Calgary
URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
urbansystems.ca

PROJECT

**CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND**

SEC. 5 - TWP. 24 - RGE. 2 - W 5th M

SHEET TITLE

DETAILS

FILE NO.	ENG DWG NO.
1057012601-C-502-DET.dwg	1057.0126.01
SHEET ID.	SHEET COUNT
C-502	8

SHEET SIZE ANSI D 25 mm 0

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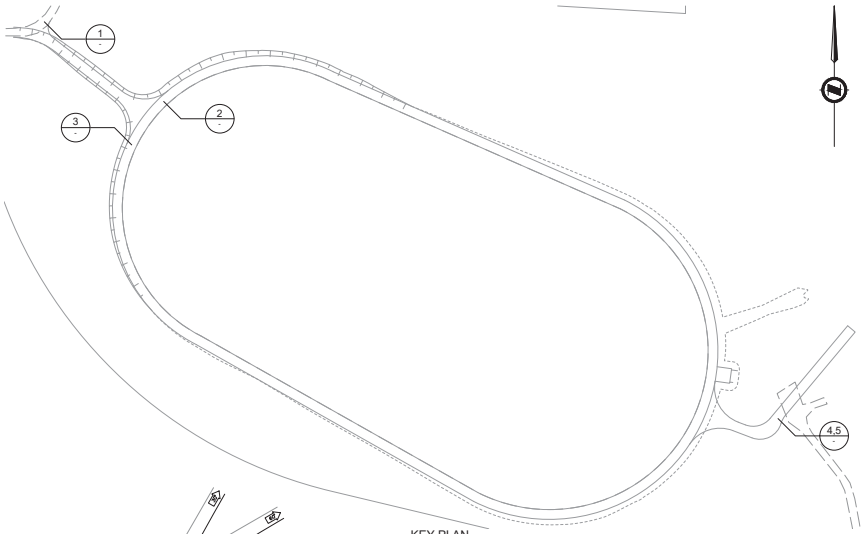

KEY PLAN
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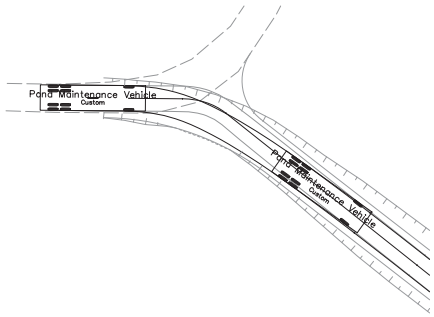

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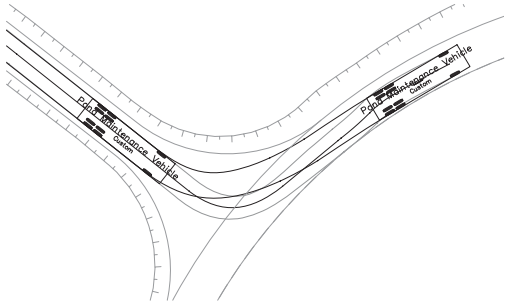

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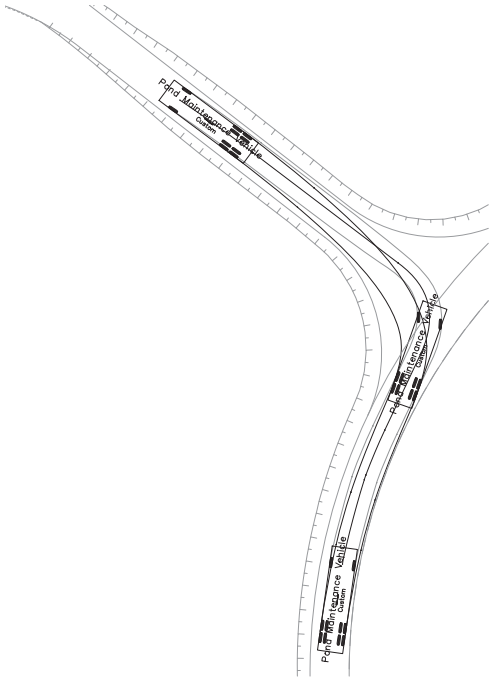

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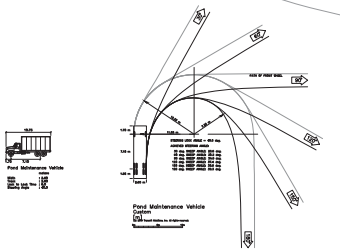
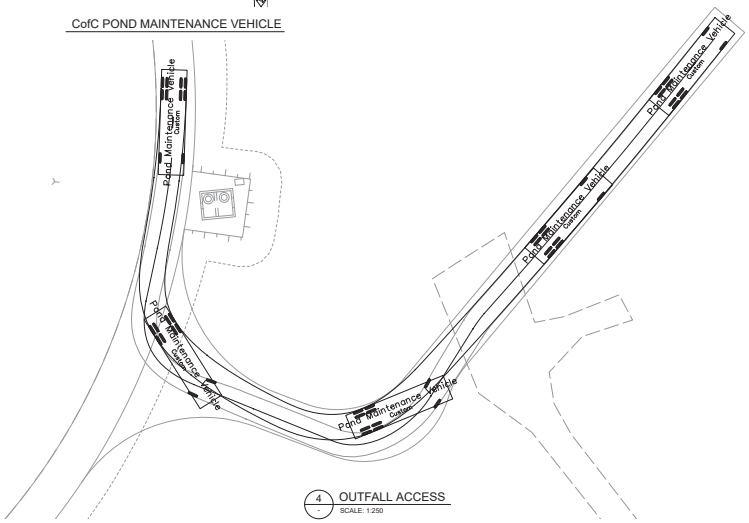


CofC POND MAINTENANCE VEHICLE



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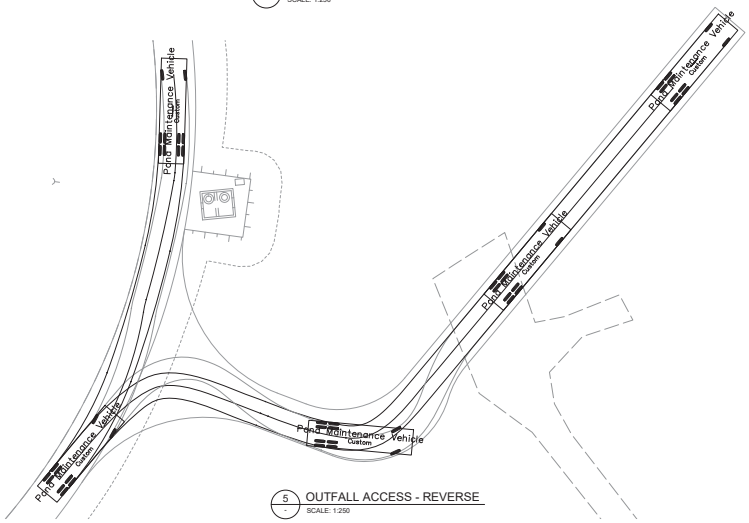

5 OUTFALL ACCESS - REVERSE
SCALE: 1:250

PERMIT TO PRACTICE
URBAN SYSTEMS LTD.
Signature
Date
PERMIT NUMBER: P 3838
The practice of Professional Engineering is regulated by the Association of Professional Engineers and Geoscientists of Alberta

AS SHOWN

Calgary

URBAN systems
101 - 134 11th AVENUE SE
CALGARY, ALBERTA T2G 0X5
calgary@urbansystems.ca

PROJECT
CITY OF CALGARY
CLEARWATER LEGACY POND
DRY POND

FIGURE TITLE
POND MAINTENANCE ACCESS
TURNING MOVEMENTS

FILE No.	SCALE	FIGURE No.
1057012601-FIG-04-TURN.dwg	AS SHOWN	FIG-04

SHEET SIZE ANSI D 25 mm 0

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ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** May 11, 2020

DIVISION: 04 **APPLICATION**: PRDP20200524

SUBJECT: Development Item: Dwelling, Moved-in

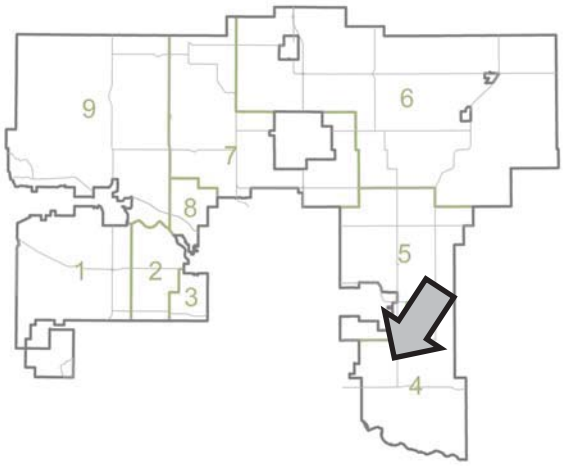
USE: Discretionary, with Variances

APPLICATION: This proposal is for the construction of a moved-in dwelling, relaxation of the minimum habitable floor area and relaxation of the minimum side yard setback requirement

GENERAL LOCATION: located approximately 1.61 km (1 mile) south of Hwy. 560 and on the east side of Rge. Rd. 282.

LAND USE DESIGNATION: Residential Three (R-3)

ADMINISTRATION RECOMMENDATION:
Administration recommends refusal in accordance with Option #2.



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
Habitable Floor Area	112.00 sq. m (1,205.56 sq. ft.)	89.19 m (292.61 sq. ft.)	20.36%
Side Yard Setback	45.00 m (147.63 ft.)	30.00 m (98.42 ft.)	33.33%

OPTIONS:

Option #1: THAT Development Permit Application PRDP20200524 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20200524 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:

Administration Resources
Evan Neilsen & Nathan Madigan, Planning and Development Services

ROCKY VIEW COUNTY

DEVELOPMENT PERMIT REPORT

Application Date: March 4, 2020	**File:** 03323027
Application: PRDP20200524	**Applicant/Owner:** Greg Palmer (206256 Alberta Ltd.)
Legal Description: SW-23-23-28-W4M	General Location: located approximately 1.61 km (1 mile) south of Hwy. 560 and on the east side of Rge. Rd. 282
Land Use Designation: Residential Three (R-3)	**Gross Area:** ± 6.62 ha (13.88 ac)
File Manager: Evan Neilsen	**Division:** 04

PROPOSAL:

This proposal is for the construction of an undersized dwelling, moved-in on a ± 6.62 ha (13.88 ac) parcel. There is no dwelling construction on the subject parcel, but the parcel contains two accessory buildings (remaining from a previous subdivision). This proposal will also require a relaxation to the southern setback adjacent to an undeveloped road allowance.

The proposed dwelling is currently being used as an office for an industrial lot within the City of Calgary and the Applicant is proposing to move the structure on-site and subsequently renovate the interior to make it more suitable for occupancy as a residence. The unit is white in exterior, white door and window trims, and includes a gold roof trim.

Land Use Bylaw, Section 51

- 51.3 *Uses, Discretionary*: Dwelling, Moved-In
- 51.5, 51.6 and 51.7:

Requirement	Required (m)	Proposed (m)	% relaxation required
Side Setbacks, (North)/(South)	15.0/45.00	lots/30.0	none/33.33%
Rear Setback (East)	30.00	Lots	None
Front Setback (West)	45.00	51.20	None
Minimum Sq. Footage (Habitable Floor Area) (sq. m)	112.00	89.19	20.37%

ROCKY VIEW COUNTY

Maximum Building Height	10.00 m	3.65 m	None

Application History

Application	Type	Decision Date	Result
2012-RV-069	Subdivision	May 15, 2012	Approved – parcel created
PRDP20173368	Development Permit	January 11, 2018	Refused – accessory building expansion

Servicing:

- Water
  - The dwelling will be serviced through an existing well.
- Wastewater:
  - The dwelling will be serviced through a septic system.

STATUTORY PLANS:

- There is no conceptual scheme or area structure plan for the area. This application has been evaluated against the policies of the County Plan and Land Use Bylaw C-4148-97.
  - There is no specific mention of 'dwelling, moved-in' use within the County Plan and the goals of section 10.0 ("Country Residential Development") appear to neither specifically support nor oppose this type of proposal.

INSPECTOR'S COMMENTS:

Date of Inspection: April 17th, 2020

Verbatim Comments: Spoke to property owner and he told me the home would be placed just as described in the plan. There is a 10 ft. berm and some uneven terrain where the proposed structure is to be placed, they will likely need to move the dirt. The berm is providing screening for industrial equipment on the southern part of the parcel. Berm will either be moved further back or move around on the parcel, no material will leave the site. The home will be placed on screw piles on a gravel pad and the equipment to the east will either be screened by the berm, or by landscaping such as trees.

CIRCULATION REVIEWS

Development Compliance (March 31, 2020)

- Development Compliance has no outstanding issues on this property. Therefore, we have no comments or concerns.

Building Services (April 4, 2020)

- Advisory condition- Applicant is required to submit a Building permit application prior to the structure being constructed.
- The attached link below includes the checklist for a move on/modular building- https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Move-On-Dwellings-Manufactured-Homes_Checklist.pdf
- Construction drawings and related documents referenced in the above checklist shall be provided for a BP submission.

ROCKY VIEW COUNTY

- Please note-any modifications or alterations done to the existing trailer to accommodate a residential use, professional involvement may be required to certify/approve the alterations to the structure.

OPTIONS:

Option #1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

Description

1. That the placement of a dwelling, moved-in, may take place on the subject site, in general accordance with the submitted site plan and application drawings.
    i. That the minimum habitable floor area is relaxed from **112.00 sq. m. (1,205.55 sq. ft.) to 89.19 sq. m (960.00 sq. ft.).**
    ii. That the minimum side yard setback requirement is relaxed from **45.00 m (147.63 ft.) to 30.00 m (98.42 ft.).**
2. That the dwelling moved-in:
    i. shall be placed on a foundation and the foundation shall be parged;
    ii. shall have the exterior steps finished to the satisfaction of the building inspector;
    iii. shall have all damage incurred during the move repaired;
    iv. shall have the exterior completely finished; and

Prior to Issuance:

3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations and obtain an overweight/over dimension permit for travel on the County road system for the subject house move and discuss 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.
4. 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 municipality and that the contribution, if accepted, is $800.00, calculated at $800.00 for each new residential unit.
5. That prior to issuance of this permit, the Applicant/Owner shall submit revised interior floor plans, that identify the conversion of the office unit to a dwelling unit, including the human habitations components of common cooking/eating facility, living, sleeping, and sanitary facilities for domestic use and exterior plans to create a residential entryway and removal of the commercial security components, to the satisfaction of the County.
6. That prior to issuance of this permit, the Applicant/Owner shall submit a $10,000.00 refundable security to the County, to ensure that conditions of this permit are met and if conditions are not met, Rocky View County may use the funds and enter onto the described land and carry out the work necessary to meet the condition.

i. The security shall be registered with Finance and shall be returned to the Applicant/Owner upon final inspection and written confirmation from the Development Authority.

Permanent

7. That no topsoil shall be removed from the subject property.
8. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
9. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address, in accordance with the County Municipal Addressing Bylaw, for each dwelling unit located on the subject site to facilitate accurate emergency response.
10. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit, which is used to establish approved final grades unless a development permit has been issued for additional fill and topsoil.
11. That potable water shall be supplied in accordance with the most current edition of the Canadian Drinking Water Guidelines (eg. water cistern).
12. That there shall be adequate sanitary sewer servicing provided for the dwelling, moved-in.
13. 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:

14. That a Building Permit and applicable subtrade permits shall be obtained, through Building Services, prior to placement onsite and construction commencement.
15. That the property shall adhere to Section 7.14 regulations, to remain in compliance with the Land Use Bylaw. There shall be no storage of commercial or industrial vehicles unless a Development Permit has been issued.
16. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
17. That the Applicant/Owner shall implement noise and dust control measures, during construction at all times.
18. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
19. 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.
20. That if this Development Permit is not issued by **November 30, 2020** or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

<u>Option #2:</u> (this would not allow the proposed development)

REFUSAL, for the following reasons:

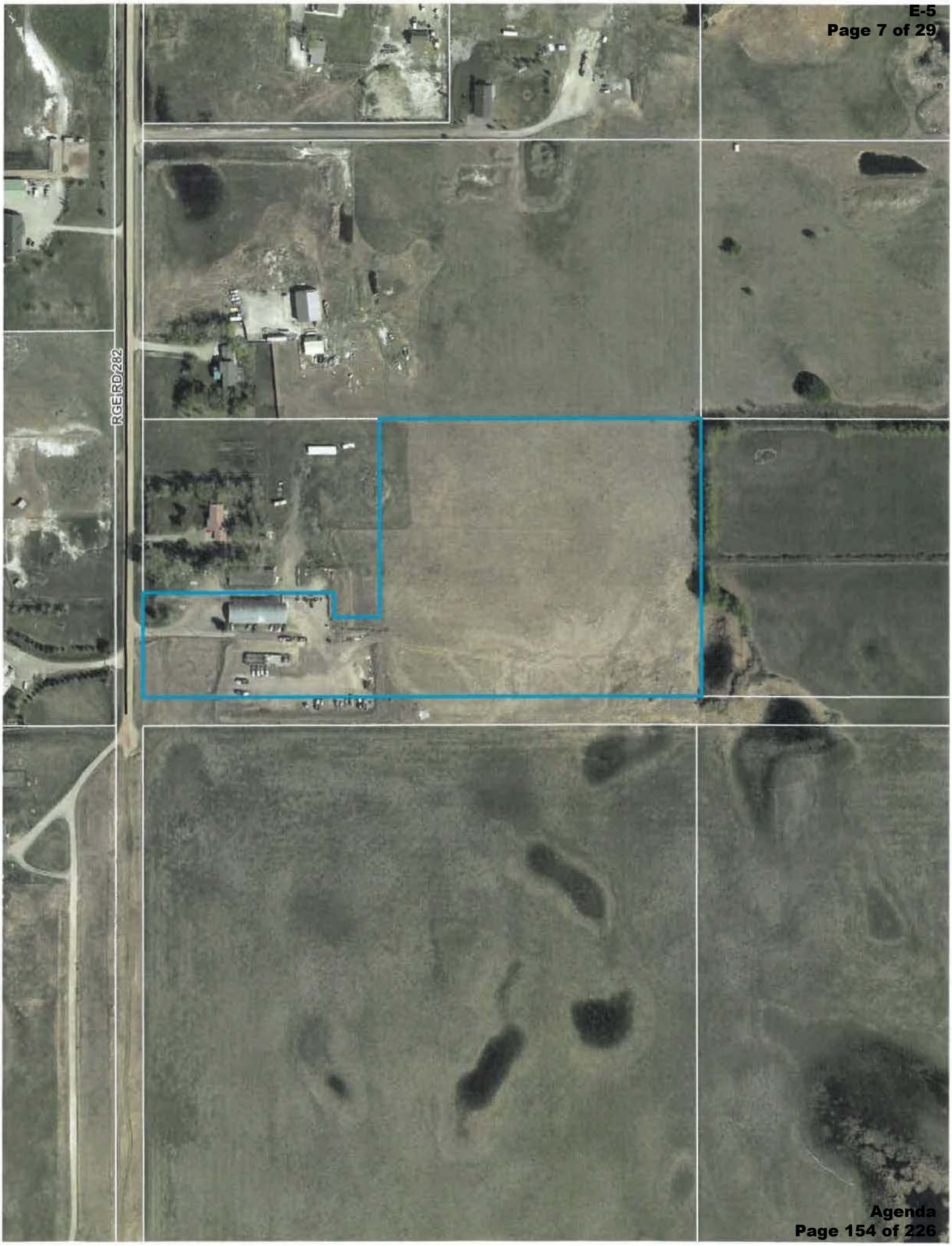
ROCKY VIEW COUNTY

1. That the proposed application does not meet the minimum habitable floor area for a dwelling, moved-in, as defined in Section 51.6 of the Land Use Bylaw,

   Required: 112.00 sq. m (1,205.56 sq. ft.)

   Proposed: 89.18 sq. m (960.00 sq. ft.)

2. 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.


RGE RD 282


F
R-1
F
GLENMORE TRAIL
560
AH
AH
R-2
R-2
R-2
R-3
22
23
RGE RD 282
GLENMORE VIEW RD
RF-2
AH
R-2
F
R-3
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RF-2
S
R-2
AH
15
14
R-2
RF*

ROCKY VIEW COUNTY
Cultivating Communities

20200524

FOR OFFICE USE ONLY	
Fee Submitted 175.00	File Number 03323027
Date of Receipt Mar 4/20	Receipt # 2020 023641

APPLICATION FOR A DEVELOPMENT PERMIT

Name of Applicant 2065256 ALBERTA LTD. – (GREG PALMER) Email [redacted]

Mailing Address 8727-138 AVE S.E.

CALGARY AB Postal Code T3S-0A6

Telephone (B) 403-899-1136 (H) _____ Fax _____

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the SW ¼ Section 23 Township 23 Range 28 West of 4 Meridian

b) Being all / parts of Lot 2 Block 12 Registered Plan Number 731158

c) Municipal Address 233012 Range Road 282, Rockyview County AB T1X-0H2

d) Existing Land Use Designation R3 Parcel Size 13.88 acres Division _____

2. APPLICATION FOR

Development permit for relocation of building for dwelling

3. ADDITIONAL INFORMATION

a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes ____ No X

b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? (Sour Gas facility means well, pipeline or plant) Yes ____ No X

c) Is there an abandoned oil or gas well or pipeline on the property? Yes ____ No X

d) Does the site have direct access to a developed Municipal Road? Yes X No ____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I GREGORY N. PALMER (Full Name in Block Capitals) hereby certify that X I am the registered owner

____ 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 _____ Owner's Signature _____

Date MARCH 3, 2020 Date MARCH 3, 2020

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, GREG PALMER, *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 MARCH 3, 2020 *Date*

Development Permit Checklist

The following information **including digital copies** must be included with your application. Without it, your application will be considered incomplete, and will not be processed until it has been supplied.

☑ **APPLICATION FORM(S)**
*All forms **must** be completed and signed by the registered owner and/or the person authorized to act on their behalf (if any).*

☑ **APPLICATION FEE**
Refer to Planning and Development Fee Schedule located in the Master Rates Bylaw

☑ **CURRENT COPY OF THE CERTIFICATE OF TITLE INCLUDING DIGITAL NON-FINANCIAL CAVEATS AND COVENANTS REGISTERED ON THE TITLE**
Searched within 30 days prior to the application, the copy of the title may be obtained from any Provincial Registry Office.

☐ **AUTHORIZATION FROM REGISTERED OWNER ON TITLE**

◉ **INDIVIDUALS NAME ON TITLE**
Attach a Letter of Authorization signed by the owner (every individual on title) giving the applicant authorization.

OR

○ **COMPANY NAME ON TITLE**
An affidavit or Company Seal is required when the registered owner shown on the title is listed as a Company. If you do not have a Company Seal, provide an affidavit Commissioned (stamped and signed by a Commissioner of Oaths), granting you authorization to legally act on behalf of the Company. If you have a Company Seal, please affix said seal to every place that your signature is required.

☑ **COVER LETTER**
*A cover letter, detailing the nature of the application and description of uses, **must** accompany all applications.*

☑ **SITE PLAN OF THE PROPOSED DEVELOPMENT**
Showing all dimensions, setbacks and slopes steeper than 15% – refer to page 2

☑ **OTHER DOCUMENTATION**
To determine the documents required specific to the Development Permit proposal, please visit www.rockyview.ca. Additional information may be required upon receipt and review of the application, depending on the nature.

FOR OFFICE USE ONLY

☑ **Proposed Development** Move-on dwelling ☑ **Land Use Designation** R-3

☑ **Concept Plan / ASP Info.** — ☑ **Parcel Information / Land Use Maps / Air Photo**

	Road Type	Bylaw	Proposed
Front Yard Setback Minimum			
Side Yard Setback Minimum			
Rear Yard Setback Minimum			
Height Maximum			
Principal Building Size			

Comments

☑ **APPLICATION IS COMPLETE**

Staff Signature

ROCKY VIEW COUNTY
Cultivating Communities

20200524

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

APPLICATION TO MOVE A BUILDING

Name of Applicant 2065256 ALBERTA LTD. (Greg Palmer) Email [redacted]
Mailing Address 8727-138 AVE. S.E
CALGARY AB Postal Code T3S-0A6
Telephone (B) 403-973-7548 (H) [redacted]
For Agents please supply Business/Agency/ Organization Name

Name of Owner of Building to be Moved (if not applicant) CALGARY AGGREGATE RECYCLING
Mailing Address 6020-94 AVE. SE
CALGARY AB Postal Code T2C-3Z3
Telephone (B) 403-279-8330 (TRAVIS) (H) Fax

1. LOCATION OF BUILDING TO BE MOVED

I hereby request permission to move (type of structure) ATCO 24'x40' structure

Now located at: Calgary Aggregate Recycling (see above)

a. All / part of the ____ ¼ Section ____ Township ____ Range ____ West of ____ Meridian

b. Being all / parts of Lot ____ Block ____ Registered Plan Number ____

c. Municipal Address (if applicable) ____

Note: a key is available at/with ____

2. DESTINATION OF MOVED BUILDING

a. All / part of the SW ¼ Section 23 Township 23 Range 28 West of 4 Meridian

b. Being all / parts of Lot ____ Block ____ Registered Plan Number ____

c. Municipal Address (if applicable) 233012 Range Road 282, Rocky View County AB T1X-0H2

3. LAND USE

Land Use Designation R3 Parcel Size (number of acres) 13.88 acres

4. PHOTOGRAPHS

Please provide pictures showing:

a. Front, rear and side views

b. Interior of building (if available)

5. MOVING COMPANY INFORMATION

Name of Mover McCANN'S BUILDING MOVERS
Mailing Address 6017-84 ST. SE
CALGARY AB Postal Code T2C-4S1
Telephone (B) 403-279-6395 (H) Fax
Cell- Pat- 403-869-7619

OFFICE USE ONLY
PLEASE PASS THIS FORM TO A BUILING INSPECTOR BEFORE PROCESSING D.P. APPLICATION
IF THE BUILDING FAILS THE INSPECTION THE D.P. WILL NOT BE CONSIDERED

Name of Insurance Company (for Mover) ROGERS INSURANCE

Mailing Address 800- 1331 Macleod TR SE

CALGARY AB Postal Code T2C-4S1

Telephone (B) 403-296-2400 (H) _____ Fax _____

Note: An Inspection fee of $150.00 shall accompany this application.

I hereby certify that the information stated on and submitted with this application is true and accurate.

I hereby apply for a permit and agree to comply with all Bylaws and County Regulations, it being expressly understood that the issuing of a permit does not relieve the applicant from complying with all said Bylaws and County Regulations. I also further agree that if a permit is revoked for any cause, or irregularity, or non-conformance of said Bylaws or Regulations, that in consideration of issuing of the permit, all claims are waivered arising therefore against the Corporation of Rocky View County

Signature of Applicant _____ Date MARCH 3, 2020

Signature of Registered Landowner/Authorized Agent _____ Date march 3, 2020

FOR OFFICE USE ONLY

Application accepted by _____ Date _____

Permission is hereby granted/refused, subject to the following conditions:

_____

_____

_____

_____

_____

NOTE: No construction, including excavation, shall be commenced unless and until a building permit has been issued.

Signature of Building Inspector _____ Date _____

Greg Palmer
2065256 Alberta Ltd.
8727 – 138th Avenue SE
Calgary AB T3S 0A6
Phone: 403-899-1136

March 3rd, 2020

Rocky View County
Planning & Development Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: 233012 Range Road 282;
Legal land location – SW-23-23-28-4; Plan 731158; Block 12
Roll #; 03323027
Landuse – R-3 (Residential Three) – 13.88 Acres, Division 4

Please accept this as our application for a Rocky View County Development Permit to relocate a 40'x24' (960 sq ft) dwelling onto our 13.88 acre parcel located at 233012 Range Road 282; Legal land location SW-23-23-28-4; Plan 731158; Block 12.

We purchased our property in 2017 and it does not have a dwelling on it. We have been looking since 2017 and have gone back and forth with several options. We had an opportunity present itself last week with regard to the current owners of a structure to basically give it to us for the cost of relocating it to our property and purchasing all necessary permits and inspections to have it relocated to our property. I have attached photos along with the original blueprints and documentation for the ATCO structure which was constructed in 2003 and is CSA approved #95832.

On September 29th 2017 I spoke with Domenic Kazmierczak from Rocky View Planning Department. He advised that our parcel of 13.88 acres is the remainder parcel – the parent property – original. In 2013 the previous owners who we purchased from subdivided 5 acres and they paid the 10% municipal surcharge on the 5 acres at that time – which initiated a partial discharge on the entire parcel. The principal dwelling is on the 5 acres they subdivided, thus the reason why there is currently no dwelling on our parcel.

I had a phone consultation with your Development Assistant Evan Neilsen February 25, 2020 and he informed me of Rockyview's land use policies, process, procedures, and what is required to apply for the development permit. We will be moving this structure onto a permanent foundation and we will be renovating the interior, along with floor replacement, painting etc. The exterior as you can see is Hardy Board and it is a very eye pleasing home which we can make our own, and will definitely improve the property. With the current economy in Alberta, this is a once-in-a-lifetime opportunity for us to put a principal dwelling onto or property and complete our retirement plan of downsizing.

This is a bit time sensitive as the current owners of the building would like to have to it moved off its current location by the end of April 2020. With that being said I understand that the development permit application process can take from 5-9 weeks.

I would like to emphasize that this would be the principal dwelling on the property, and I feel it falls under your definition of dwelling (used for human and laid on permanent basis or foundation), opposed to modular home.

Thank you for your consideration. If you require further information, please do not hesitate to contact me. I look forward to your anticipated early response.

Best regards,

Greg Palmer
President
2065256 Alberta Ltd.
403-899-1136

Attached:
-Development Permit Application
-Site maps
-Photos
-Blueprints

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0035 753 912	731158;12	171 225 460

LEGAL DESCRIPTION

PLAN 731158
BLOCK 12
CONTAINING 7.72 HECTARES(19.07 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES) MORE OR LESS
SUBDIVISION	1312019	2.10	5.19

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 4;28;23;23;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 171 225 459

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 225 460	10/10/2017	TRANSFER OF LAND	$592,000	$592,000

OWNERS

2065256 ALBERTA LTD.
OF 8727 - 138 AVENUE SE
CALGARY
ALBERTA T3S 0A6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7867LE	08/03/1972	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 021178206)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
171 225 460

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: CHANGE OF ADDRESS 091134211) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 161097293)
3689LN .	16/08/1972	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION. DEFERRED RESERVE CAVEAT
5140LO .	26/10/1972	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
171 262 914	22/11/2017	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 36 YORK MILLS RD, 4TH FLR. TORONTO ONTARIO M2P0A4 ORIGINAL PRINCIPAL AMOUNT: $427,500

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 4 DAY OF MARCH, 2020 AT 10:18 A.M.

ORDER NUMBER: 38932444

CUSTOMER FILE NUMBER:

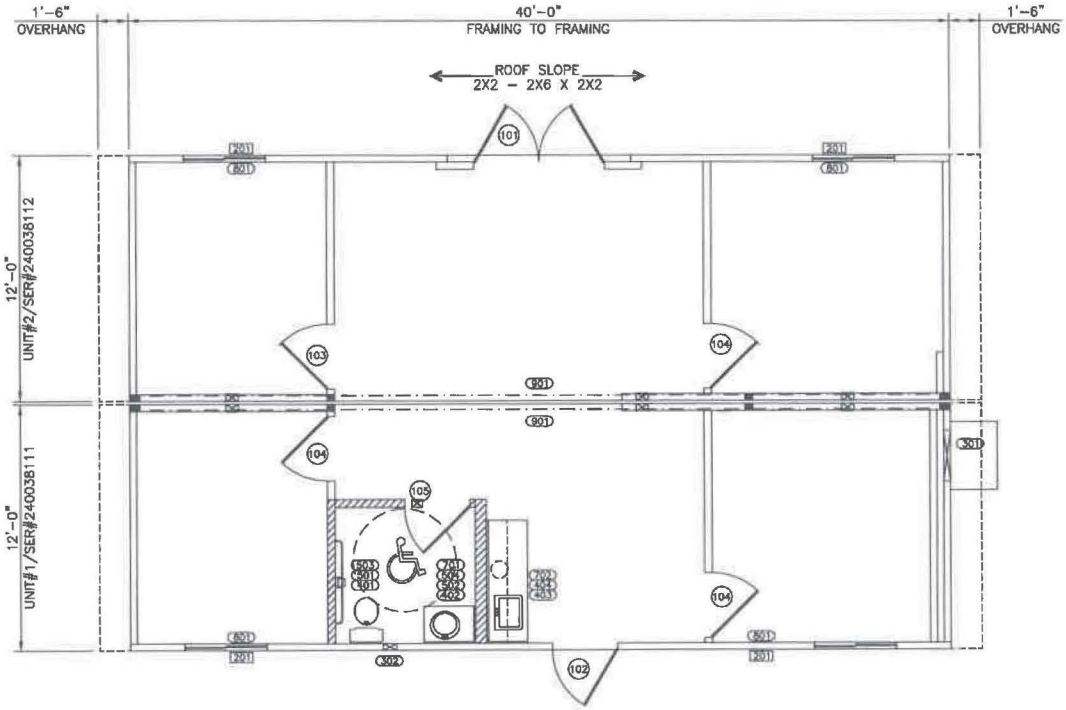
END OF CERTIFICATE


16 04 2020


CBB-6512
16 04 2020


16 04 2020


16 04 2020



CODE & DESIGN COMPLIANCE

1. ALBERTA BUILDING CODE – PART 10
   a. ROOF LIVE LOAD =42 psf
   b. FLOOR LIVE LOAD =100 psf
2. CANADIAN ELECTRICAL CODE
3. NATIONAL PLUMBING CODE

L E G E N D

[PSSI] PLANT SUPPLIED SITE INSTALLED
[SSSI] SITE SUPPLIED SITE INSTALLED
[OC] ON CENTER
[AFF] ABOVE FINISHED FLOOR
[BFC] BELOW FINISHED CEILING
[AFF] ABOVE FINISHED FLOOR
[U/S] UNDERSIDE
[RO] ROUGH OPENING
[TBA] TO BE ANNOUNCED

LABELS

1. ALBERTA PART 10
2. ATCO STRUCTURES INC NAME PLATE
3. CSA
4. OTHER DECALS AS PER BKM TR-008

SYMBOL LEGEND

W-01	WALL TAG, SEE B-99198-01-XL01
301	EQUIPMENT TAG, SEE B-99198-01-XL02
201	WINDOW TAG, SEE B-99198-01-XL03
101	DOOR TAG, SEE B-99198-01-XL03

DRAWING INDEX

DRAWING NO:	DRAWING NAME:
B-99198-01-A00	TITLE PAGE
B-99198-01-A01	FLOOR PLAN
B-99198-01-A02	FLOOR FRAMING PLAN
B-99198-01-A03	ELEVATIONS (FRONT & REAR)
B-99198-01-A04	BUILDING SECTION
B-99198-01-A05	CABINETRY DETAILS
B-99198-01-A06	ROOF BEAM DETAIL
B-99198-01-XL01	SPECIFICATIONS
B-99198-01-XL02	EQUIPMENT LIST
B-99198-01-XL03	DOOR & WINDOW SCHEDULE
B-99198-01-M01	FLOOR PLAN – HVAC
B-99198-01-M02	FLOOR PLAN – PLUMBING
B-99198-01-E01	ELECTRICAL LAYOUT
B-99198-01-E02	REFLECTED CEILING PLAN

SERIAL NUMBERS

UNIT#1 -240038111 UNIT#2 -240038112

REV	DATE	DESCRIPTION	BY	CHK	APP
1	25FEB03	AS-BUILT	RGM		
0	27DEC02	ISSUE FOR PRODUCTION	EM		

NOTES:

CUSTOMER ACCEPTANCE
☐ – ACCEPTANCE AS DRAWN
☐ – ACCEPTANCE EXCEPT AS NOTED
BY: _____
DATE: _____

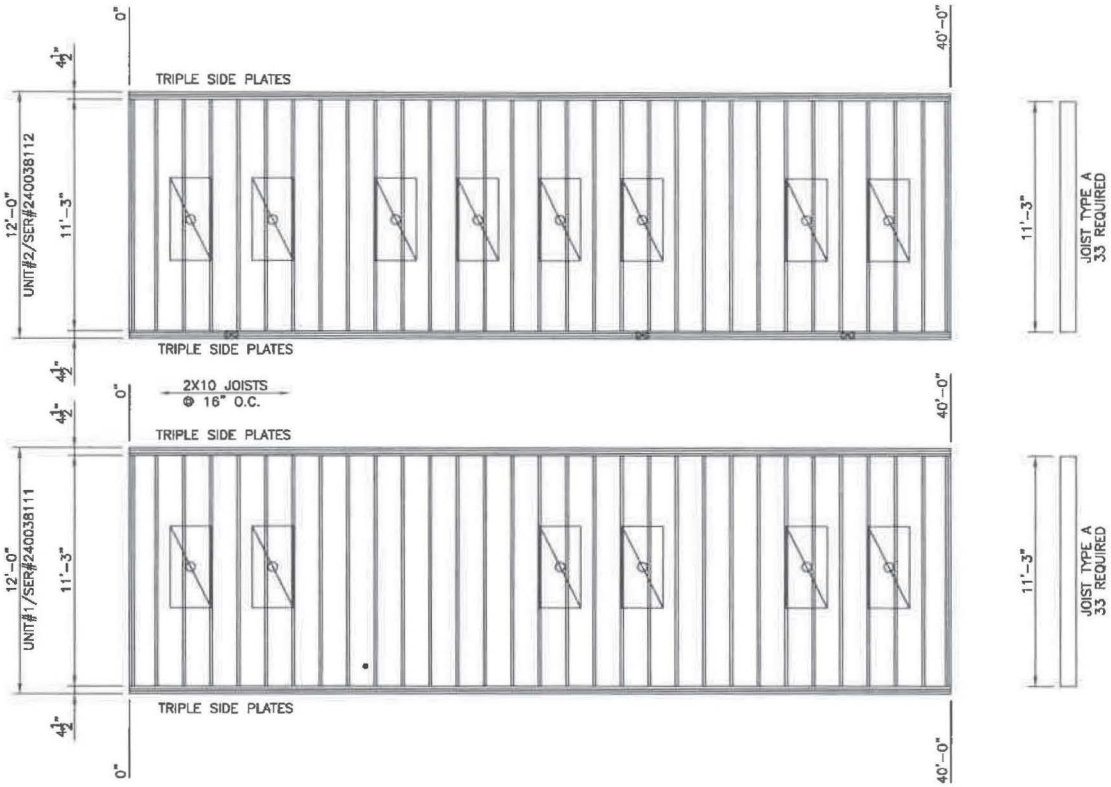
DRAWN BY: EM
DATE: 27DEC02
SCALE: 3/16"=1'-0"
CHECKED BY: DATE:
APPROVED BY: DATE:

CLIENT: ATCO FLEET [ROYAL PIPE SYSTEM]

PROJECT: 24'x40' COMMERCIAL OFFICE COMPLEX

INTERNAL DOCUMENT CONTROL
PLANT REQUIRES BY: DATE:
REQUIRE REC'D BY END BY: DATE:
DRAWING TITLE: TITLE PAGE
DRAWING NO: B-99198-01-A00
REVISION 1

ATCO Structures



REV	DATE	DESCRIPTION	BY	CHK	APP
1	25FEB03	AS-BUILT	RCM		
0	27DEC02	ISSUE FOR PRODUCTION	EM		

NOTES:

CUSTOMER ACCEPTANCE

☐ - ACCEPTANCE AS DRAWN
☐ - ACCEPTANCE EXCEPT AS NOTED

BY: _____

DATE: _____

DRAWN BY: EM
DATE: 27DEC02
SCALE: 3/16"=1'-0"
CHECKED BY: DATE:
APPROVED BY: DATE:

CLIENT: ATCO FLEET [ROYAL PIPE SYSTEM]

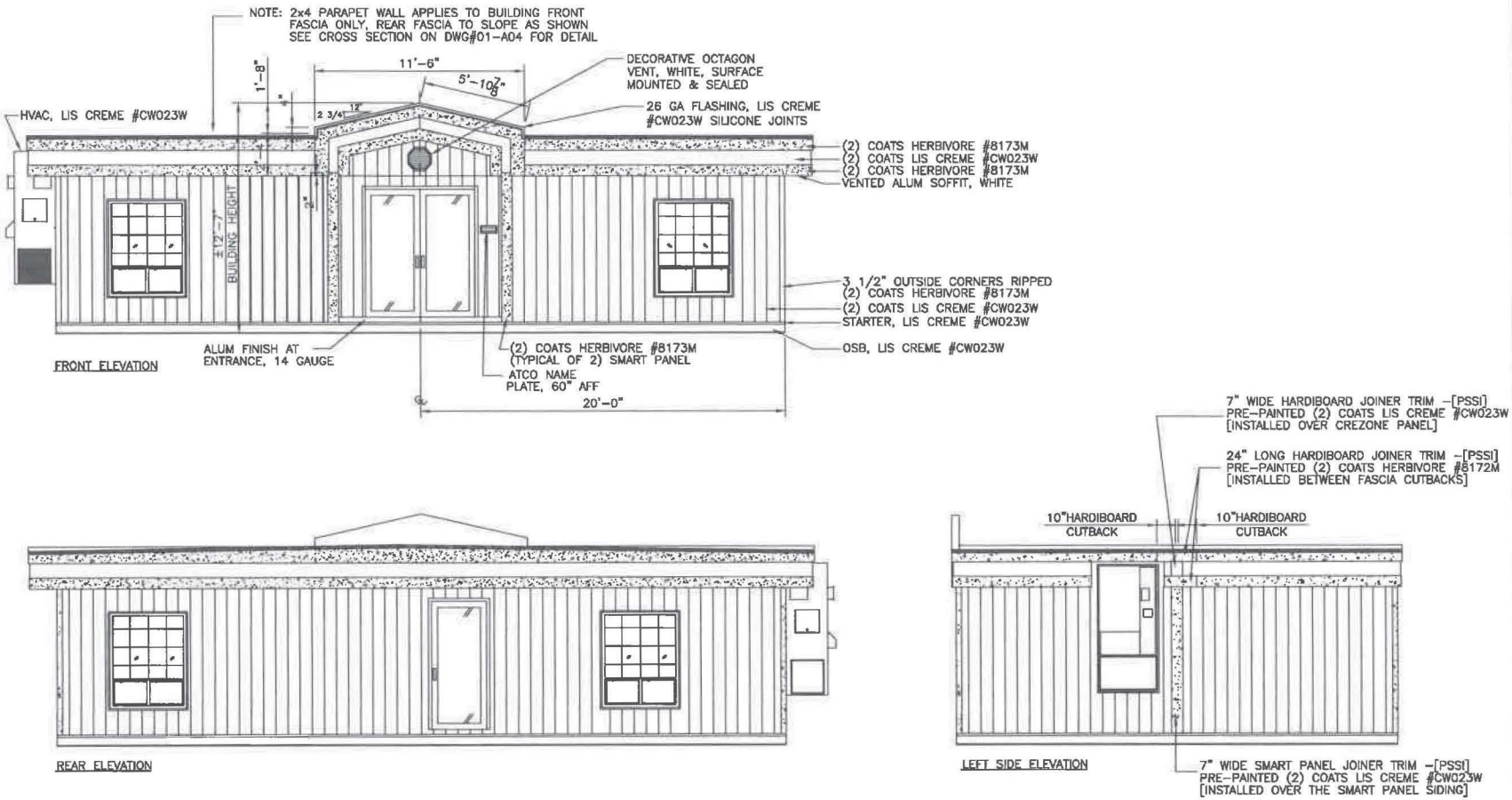
PROJECT: 24'x40' COMMERCIAL OFFICE COMPLEX

INTERNAL DOCUMENT CONTROL
PLANT REQUIRES BY: DATE:
REQUIRE REC'D BY ENG BY: DATE:

DRAWING TITLE: FLOOR FRAMING PLAN

DRAWING NO: B-99198-01-A02
REVISION 1

ATCO Structures



REV	DATE	DESCRIPTION	BY	CHK	APP
1	26FEB03	AS-BUILT	RCM		
0	27DEC02	ISSUE FOR PRODUCTION	EM		

NOTES:

CUSTOMER ACCEPTANCE
☐ - ACCEPTANCE AS DRAWN
☐ - ACCEPTANCE EXCEPT AS NOTED
BY: _____
DATE: _____

DRAWN BY: EM
DATE: 27DEC02
SCALE: 3/16"=1'-0"
CHECKED BY: DATE:
APPROVED BY: DATE:

CLIENT: ATCO FLEET [ROYAL PIPE SYSTEM]

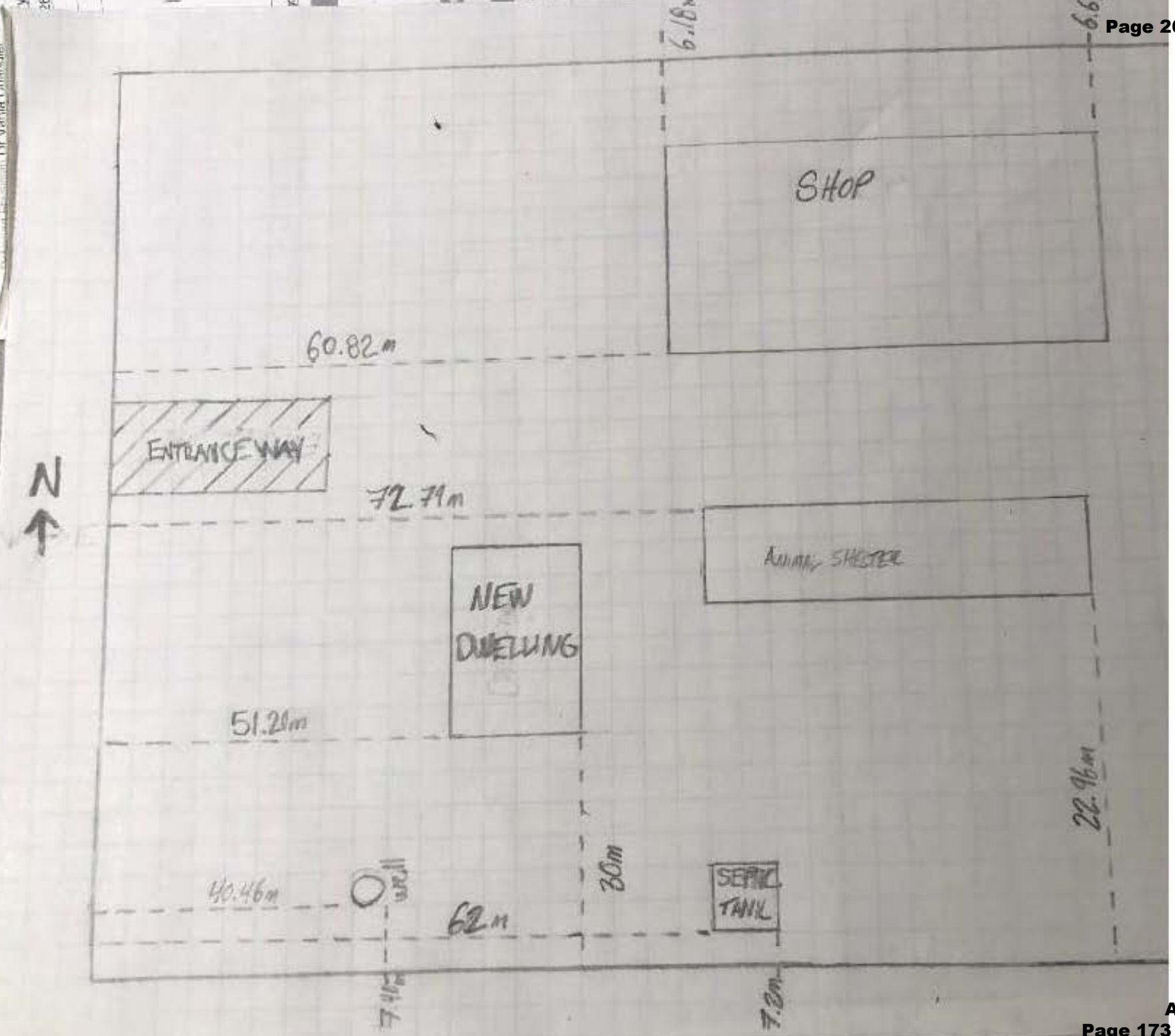
PROJECT: 24'x40' COMMERCIAL OFFICE COMPLEX

INTERNAL DOCUMENT CONTROL
PLANT REQUIRES BY: DATE:
REQUIRE RECD BY ENG BY: DATE:

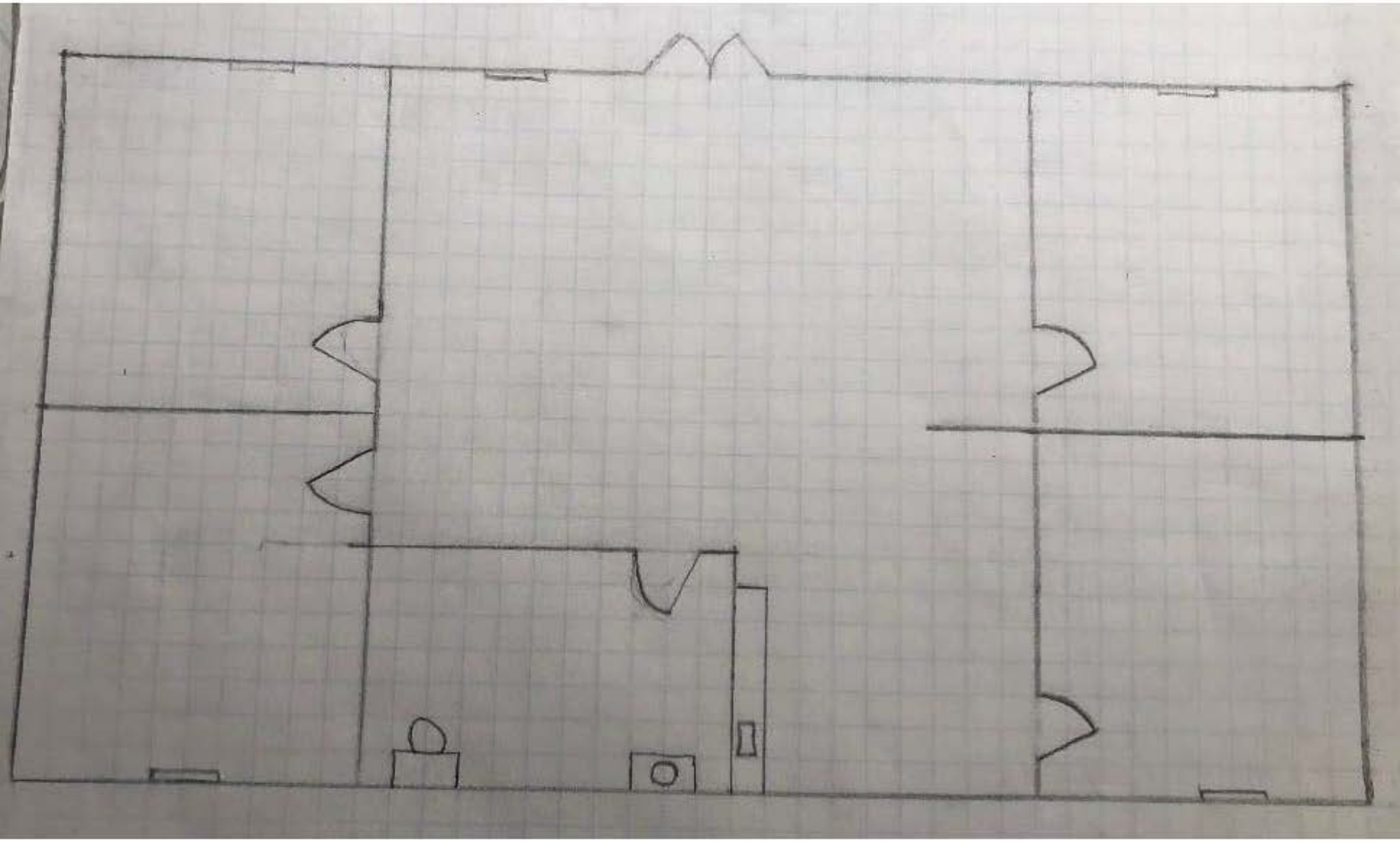
DRAWING TITLE: ELEVATIONS

DRAWING NO: B-99198-01-A03
REVISION 1

ATCO Structures

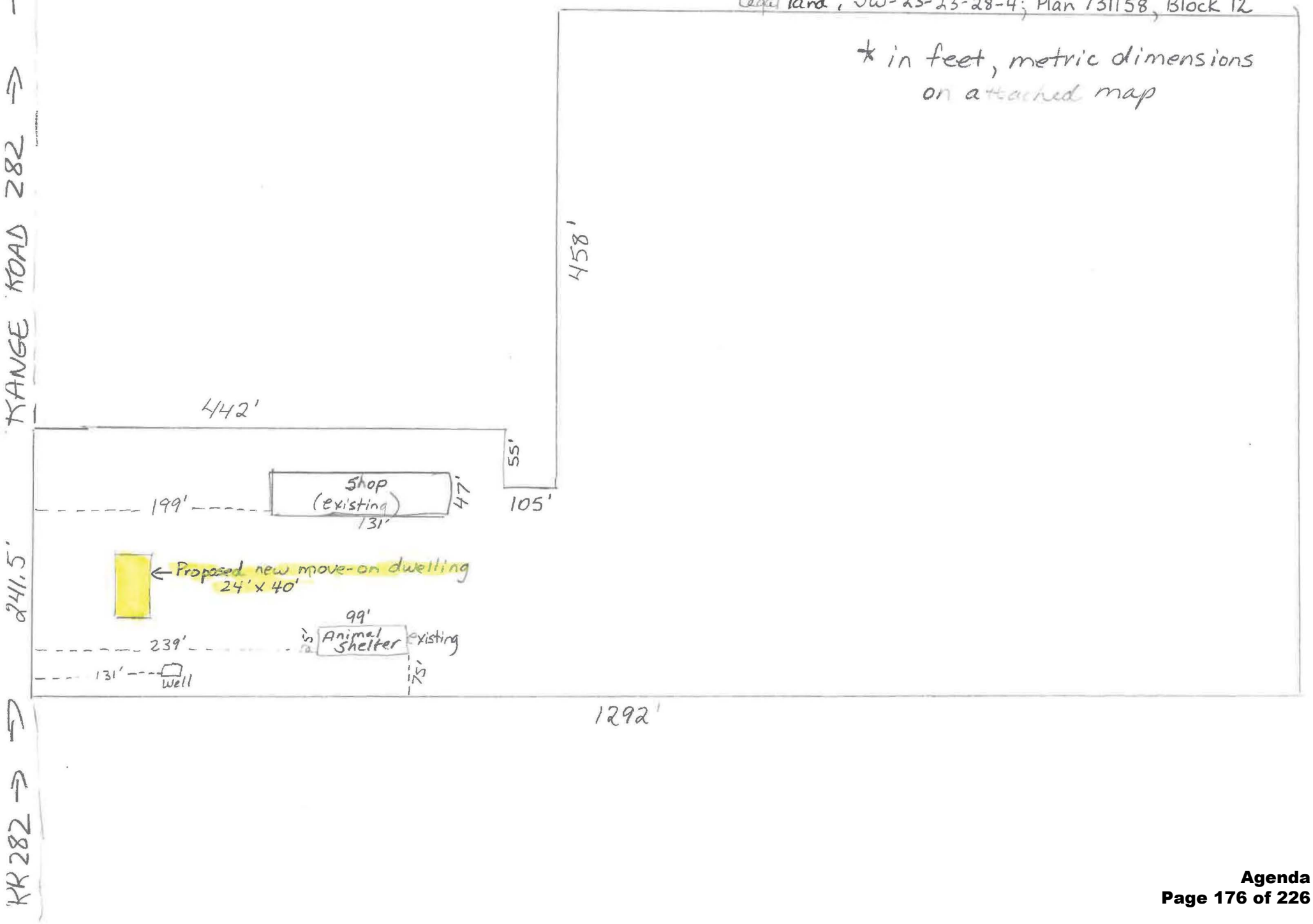

6.18m
6.67
SHOP
60.82m
ENTRANCEWAY
N
72.71m
ANIMAL SHELTER
NEW DWELLING
51.28m
22.96m
30m
SEPTIC TANK
40.46m
WELL
62m
7.4m
7.8m

Shower



Rocky View County (1388 acres)
Roll # 03323027
233012 Range Road 282
Legal land: SW-23-23-28-4; Plan 731158, Block 12

* in feet, metric dimensions on attached map



ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** May 11, 2020

DIVISION: 01 **APPLICATION**: PRDP20200600

SUBJECT: Development Item: Accessory Dwelling Unit within an existing Private Riding Arena

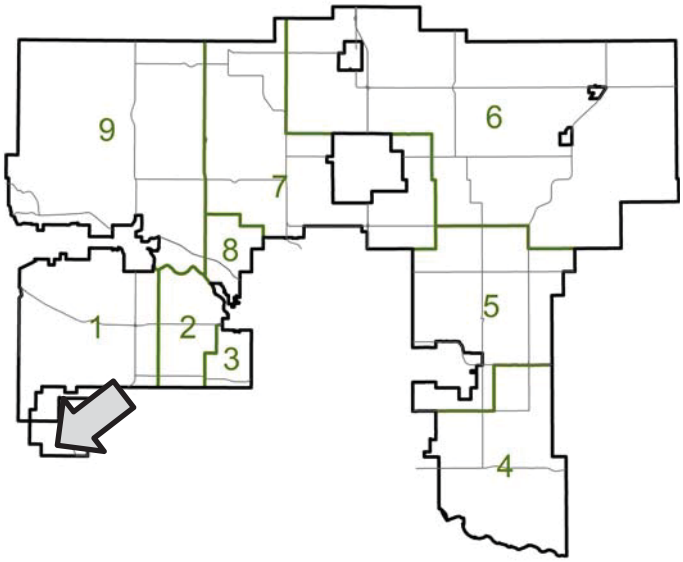
USE: Permitted, with Variances

APPLICATION: Construction of an accessory dwelling unit (suite within an building [existing Private Riding Arena] relaxation of the maximum habitable floor area.

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) west of Rge. Rd. 54 and 0.41 km (1/4 mile) north of Twp. Rd. 232

LAND USE DESIGNATION: Agricultural Holdings District (AH)

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



OPTIONS:

Option #1: THAT Development Permit Application PRDP20200600 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20200600 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:

Administration Resources
Sandra Khouri / Bianca Duncan – Planning and Development Services

ROCKY VIEW COUNTY

DEVELOPMENT PERMIT REPORT

Application Date: March 11, 2020	**File:** 03917014
Application: PRDP20200600	**Applicant/Owner:** Ferguson, Iris
Legal Description: Lot 3A, Plan 7510790, SE-17-23-05-05	**General Location:** located approximately 0.41 km (1/4 mile) west of Rge. Rd. 54 and 0.41 km (1/4 mile) north of Twp. Rd. 232
Land Use Designation: Agriculture Holdings District (AH)	**Gross Area:** ± 7.05 hectares (± 17.42 acres)
File Manager: Sandra Khouri	**Division:** 01

PROPOSAL:

The proposal is for the construction of an accessory dwelling unit (suite within an existing Private Riding Arena), relaxation of the maximum habitable floor area.

Application Details

The existing Private Riding Arena is approximately 60' W x 160' L, totalling approximately 891.87 sq. m (9,600.00 sq. ft.) in size. Along the length of the exterior south wall of the arena is a 34' L x 160' W covered extension, totalling approximately 505.39 sq. m (5,440.00 sq. ft.) in size. This extension currently contains horse stables, half of which are heated.

The proposal is to convert a 142.88 sq. m (1,538.00 sq. ft.) portion of the extension into an Accessory Dwelling Unit (ADU) with a total habitable floor area of approximately 131.64 sq. m (1,417.00 sq. ft.). The renovations are only internal and the external appearance of the arena will not be altered. The proposed ADU includes the following:

- One bedroom, two bathrooms, an office, a laundry room, and an open concept kitchen/dining room/great room;
- A wood patio on the east side for some outdoor space;
- Storage space includes a walk-in-closet, a mechanical room, and the outside stables, which are currently unused;
- There is adequate space on the property for parking;
- The existing private sewage treatment system will be expanded to treat wastewater; and
- The existing well will be used for water.

Land Use Bylaw

Section 46 Agricultural Holdings District (AH)

46.2 Uses, Permitted

Accessory Dwelling Unit

- As the proposed ADU requires a variance to the maximum habitable floor area, the application is considered Discretionary.

46.5 Minimum & Maximum Requirements

Yard, Front:

Required: 15.00 m (49.20 ft.) from any road, internal subdivision

Proposed: lots

Yard, Side:

Required: 6.00 m (19.69 ft.) from all other

Proposed: 42.17 m (138.35 ft.) (east side) / 70.55 m (231.46 ft.) (west side)

Yard, Rear:

Required: 15.00 m (49.21 ft.) from all other

Proposed: 105.15 m (344.98 ft.)

Section 8 DEFINITIONS

PRIVATE RIDING ARENAS *means a building used by the owners or occupants of the site on which the building is located for the training and exercising of horses and is not used for horse shows, rodeos, or similar events to which there is a fee to participate in or to use the facilities;*

ACCESSORY DWELLING UNIT (ADU) *means a subordinate dwelling unit attached to, created within or detached from the principal dwelling, single detached, where both dwelling units are located on the same parcel. Accessory dwelling units include Secondary Suites, Suites within a Building, and Garden Suites.*

SUITE WITHIN A BUILDING *means a subordinate dwelling unit within or attached to a building other than the principal dwelling, single detached.*

- The proposed development complies with the definitions of an accessory dwelling unit and suite within a building, as it is a subordinate dwelling unit located on a parcel with a principal dwelling, single-detached and is located within an existing Private Riding Arena.

Section 28 Accessory Building and Uses

28.4(a) All accessory dwelling units shall be constructed on a permanent foundation.

- The proposed accessory dwelling unit is located within the existing riding arena, which is constructed on a post and beam foundation.

28.4(b) A lot shall be limited to one accessory dwelling unit, unless the lot is approved for two principal dwellings, single-detached.

- There is one existing dwelling, single detached and there are no other accessory dwelling units on site.

28.4(c) An Accessory Dwelling Unit:

ii) Shall be subordinate to a principal dwelling.

- The primary dwelling is larger than the proposed accessory dwelling unit.

iii) An accessory dwelling unit shall comply with the height and setback regulations in the land use district, except where otherwise permitted in this Bylaw.

- As a riding arena is considered a primary use, the maximum height requirement is 10.00 m (32.81 ft.). The proposed ADU is one storey, and therefore does not exceed this height requirement.

iv) An accessory dwelling unit shall have a minimum floor area of not less than 36.00 sq. m (387.49 sq. ft.).

- The accessory dwelling unit exceeds the minimum requirement, and is therefore compliant with this requirement.

v) An accessory dwelling unit shall contain at least two rooms and include sleeping, sanitary, and cooking facilities.

- The ADU contains one bedroom, two bathrooms, an office, a laundry room, and an open concept kitchen/dining room/great room. As such, it meets this requirement.

vii) An accessory dwelling unit shall provide a minimum of one dedicated on-site parking stall in accordance with Section 30 of this Bylaw.

- There is adequate space around the arena for parking, as shown on the site plan.

viii) An accessory dwelling unit shall have adequate sanitary sewer servicing.

- The Applicant has indicated that the existing PSTS will be expanded to accommodate the ADU.

ix) *An accessory dwelling unit shall have adequate water servicing.*

- The Applicant has indicated that existing well will be used for water

x) Shall have a distinct County address to facilitate accurate emergency response.

- The suite is within an existing riding arena, which already has a distinct municipal address (70 HAWK EYE ROAD).

28.4(d) The maximum allowable habitable floor area of an ADU shall be determined based on all storeys, but excluding basements, the garage area and common area of egress, and shall be lesser than:

ii) 110.00 sq. m. (1,184.00 sq. ft.) for a Suite within a Building.

- The habitable floor area of the proposed ADU (suite within a building) is 131.64 sq. m (1,417.00 sq. ft.), which exceeds the maximum allowed.
  - **Variance Required:** Should the Municipal Planning Commission wish to approve the application, a variance of 19.68% would be required.

28.4(e) Suite within a Building

i) shall be considered part of the total building area of accessory buildings;

- The accessory dwelling unit is a suite within a building, however, as the building is a riding arena, accessory building requirements do not apply, as riding arenas are considered a principal use.

ii) where an ADU is wholly or partially located above a garage or similar portion of an accessory building, the ADU portion of the building shall not exceed 8.00 m (26.24 ft.) in height, unless otherwise allowed in this Bylaw.

- As the building is a riding arena, accessory building requirements do not apply.

28.4(g) In considering a Development Permit application for Accessory Dwelling Units, the Development Authority may consider such factors as:

i) Any significant adverse impacts on the adjacent properties and dwellings (for example: drainage, fire protection, access, sun shadow, view sheds, etc.).

- Given the parcel size and distance from neighbors, there is limited opportunity for adverse impacts on adjacent properties and dwellings.

ii) The architectural character of the Accessory Dwelling Unit, including the similarity of the Accessory Dwelling Unit to the principal dwelling in architectural design, character, and appearance by use; for example, of the same exterior wall materials, window types, door and window trims, roofing materials, and roof pitch; and the availability of an indoor storage area for use of the residents of the Accessory Dwelling Unit.

- The applicant has indicated the ADU renovations will be internal so the exterior appearance of the riding arena will not be altered; however, any external upgrades will use the same colour scheme as the existing arena, as indicated in the elevation drawings provided.

iii) Site design features, including:

1. The location of the Accessory Dwelling Unit, with preference for its close proximity to the principal dwelling so as to appear as a related building, and is not located directly between the road and the principal dwelling.

- The ADU is somewhat distant from the existing dwelling; however, Administration does not feel that this is an issue given the fact that the private riding arena is existing and there would be no way to move the ADU to another location on site.

2. The use of a shared approach.

- No new approach is indicated.

3. The availability of outdoor yard space that is useful for the residents of the Accessory Dwelling Unit.

- The applicants have indicated that the occupants will have access to the outdoor yard space as well as an outdoor patio.

4. The need for landscaping or screening to provide privacy between the Accessory Dwelling Unit and adjacent properties and dwellings.

- The accessory dwelling unit is a suite within a building, as part of a private riding arena. Given that the nearest residence is over 100m away, there is no anticipated need for landscaping or screening.

iv) The use of water conservation measures such as low-flow toilets, shower heads and other water conserving devices.

- This will be required as a condition of approval.

Property History:

There are no building or development permits on file for the Private Riding Arena; however, according to assessment records the arena was constructed in 1994. As it is considered a farm building, a building permit would not have been required.

Development Permit History:

- PRDP20200715 – increase livestock from 4.5 to 9 animal units – currently under review
- PRDP20170172 – increase livestock from 4.5 to 9 animal units; April 5, 2017
- 2013-DP-15290 – increase livestock from 4.5 to 9 animal units; March 19, 2013
- 2010-DP-13917 – increase livestock from 4.5 to 9 animal units; March 30, 2010
- 2006-DP-11906 – increase livestock from 4.5 to 9 animal units; March 21, 2006
- 2003-DP-10203 – increase livestock from 4.5 to 9 animal units; March 27, 2003
- 2001-DP-9183 – increase livestock from 4.5 to 9 animal units; March 6, 2001
- 1999-DP-8190 – increase livestock from 4.5 to 9 animal units; March 17, 1999

STATUTORY PLANS:

The property is located within the Greater Bragg Creek Area Structure Plan. As there is no particular guidance regarding accessory dwelling units within the ASP, the application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

April 8, 2020

Structure is located within the northern half of the parcel. ADU is for the purpose of retirement so applicants can reside within close proximity of riding arena and either rent out or subdivide off current residence. Private riding arena is 60 x 160 on the northern half of the building with the ADU taking up a central space on the southern half of the building. Work has not started. No concerns w/ this application at this time. Inside of proposed ADU is as described in the attached engineer report to application.

CIRCULATIONS:

Building Services Review

Please see below comments from Building Services on the aforementioned DP circulation-

a) Advisory condition- Applicant is required to submit a Building permit application prior to any construction on site.

b) The attached link below includes the checklist for an accessory dwelling unit. All items listed within application shall be included in the BP submission. https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Accessory-Dwelling-Units_Checklist.pdf

c) The drawings and information listed in the checklist from items 1-14 (as applicable) shall be submitted for the Building permit application in a complete and satisfactorily manner.

d) Advisory condition -As per the National Farm Building Code, a 1 hour fire separation is required between the private riding arena and the dwelling unit.

e) Advisory condition -A structural review of the entire building is required and the P.Eng stamped report shall be submitted with the Building permit application.

Development Compliance Officer Review

There are currently no enforcement issues on this property. Therefore, Development Compliance has no comments or concerns related to the attached application.

Planning and Development Services - Engineering Review

General:

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.

Geotechnical:

- Engineering has no requirements at this time.
- There appears to be no steep slopes on the subject lands.

Transportation:

- It appears that the subject lands are accessible via chip seal/paved road approach off of Hawk Eye Road. Prior to issuance, the applicant/owner is required to schedule a road approach inspection with County Road Operations to determine and conduct any required reclamation or upgrade work to the road approach as required by the County, to the satisfaction of the County.
- Prior to the issuance of the DP, the applicant is required to contact County Road Operations to determine if any permits are required during the construction of the proposed development and/or for the proposed transport of produce/goods.
- The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, since the proposed development is a First Parcel Out.

Sanitary/Waste Water:

- Engineering has no requirements at this time.
- The applicant/owner indicated that the proposed development will be serviced by expanding the existing onsite PSTS.

Water Supply and Waterworks:

- The applicant indicated that the proposed development will be serviced using an existing onsite ground water well.
- As an advisory condition to DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.

Storm Water Management:

- Engineering has no requirements at this time.
- The proposed development should not cause further impacts to existing drainage flows since it consists of existing structures on the subject lands.

Environmental:

- There appears to be a wetlands on the subject lands. As an advisory condition, the applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands.

GeoGraphics - Address & Road Naming

Municipal address 70 HAWK EYE ROAD, Rocky View County, has been assigned to the proposed ADU attached to the riding arena. Let me know if you have any questions,

Utility Services

No Concerns.

Agricultural Services

No agricultural concerns.

OPTIONS:

Option 1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That an accessory dwelling unit (suite within a building [within an existing Private Riding Arena]) is approved on the subject land, in accordance with the site plan and details provided with the application.
    i. That the maximum habitable floor area for the accessory dwelling (suite within a building) is relaxed from **110.00 sq. m (1,184.00 sq. ft.) to 131.64 sq. m (1,417.00 sq. ft.).**

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit confirmation from a qualified professional, that the new or expanded private sewage treatment system has sufficient capacity to service the accessory dwelling unit, as per County policy 411 “Residential Water and Sewer Requirements”.
3. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary 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 residential unit.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
    i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
5. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations confirming if a inspection is required for the existing road approach ermine and shall conduct any required reclamation or upgrade work to the road approach as required by the County, to the satisfaction of the County.

Permanent:

6. That there shall be a minimum of one parking stall maintained on-site at all times dedicated to the accessory dwelling unit (suite within a building).

7. That the accessory dwelling unit (suite within a building) shall be subordinate to the dwelling, single detached.
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 each dwelling unit located on the subject site, to facilitate accurate emergency response.

   Note: The municipal address for the accessory dwelling unit (suite within a building) is 70 HAWK EYE ROAD.
9. That there shall be adequate water servicing provided for the accessory dwelling unit (suite within a building) and it is the Applicant's/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.
10. That it is the Owner/Applicant's obligation/responsibility to undertake water quality testing in accordance with the Guidelines for Canadian Drinking Water Quality and Alberta Health Services criteria. Should there be any adverse results, or should questions arise concerning the interpretation of the results of the analyses, it will be the obligation/responsibility of the Owner/Applicant to contact the local Public Health Inspector for recommendations/ requirements.
11. That there shall be adequate sanitary sewer servicing provided for the accessory dwelling unit (suite within a building) and that the Applicant/Owner is responsible for obtaining all permits for the new or expanded private sewage treatment system.
12. That the Applicant/Owner shall ensure that water conservation measures shall be implemented in the existing accessory dwelling unit (suite within a building), such as low-flow toilets, showerheads, and other water conserving devices.
13. That the exterior siding and roofing materials of the accessory dwelling unit (suite within a building) shall be similar to the existing dwelling, single-detached and/or area.
14. 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 and includes the following:

Advisory:

15. That a building permit shall be obtained through Building Services for the accessory dwelling unit (suite within a building) using the Accessory Dwelling Unit Checklist.
16. That any other Federal, Provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
17. That if this Development Permit is not issued by **November 30, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

<u>Option #2:</u> (this would not allow the development to proceed)

REFUSAL, for the following reasons:

1. The proposed accessory dwelling unit (suite within a building) exceeds the maximum habitable floor area requirement, as per Section 28.4 (d) of the Land Use Bylaw (C-4841-97).

Required: 110.00 sq. m (1184.00 sq. ft.)

Proposed: 131.64 sq. m (1,417.00 sq. ft.),

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.


7
HAWK EYE RD


17
R-2
R-2
R-1
HAWK EYE RD
RGE RD 54
RF-2
AH
R-3
AH
TWP RD 232
R-2
R-3
R-1
R-2
AH
FORESTRY WY
BREEZEWOOD BA
R-2

FOR OFFICE USE ONLY	
Fee Submitted $600.00	File Number 03917014
Date of Receipt March 11, 2020	Receipt # 2020023712

ROCKY VIEW COUNTY
Cultivating Communities

20200600

APPLICATION FOR A DEVELOPMENT PERMIT

Name of Applicant IRIS FERGUSON Email [redacted]

Mailing Addre[redacted]

Telephone (B[redacted]

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) _____

Mailing Address _____

_____ Postal Code _____

Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the N.E. ¼ Section 17 Township 23 Range 5 West of 5 Meridian

b) Being all / parts of Lot 3 Block A Registered Plan Number 7510790

c) Municipal Address 74 HAWK EYE Rd.

d) Existing Land Use Designation AH Parcel Size 17.42 Division ACRES

2. APPLICATION FOR

DEVELOPMENT PERMIT FOR EXISTING PRIVATE ARENA AND ACCESSORY DWELLING OF ~~[illegible]~~ 1417 SQ FT.

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? (Sour Gas facility means well, pipeline or plant) Yes ____ No ✓

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 IRIS FERGUSON 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 _____ Owner's Signature I. Ferguson

Date _____ Date March 11/2020.

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR AN
ACCESSORY DWELLING UNIT

Name of Applicant IRIS FERGUSON Email [redacted]

Mailing Address [redacted]

Telephone (B) [redacted]

1. ACCESSORY DWELLING UNIT

☐ Secondary suite within an existing dwelling ☑ Suite within an accessory building ☐ Garden suite

Total floor area of ADU 1417 Number of parking spaces for ADU SEVERAL

Describe availability of storage space accessible to the occupants of ADU MECHANICAL ROOM OUTSIDE STALLS - CLOSED NOT IN USE.

Describe the outdoor space allocated to the ADU 17.42 ACERS ALL AVAILABLE - PRIVATE YARD OF 25 X 40

2. WATER SOURCE

☐ Connection to Communal Water System (Provide Letter of Confirmation from system operator)

☑ Share Existing Groundwater Well

☐ New Well

(The location of new or existing wells is to be shown on a site plan; Groundwater Interference Report required when there are 6 or more parcels on a quarter-section)

3. SEWAGE TREATMENT AND DISPOSAL

☐ Connection to Communal Sewage Collection System (Provide Letter of Confirmation from system operator)

☐ Connection to Existing Private Sewage Treatment System (show location on Site Plan)

☑ Expansion of Existing Private Sewage Treatment System (show location on Site Plan)

☐ Construction of New Private Sewage Treatment System (show location on Site Plan)

CURRENTLY SERVICED BY TANK AND BEACH FIELD

4. ADDITIONAL INFORMATION REQUIRED

Describe how the ADU will complement the primary dwelling (i.e. roof pitch, exterior finishing, windows, etc.) SAME AS RIDING AREAA - LONG WAY FROM PRIMARY DWELLING.

Describe how the impact of the ADU on the neighboring properties is minimized (i.e. location of ADU on parcel, design of building, screening/landscaping etc.) ALL NEIGHBOURS SEVEN HUNDRED YARDS AWAY, TREED AREAS

Please provide a photograph of the primary dwelling along with a site plan of the proposed development.

Signature of Applicant [signature] Date: March 11/20

NOTE: Remember to apply the Development Permit Application Review Fee (Engineering Services) - $200.00

Iris Ferguson

[redacted]

March 10, 2020

Rocky View County – Planning Services

Rocky View Point

Rocky View Alberta

Re Development permit 74 Hawk Eye Rd Bragg Creek

Dear Sir/Madame

I purchased the arena in 1999 at which time I was assured that all permits were in place. As there were 20 horses stabled at the arena at that time and is was very active, I had no reason to believe otherwise. After purchasing the property, I reduced the number of horses to 9, the number allowed by the development permit with an average of 6 or seven boarders.

Also for a period of 12 years, I ran an equine therapy program for Women's shelters and men in Rehab. This program was strictly therapeutic which included ground work with the horses but no actual riding. The program ran ½ day per week from May until October for 10 participants and their counselors We were a not for profit organization operated with volunteer facilitators.

We are presently hoping to semi-retire and downsize our commitments. We would like to remain in the area and keep our horses and a few of our long term boarders in a private arena. With this development permit, were are requesting an oversized accessory dwelling of 1417 square feet. The size is based on our needs as a long term retirement home. It is also somewhat based on the design of the existing building (utilizing the footprint that is in place).

Should you require any further information please contact myself o my husband Don with above contact information

Yours truly I. Ferguson


07 04 2020


07 04 2020


07 04 2020


07 04 2020

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0018 029 653	7510790;;3A	021 287 435

LEGAL DESCRIPTION
PLAN 7510790
LOT 3A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 7.05 HECTARES (17.42 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;5;23;17;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 971 367 229

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
021 287 435	19/08/2002	TRANSFER OF LAND	$650,000	NOMINAL

OWNERS

IRIS FERGUSON
[redacted]

(DATA UPDATED BY: CHANGE OF NAME 061100515)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
751 120 058	27/10/1975	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
021 438 329	12/12/2002	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500,10004 JASPER AVE EDMONTON ALBERTA T5J1R3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
021 287 435

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: $340,000

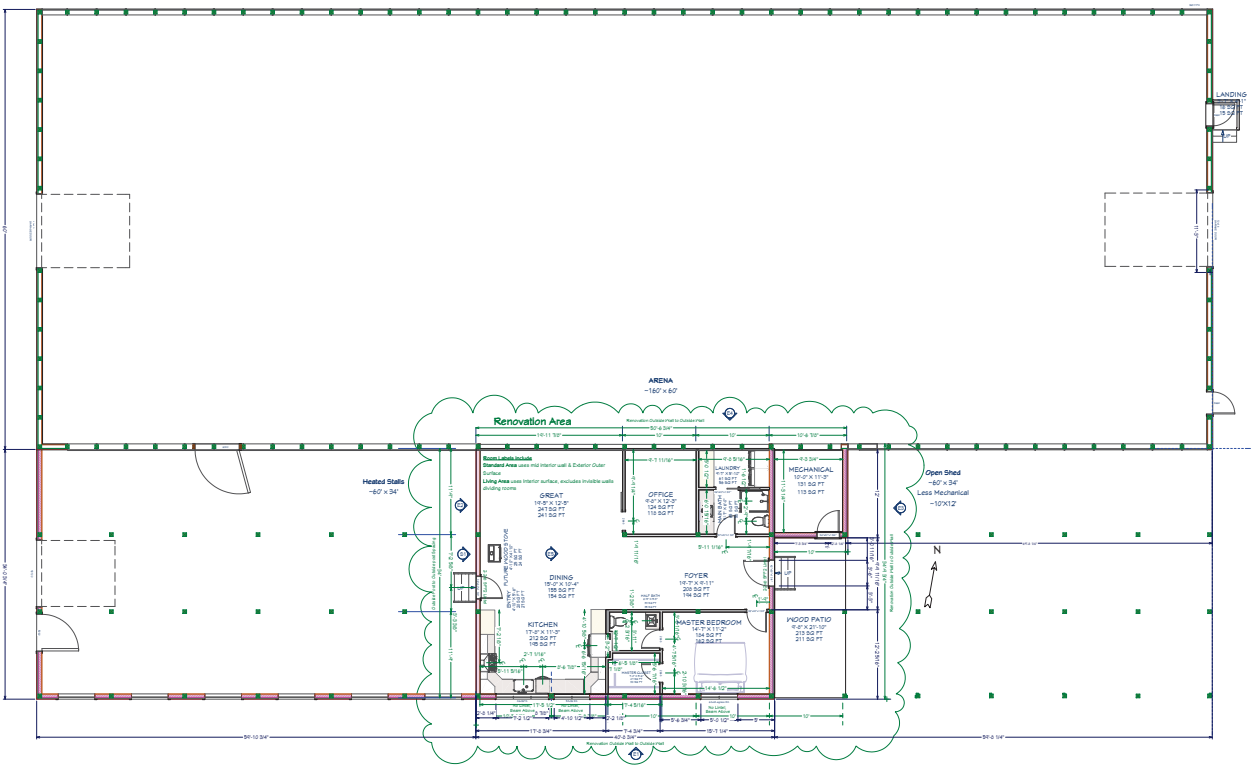
TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 23 DAY OF MARCH, 2020 AT 12:20 P.M.

ORDER NUMBER: 39057888

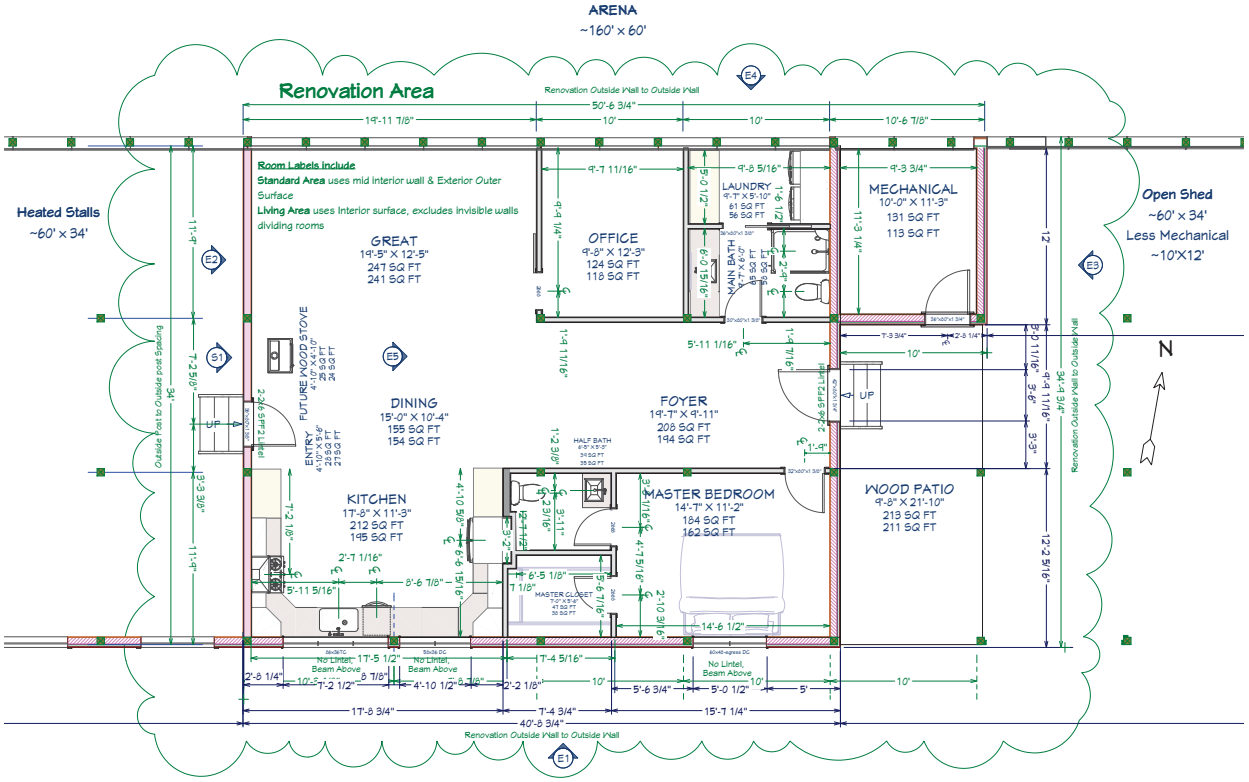
CUSTOMER FILE NUMBER: PRDP20200600

END OF CERTIFICATE



Comparative View of Entire Building

1/4" = 2'



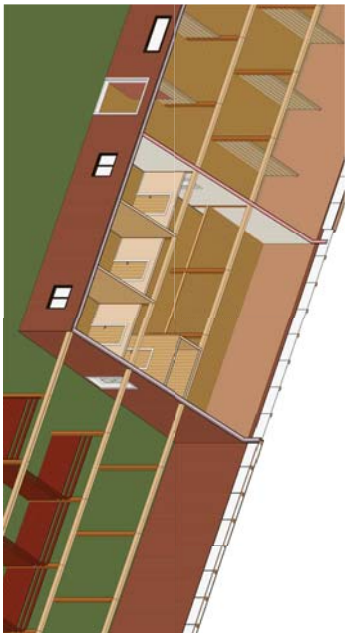
Detailed Renovation Floor Plan of Proposed Residence

Total Standard Area: 1,538 sq ft

Total Living Area: 1,417 sq ft

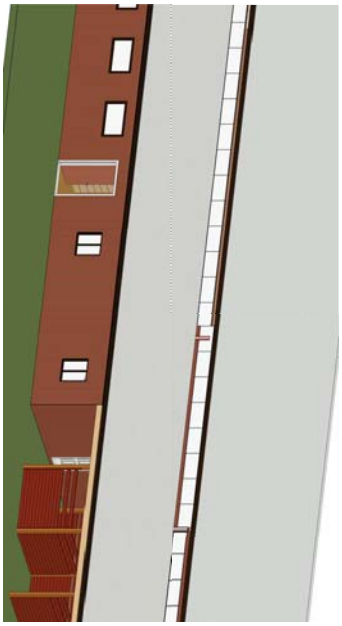
1/4" = 1'

SCALE:	2020-03-07	DATE:	**Bonneville Engineering Ltd** Renaud J. Bonneville, P. Eng. APEGA Permit to Practice 11529 rbonneville@shaw.ca, cell: 403-874-7035	**ADDRESS** Iris Ferguson 74 Hawk Eye Road Bragg Creek, AB, T0L 0K0 Rocky View County	**Land Parcel** Lot: 3A Block: Plan: 751 0790 Land: SE17-23-5W5	**Plan Name** Ferguson Pole Shed Renovation to Alt Residence	**Description** FLOOR PLAN



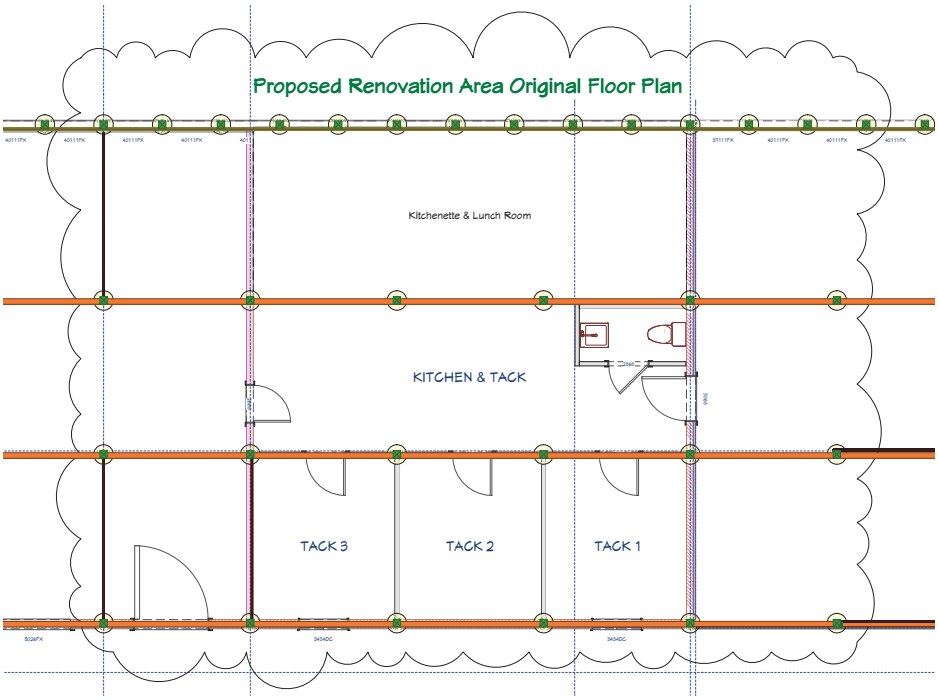
Original Floor Overview

1/4" = 2'



Original Full Overview

1/4" = 2'

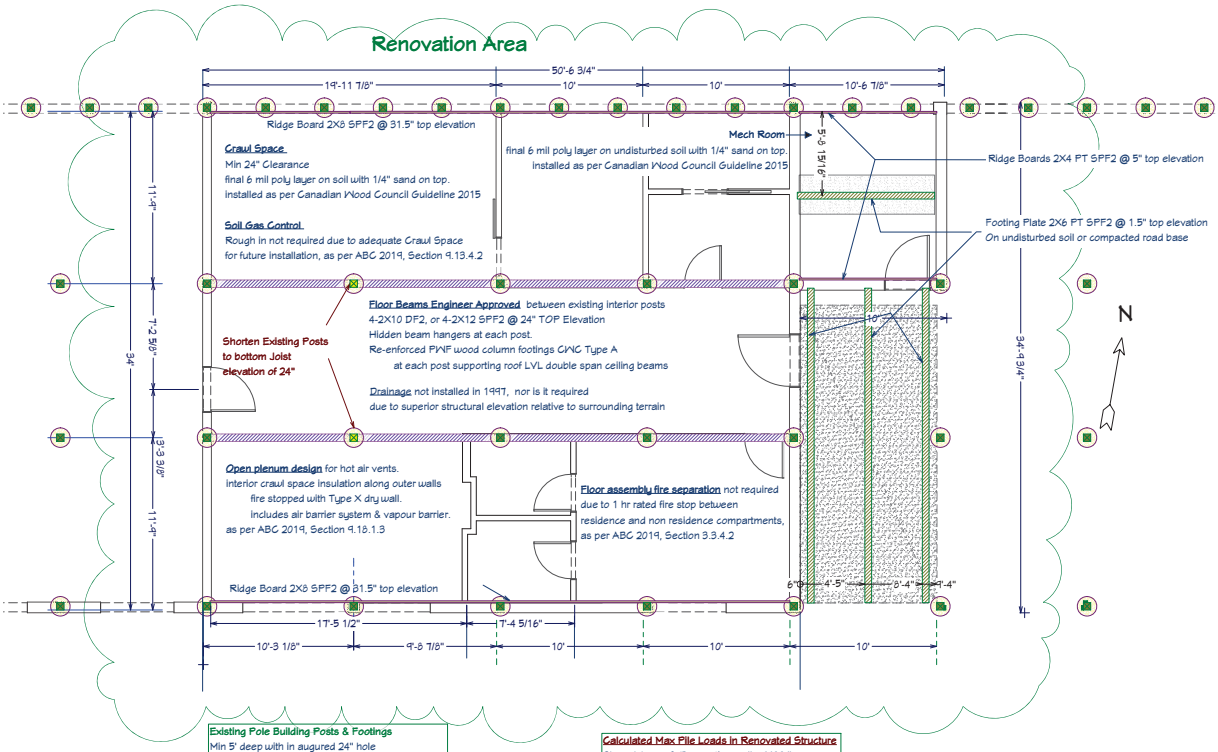


Original Floor Plan

1/4" = 1'

SCALE:	2020-03-07	DATE:	Bonneville Engineering Ltd Renaud J. Bonneville, P. Eng. APEGA Permit to Practice 11529 rbonneville@shaw.ca, cell: 403-874-7035	ADDRESS Iris Ferguson 74 Hawk Eye Road Bragg Creek, AB, T0L 0K0 Rocky View County	Land Parcel Lot: 3A Block: Plan: 751 0790 Land: SE17-23-5W5	Plan Name Ferguson Pole Shed Renovation to Alt Residence	Description Original Layout

2

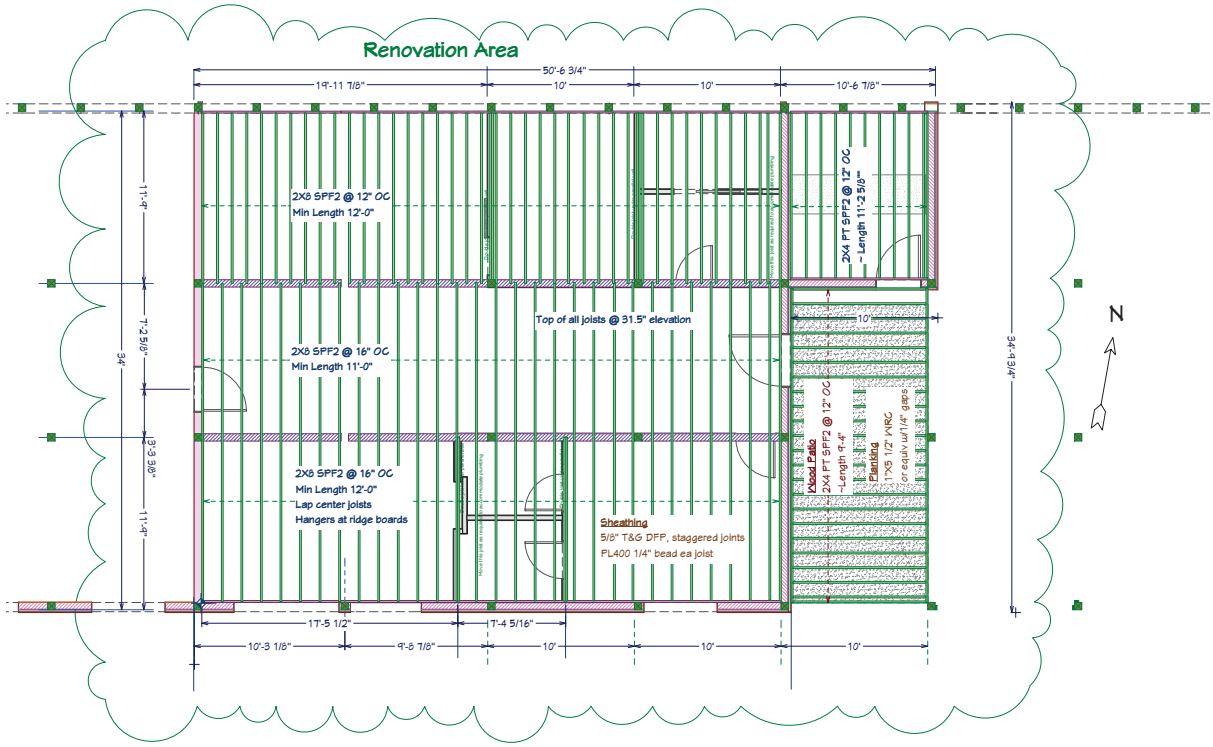


Existing Pole Building Posts & Footings
Min 5' deep with in augured 24" hole
Filled with Compacted firm clay & glacial till
Estimated soil bearing capacity of 1500 psf (10 psi)
(75 kN/m2)
Estimated post bearing capacity is 15,000 lbs.

Calculated Max File Loads in Renovated Structure
Shared Arena & Renovation wall - 9700 lbs
Interior posts @ 10' spacing - 2600 lbs
Interior posts @ 20' spacing - 5200 lbs
Ext Bearing Shed Wall @ 10' spacing - 1400#

Floor Support Structure Framing

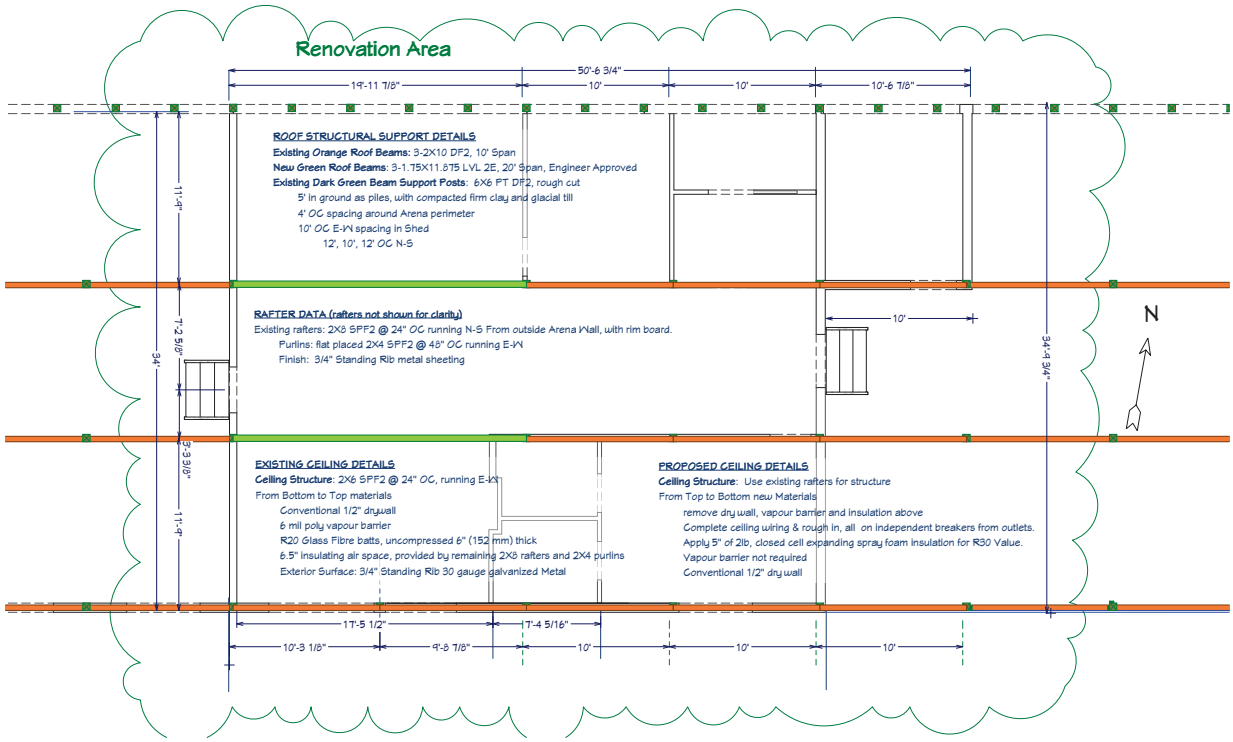
1/4" = 1'



Floor Joists Framing

1/4" = 1'

SCALE:	DATE: 2020-03-07	**Bonneville Engineering Ltd** Renaud J. Bonneville, P. Eng. APEGA Permit to Practice 11529 rbonneville@shaw.ca, cell: 403-874-7035	**ADDRESS** Iris Ferguson 74 Hawk Eye Road Bragg Creek, AB, T0L 0K0 Rocky View County	**Land Parcel** Lot: 3A Block: Plan: 751 0790 Land: SE17-23-5W5	**Plan Name** Ferguson Pole Shed Renovation to Alt Residence	**Description** Floor Support & Joist Framing



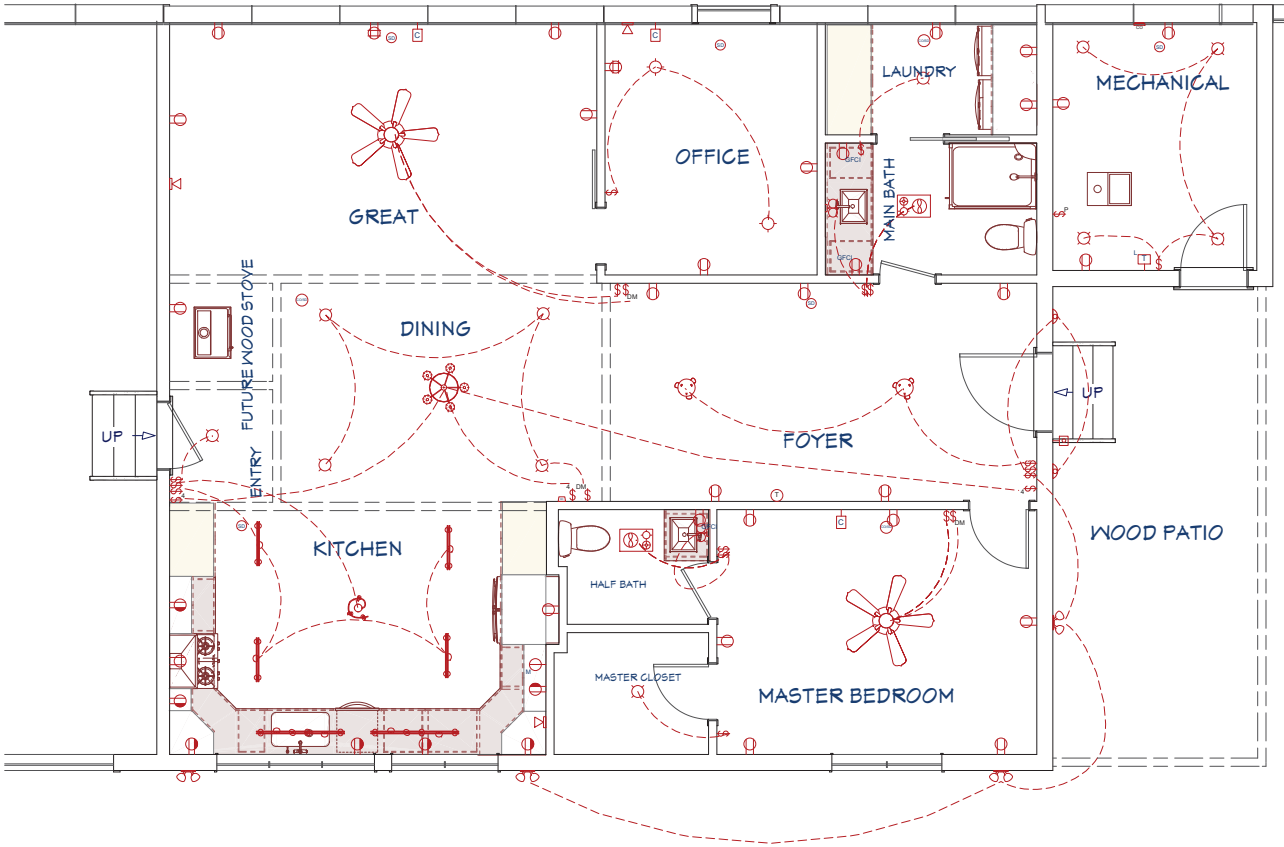
Roof Structure

1/4" = 1'

Floor Plan Perspective

NTS

SCALE:	2020-03-07	DATE:	Bonneville Engineering Ltd Renaud J. Bonneville, P. Eng. APEGA Permit to Practice 11529 rbonneville@shaw.ca, cell: 403-874-7035	ADDRESS Iris Ferguson 74 Hawk Eye Road Bragg Creek, AB, T0L 0K0 Rocky View County	Land Parcel Lot: 3A Block: Plan: 751 0790 Land: SE17-23-5W5	Plan Name Ferguson Pole Shed Renovation to Alt Residence	Description Roof Structure & Ceiling Annotations



Electrical Fixtures, Switches, Outlets & Wiring

1/4" = 1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
$ WP $ 3 $ 4 $	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM $ T $	Switches: Dimmer, Timer
AV Control A $	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
CS CS/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel

5

Description: Electrical Detail

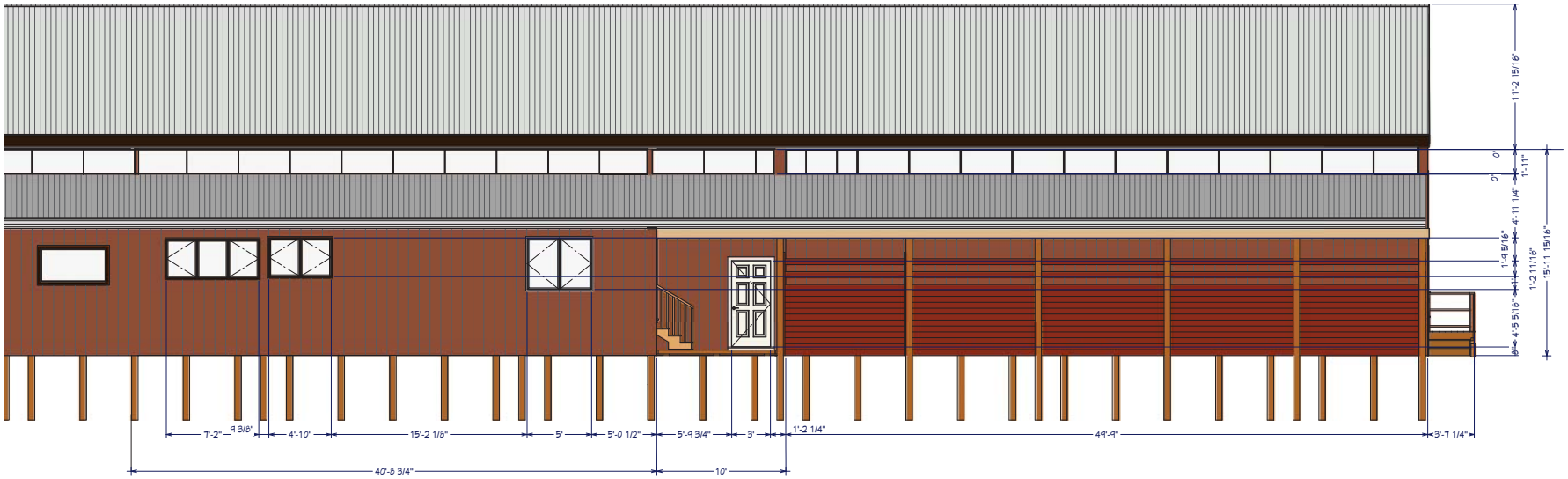
Plan Name: Ferguson Pole Shed Renovation to Alt Residence

Land Parcel
Lot: 3A
Block:
Plan: 751 0790
Land: SE17-23-5W5

ADDRESS
Iris Ferguson
74 Hawk Eye Road
Bragg Creek, AB, T0L 0K0
Rocky View County

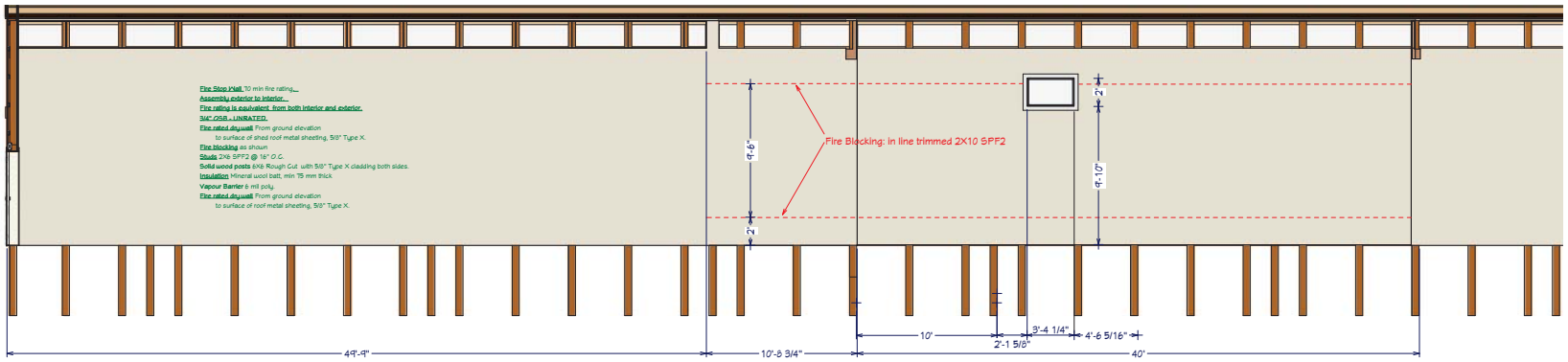
Bonneville Engineering Ltd
Renaud J. Bonneville, P. Eng.
AFEGA Permit to Practice 11524
rbonneville@shaw.ca, cell: 403-874-7035

DATE:
2020-03-07
SCALE:



E1> SOUTH ELEVATION

1/4" = 1'



E4> NORTH WALL ELEVATION

as viewed looking south inside the Arena

Trusses and Roof omitted for clarity

1/4" = 1'

6

Description
North & South Elevations

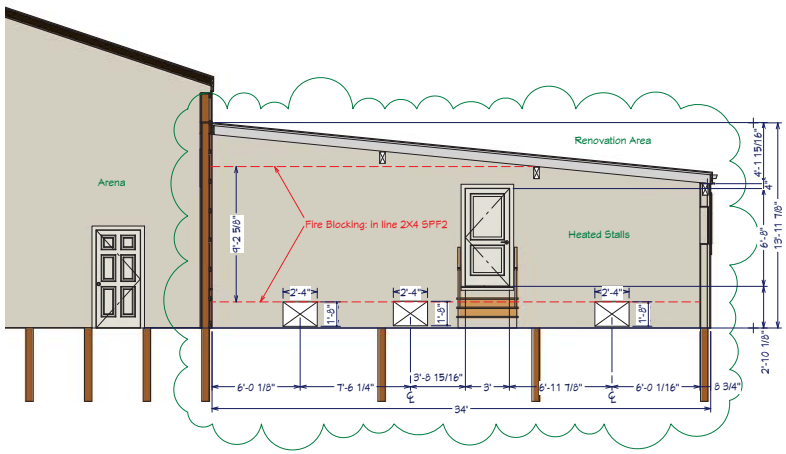
Plan Name
Ferguson Pole Shed Renovation to Alt Residence

Land Parcel
Lot: 3A
Block:
Plan: 751 0790
Land: SE17-23-5W5

ADDRESS
Iris Ferguson
74 Hawk Eye Road
Bragg Creek, AB, T0L 0K0
Rocky View County

Bonneville Engineering Ltd
Renaud J. Bonneville, P. Eng.
AFEGA Permit to Practice 11524
rbonneville@shaw.ca, cell: 403-874-7035

DATE:
2020-03-08
SCALE:



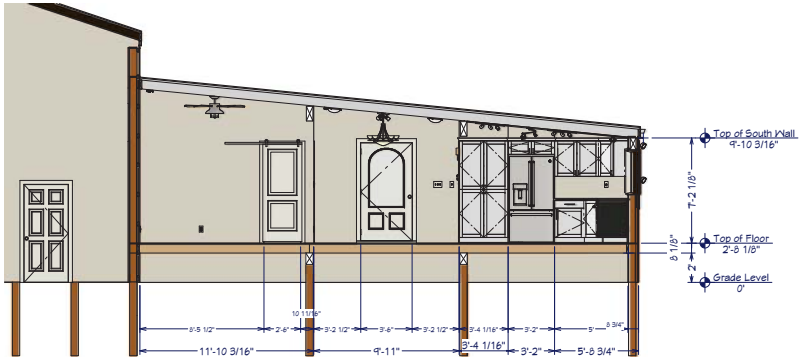
Fire Stop Wall 30 min fire rating
Assembly exterior to interior
Fire rating is equivalent from both interior and exterior
Fire rated dry wall From ground elevation to surface of roof metal sheeting, 5/8" Type X.
Exterior sheathing min 1/2" DF2 plywood
Fire Blocking as shown
Studs 2X6 SPF2 @ 16" O.C.
Insulation Mineral wool batt, min 75 mm thick
Vapour barrier 6 mil poly
Fire rated dry wall From ground elevation to surface of roof metal sheeting, 5/8" Type X.

Access hatches for crawl spaces- air tight, fireproof seals Min ~20"X28" (500mmX700mm)
Lintels 2-2X6 SPF2 & Mineral wool batt to wall thickness.
Solid wood, metal clad door 60 min fire rating

E2> WEST ELEVATION

As viewed looking East from within the Heated Stalls Area

1/4" = 1'

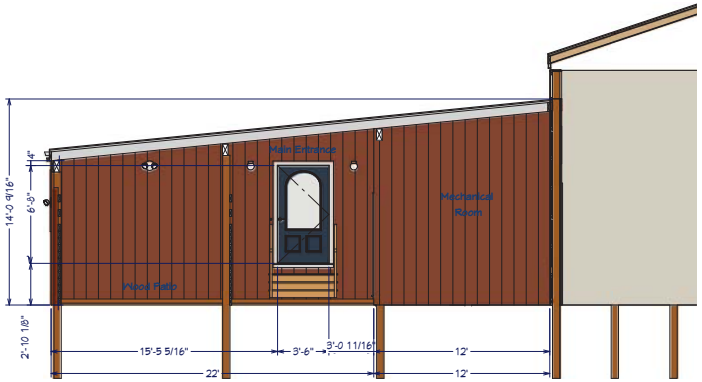


E5> X-Section

Runs N-S thru Great Rm, Dining Rm & Kitchen

Note Elevation Markers are identical for all Views

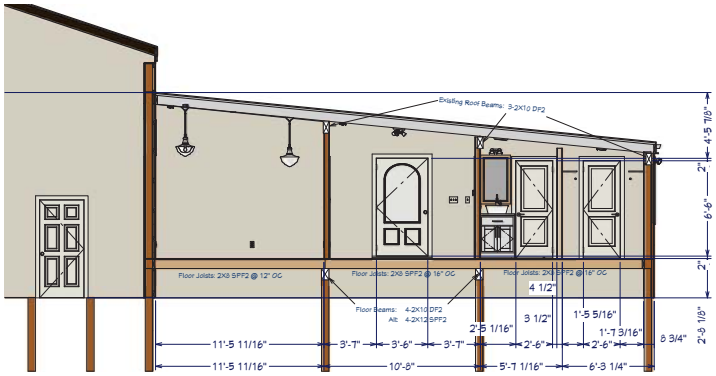
1/4" = 1'



E3> EAST ELEVATION

As viewed looking West from within the Open Shed Area

1/4" = 1'



E6> X-Section

Runs N-S thru office, foyer, 1/2 bath & closet

1/4" = 1'

7

Description
EAST & WEST ELEV. & X-Sections Part 1

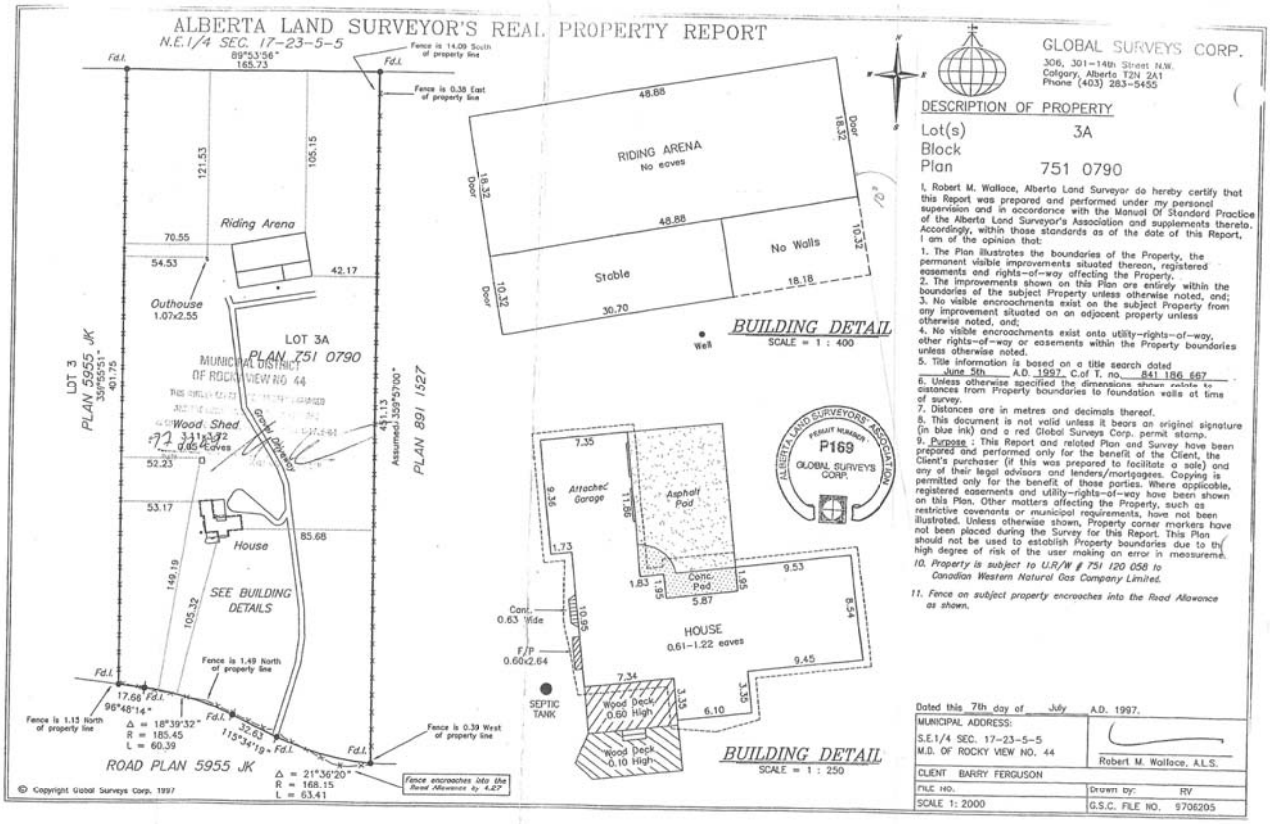
Plan Name
Ferguson Pole Shed Renovation to Alt Residence

Land Parcel
Lot: 3A
Block: 751 0790
Plan:
Land: SE17-23-5W5

ADDRESS
Iris Ferguson
74 Hawk Eye Road
Bragg Creek, AB, T0L 0K0
Rocky View County

Bonneville Engineering Ltd
Renaud J. Bonneville, P. Eng.
AFEGA Permit to Practice 11524
rbonneville@shaw.ca, cell: 403-874-7035

DATE:
2020-03-08
SCALE:



Real Property Report 1997

NTS

Aerial Photo with Seasonal Drainage Courses
And Local Grade around Building

NTS

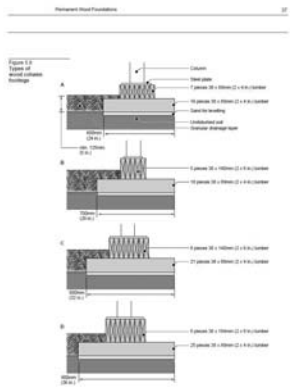
SCALE:	DATE: 2020-03-07	Bonneville Engineering Ltd Renaud J. Bonneville, P. Eng. APEGA Permit to Practice 11529 rbonneville@shaw.ca, cell: 403-874-7035	ADDRESS Iris Ferguson 74 Hawk Eye Road Bragg Creek, AB, T0L 0K0 Rocky View County	Land Parcel Lot: 3A Block: Plan: 751 0790 Land: SE17-23-5W5	Plan Name Ferguson Pole Shed Renovation to Alt Residence	Description Site Plan & Drainage Aerial View

INSPECTION NOTES:

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.

2. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
B. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.



Wood Column Footings

Type A Required. Split to form collar around existing Posts. Replace steel plate with 2-2X8 SPF2 flanges each side. 8 of 3 1/2" spiral nails each side of flange, or equiv.

NTS

Notes N.B.C. (2019-ALBERTA EDITION) 9.36 SUMMARY

COMPLIANCE PATH (9.36.1)

Note that virtually the entire outer envelope already exists, Existing structures are exempt from modeling, except to show that new additions of windows and doors shall be of modern installation practices.

As the roof installation is to be upgraded from R20 to R30, The Trade Off Path, would have been recommended, to cover shortfalls in the above grade walls. Note also that the Residence West Wall and North Walls, are interior walls to the larger structure, and are exempt from all calculations.

GENERAL REQUIREMENTS (9.36)

-9.36.2.4 (4) ALLOWS SOME ASSEMBLIES TO HAVE A MIN. RSI VALUE REDUCED BY 0.16 RSI.
-NO PLUMBING PIPES OR VENTING PERMITTED IN ANY INSULATED ASSEMBLY.
-NO HVAC DUCTING PERMITTED IN ANY INSULATED ASSEMBLY.
-NO BUNDLES OF ELECTRICAL WIRES OR CABLES IN ANY INSULATED ASSEMBLY.
-CONTINIOUS AIR/VAPOUR BARRIER MAINTAINED USING SHEET POLY, SEALANT.
AND THE USE OF 2lb SPRAY APPLIED CLOSED CELL FOAM INSULATION.

HVAC REQUIREMENTS (9.36.3)

-WARM AIR FURNACE TO COMPLY WITH N.B.C., TABLE 9.36.3.10
-GAS FIRED WARM AIR FURNACE HAVING A MIN. PERFORMANCE AFUE OF 95%
-ALL DUCTING SHALL BE SEALED TO COMPLY WITH N.B.C. 9.36.3.2
-ALL AIR INTAKE AND OUTLETS DAMPERS TO COMPLY WITH N.B.C. 9.36.3.3
-SERVICE WATER HEATING EQUIPMENT TO COMPLY WITH N.B.C., TABLE 9.36.4.2
-GAS FIRED STORAGE HEATER HAVING A MIN. PERFORMANCE EF OF 67%
-GAS FIRED TANKLESS HEATER HAVING A MIN. PERFORMANCE EF OF 80%
-PIPING SHALL BE INSULATED (12mm), FOR FIRST 2M TO COMPLY WITH N.B.C. 9.36.4.4
-HEAT RECOVERY VENTILATION SYSTEM TO COMPLY WITH N.B.C. 9.36.3.9 (ONE PER FURNACE)
-ACTIVE HRV EQUIPMENT HAVING A MIN. PERFORMANCE EF OF 60%

ROOF ASSEMBLY

METAL ROOFING MATERIAL	0.00 RSI
2X4 SPF2 PURLINS @ 24" OC (CAVITY)	1.47 RSI
2X8 SPF2 RAFTERS AT 24" OC x 6.25%	0.08 RSI
5.5" OF 2lb CLOSED CELL EXPANDING FOAM	5.82 RSI
VAPOUR BARRIER N/A	0.00 RSI
1/2" GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.11RSI
TOTAL EFFECTIVE=	**7.56 RSI**
N.B.C. (2019) MIN.= (EXEMPT)	**8.67 RSI**

EXTERIOR WALL ASSEMBLY

INTERIOR AIR FILM	0.12 RSI
1/2" GYPSUM BOARD	0.08 RSI
6 mil. POLY. AIR/VAPOUR BARRIER	0.00 RSI
R22 BATT INSULATION (UNCOMPRESSED)	3.87 RSI
2x6 SPF2. STUDS AT 24" OC X 6.25%	0.06 RSI
2X4 SPF2 GIRTS @ 24" OC (CAVITY)	1.47 RSI
EXTERIOR METAL SIDING MATERIAL	0.00 RSI
EXTERIOR AIR FILM	0.03 RSI
TOTAL EFFECTIVE=	**5.63 RSI**
N.B.C. (2019) MIN.= (EXEMPT)	**2.97 RSI**

Notes on Dimensions

This structure was built as a Pole Arena and Shed. This is not a precision crafted structure. Dimensions may be variable by plus or minus up to 1/2" or more. The Contractor is advised to confirm measurements between existing posts & walls, prior to constructing various framed structures.

Notes on Septic System

The existing holding tank and septic field was in place at the time the property changed hands to the current owner. An inspection is required but is pending spring break up. A certified contractor will be used to determine the adequacy of the holding tank and the setpic field. If modifications are required, they will be completed when soil is thawed.

Notes CRAWL SPACE & Permeter Below Grade Insulation.

The crawl space may be insulated in the future with 2" rigid foam insulation. The crawl space is planned to be used as a hot air plenum, to heat the suspended floor. It is advisable to insulate the perimeter 2' below grade, also with 2" rigid foam insulation.

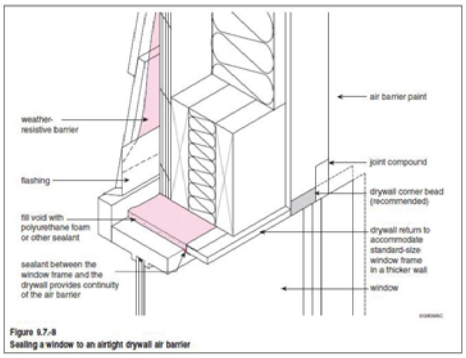


Figure 9.7.-8
Sealing a window to an airtight drywall air barrier

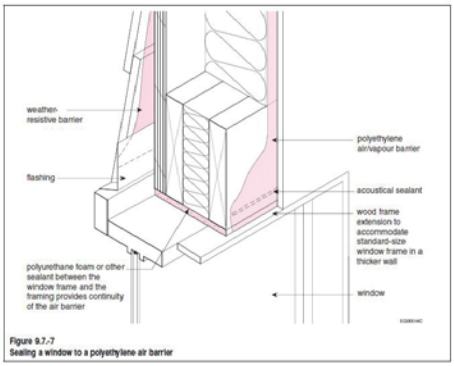


Figure 9.7.-7
Sealing a window to a polyethylene air barrier

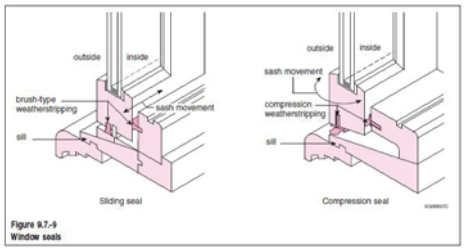


Figure 9.7.-9
Window seals

Window and Door Installation Guide

Shown for windows only, but also applies to doors, NBC Part 9

NTS

Bonneville Engineering Ltd
Renaud J. Bonneville, P. Eng.
APEGA Permit to Practice 11529
rbonneville@shaw.ca, cell: 403-874-7035

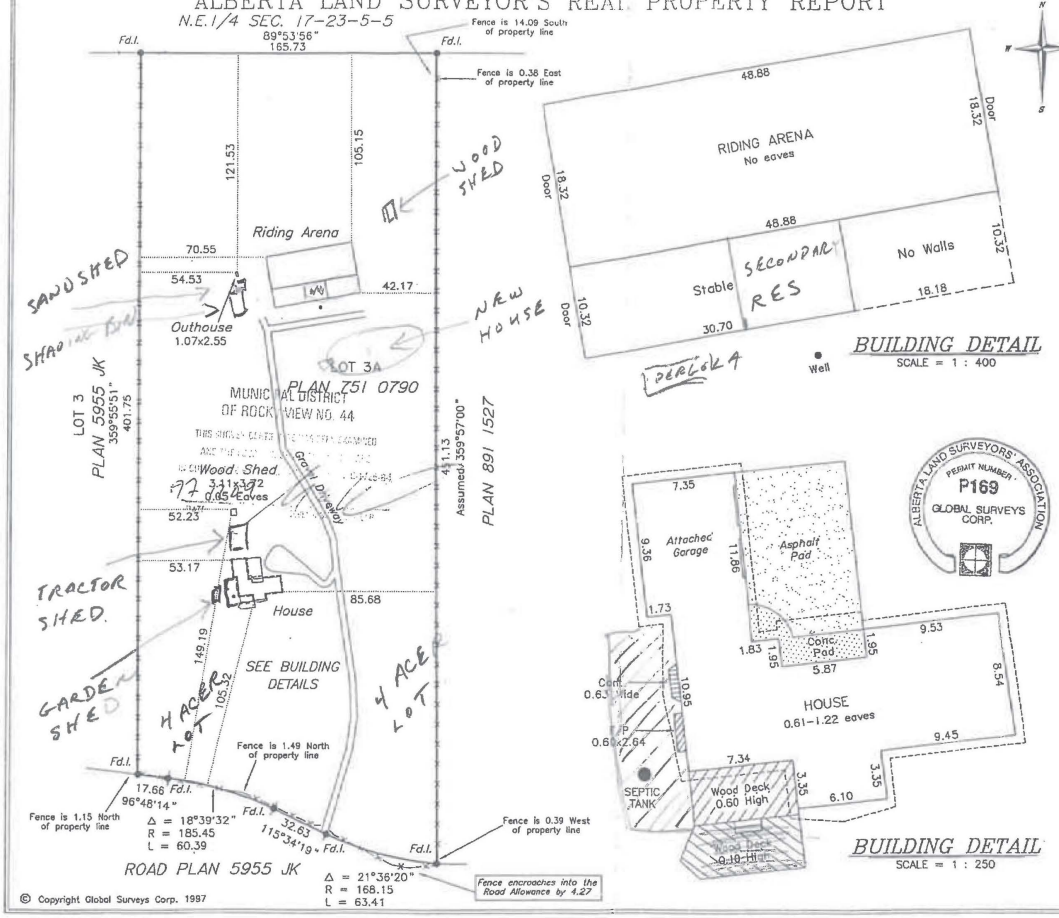
ADDRESS	Land Parcel
Iris Ferguson 74 Hawk Eye Road Bragg Creek, AB, T0L 0K0 Rocky View County	Lot: 3A Block: Plan: 751 0790 Land: SE17-23-5W5

Plan Name	Description
Ferguson Pole Shed Renovation to Alt Residence	Miscellaneous Details

SCALE:
DATE: 2020-03-08

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

N.E.1/4 SEC. 17-23-5-5



BUILDING DETAIL
SCALE = 1 : 400

BUILDING DETAIL
SCALE = 1 : 250

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P169
GLOBAL SURVEYS CORP.

GLOBAL SURVEYS CORP.
306, 301-14th Street N.W.
Calgary, Alberta T2N 2A1
Phone (403) 283-5455

DESCRIPTION OF PROPERTY

Lot(s) 3A
Block
Plan 751 0790

I, Robert M. Wallace, Alberta Land Surveyor do hereby certify that this Report was prepared and performed under my personal supervision and in accordance with the Manual Of Standard Practice of the Alberta Land Surveyor's Association and supplements thereto. Accordingly, within those standards as of the date of this Report, I am of the opinion that:

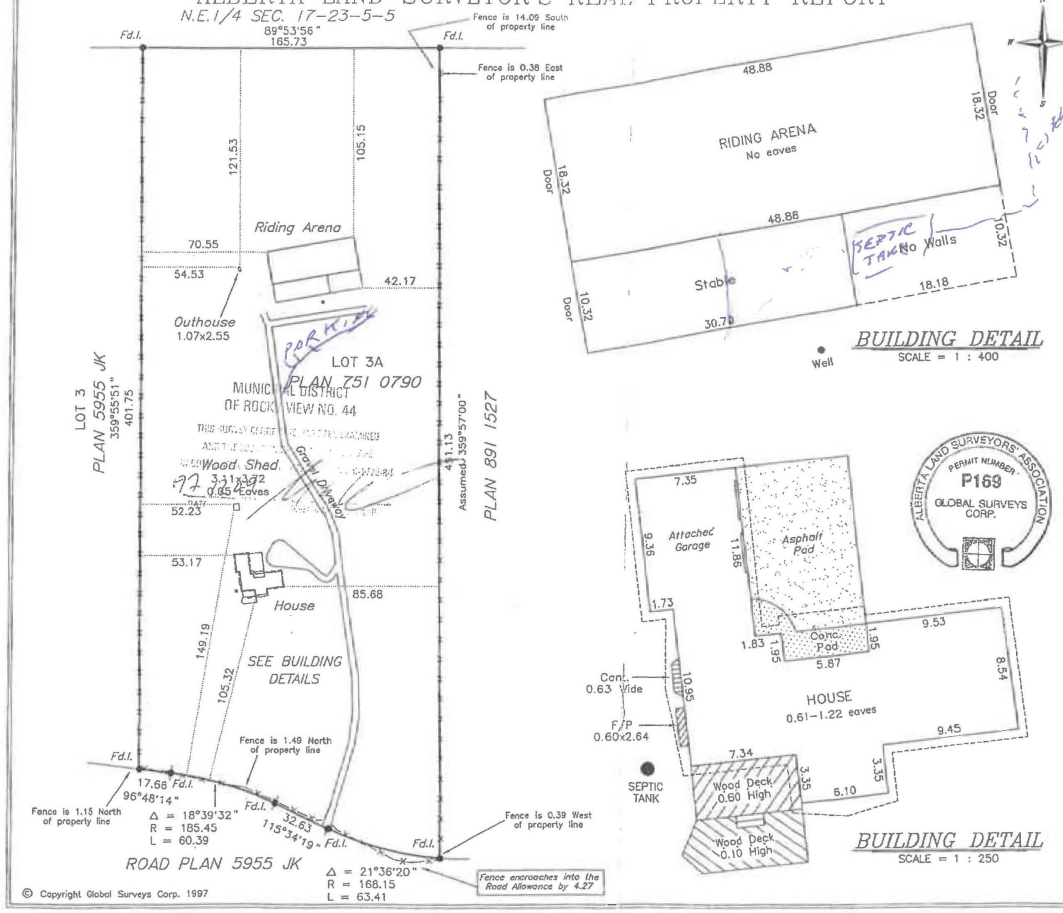
1. The Plan illustrates the boundaries of the Property, the permanent visible improvements situated thereon, registered easements and rights-of-way affecting the Property.
2. The improvements shown on this Plan are entirely within the boundaries of the subject Property unless otherwise noted, and;
3. No visible encroachments exist on the subject Property from any improvement situated on an adjacent property unless otherwise noted, and;
4. No visible encroachments exist onto utility-rights-of-way, other rights-of-way or easements within the Property boundaries unless otherwise noted.
5. Title information is based on a title search dated June 5th A.D. 1997. C.of T. no 841 186 667.
6. Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof.
8. This document is not valid unless it bears an original signature (in blue ink) and a red Global Surveys Corp. permit stamp.
9. Purpose : This Report and related Plan and Survey have been prepared and performed only for the benefit of the Client, the Client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of those parties. Where applicable, registered easements and utility-rights-of-way have been shown on this Plan. Other matters affecting the Property, such as restrictive covenants or municipal requirements, have not been illustrated. Unless otherwise shown, Property corner markers have not been placed during the Survey for this Report. This Plan should not be used to establish Property boundaries due to the high degree of risk of the user making an error in measurement.
10. *Property is subject to U.R/W # 751 120 058 to Canadian Western Natural Gas Company Limited.*
11. *Fence on subject property encroaches into the Road Allowance as shown.*

Dated this 7th day of July A.D. 1997.

MUNICIPAL ADDRESS: S.E.1/4 SEC. 17-23-5-5 M.D. OF ROCKY VIEW NO. 44	Robert M. Wallace, A.L.S.
CLIENT BARRY FERGUSON	
FILE NO.	Drawn by: RV
SCALE 1: 2000	G.S.C. FILE NO. 9708205

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

N.E.1/4 SEC. 17-23-5-5



BUILDING DETAIL
SCALE = 1 : 400

BUILDING DETAIL
SCALE = 1 : 250

ALBERTA LAND SURVEYORS' ASSOCIATION
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11. *Fence on subject property encroaches into the Road Allowance as shown.*

Dated this 7th day of July A.D. 1997.

MUNICIPAL ADDRESS: S.E.1/4 SEC. 17-23-5-5 M.D. OF ROCKY VIEW NO. 44	Robert M. Wallace, A.L.S.
CLIENT BARRY FERGUSON	
FILE NO.	Drawn by: RV
SCALE 1: 2000	G.S.C. FILE NO. 9706205

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: May 11, 2020

DIVISION: 04

APPLICATION: PRDP20200550

SUBJECT: Development Item: Signs

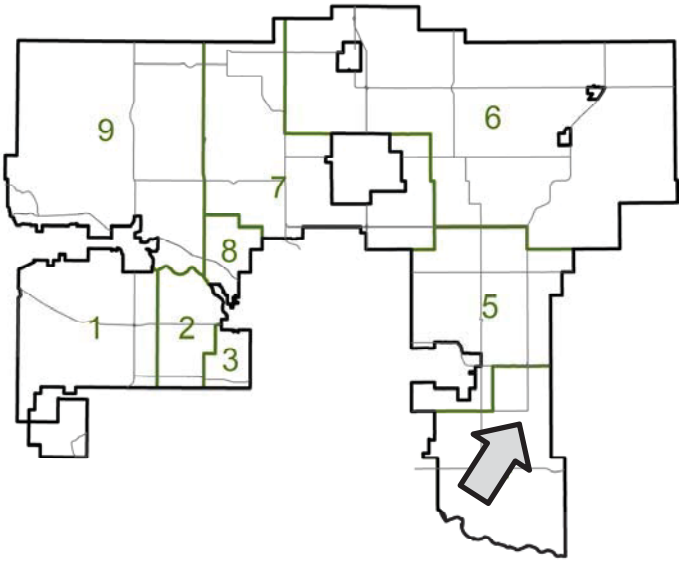
USE: Listed Discretionary DC Use, with no Variances

APPLICATION: Signs, placement of two (2) sandwich board signs and two (2) vinyl window signs [associated with the existing pharmacy]

GENERAL LOCATION: Located in the hamlet of Langdon.

LAND USE DESIGNATION: Direct Control 64 (DC-64)

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



OPTIONS:

Option #1: THAT Development Permit Application PRDP20200550 be approved with the conditions noted in the report.

Option #2: THAT Development Permit Application PRDP20200550 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT

Administration Resources
Sandra Khouri / Prabh Sodhi – Planning and Development Services

ROCKY VIEW COUNTY

DEVELOPMENT PERMIT REPORT

Application Date: April 6, 2020	**File:** 03222116
Application: PRDP20200550	**Applicant/Owner:** Fowler Studio
Legal Description: UNIT 7, Plan 0010821, NE-22-23-27-04 (107, 355 CENTRE ST NW)	**General Location:** Located in the hamlet of Langdon
Land Use Designation: DC-64 Cell A	**Gross Area:** ± 0.02 hectares (± 0.06 acres)
File Manager: Sandra Khouri	**Division:** 04

PROPOSAL:

The proposal is for *Signs*, placement of two (2) sandwich board and two (2) vinyl window signs [associated with the existing pharmacy].

The site is developed with a commercial strip mall containing various businesses. This application is for signage associated with the existing pharmacy within Unit 7 called "Mint Health + Drugs Pharmacy." The sandwich board signs will be located in front of the unit main entrance within the boundaries of Unit 7. One of the vinyl signs is placed on the window and the other is on the door.

<u>Signage Details:</u>

- Two (2) sandwich board signs:
  - Signage to read "Mint Health + Drugs" in white print against a red background and "Pharmacy" in red print, against a white background.
  - No illumination proposed.
  - Length: 0.91 m (3.00 ft.).
  - Width: 0.61 m (2.00 ft.).
  - Distance from roadways: approximately 36.50 m (119.75 ft.).
- One (1) vinyl sign on the window;
  - "FREE Local Deliveries, Injections & Vaccinations, Supervised Weight Loss Program, Senior Discounts" in white print, against a red background.
  - No illumination proposed.
  - Dimensions not provided as this sign was noted from Development Compliance photos. Prior to issuance condition will be included to submit sign dimensions.
- One (1) vinyl sign on the window of the entry door:
  - "Welcome to Mint Health + Drugs, hours of operation" in white print.
  - No illumination proposed
  - Dimensions not provided as this sign was noted from Development Compliance photos. Prior to issuance condition will be included to submit sign dimensions.

- There is also a temporary sign next to the door advertising flu shots. As this sign is temporary it will not be included in this approval.

The original application included a freestanding sign located in the common property area adjacent to Centre Street. The common property area is designated Cell C, which does not contain signage as a listed use. As such, the Applicant was asked to remove the signage from this area and submit a revised site plan. Since the application was submitted as a result of an enforcement concern, a prior to issuance condition will be included requesting that the freestanding sign be removed.

DC-64 (C-5086-99)

Section 1.0.0 GENERAL REGULATIONS

1.1.0 The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.

1.2.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as "Permitted Uses" and "Discretionary Uses" in this bylaw.

1.5.0 For the purposes of this bylaw, the following sections of Land Use Bylaw C-4841-97 shall apply to all Development Cells in addition to any requirement relating to them found elsewhere in this bylaw:

1.5.2 Section 35 relating to signs.

Section 2.1.0 Land Use Regulations for Commercial Land Uses Development Cell 'A'

2.3.0 Discretionary Uses

2.3.10 Signs

Land Use Bylaw (C-4841-97):

Section 35 Sign Regulations

35.7 No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road, highway unless the prior approval of Alberta Transportation has been obtained, if required.

- The proposed signs are within 800 m of Highway 560; however, the application was circulated to Alberta Transportation and they confirmed that they delegate authority for signs located within urban communities to the municipality. As such, sign approval from the department is not required in this case.

35.8 All signs shall be kept in a safe, clean and tidy condition, and may be required to be renovated or removed if not properly maintained.

- This will be noted as a permanent condition.

35.10 Except for directional signage as described in Section 35.9, no signage shall be allowed on a parcel for the advertising of a business, activity, or event that is not on the parcel of land on which the sign is located.

- The proposed signs advertise the business on the subject parcel.

Property History:

Related Development Permits:

PRDP20164126 Change of Tenancy, from Personal Service Business (barbershop) to Retail Store/Health Care Services (pharmacy); issued December 14, 2016

Related Building Permits:

PRBD20170529 Interior Tenant renovations. Pharmacy Retail; issued July 7, 2017

STATUTORY PLANS:

Langdon Area Structure Plan (ASP)

The subject development is within an identified Business area within the ASP. The Plan identifies Centre Street as the social hub of the Langdon community, with a range of local commercial and institutional land uses to meet community needs. It provides local shops and services on a pedestrian-oriented streetscape. An objective of the Plan is to retain high quality, attractive local commercial development that contributes to an active Centre Street.

The existing pharmacy functions as a local commercial service that benefits the residents of Langdon; however, the ASP does not contain specific policies for signage. The ASP makes reference to the 'Centre Street Corridor Design Guidelines,' which is currently being drafted and has not yet been adopted.

INSPECTOR'S COMMENTS:

No inspection was completed at the time this report was written.

CIRCULATIONS:

Alberta Transportation

Alberta Transportation delegates authority for signs located within urban communities to the municipality, however not by agreement. Therefore, in this case sign approval from the department is not required. Should this delegation of authority change in the future, the department will notify the municipality of the change.

Development Compliance Officer Review

This application was the result of an enforcement issue based on the sandwich board signage. However, they were quite cooperative and therefore, Development Compliance has no comments or concerns with the attached application.

Utility Services

No Concerns.

OPTIONS:

Option #1 (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That *Signs*, installation of two (2) sandwich board and two (2) vinyl window signs may be placed on the subject property in general accordance with the site plan and signage details submitted with the application.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall remove the freestanding sign located in the condominium common property.
    i. That once the signage is removed, the County shall conduct an inspection confirming its removal.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a revised site plan identifying the dimensions of the two (2) vinyl window signs.

Permanent:

4. That the signs shall only be placed onsite/visible during business hours of operation.
5. That the signs shall not be placed onsite in any way that they impede pedestrian traffic movements on the site.
6. That the signs shall be constructed in accordance with the design drawings as submitted with the application.
7. That the signs shall be kept in a safe, clean and tidy condition at all times.

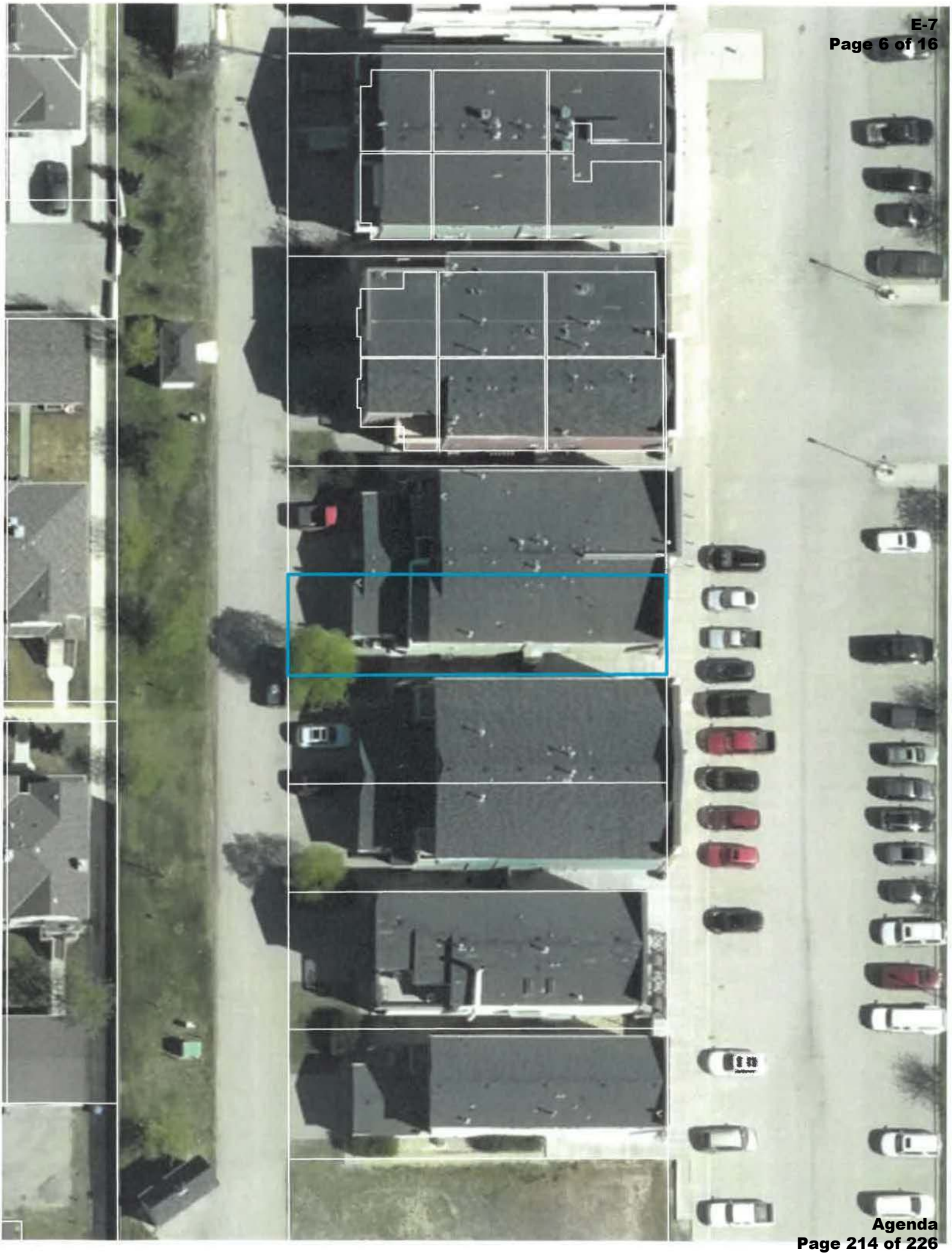
Advisory:

8. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
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 if this Development Permit is not issued by **November 30, 2020,** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
11. That this Development Permit, if and when issued, shall be valid until **June 30, 2022.**

<u>Option #2</u> (this would not allow the development to proceed)

REFUSAL, for the following reasons:

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




MCDOUGALL PL NW
MCDOUGALL ST NW
HENDERSON RD NE
BRANDER AV NW
ANDERSON AV NE
WILSON RD NE
DC64
DC75
SANDFORD PL NW
VANDER-VELDE PL NW
HC
COPELAND AV NW
VAN HORN CO NW
CENTRE ST NORTH
3 AV NW
WHITNEY ST NE

FOR OFFICE USE ONLY	
Fee Submitted 265.00	File Number 03222116
Date of Receipt 03/06/2020	Receipt # 2020003612

ROCKY VIEW COUNTY 20200550
Cultivating Communities

APPLICATION FOR A
DEVELOPMENT PERMIT

Name of Applicant JOSHUA FOWLER Email josh@fowlerstudio.ca
Mailing Address 17 FLEETWOOD CR.
ST. ALBERT, AB Postal Code T8N 1R4
Telephone (B) _____ (H) _____ Fax _____
For Agents please supply Business/Agency/ Organization Name FOWLER DESIGN STUDIO INC

Registered Owner (if not applicant) _____
Mailing Address _____
Postal Code _____
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NE ¼ Section 22 Township 23 Range 27 West of 4 Meridian
b) Being all / parts of Lot UNIT 7 Block — Registered Plan Number 0010821
c) Municipal Address #7, 355 CENTRE STREET, LANGDON, AB
d) Existing Land Use Designation _____ Parcel Size _____ Division _____

2. APPLICATION FOR

2 SANDWICH BOARD SIGNS, AND ONE PERMANENT SIGN.

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I JOSHUA FOWLER (Full Name in Block Capitals) hereby certify that ____ I am the registered owner
X 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 _____ Owner's Signature _____
Date MAR 4, 2020 Date March 4, 2020

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, JOSHUA FOWLER *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 MAR 4, 2020 *Date*


mint HEALTH+DRUGS
FLU
WALK-INS WELCOME
SHOTS
mint
HEALTH + DRUGS
PHARMACY
mint
HEALTH + DRUGS
PHARMACY


mint HEALTH+DRUGS
WELCOME TO
mint
Monday to Friday
9:00AM - 6:00PM
Saturday
8:30AM -
FLU
WALK-INS WELCOME
SHOTS
OPEN
FREE
Local Deliveries
Injections &
Vaccinations
Supervised
Weight Loss
Program
Senior Discounts
SPIRITS
LANGDON LIQUOR HOUSE
SMOKE
VAPE

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0028 349 108	0010821;7	171 027 955

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0010821
UNIT 7
AND 481 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;23;22;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 091 342 691

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 027 955	31/01/2017	TRANSFER OF LAND	$570,000	$570,000

OWNERS

1469479 ALBERTA LTD.
OF 202, 4103-97 ST
EDMONTON
ALBERTA T6E 6E9

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
731 000 982	04/04/1973	CAVEAT RE : EASEMENT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW.
761 003 424	13/01/1976	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
001 090 017	06/04/2000	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911-32 AVENUE NE CALGARY ALBERTA
001 090 019	06/04/2000	CAVEAT RE : RESTRICTIVE COVENANT
001 106 356	25/04/2000	AGREEMENT RE: RESTRICTIVE COVENANT, EASEMENT, ENCROACHMENT AND PARTY WALL AGREEMENT
001 106 357	25/04/2000	RESTRICTIVE COVENANT
191 106 976	06/06/2019	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 20TH FLOOR,10175 101 STREET EDMONTON ALBERTA T5J0H3 ORIGINAL PRINCIPAL AMOUNT: $5,200,000

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 4 DAY OF MARCH, 2020 AT 11:21 A.M.

ORDER NUMBER: 38933741

CUSTOMER FILE NUMBER:

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).

MINT PHARMACY - TENANT IMPROVEMENT
LANGDON, AB

ADDRESS

MUNICIPAL ADDRESS
#7, 355 CENTRE STREET, LANGDON AB, T0J 1X2
LEGAL ADDRESS
UNIT 7, PLAN 0010821, within NE 1/4 SEC 22 TWP 23 RGE 27 W4M

LIST OF DRAWINGS

A0 SITE PLAN / TITLE
A1 SIGNAGE ELEVATION

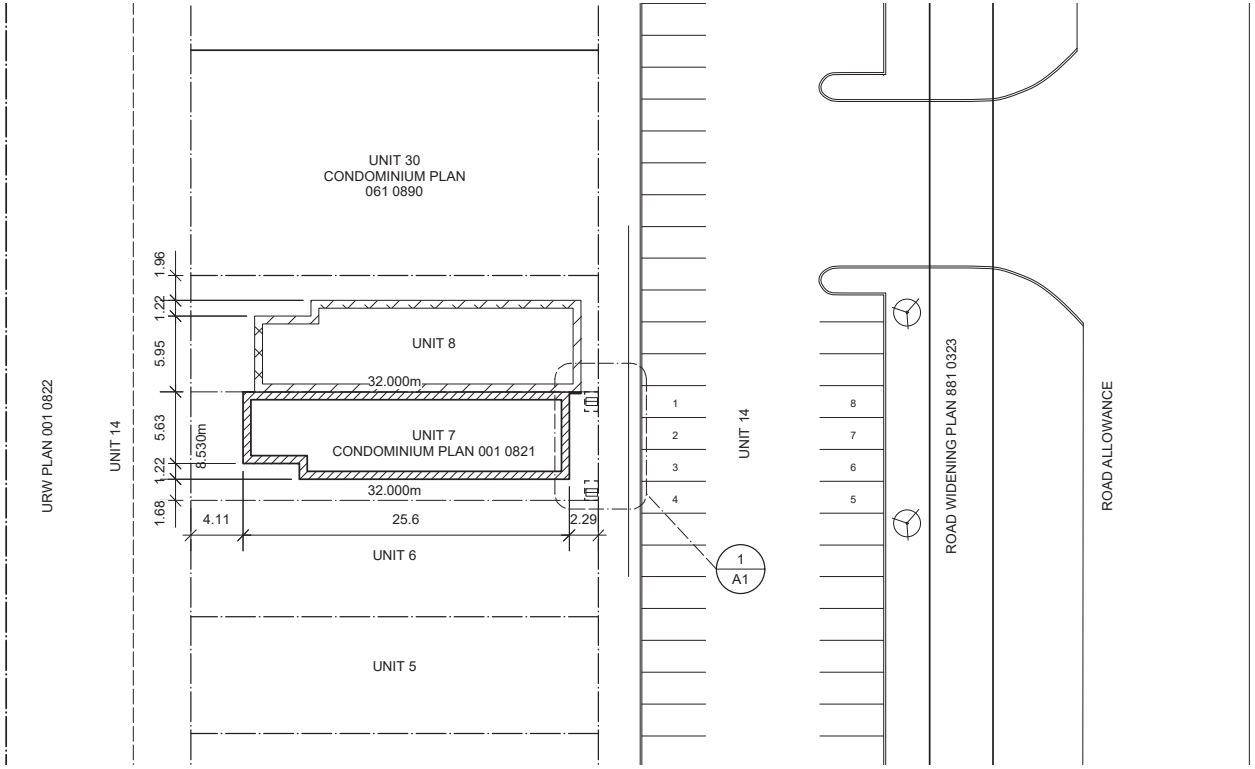
EXISTING BUILDING

MAIN FLOOR AREA:	3702 FT^2	343.0 m^2
SECOND FLOOR AREA:	2944 FT^2	273.5 m^2
AREA OF RENOVATION within UNIT 7	**1320 FT^2**	**122.6 m^2**

RENOVATION AREA SEPARATED FROM REST OF BLDG BY REQ'D FIRE SEPARATIONS. REFER TO KEYPLAN 1/A1.

BUILDING / SUITE CLASSIFICATION
GROUP E, MERCANTILE.
1.3.3.3 (DIV A) 1) c) PART 9, NOT EXCEEDING 600m2, 3 STOREYS OR LESS IN HEIGHT.

NON SPRINKLERED, COMBUSTIBLE CONSTRUCTION

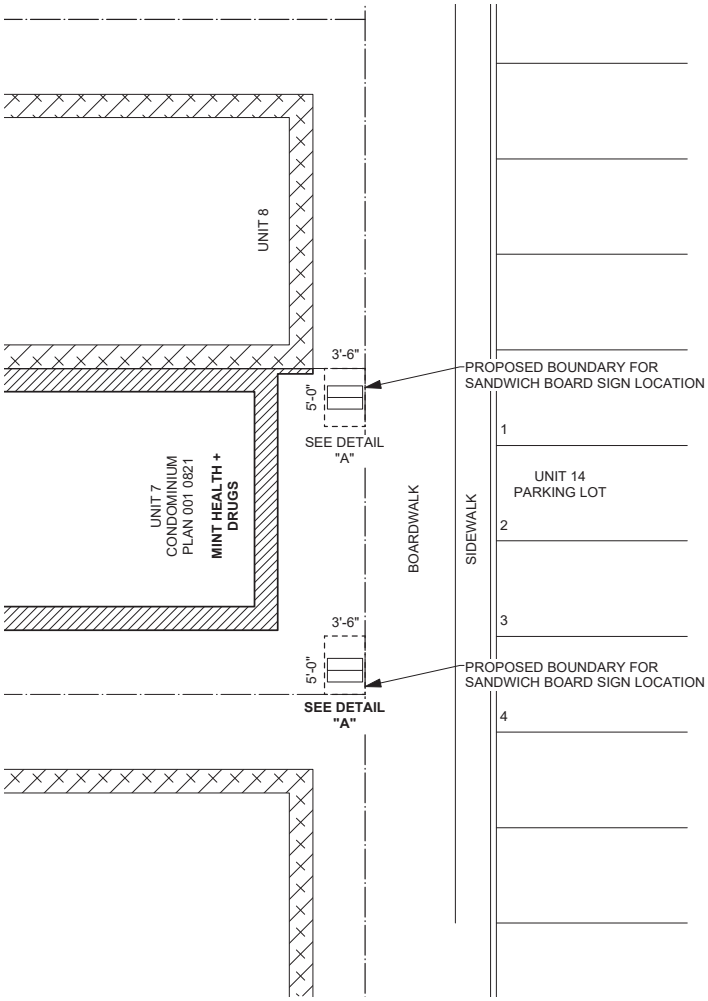


1 A0 **SITE PLAN**
SCALE 1/32" = 1'-0"

FOWLER studio
17 Fleetwood Cres, St. Albert, AB, T8N 1R4 josh@fowlerstudio.ca

MINT PHARMACY - LANGDON SIGNAGE
355 CENTRE STREET, LANGDON, AB, T0J 1X2

ELEVATIONS A0
ISSUED FOR SIGN PERMIT APR 15, 2020



1 A1 **PARTIAL SITE PLAN**
SCALE 3/32" = 1'-0"

DETAIL 'A'

FOWLER studio
17 Fleetwood Cres, St. Albert, AB, T8N 1R4
josh@fowlerstudio.ca

MINT PHARMACY - LANGDON SIGNAGE
355 CENTRE STREET, LANGDON, AB, T0J 1X2

PLAN / ELEVATIONS
ISSUED FOR SIGN PERMIT APR 27, 2020
A1r

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	**DATE:**	May 11, 2020
DIVISION:	All	**APPLICATION:**	N/A
SUBJECT:	Development Permit Applications to be sent to Municipal Planning Commission		

POLICY DIRECTION:

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

4. When acting as the Development Authority, the Municipal Planning Commission exercises the requisite development powers and duties under the *Municipal Government Act* and its applicable regulations. Permitted uses where there is no proposed variance will be administered by Administration whenever possible.

On April 6, 2020, Municipal Planning Commission (MPC) accepted as information that Administration would draft an Administrative Directive to guidance staff on which Development Permit files are to be forwarded to MPC for decision.

EXECUTIVE SUMMARY:

The Administrative Directive created, utilizes variance restrictions on permitted uses to detail the breakdown between MPC and Administration. At the April 27, 2020 MPC meeting, commission members expressed a desire for Administration to also include:

- Developments in Direct Control District that do not distinguish between Permitted and Discretionary uses where:
    - The application has no variances; or
    - The application has minor variances.
- Development Permit renewals (such as Home-Based Business Type II, Gravel Pit, etc.) where:
    - There are no changes are being proposed by the applicant;
    - There are no open enforcement files; and
    - There have been no complaints on the property, regarding the subject Development Permit, since the previous approval.

With MPC expressing a desire for Administration to decide on Development Permit renewals; it is suggested that Administration also decide on Development Permit reapplications of expired applications where there are no changes are being proposed by the applicant.

Where an application falls under any of the above classifications, that an application 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.

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

Administration Resources
Sean MacLean, Planning and Development Services

ROCKY VIEW COUNTY

ADMINISTRATION RECOMMENDATION:

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

BACKGROUND:

Section 626(3) of the *Municipal Government Act* provides that if a MPC is established, the Bylaw establishing it must provide for procedures to be followed, prescribe the functions and duties of the commission, including but not limited to subdivision and development powers and duties.

The *Municipal Planning Commission Bylaw* is in compliance with legislation; however MPC has expressed an 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,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SM/llt