

Municipal Planning Commission Meeting Agenda



ROCKY VIEW COUNTY

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

May 25, 2020

9:00 a.m.

A CALL MEETING TO ORDER

B UPDATES/APPROVAL OF AGENDA

C APPROVAL OF MINUTES

1. May 11, 2020 Municipal Planning Commission Meeting Page 4

D SUBDIVISION APPLICATIONS

1. Division 7 – File: PL20200039 (06401017) –Other subdivision

Staff Report Page 16

2. Division 2 – File: PL20200040 (05707240)– Other subdivision

Staff Report Page 38

3. Division 9 – File: PL20190123 (06826041/06826042) – Other subdivision

Staff Report Page 59

4. Division 2 – File: PL20190008 (05715034/05715038) – Other subdivision

Staff Report Page 90

5. Division 4 – File: PL20200048 (03215004) – Bridges of Langdon subdivision

Staff Report Page 114

E DEVELOPMENT APPLICATIONS

1. Division 4 – File: PRDP20200977 (03215004) – Show home

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2. Division 7 – File PRDP20193038 (06416013) – General industry, type II

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3. Division 9 – File PRDP20200785 (06918001) – Equestrian centre

Staff Report Page 233

4. Division 8 – File PRDP20200779 (06713009) – Private riding arena

Staff Report Page 272

5. Division 8 – File PRDP20200428 (05632084) – Single lot regrading

Staff Report Page 304

6. Division 5 – File PRDP20200955 (03332015) – Stripping and grading

Staff Report Page 335

7. Division 5– File PRDP20200986 (03332015) – General industry, type II and III

Staff Report Page 366

8. Division 2 – File PRDP20200760 (05708083) – Outdoor neighbourhood recreation amenity

Staff Report Page 394

9. Division 3 – File PRDP20200706 (04736011) – Single lot regrading (temporary stockpiling)

Staff Report Page 435

10. Division 5 – File PRDP20200703 (04331006) – Home-based business, type II

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9:00 a.m.

11. Division 6 – File PRDP20200743 (07214001) – Farm dwelling, mobile home

Staff Report

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12. Division 5 – File PRDP20200762 (04233003) – Accessory building

Staff Report

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F OTHER BUSINESS

1. Division N/A File N/A – Development permits for Municipal Planning Commission consideration

Staff Report

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G ADJOURN MEETING

H NEXT MEETING: June 8, 2020

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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 May 11, 2020 commencing at 9:04 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 (arrived at 9:06 a.m.)

Also Present:

- 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 9:04 a.m. with all members present electronically through video conference call with the exception of Member Boehlke.

2020-05-11-01 (B-1)

Updates/Acceptance of Agenda

Member Boehlke arrived to the meeting at 9:05 a.m.

MOVED by Member McKylor that the May 11, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

20-04-27-02 (C-1)

Approval of Minutes

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

Carried

2020-05-11-03 (D-1)

Division 4 – Subdivision Item – Residential subdivision

File: PL20200001 (03232002)

MOVED by Member Schule that Municipal Reserve be deferred on Lot 1 and condition 5 be amended as follows:

“The provision of Reserve in the amount of 10% of the area of Lot 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;

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- a. Reserves for Lot 1 are to be deferred with Caveat, pursuant to Section 669(2) of the Municipal Government Act.”

Carried

MOVED by Member Schule that Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred on Lot 2.

Carried

MOVED by Member Schule that Subdivision Application PL20200001 be approved with the conditions noted in Appendix ‘B’:

- 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:

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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) The provision of Reserve in the amount of 10% of the area of Lot 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*;
 - a. Reserves for Lot 1 are to be deferred with Caveat, pursuant to Section 669(2) 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.

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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.

Carried

2020-05-11-04 (E-1)

Division 2 – Development Item – Accessory building and signage

File: PRDP20200480 (05711045/05711044)

MOVED by Member McKylor that development permit application PRDP20200480 be approved with the conditions noted in the attached development permit report:

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:
 - a. A *greenhouse (Vertical Modular Farm)*, approximately 37.16 sq. m (400.00 sq. ft.) in area
 - b. 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
 - c. 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.
- 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.

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- 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.

Carried

2020-05-11-05 (E-2)

Division 7 – Development Item – Accessory building

File: PRDP20200598 (06422113)

MOVED by Member Boehlke that development permit application PRDP20200598 be approved with the conditions noted in the attached development permit report:

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.

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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.

Carried

2020-05-11-06 (E-3)

Division 2 – Development Item – Signs

File: PRDP20200776 (04733002)

MOVED by Member McKylor that development permit application PRDP20200776 be approved with the conditions noted in the attached development permit report:

Description:

1. That one 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.

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.

Carried

2020-05-11-07 (E-4)

Division 3 – Development Item – Single lot regrading

File: PRDP20190894 (04605003)

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MOVED by Member McKylor that development permit application PRDP20190894 be approved with the conditions noted in the attached development permit report:

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.
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.

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1. 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 uplift. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
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.

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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.

Carried

2020-05-11-08 (E-5)

Division 4 – Development Item – Dwelling, moved-in

File: PRDP20200524 (03323027)

MOVED by Member Schule that Development Permit Application PRDP20200524 be refused as per the reasons noted in the development report:

- 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.

Carried

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2020-05-11-09 (E-6)

Division 1 – Development Item – Accessory Dwelling Unit within an existing Private Riding Arena

File: PRDP20200600 (03214035)

MOVED by Member Kamachi that development permit application PRDP20200600 be approved with the conditions noted in the attached development permit report:

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.

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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.

Carried

2020-05-11-10 (E-7)
Division 4 – Development Item – Signs
File: PRDP20200550 (03222116)

MOVED by Member Schule that development permit application PRDP20200550 be approved with the conditions noted in the attached development permit report:

Description:

1. That *Signs*, installation of two sandwich board and two 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.

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 12

-
- 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.

Carried

2020-05-11-11 (F-1)

All Divisions – Development Permit Applications to be sent to Municipal Planning Commission

File: N/A

MOVED by Member Boehlke that this report be received as information.

Carried

Adjournment

MOVED by Member McKylor that the May 11, 2020 Municipal Planning Commission meeting be adjourned at 10:09 a.m.

Carried

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 7
SUBJECT: Subdivision Item: High Plains Industrial Park

DATE: May 25, 2020
APPLICATION: PL20200039

APPLICATION: To create a \pm 12.71 acre parcel (Public Utility Lot), an access road, and a \pm 8.84 acre remainder.

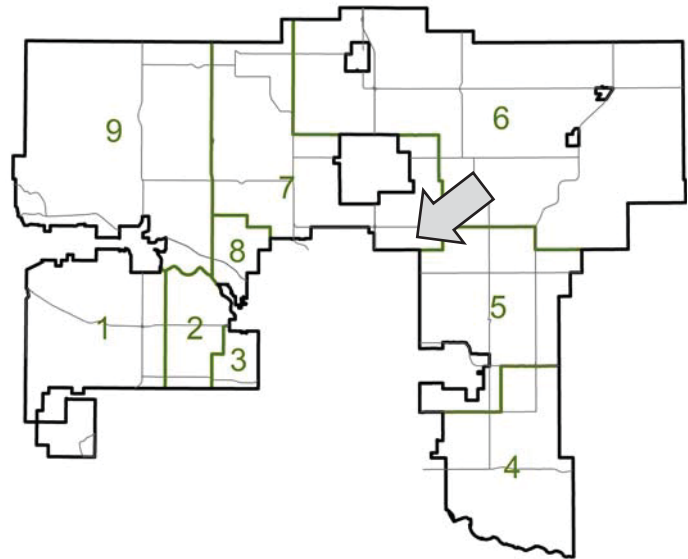
GENERAL LOCATION: Located in the Balzac East area, approximately $\frac{1}{2}$ mile south of Crossiron Drive, north of High Plains Road and east of Range Road 291

LAND USE DESIGNATION: Industrial – Industrial Activity District (I-IA)

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200039 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200039 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:





APPLICANT: IBI Group (Rares Caraba)

OWNER: 1405275 Alberta Ltd.

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Balzac East Area Structure Plan; • High Plain Industrial Park Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------

ESTIAMTED FEE/LEVY	AMOUNT OWING
TRANSPORTATION OFFSITE LEVY <ul style="list-style-type: none"> • TOL applicable on the proposed Lot 1 (Public Utility Lot) and the proposed access road. TOL for the remainder parcel will be deferred to future development. • Base Levy \$4,595 x 14.11 acres = \$64,835.45 to be confirmed via plan of survey. • Special Levy \$18,638 x 14.11 acres = \$262,982.18 	Approximately \$327,818 to be determined via plan of survey.
WATER AND WASTEWATER OFFSITE LEVY <ul style="list-style-type: none"> • N/A as proposed Lot 1 would be a Public Utility Lot. The remainder lot will be developed under a future application. 	N/A
MUNICIPAL RESERVE <ul style="list-style-type: none"> • 10% outstanding Municipal Reserve on the subject land, 2.30 acres as per Deferred Reserve Caveat on title (instrument number 201 018 494). • \$191,300 per acre according to the land appraisal prepared by Altus Group Limited, Effective dated April 16, 2020. 	Approximately \$439,990

Proposal Overview

The Applicant is dedicating proposed lot 1 as a public utility lot for the adjacent stormwater pond's expansion to service Phase 4 of High Plains Industrial Park (NW-12-26-29-W04M). The pond will be constructed under a development agreement signed for Phase 4 (PL2020007) and is not a proposed condition of this application.



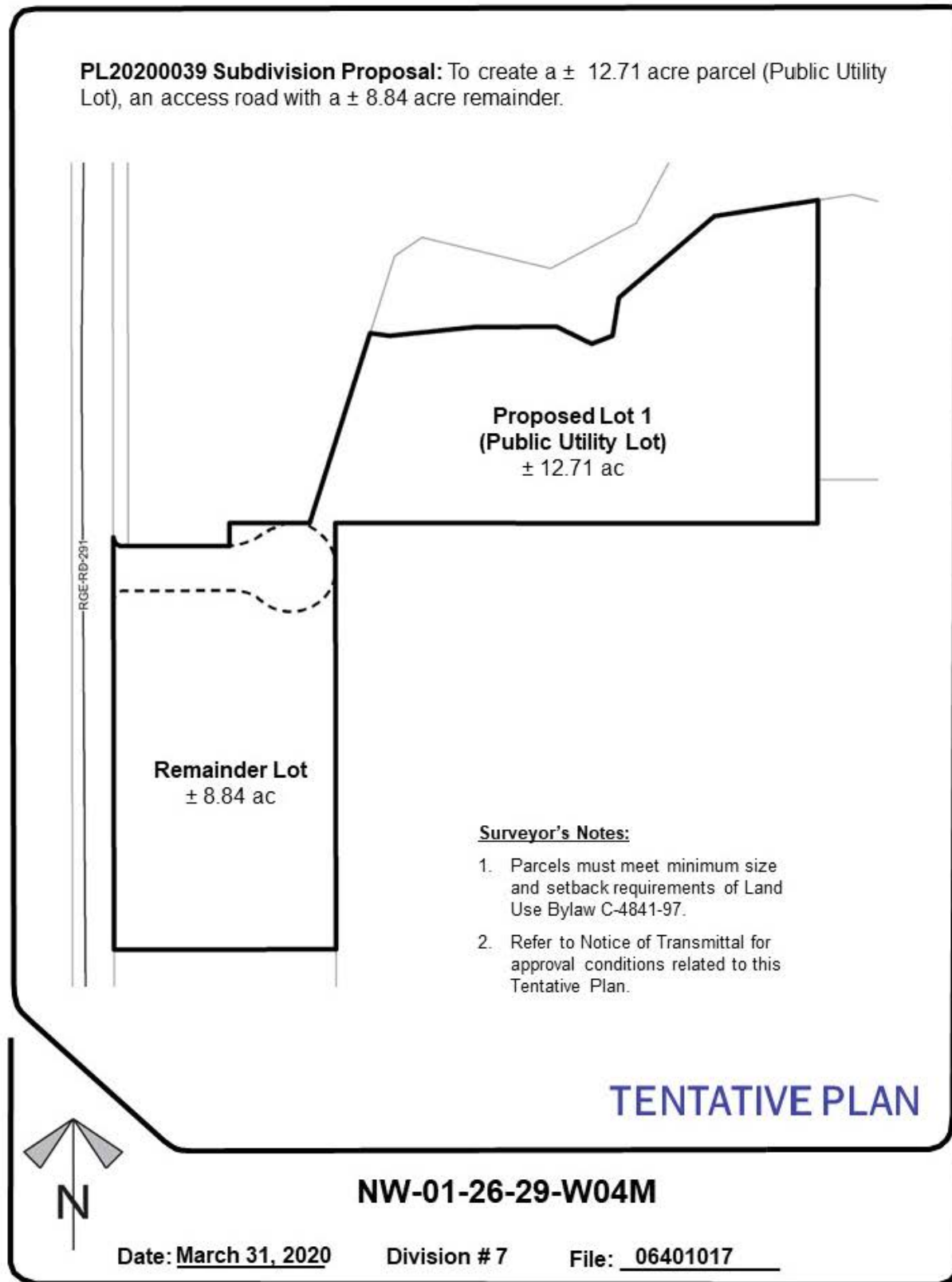
The Applicant is also dedicating an existing access road, built as a private access in Phase 1 of High Plains, as a public road. No developable lots are being created under this file (the remainder lot was created under previous subdivision file PL20190066). For this reason, there are no water and wastewater servicing and other technical requirements for this subdivision.

Accessibility to a Road:

The existing private road will be converted to a public road with the dedication of the applicable right-of-way in accordance with County Servicing Standards.

The Development Agreement condition is only to provide for submissions of QA/QC testing for the access road and for site inspections prior to the County assuming responsibility for the ongoing Operation and Maintenance of this cul-de-sac street.

Tentative Plan





CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

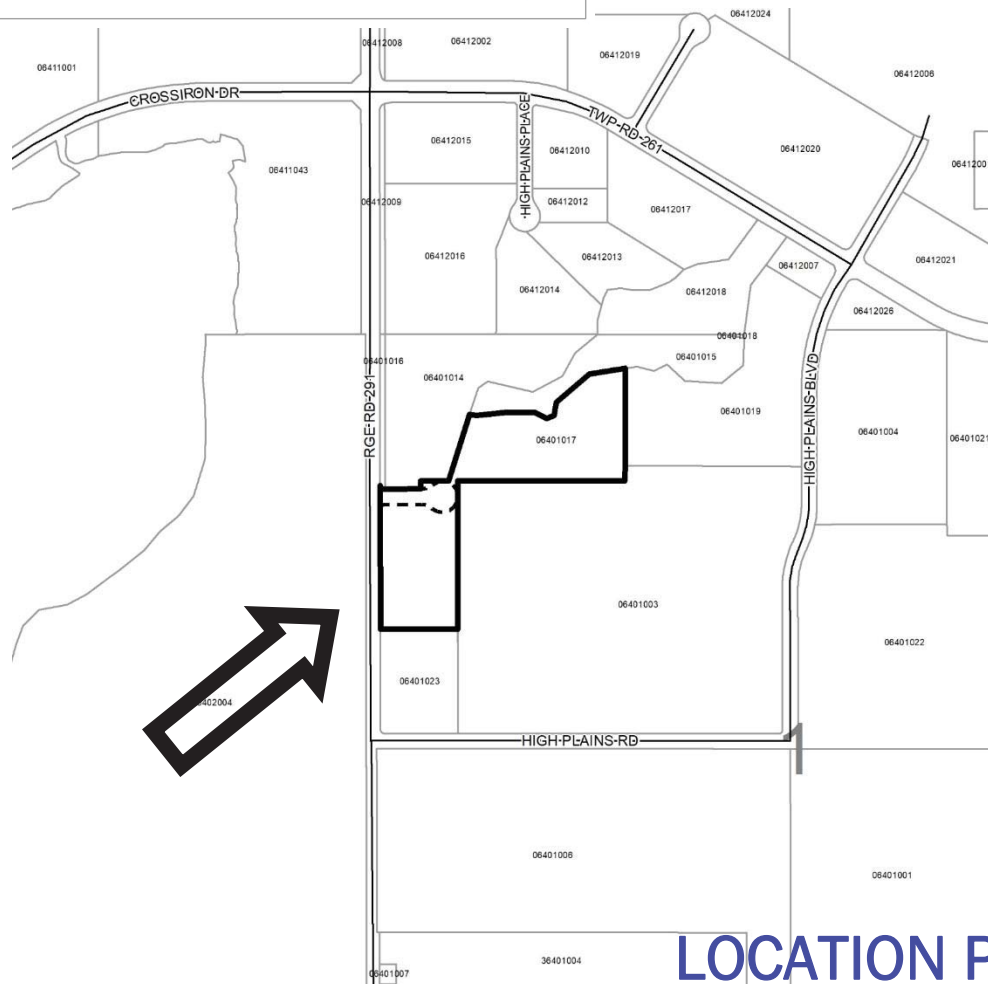
APPENDIX ‘C’: Letters

APPENDIX ‘D’: Presentation



APPENDIX 'A': MAPS AND OTHER INFORMATION

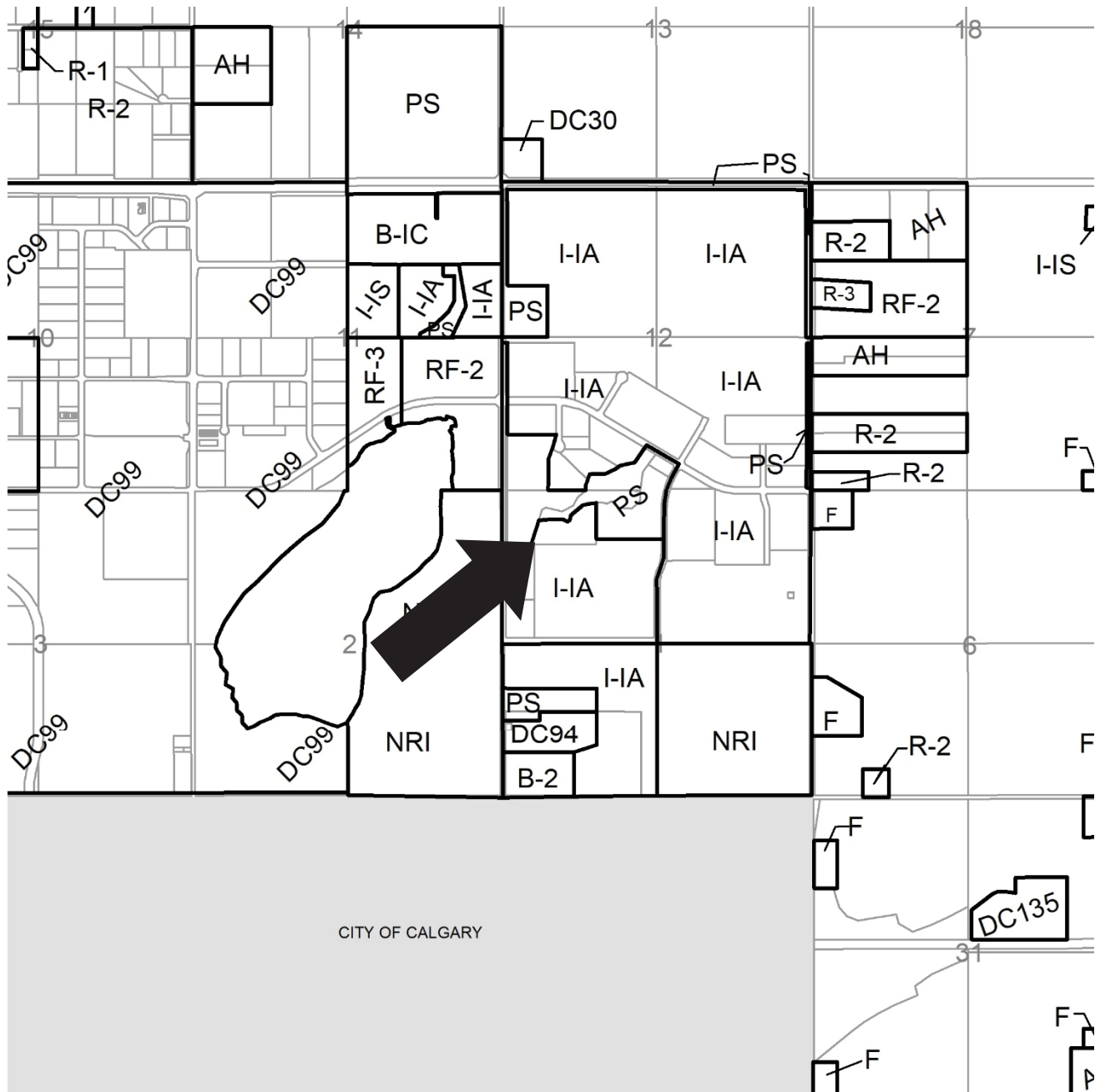
DATE APPLICATION RECEIVED: March 26, 2020	DATE DEEMED COMPLETE: March 26, 2020
GROSS AREA: ± 23 acres	LEGAL DESCRIPTION: NW-1-26-29-W04M
APPEAL BOARD: Subdivision and Development Appeal Board.	
HISTORY: October 22, 2019 Subdivision Application (PL20190066) conditionally approved to create a ± 7.50 acre parcel with a ± 23.00 acre remainder. June 23, 2016 Registration of Plan 161 1477 creating a 20.87 acre PUL and the 30 acre remainder.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 28 adjacent landowners. No letters in support/opposition were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



LOCATION PLAN

Date: March 31, 2020

File: 06401017



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

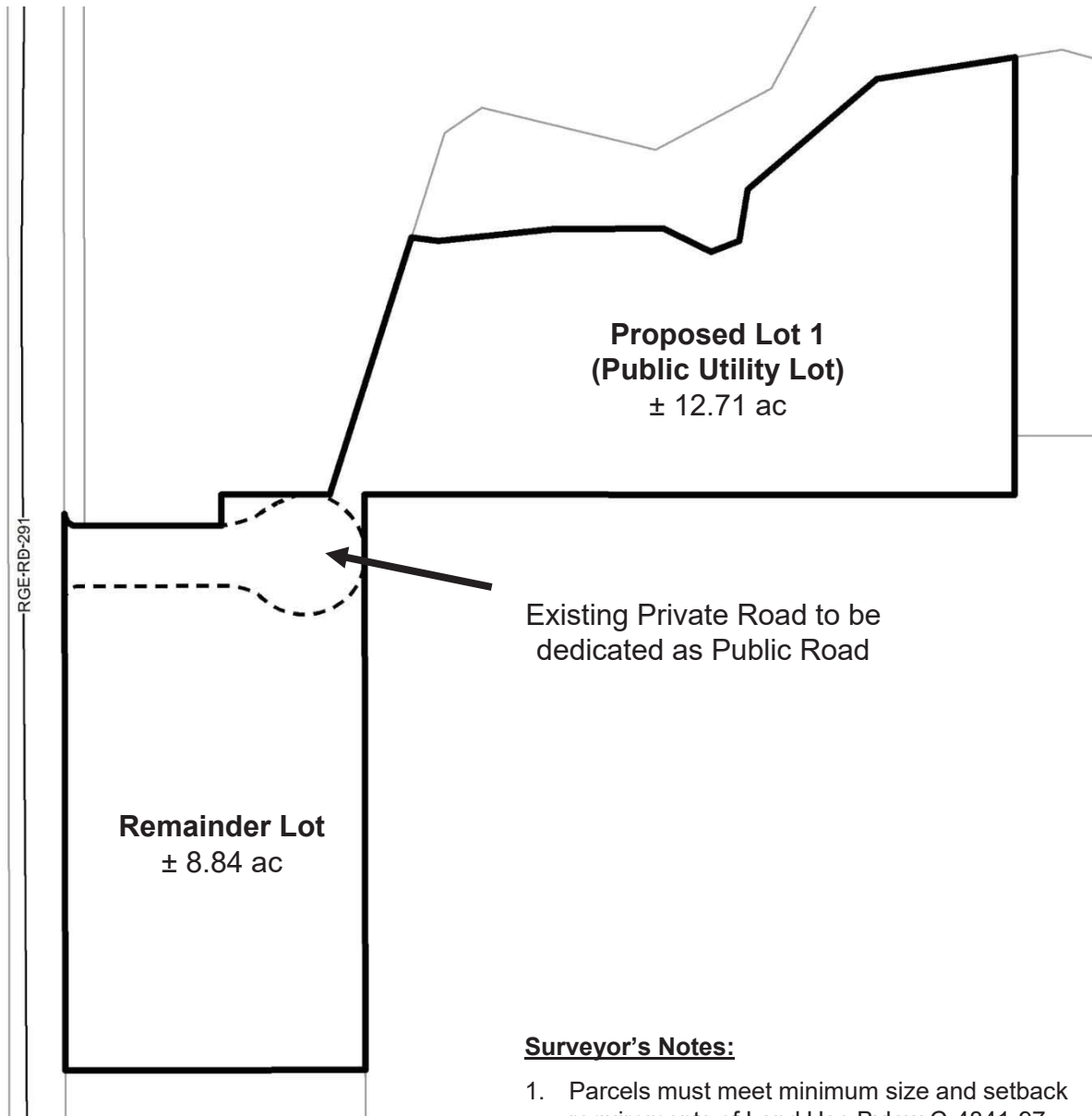
NW-01-26-29-W04M

Date: March 31, 2020

Division # 7

File: 06401017

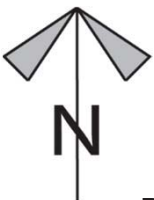
PL20200039 Subdivision Proposal: To create a ± 12.71 acre parcel (Public Utility Lot), an access road with a ± 8.84 acre remainder.



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

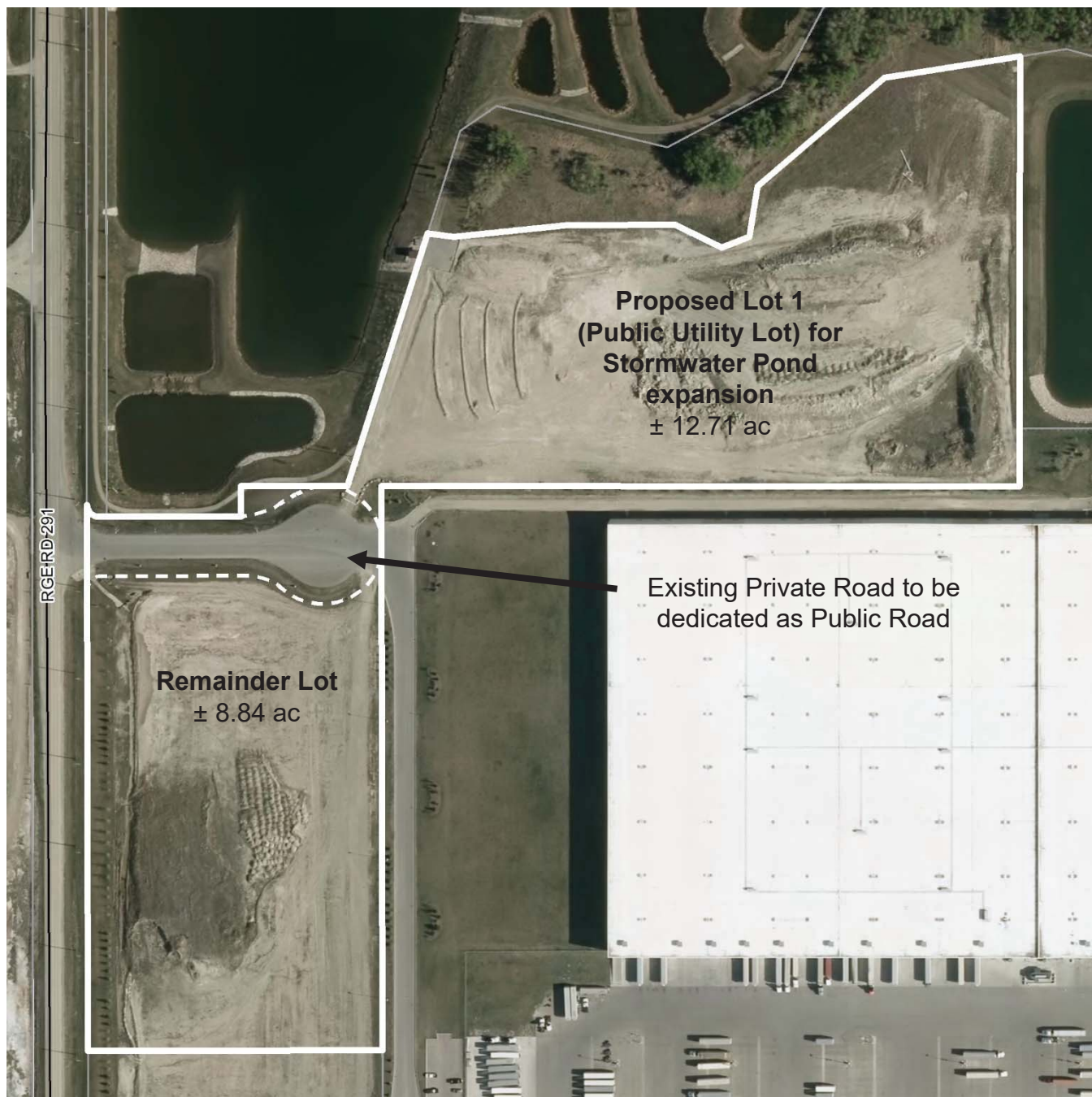


NW-01-26-29-W04M

Date: March 31, 2020

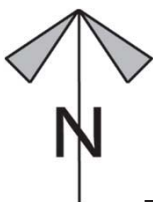
Division # 7

File: 06401017



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

AIR PHOTO
Spring 2018



NW-01-26-29-W04M

Date: March 31, 2020

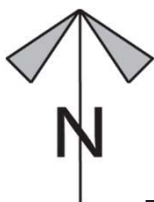
Division # 7

File: 06401017



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

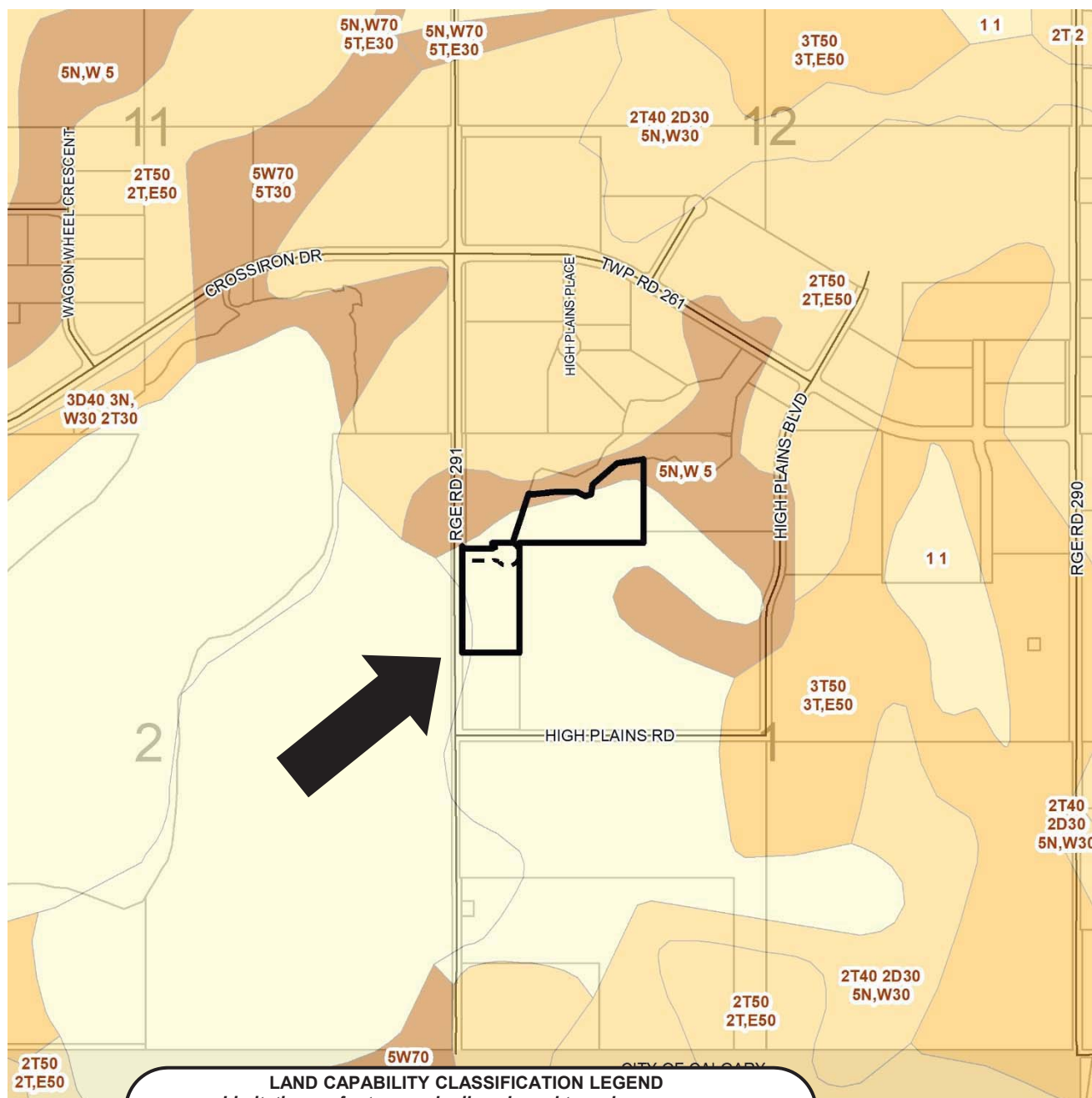


NW-01-26-29-W04M

Date: March 31, 2020

Division # 7

File: 06401017



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

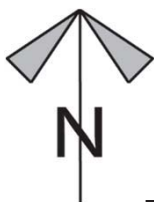
CLI Class

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

Limitations

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

SOIL MAP



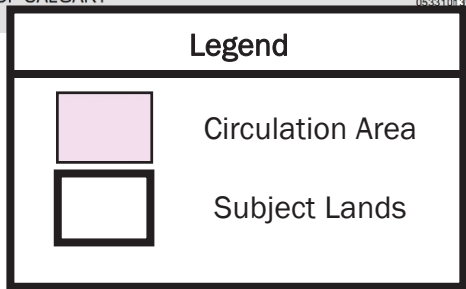
NW-01-26-29-W04M

Date: March 31, 2020

Division # 7

File: 06401017

Agenda
Page 28 of 583



Date: March 31, 2020 **Division #** 7 **File:** 06401017

APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 12.71 ac (Public Utility Lot), an access road, and a remainder lot (± 8.84 ac) at NW-01-26-29-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Development Agreement

- 2) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
 - i. Design and construction of an internal road with associated infrastructure which includes:
 - (a) Paved industrial street;
 - (b) Paved cul-de-sac;
 - ii. Provision of all materials testing, quality assurance and quality control reporting related to the construction of the paved industrial street;
 - iii. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
 - iv. Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
 - v. The construction of any oversized or excess capacity infrastructure, roads and/or services benefiting the Owner's lands and development and other lands. As contemplated by and in accordance with Section 650, 655, 651 and 648 of the



Municipal Government Act and Council policies respecting infrastructure and cost recovery.

Payments and Levies

- 3) The Applicant/Owner shall pay the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total amount owing:
 - i. From the total gross acreage of the proposed lot 1 (Public Utility Lot) and the proposed road right of way as shown on the Plan of Survey.
- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Municipal Reserves

- 5) The provision of Reserve in the amount of 10 percent of the area as per the deferred reserve caveat on title (instrument number 201 018 494), is to be provided by payment of cash-in-lie in accordance with the per acre value listed in the land appraisal prepared by Altus Group, project number 13120.102658.054, Effective Date: April 16, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.

Taxes

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

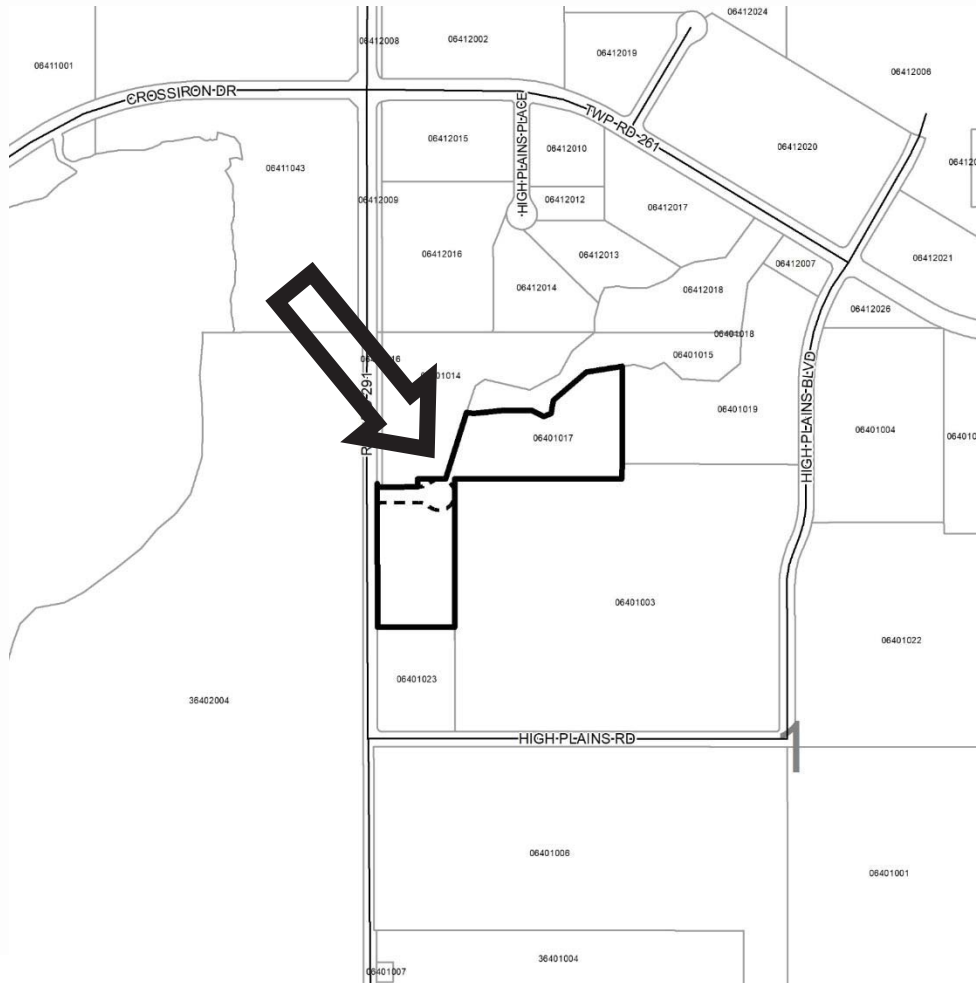
D. SUBDIVISION AUTHORITY DIRECTION:

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



APPENDIX 'C': LETTERS

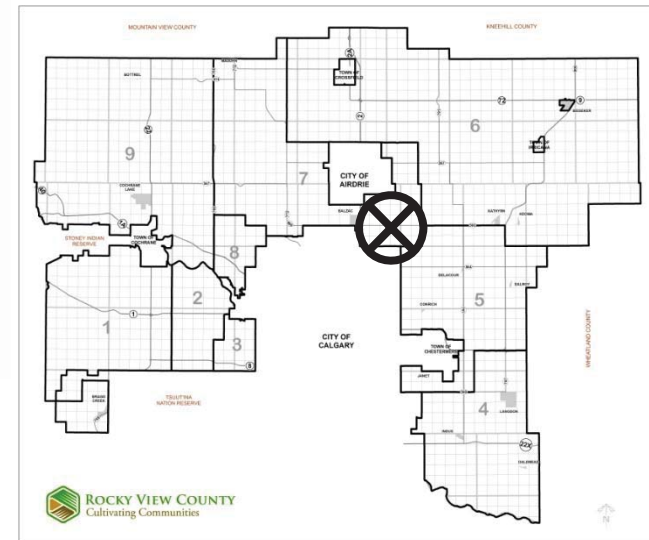
No letters received.



Subdivision Proposal:

PL20200039 – To create a ± 12.71 acre parcel (Public Utility Lot), an access road, and a ± 8.84 acre remainder.

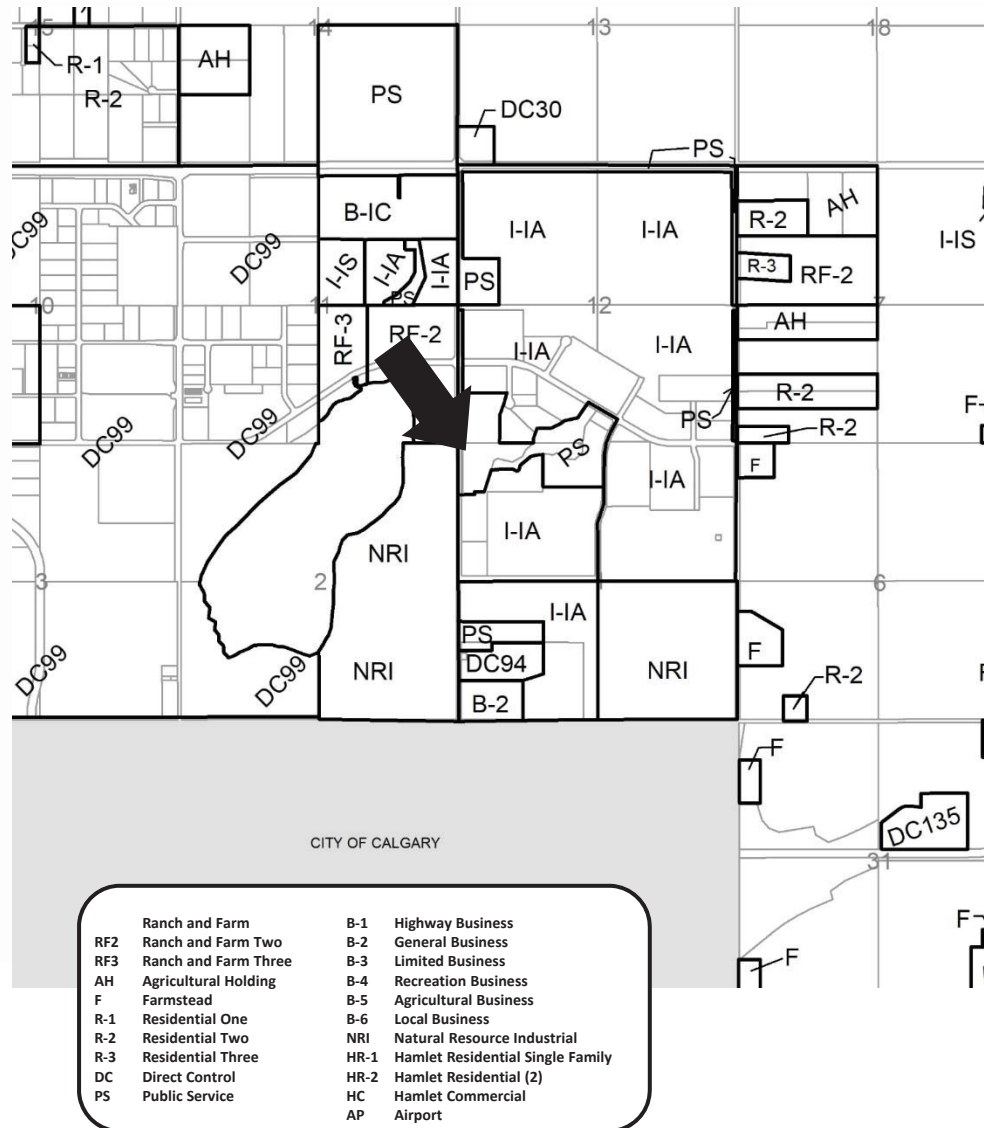
The subject land is located in the Balzac East area, approximately $\frac{1}{2}$ mile south of Crossiron Drive, north of High Plains Road and east of Range Road 291.



LOCATION PLAN

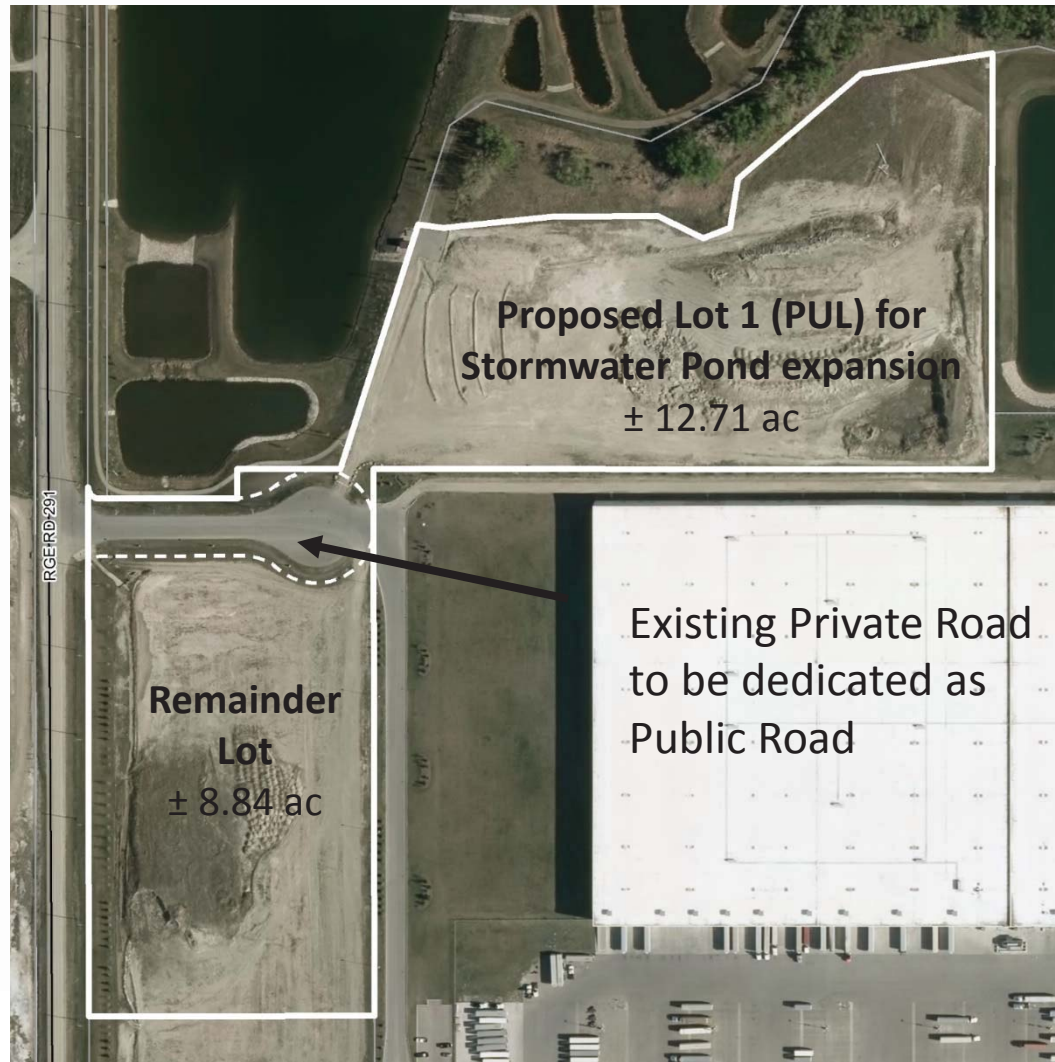
NW-01-26-29-W04M
Division 7; File 06401017

 **ROCKY VIEW COUNTY**
Cultivating Communities



Land Use

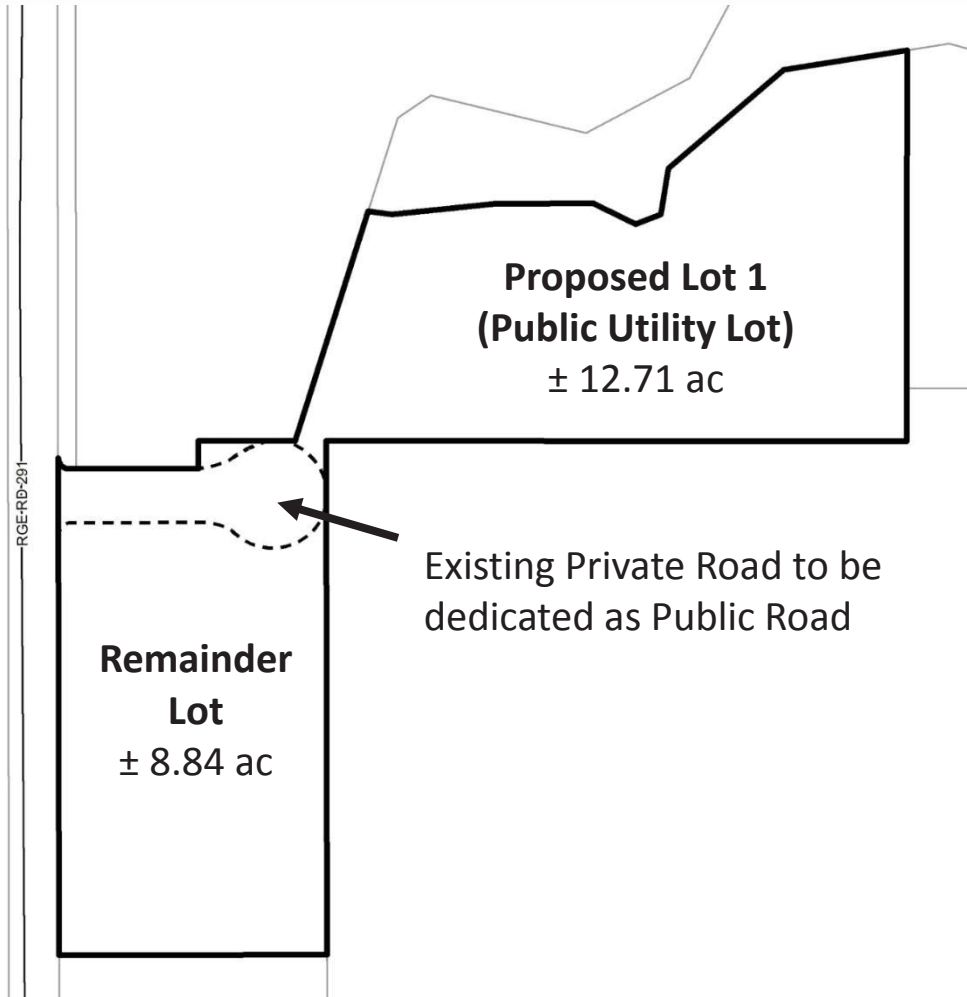
- The subject land is located in Phase 1 of the High Plains Industrial Park and is designated as Public Services District.
- There is a concurrent land use redesignation to convert a portion of the subject land from Public Services District to Industrial – Industrial Activity District to accommodate future development (PL20200038)



Existing situation

- Proposed Lot 1 (± 12.71 ac) would be dedicated as a Public Utility Lot for the Stormwater pond.
- The Stormwater pond would tie into the existing stormwater systems.
- The remainder lot would accommodate future development.
- The existing private road would also be dedicated as a public road.

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



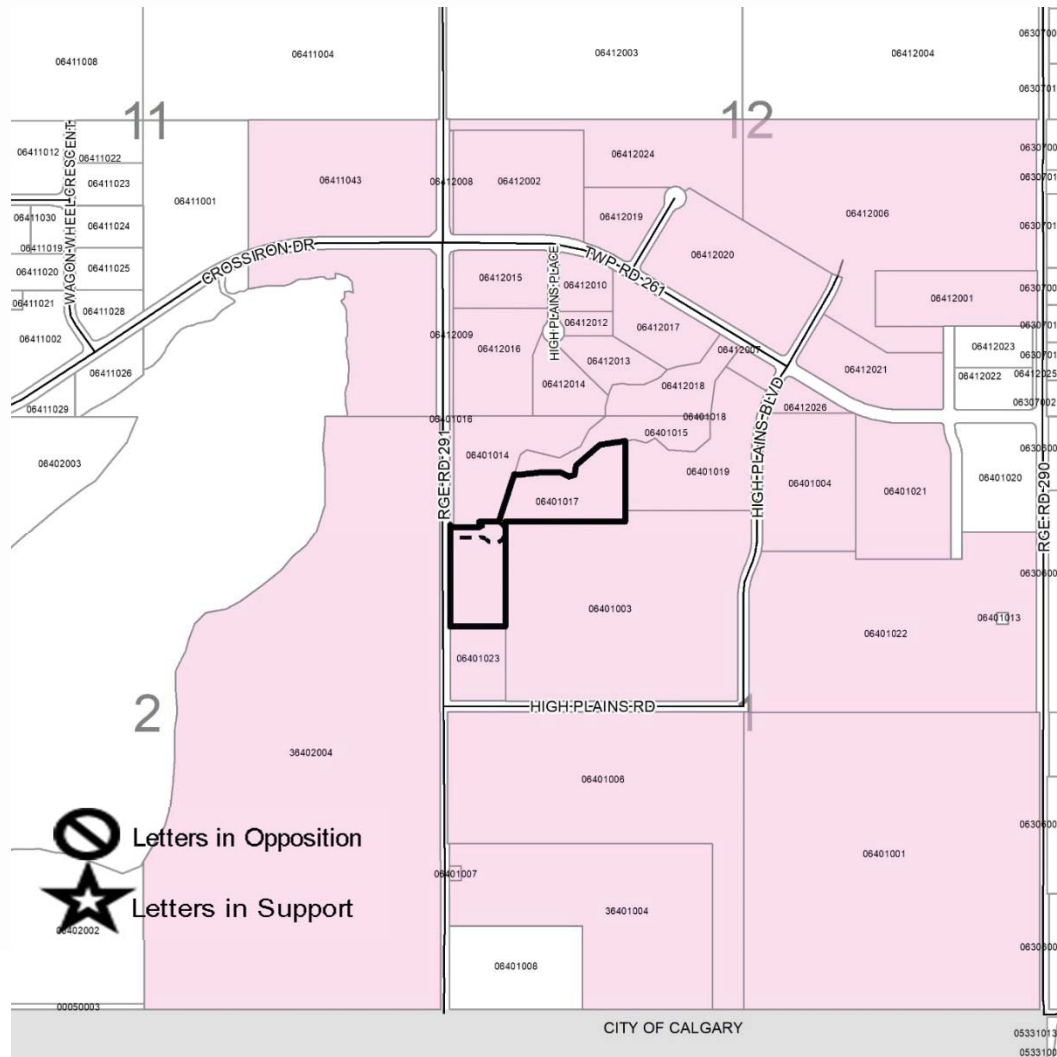
Tentative Plan

- Conditions of approval include:
 - Plan of survey;
 - Development Agreement for submission of QA/QC testing for the existing access road;
 - Transportation Offsite Levy;
 - Municipal Reserve for the subject land and for the amount previously deferred on title;
 - Endorsement fee; and
 - Property taxes.

**TENTATIVE
PLAN**

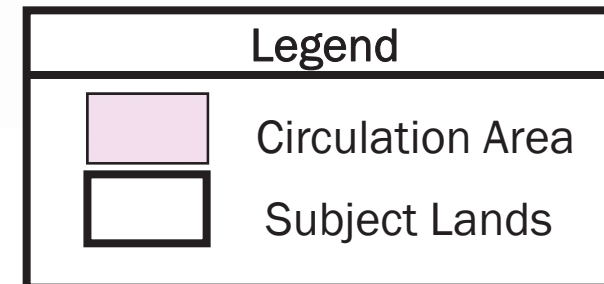
NW-01-26-29-W04M
Division 7; File 06401017





Adjacent Landowner Circulation

- The application was circulated to 28 adjacent landowners.
- There were no letter submission for this application.
- Administration recommends approval in accordance with Option 1.



CIRCULATION

NW-01-26-29-W04M
Division 7; File 06401017



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: May 25, 2020

DIVISION: 2

APPLICATION: PL20200040

SUBJECT: Subdivision Item: Harmony Townhome Bare land Condominium

APPLICATION: To create a bare-land condominium with 31 units and the associated common properties.

GENERAL LOCATION: Located in the hamlet of Harmony, at the northwest intersection of Harmony Circle and South Harmony Drive.

LAND USE DESIGNATION: Direct Control Bylaw District (DC-129)

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

OPTIONS:

Option #1: THAT Subdivision Application PL20200040 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20200040 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Johnson Kwan/ Noor Mirza –Planning and Development Services



APPLICANT: Kim Wiens (Tronnes Geomatics)

OWNER: Streetside Developments Corp.

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Harmony Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------

ESTIAMTED FEE/LEVY	AMOUNT OWING
<i>TRANSPORTATION OFFSITE LEVY</i>	N/A, addressed under Phase 6 Endorsement (PL20170126)
<i>WATER AND WASTEWATER OFFSITE LEVY</i>	N/A, addressed under Phase 6 Endorsement (PL20170126)
<i>MUNICIPAL RESERVE</i>	N/A, addressed under Phase 6 Endorsement (PL20170126)

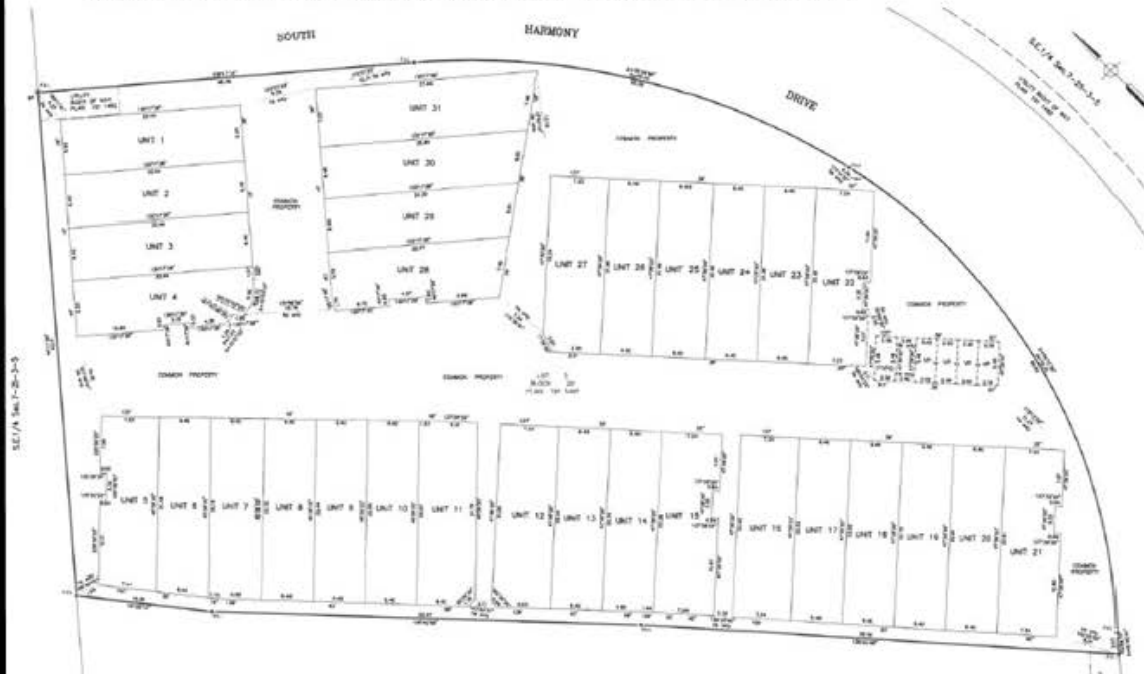
Proposed Bare land Condominium Units

The applicant proposed 31 condominium units for each of the townhome units and the associated landscaping and garage area. The Common property covers the internal private road, the landscaping areas, and the common waste collection point.

All offsite and on-site technical requirements were addressed under Phase 6 Subdivision (PL20170126) and Development Permit (PRDP20190430).



PL20200040 Subdivision proposal: Subdivision of land for the creation of a bare-land condo with 31 units and the associated common property.



SCHEDULE OF UNIT FACTORS & AREAS			
SUITE NUMBERS	UNIT NUMBER	UNIT FACTOR	AREA (m ²)
103	1	324	151.5
107	2	322	143.6
111	3	322	143.6
115	4	324	148.7
203	5	324	149.8
207	6	322	139.7
211	7	322	142.5
215	8	322	143.2
219	9	322	144.0

SCHEDULE OF UNIT FACTORS & AREAS			
SUITE NUMBERS	UNIT NUMBER	UNIT FACTOR	AREA (m ²)
243	10	322	144.7
247	11	324	163.5
251	12	324	162.5
255	13	322	143.3
259	14	322	142.7
263	15	324	158.6
267	16	324	162.7
271	17	322	144.5
275	18	322	145.1

Surveyor's Notes:

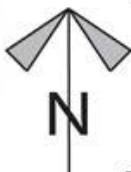
1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

SCHEDULE OF UNIT FACTORS & AREAS			
SUITE NUMBERS	UNIT NUMBER	UNIT FACTOR	AREA (m ²)
209	19	322	145.7
213	20	322	146.3
217	21	324	163.4
221	22	323	152.4
225	23	321	137.4
229	24	321	137.4
233	25	321	137.4
237	26	321	137.4
241	27	323	153.7

SCHEDULE OF UNIT FACTORS & AREAS			
SUITE NUMBERS	UNIT NUMBER	UNIT FACTOR	AREA (m ²)
114	28	324	152.4
118	29	322	148.7
122	30	322	146.2
126	31	324	163.5
TOTAL		10,000	

THE UNIT FACTORS HAVE BEEN ASSIGNED BASED ON THE FLOOR AREA OF THE BUILDING WITHIN THE BARELAND UNIT. AREA SHOWN ARE BARELAND UNIT AREA.

TENTATIVE PLAN



SE-07-25-03-W05M
Lot:2 Block:20 Plan:1911481

Date: March 30, 2020

Division # 2

File: 05707240



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions

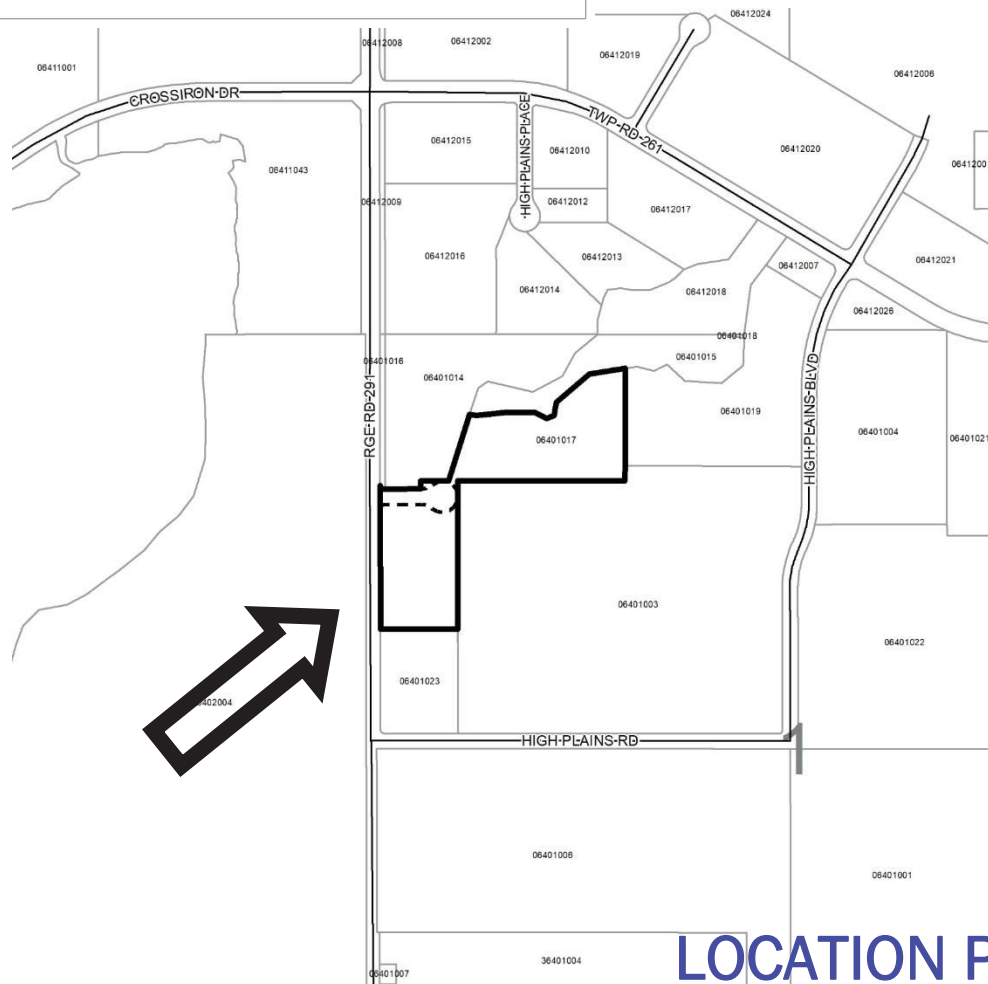
APPENDIX 'C': Letters

APPENDIX 'D': Presentation



APPENDIX 'A': MAPS AND OTHER INFORMATION

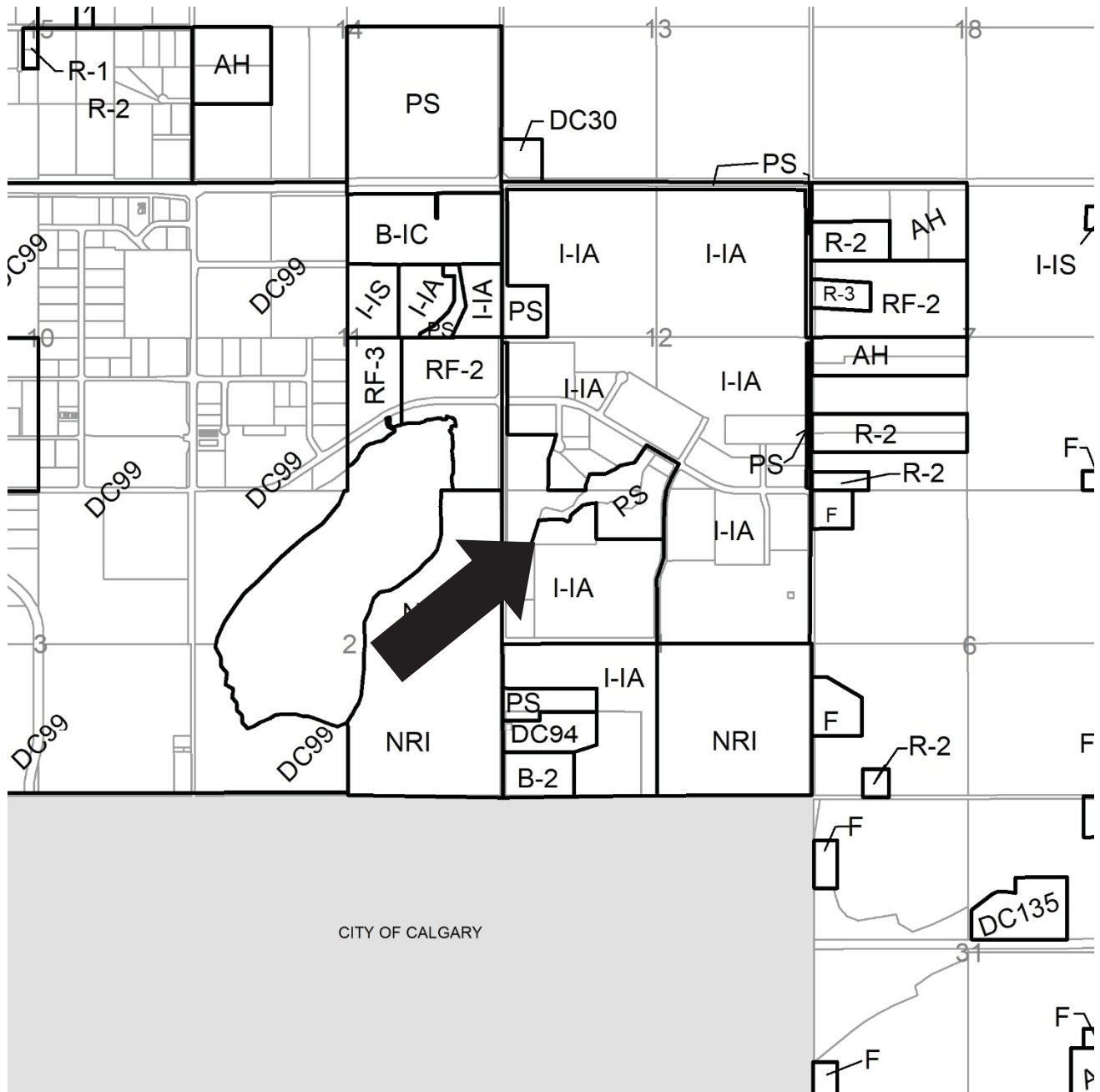
DATE APPLICATION RECEIVED: March 27, 2020	DATE DEEMED COMPLETE: March 27, 2020
GROSS AREA: ± 1.93 acres	LEGAL DESCRIPTION: Lot 2, Block 20, Plan 1911481, within SE-7-25-3-W05M
APPEAL BOARD: Subdivision and Development Appeal Board.	
HISTORY: July 18, 2019 Registration of Plan 1911481 creating the subject land.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 249 adjacent landowners. No letters in support/opposition were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



LOCATION PLAN

Date: March 31, 2020

File: 06401017



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

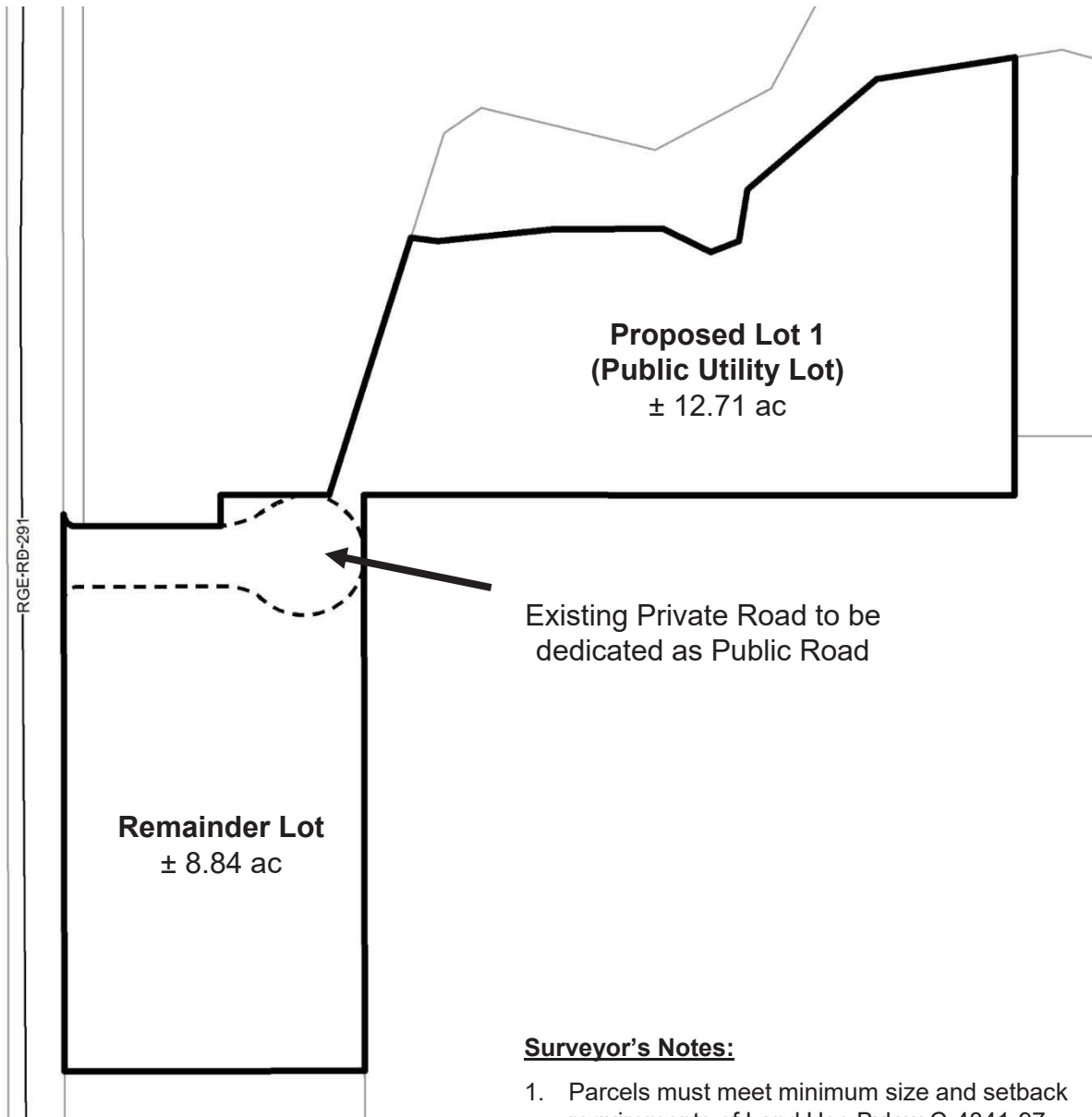
NW-01-26-29-W04M

Date: March 31, 2020

Division # 7

File: 06401017

PL20200039 Subdivision Proposal: To create a ± 12.71 acre parcel (Public Utility Lot), an access road with a ± 8.84 acre remainder.



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.

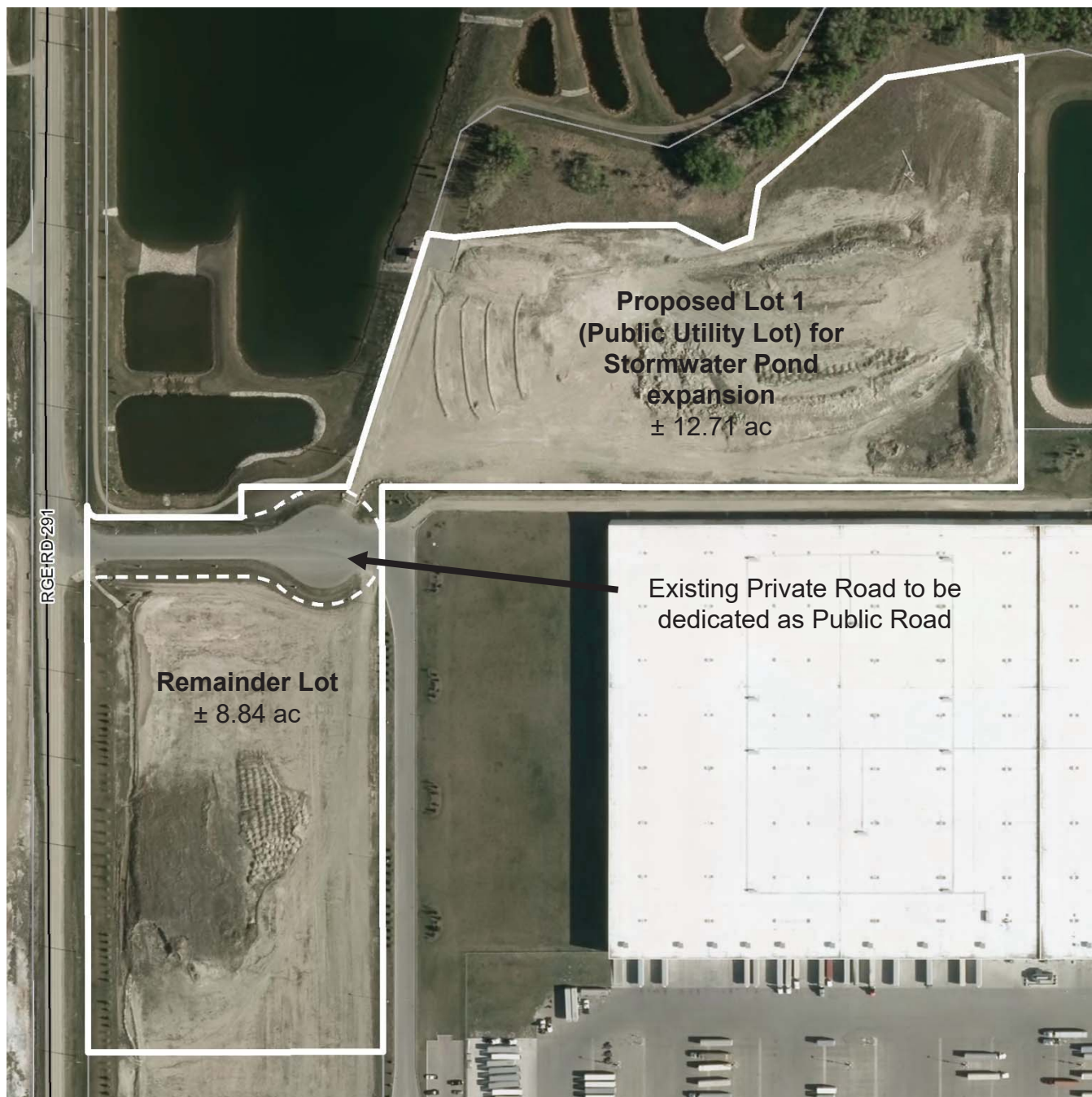
TENTATIVE PLAN

NW-01-26-29-W04M

Date: March 31, 2020

Division # 7

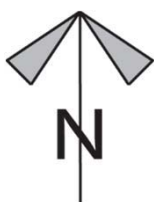
File: 06401017



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

AIR PHOTO

Spring 2018

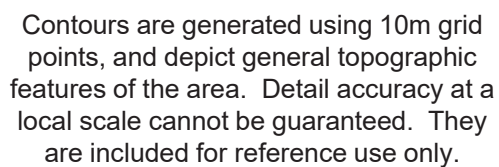


NW-01-26-29-W04M

Date: March 31, 2020

Division # 7

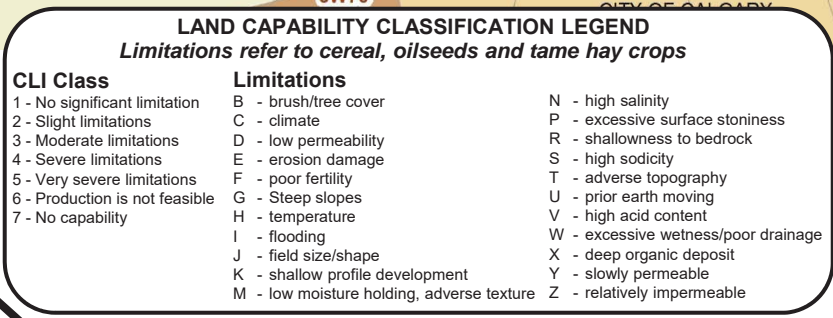
File: 06401017



Contour Interval 2 M



File: 06401017



SOIL MAP

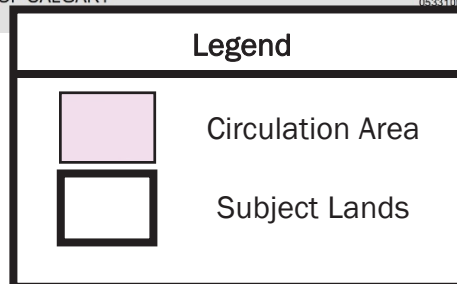
NW-01-26-29-W04M

Date: March 31, 2020

Division # 7

File: 06401017

Agenda
Page 49 of 583



File: 06401017



APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create 31 bare land condominium units with the associated common property at Lot 2, Block 20, Plan 1911481, within SE-7-25-3-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 Harmony Conceptual Scheme;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate 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.

Homeowner's/Landowners' Association

- 2) The Applicant/Owner shall legally establish a Condominium Association together with all corresponding corporate structure, governance and associated agreements and restrictions satisfactory to the County including, without restrictions, an encumbrance and/or other instrument(s) concurrently registered against the title of each new condominium units created, requiring that each individual Owner is a member of Condominium Association, and securing all restrictions and funding mechanisms required for the orderly, efficient and sustainable operation of the Condominium Association.

Payments and Levies

- 3) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 31 bare land condominium units and the associated common property.

Taxes

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



D. SUBDIVISION AUTHORITY DIRECTION:

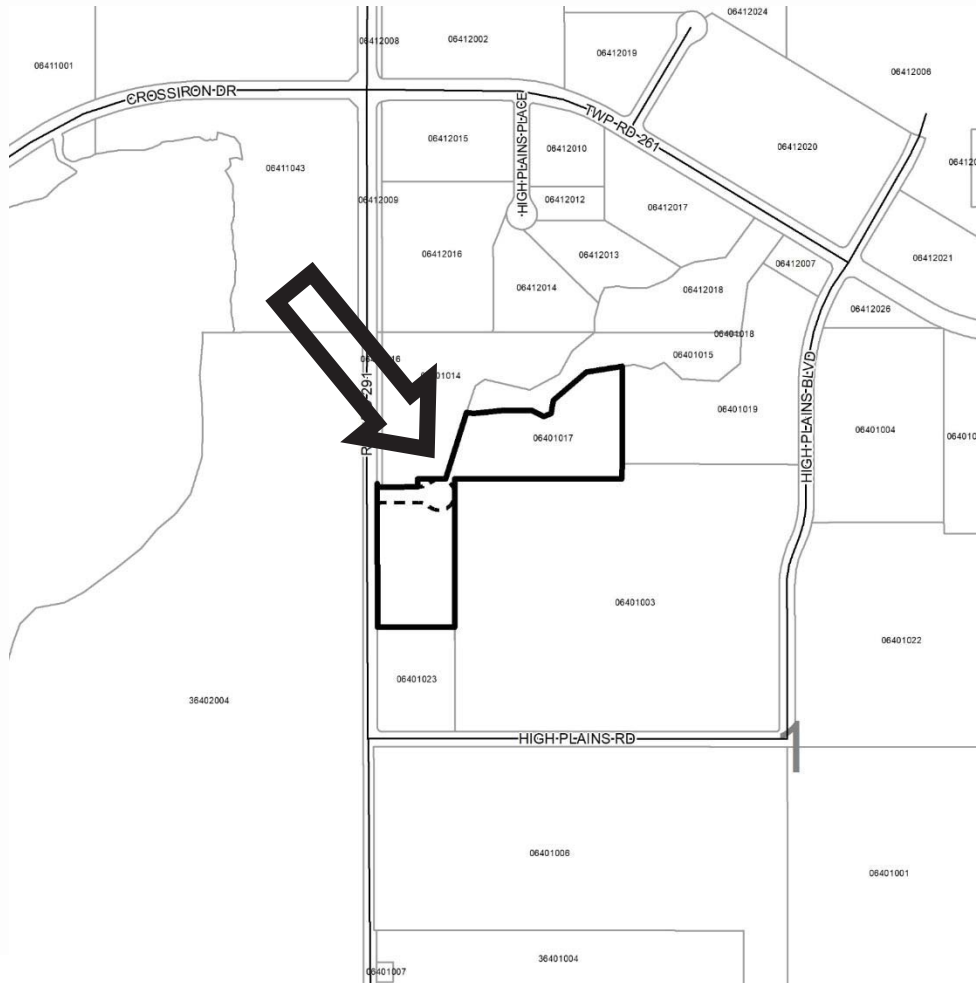
- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.



ROCKY VIEW COUNTY

APPENDIX 'C': LETTERS

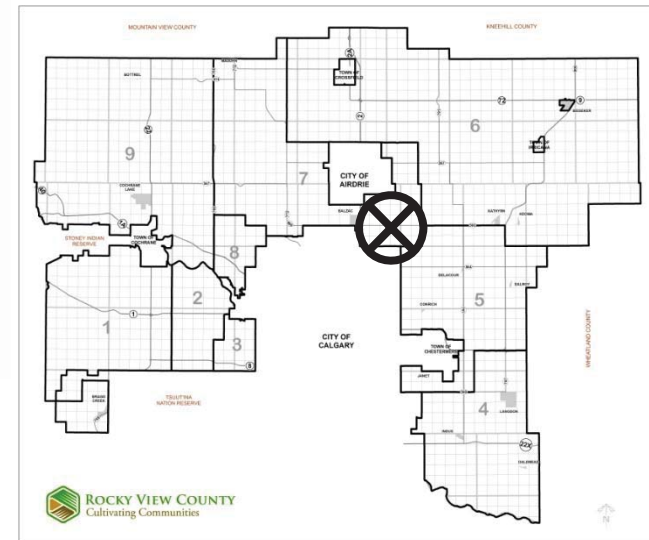
No letters received.



Subdivision Proposal:

PL20200039 – To create a ± 12.71 acre parcel (Public Utility Lot), an access road, and a ± 8.84 acre remainder.

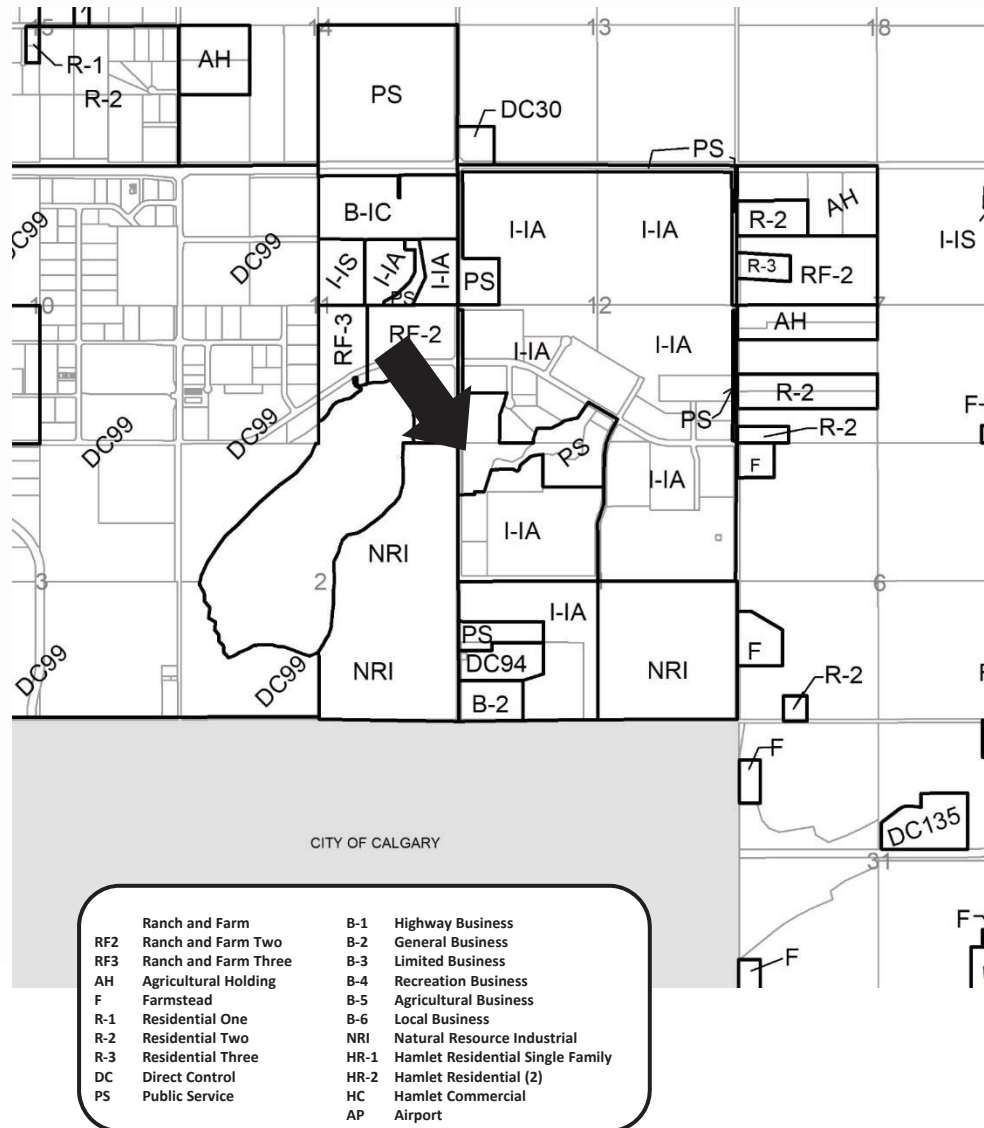
The subject land is located in the Balzac East area, approximately $\frac{1}{2}$ mile south of Crossiron Drive, north of High Plains Road and east of Range Road 291.



LOCATION PLAN

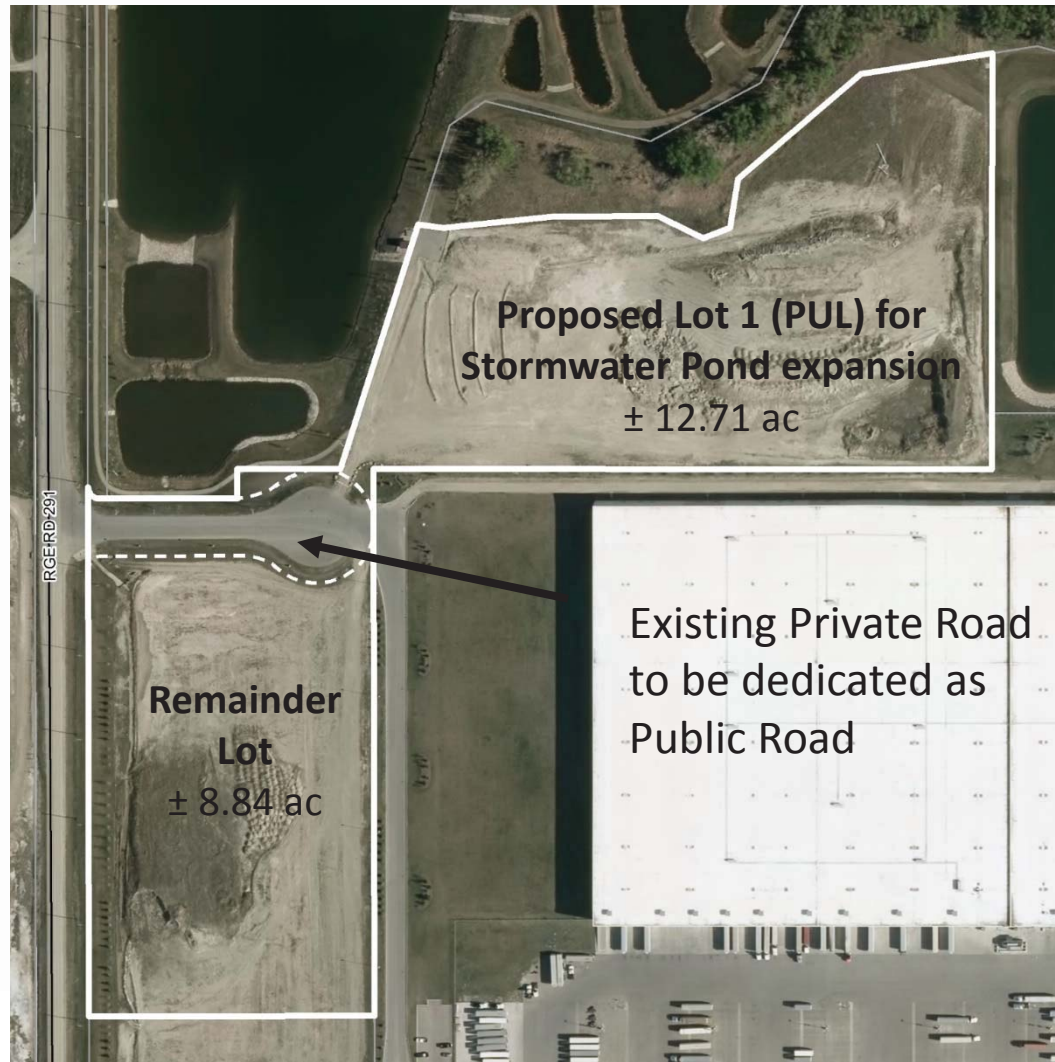
NW-01-26-29-W04M
Division 7; File 06401017

 **ROCKY VIEW COUNTY**
Cultivating Communities



Land Use

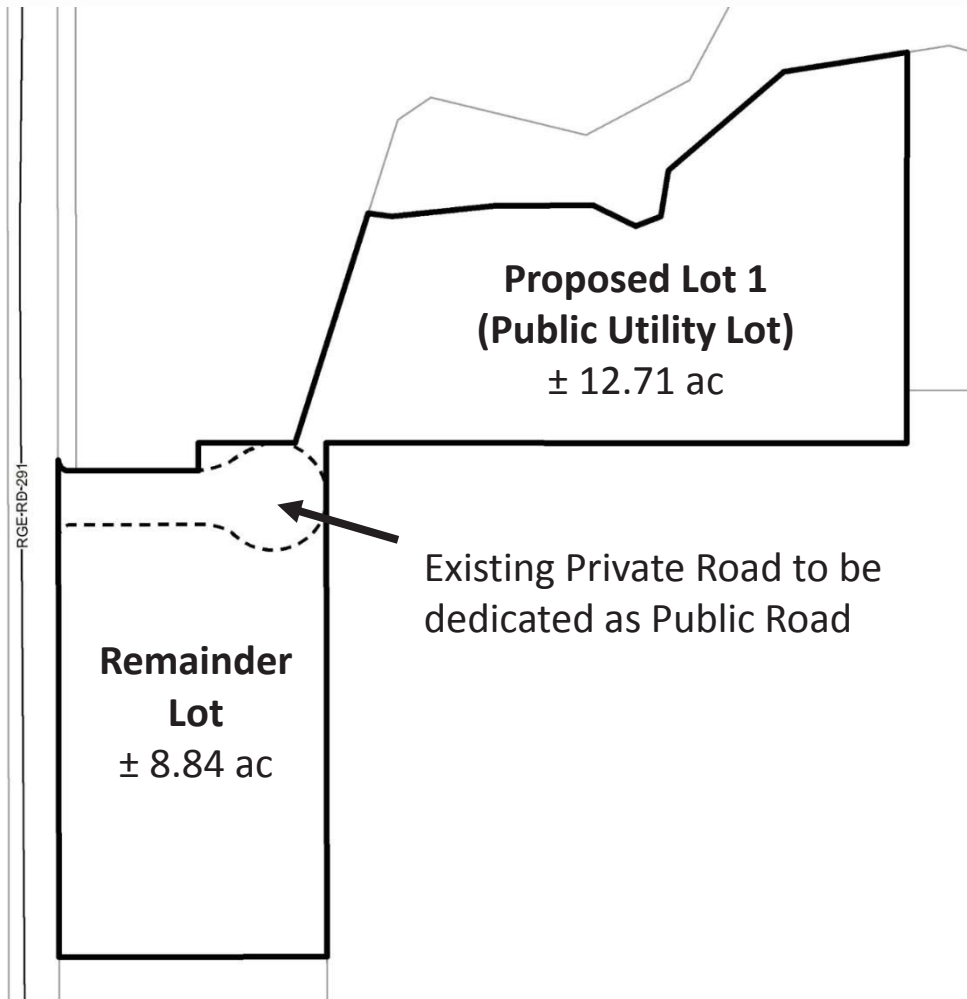
- The subject land is located in Phase 1 of the High Plains Industrial Park and is designated as Public Services District.
- There is a concurrent land use redesignation to convert a portion of the subject land from Public Services District to Industrial – Industrial Activity District to accommodate future development (PL20200038)



Existing situation

- Proposed Lot 1 (± 12.71 ac) would be dedicated as a Public Utility Lot for the Stormwater pond.
- The Stormwater pond would tie into the existing stormwater systems.
- The remainder lot would accommodate future development.
- The existing private road would also be dedicated as a public road.

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



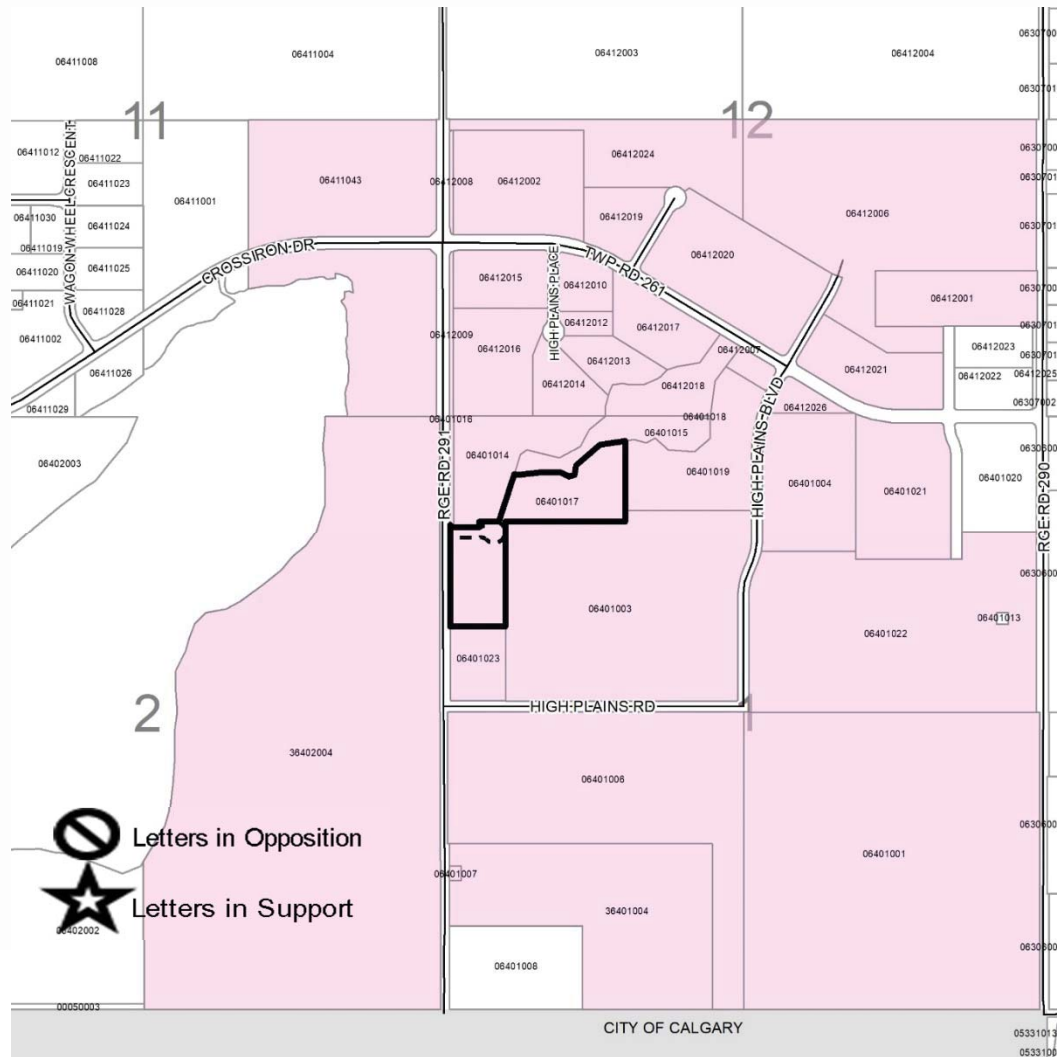
Tentative Plan

- Conditions of approval include:
 - Plan of survey;
 - Development Agreement for submission of QA/QC testing for the existing access road;
 - Transportation Offsite Levy;
 - Municipal Reserve for the subject land and for the amount previously deferred on title;
 - Endorsement fee; and
 - Property taxes.

**TENTATIVE
PLAN**

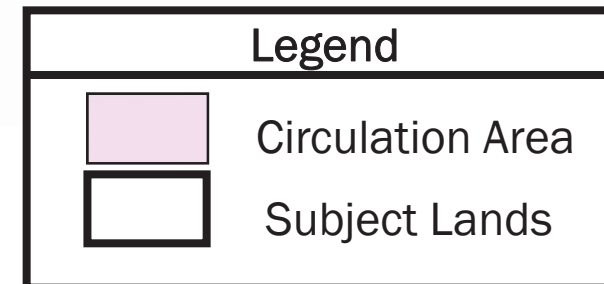
NW-01-26-29-W04M
Division 7; File 06401017





Adjacent Landowner Circulation

- The application was circulated to 28 adjacent landowners.
- There were no letter submission for this application.
- Administration recommends approval in accordance with Option 1.



CIRCULATION

NW-01-26-29-W04M
Division 7; File 06401017



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 9
SUBJECT: Subdivision Item: Residential One District

DATE: May 25, 2020
APPLICATION: PL20190123

APPLICATION: To create two ≥ 1.98 acre parcels with two ≥ 1.98 acre remainders.

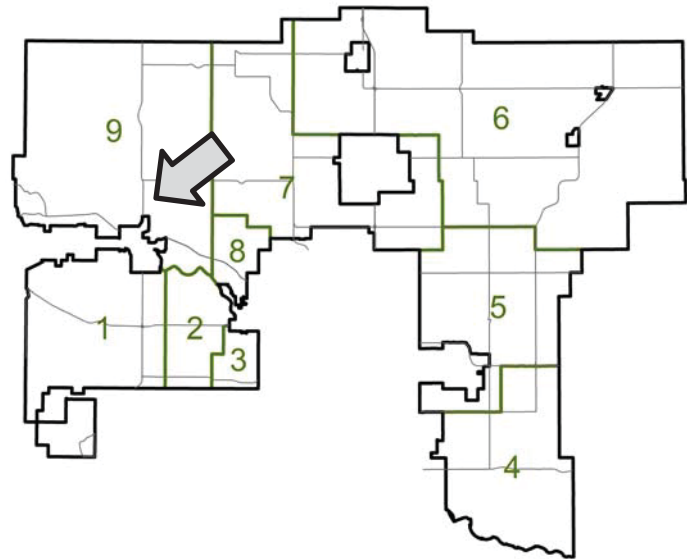
GENERAL LOCATION: Located east of the Hamlet of Cochrane Lake, 0.4 km (0.25 mile) north of Camden Lane, on the west side of Camden Drive.

LAND USE DESIGNATION: Lots 7 & 8, Block 23, Plan 0812064, SW-26-26-4-W5M

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20190123 be approved with the conditions noted in Appendix 'B'.
- Option #2: Motion #1 THAT Conditions 5 & 6 be deleted.
 Motion #2 THAT Subdivision Application PL20190123 be approved with the conditions noted in Appendix 'B', as amended.
- Option #3: THAT Subdivision Application PL20190123 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Stefan Kunz and Milan Patel – Planning and Development Services



APPLICANT: Warnock, Alan & Lucinda

OWNER: Warnock, Alan & Lucinda, and Zieman, Eric & Mardelle

APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • County Plan; • Cochrane North Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Phase 1 Groundwater Supply Evaluation (Sabatini Earth Technologies Inc., January 2008) • Level 4 PSTS Assessment (Almor Testing Services Ltd., March 16, 2020) • Shallow Subsurface Conditions (Almor Engineering Associates Ltd., May 22, 2007) • Storm Drainage Plan (Torus Engineering, March 2007)
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$36,438.35

Transportation and Access

All access is proposed through Camden Drive to the east of the lands. The application proposes panhandle access to Lots 1 and 3. The minimum width of a panhandle required by the Engineering Servicing Standards is 12.5 metres. As future development of the lands to the west are restricted due to access concerns, the 12.5 metre panhandles are important in order to allow for future developability of the area.

The Cochrane North Area Structure Plan requires that conceptual schemes be in place in order to accommodate applications of this nature. Redesignation of the lands was allowed to proceed in July 2019 regardless, with the understanding that the items that would have been addressed in a conceptual scheme (particularly with regards to protecting the local transportation network) be accommodated through the conditions of subdivision.

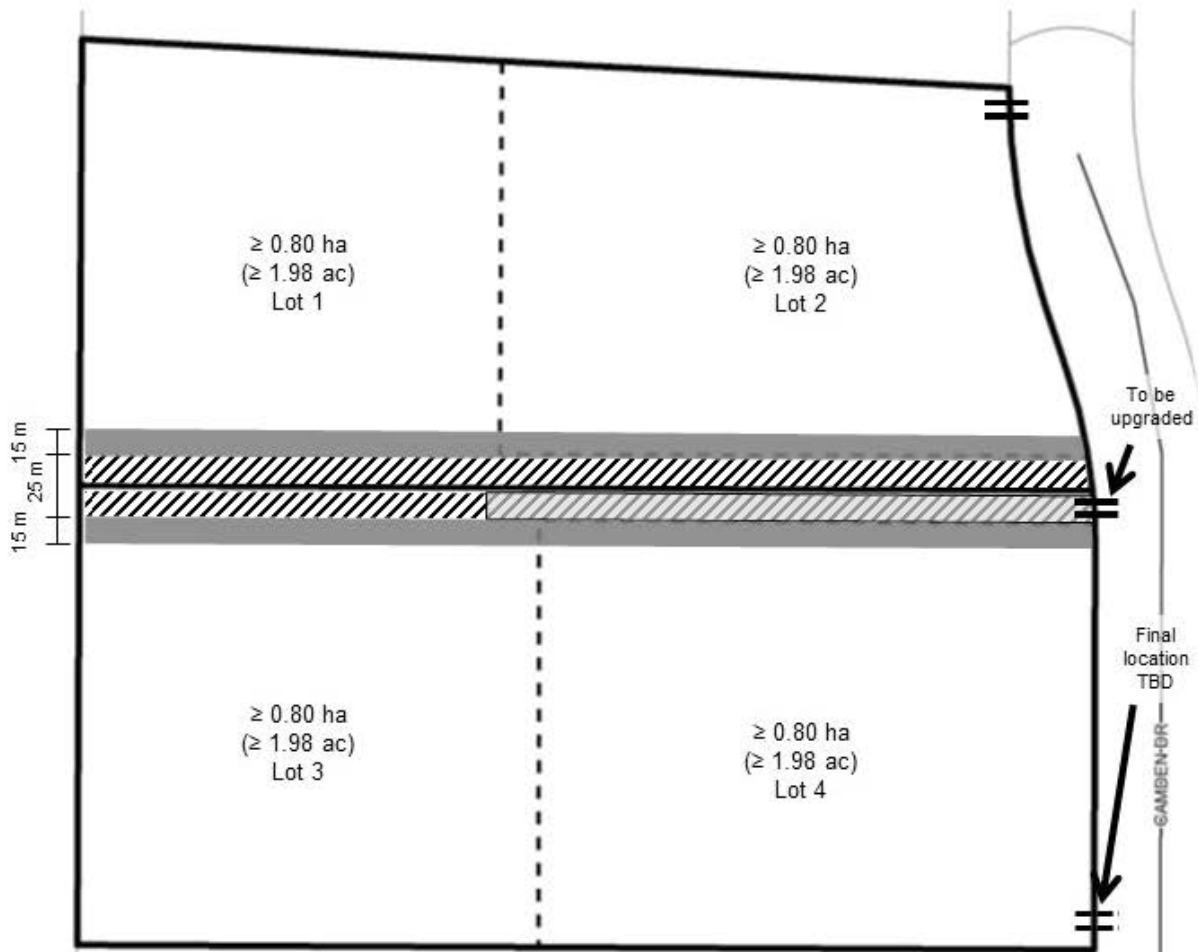
The Applicant has provided a letter indicating their desire for panhandles with a width of less than 12.5 meters. The letter can be found in Appendix 'C'. Should the Municipal Planning Commission wish to approve the application per the applicant's request, Option #2 is available.



ROCKY VIEW COUNTY

Tentative Plan

Subdivision Proposal: To create two ≥ 1.98 acre parcels with two ≥ 1.98 acre remainders.



Surveyor's Notes:

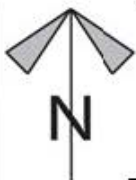
1. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Legend

- Road Acquisition Agreement
- Restrictive Covenant
- Mutual Access Easement
- Existing Approach
- Required Approach



TENTATIVE PLAN



**Lots 7 & 8, Block 23, Plan 0812064
SW-26-26-4-W5M**

Date: Sept 9, 2019

Division # 9

File: 06826041/42 - PL20190123



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochrane"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

APPENDICES:

APPENDIX 'A': Maps and Other Information

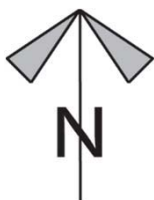
APPENDIX 'B': Approval Conditions

APPENDIX 'C': Letters

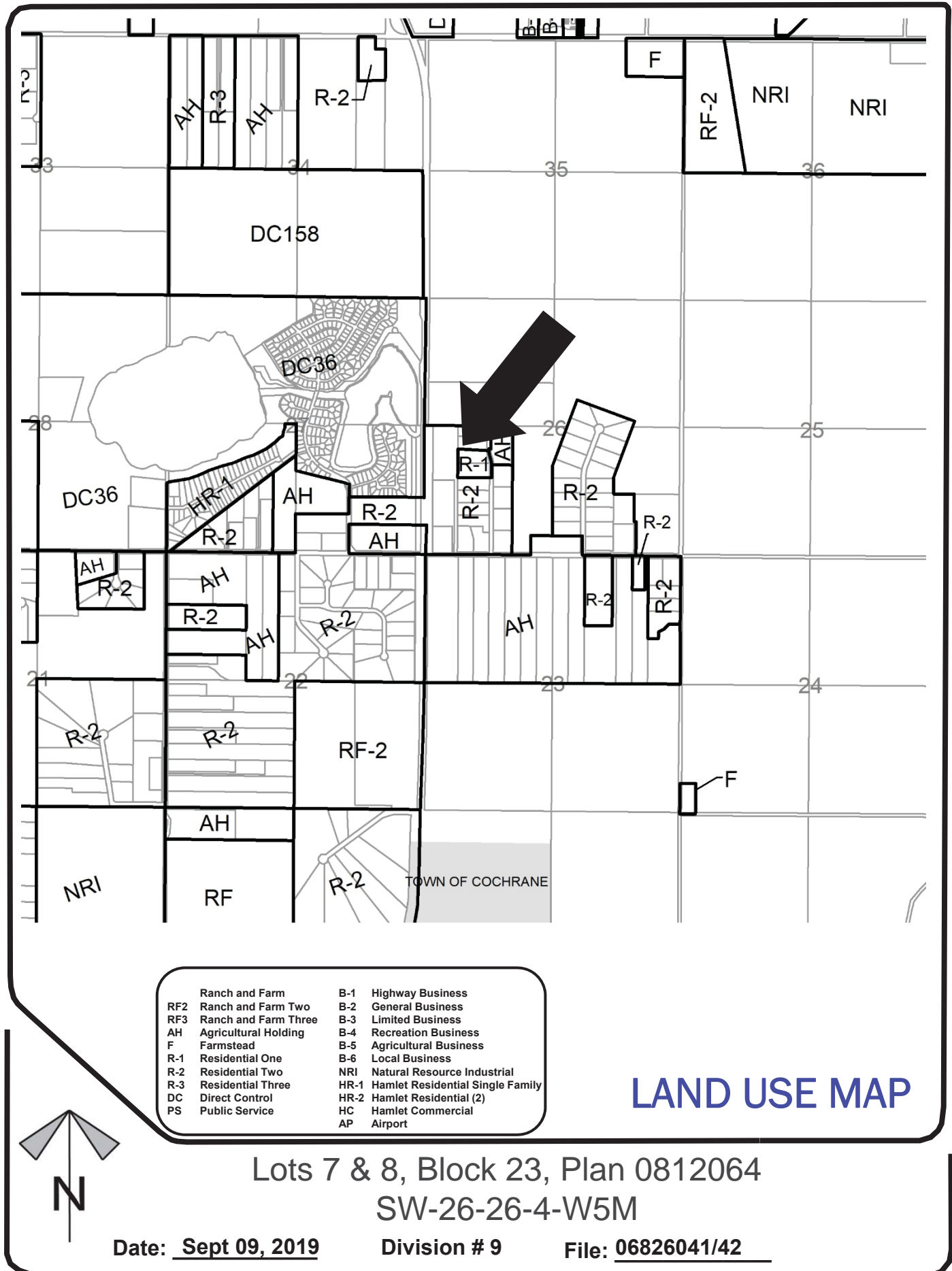
APPENDIX 'D': Presentation

APPENDIX 'A': MAPS AND OTHER INFORMATION

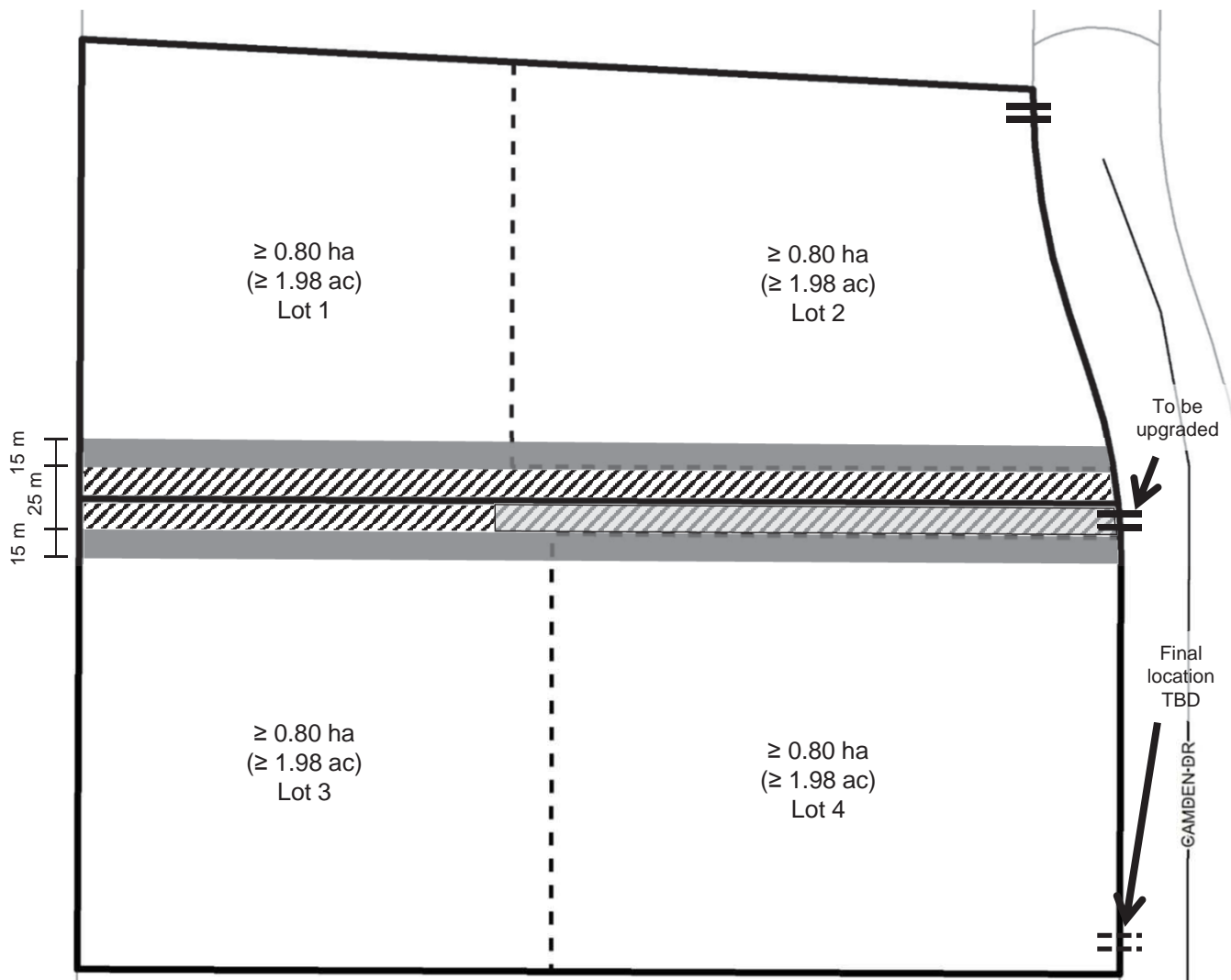
DATE APPLICATION RECEIVED: August 30, 2019	DATE DEEMED COMPLETE: March 16, 2020
GROSS AREA: ± 3.21 hectares (± 7.93 acres)	LEGAL DESCRIPTION: Lots 7 & 8, Block 23, Plan 0812064, SW-26-26-4-W5M
APPEAL BOARD: Municipal Government Board	
HISTORY: <p>2019: July 9, application to redesignate the lands from Residential Two District to Residential One District is approved.</p> <p>2008: Plan 0812064 is registered, resulting in the creation of 12 lots within Block 2 of Plan 7510615. The lots range in size between 3.95 acres and 8.33 acres, and are serviced by an internal subdivision road (Camden Drive).</p> <p>1975: Plan 7510615 is registered, resulting in the creation of a 40.00 acre parcel.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 124 adjacent landowners. One letter was received in response, in addition to the letter submitted by the Applicant. The responses have been included in Appendix 'C.'</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



File: 06826041/42



Subdivision Proposal: To create two ≥ 1.98 acre parcels with two ≥ 1.98 acre remainders.

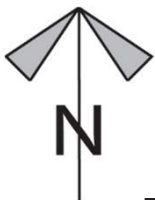


Surveyor's Notes:

1. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Legend	
Road Acquisition Agreement	
Restrictive Covenant	
Mutual Access Easement	
Existing Approach	
Required Approach	

TENTATIVE PLAN

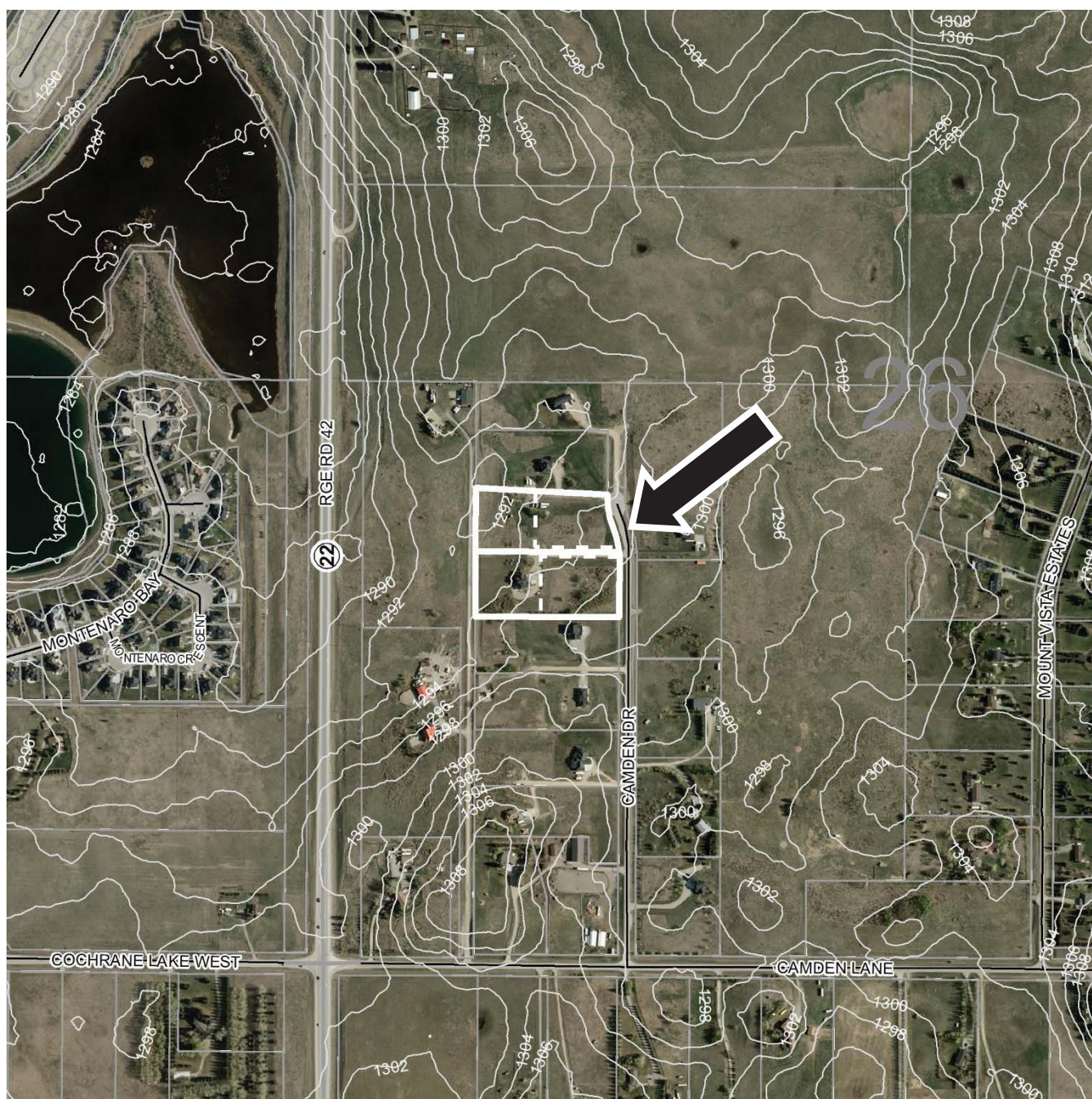


Lots 7 & 8, Block 23, Plan 0812064
SW-26-26-4-W5M

Date: Sept 09, 2019

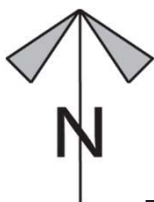
Division # 9

File: 06826041/42



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

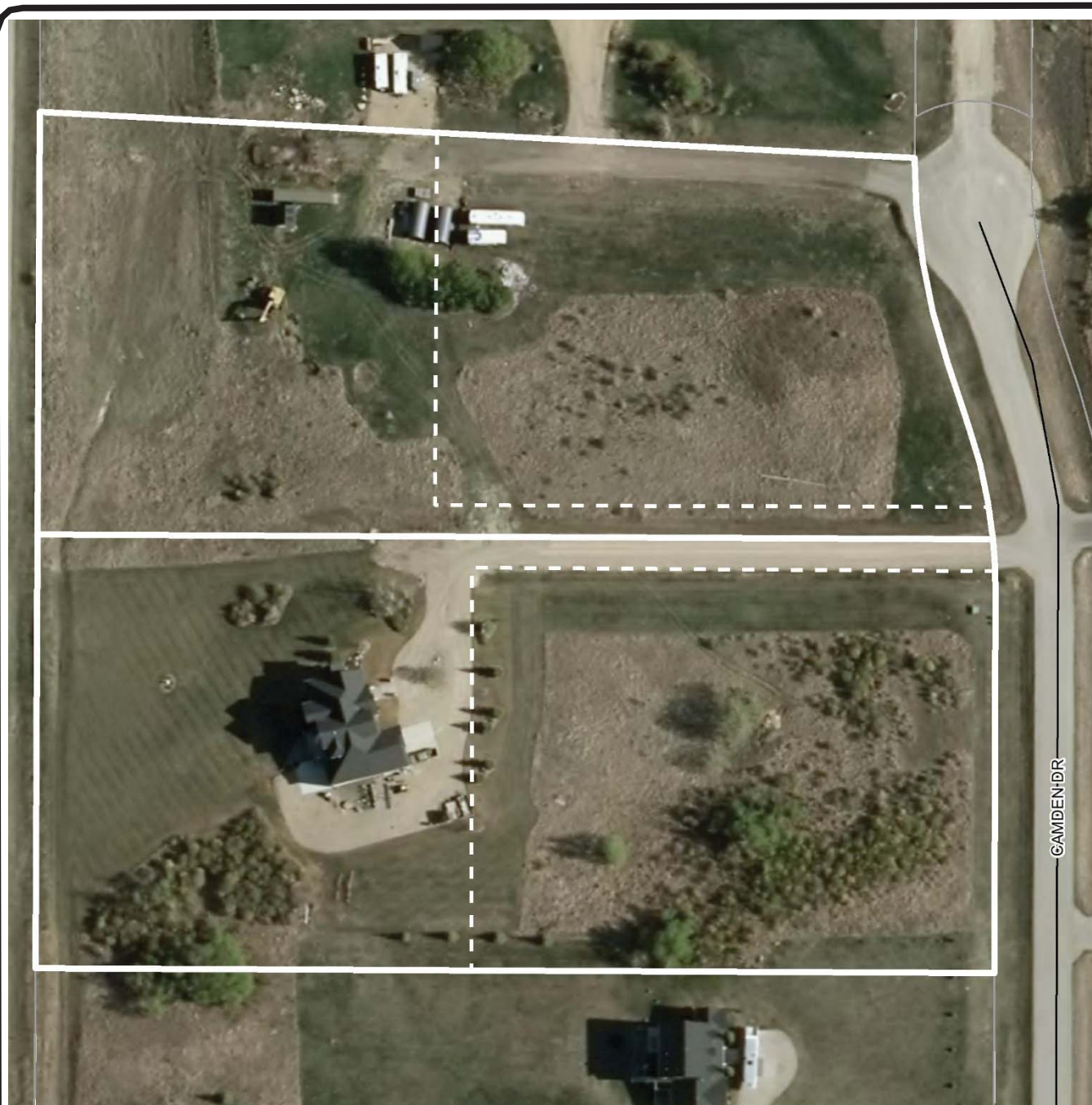


Lots 7 & 8, Block 23, Plan 0812064
SW-26-26-4-W5M

Date: Sept 09, 2019

Division # 9

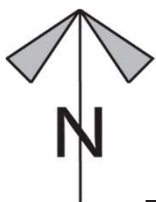
File: 06826041/42



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

AIR PHOTO

Spring 2018

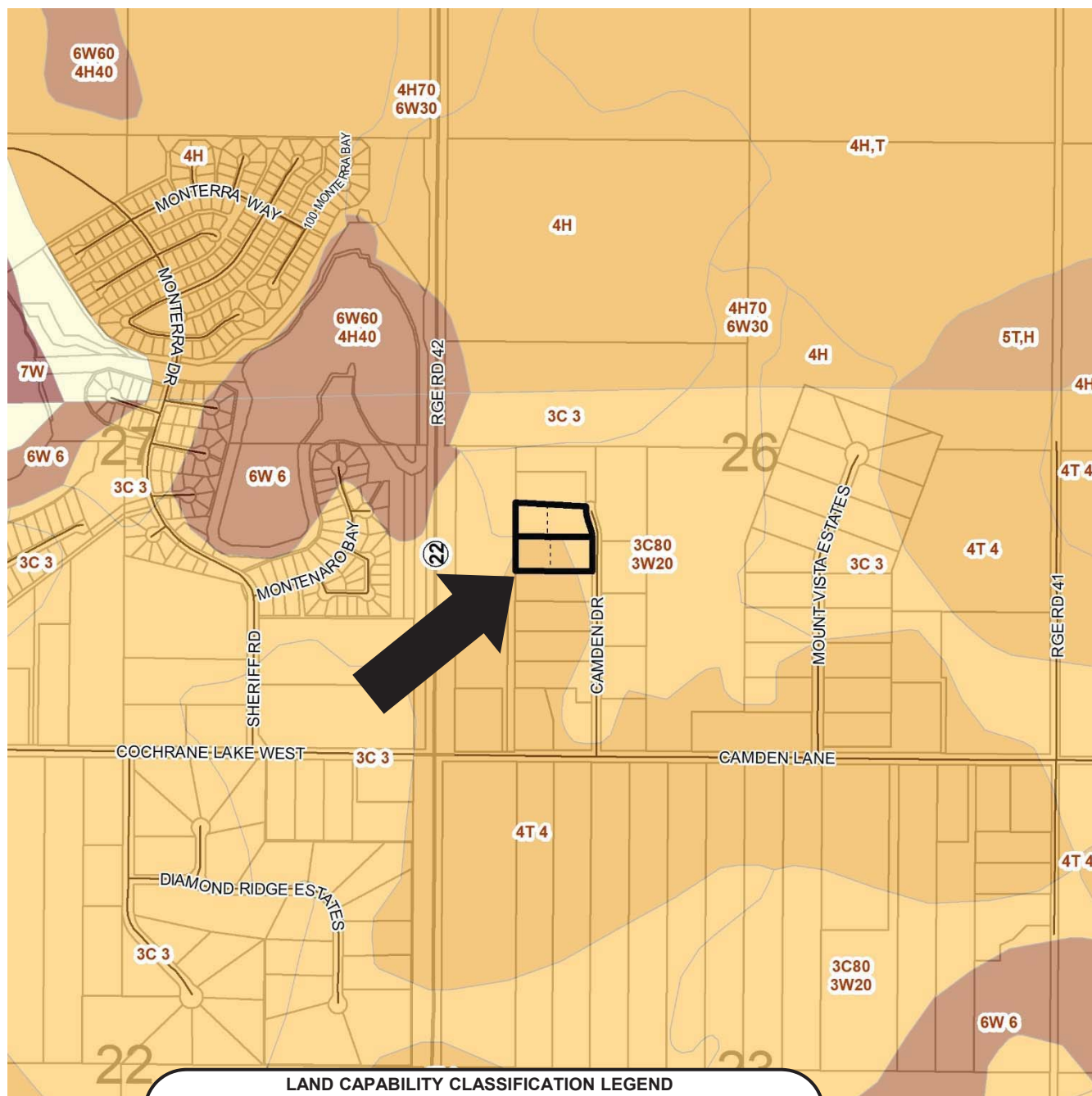


Lots 7 & 8, Block 23, Plan 0812064
SW-26-26-4-W5M

Date: Sept 09, 2019

Division # 9

File: 06826041/42



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

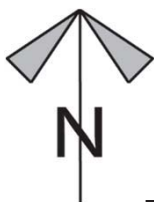
CLI Class

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

Limitations

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

SOIL MAP

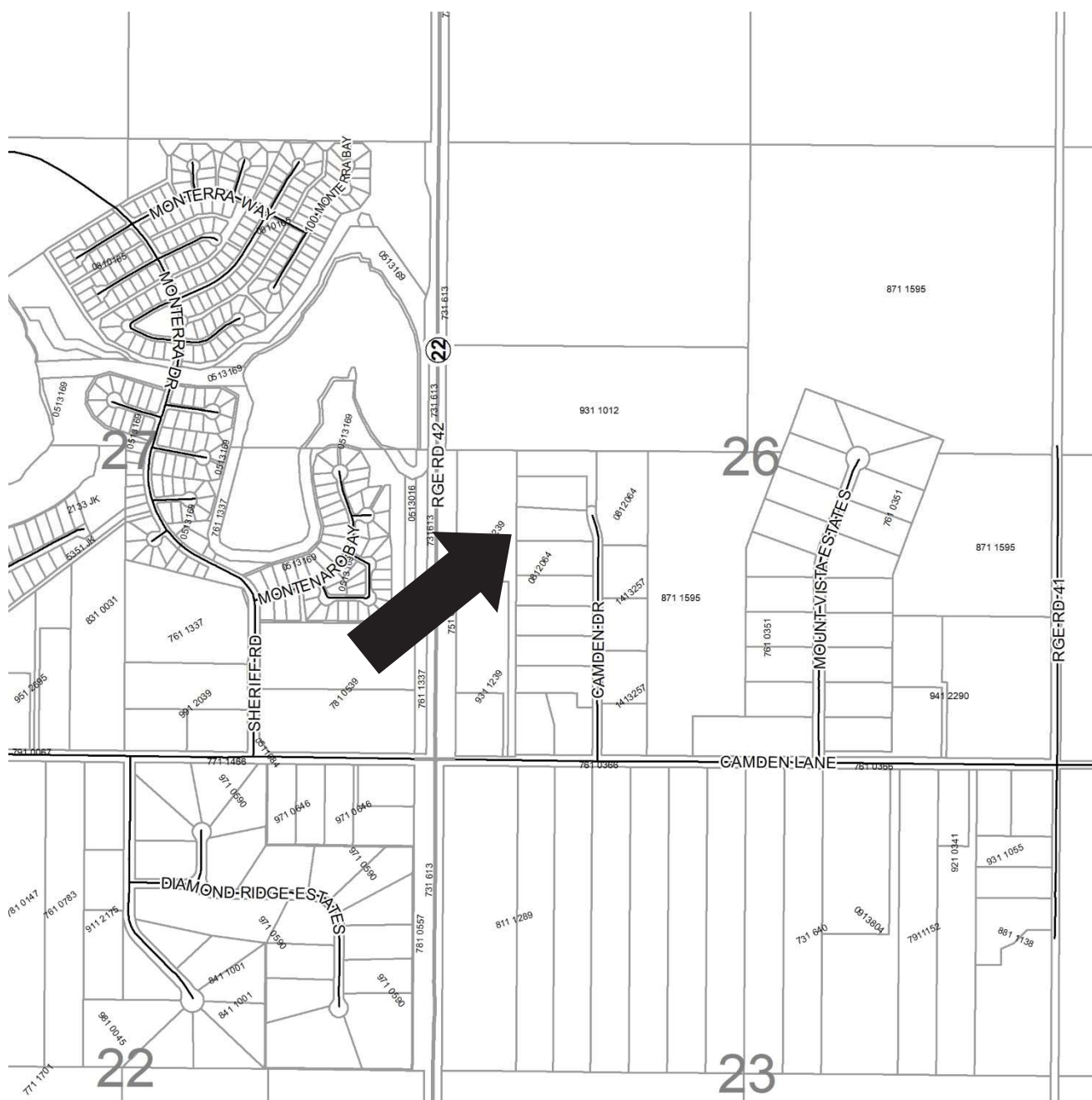


Lots 7 & 8, Block 23, Plan 0812064
SW-26-26-4-W5M

Date: Sept 09, 2019

Division # 9

File: 06826041/42

**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

Lots 7 & 8, Block 23, Plan 0812064
SW-26-26-4-W5M

Date: Sept 09, 2019

Division # 9

File: 06826041/42



File: 06826041/42

APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create two ≥ 0.80 hectare (≥ 1.98 acre) parcels with two ≥ 0.80 hectare (≥ 1.98 acre) remainders at Lots 7 & 8, Block 23, Plan 0812064, SW-26-26-4-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The subject lands hold the appropriate land use designation;
 2. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner shall provide a Site Plan, prepared by a qualified Land Surveyor, which indicates the following in relation to the new property lines:
 - a) The existing private sewage treatment system is located within the boundaries of Lot 3, and in accordance with The Alberta Private Sewage Systems Standard of Practice 2015;
 - b) The existing water wells are located within the boundaries of Lots 1 & 3;
 - c) All existing buildings and structures are located wholly within a proposed lot; and
 - d) The location of all structures and servicing infrastructure in relation to the required Road Acquisition Agreement and associated Restrictive Covenant.

Transportation and Access

- 3) The Owner shall upgrade the existing approach to Lot 3 to a mutual standard, in order to provide access to Lot 1, as shown on the approved Tentative Plan.
 - a) Provide a mutual access right-of-way plan; and
 - b) Prepare and register respective easements on each title, where required.



ROCKY VIEW COUNTY

- 4) The Owner shall construct a new paved approach in order to provide access to Lot 4 from Camden Drive as shown on the approved Tentative Plan.
- 5) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lots 1 & 3, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of 25.00 m road acquisition in accordance with the approved Tentative Plan; and
 - b) The purchase of land by the County for \$1.
- 6) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1, 2, 3, & 4 that restricts the erection of any structure on or within 15.00 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Site Servicing

- 7) The Owner is required to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:
 - a) Construction of Packaged Sewage Treatment Plants on Lots 1, 2, and 4, in accordance with the recommendations of the Level 4 Private Sewage Treatment System Assessment;
- 8) Water is to be supplied by an individual well on Lots 2 & 4. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided demonstrating a minimum flow rate of 1.0 IGPM, and including aquifer testing and the locations of the well Lot 1; and
 - b) The results of the aquifer testing meet the requirements of the *Water Act*.
- 9) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of the proposed Lots 1-4, indicating the following:
 - a) Requirements for each future Lot Owner to connect to County piped wastewater, potable water, and stormwater systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;

Developability

- 10) The Owner is to provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within Lot 1.
 - a) Private Sewage Treatment System testing and analysis, and/or the newly drilled water well, shall be located within the defined contiguous developable acre.
- 11) The Owner is to provide and implement a Site-Specific Storm Water Plan that meets the requirements of all regional plans for the area and the County Servicing Standards. Implementation of the Site-Specific Storm Water Plan shall include:
 - a) Registration of any required easements, utility rights-of-way, and utility right-of-way agreements;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;



- c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system; and
- d) Should the Storm Water Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Payments and Levies

- 12) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided, as shown on the Plan of Survey.
- 13) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.

Taxes

- 14) 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

Alan Warnock

264121 Camden Drive



May 11, 2020

Municipal Planning Commission
County of Rocky View

Subdivision Application PL20190123/Warnock

Dear Sirs/Madams:

Thank you for giving consideration to our subdivision application. I appreciated working with your staff planner, Stefan Kunz. He has been both helpful and cooperative in providing feedback on our application.

I had previously provided some comments to Stefan on his report and he recommended that I provide my response directly to your commission to accompany the staff report. So please accept these comments in response to the Engineering Services (Transportation) for your consideration.

Specifically, they stated that "The panhandle widths for newly created lots 1 and 3 should be increased to 12.5 metres in accordance with County's servicing standards."

I appreciate that this is the servicing standard. However, I respectfully submit that there are several mitigating circumstances in this instance which support my argument for a joint mutual panhandle of 12.5 metres total. Please find below a synopsis of our points:

1. The joint panhandle of 12.5 metres has no significant negative impact on the County;
2. The Applicant's Agreement to a Road Acquisition Agreement of 25 metres wide is a major concession by the Applicant and is a much more important long term roads planning matter than insisting on two separate 12.5 metre panhandles adjacent to one another when one joint 12.5 metre panhandle is sufficient.
3. When the Road Acquisition Agreement is exercised by the County (at no cost to the County), the existing mutual joint panhandle of 12.5 metres is then irrelevant.

Page 2

4. When the RAA is exercised, lots 2 and 4 will each give up a portion of lands, making the final size of the lots more equitable rather than lots 1 and 3 each bearing the brunt of the full 12.5 metre width if the County insists on mutual separate 12.5 metre panhandles.

5. Most importantly, the narrower panhandle requested by the applicant allows for wider building site areas. As you will note in the attached two drawings, it moves the boundary between the east/west lots approximately 10 metres to the east, providing a much better building site area for lot 1 (which is significantly restricted by the 1/2 acre evaporation pond on the lot. It also greatly benefits lot 3 as the existing landscaping row of trees and sodded grass area) would fall entirely within lot 3. As noted in #4 above, after the RAA is exercised, lots 1 and 3 will still be smaller than lots 2 and 4 but the difference will be lessened substantially, which in our view is much better long term development of the subject lots.

Thank you for considering the above. We trust it meets with your approval.

Sincerely,



Alan G. Warnock

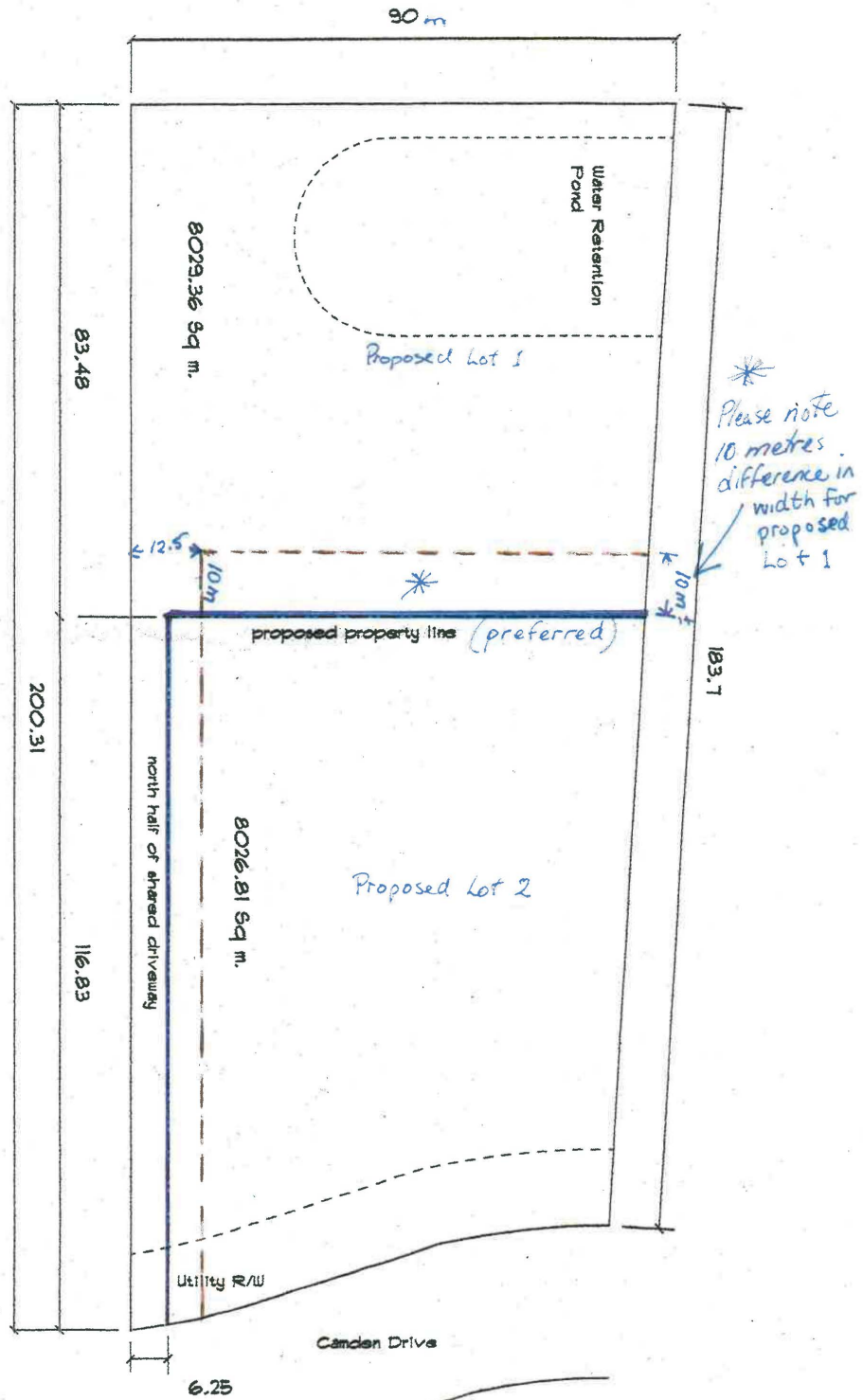
cc Eric Zieman

2 Attachments included

Alan Warnock



LOT 7 (NEW PROPOSED LOTS 1 and 2)





Lot 7 Block 23 Plan 0812064	Date:	
	Drawn By: Eric Ziemán	
	Phone No: 403-605-8517	

Lori-Lee Turcotte

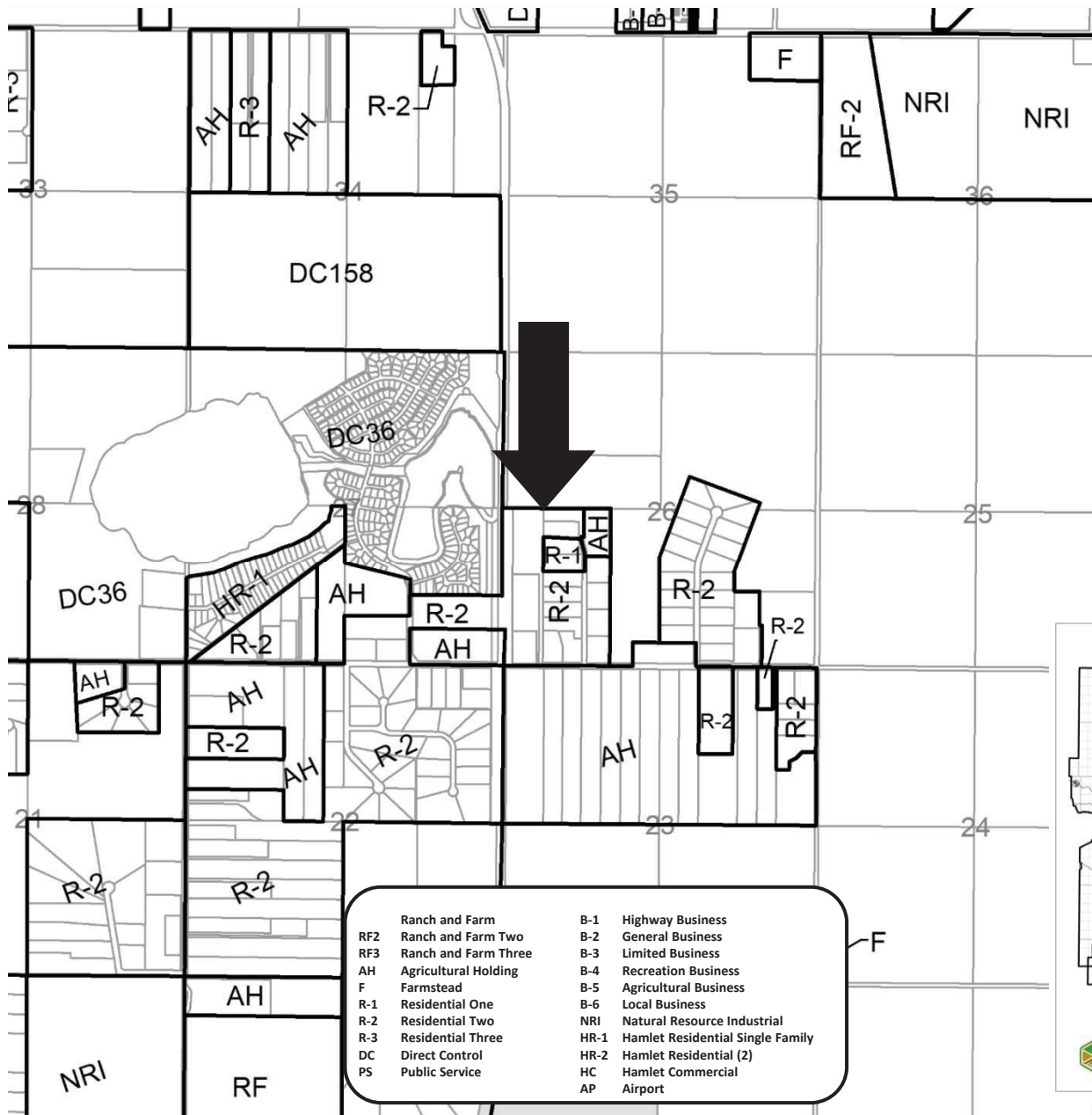
From: [REDACTED]
Sent: Thursday, September 26, 2019 5:30 PM
To: Stefan Kunz
Subject: ATTENTION: Planning Services Department - File #06826041/42 Application #PL20190123

Dear Stefan Kunz:

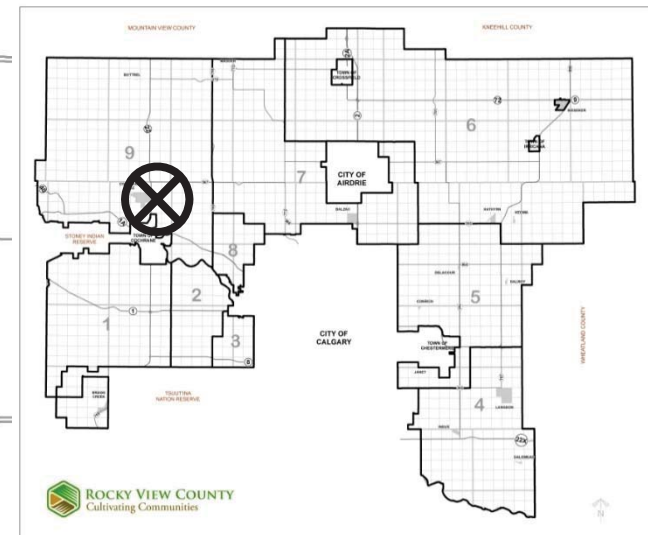
In regards to the above land subject to application. I'm writing to state my concerns about the increase of development in this area because of the limited access and egress for Camden Lane onto Hwy 22, and how the increase in traffic will also affect the access and egress from subdivision Monterra off of Cochrane Lake Road. The junction/ntersection on Hwy 22 North separating Camden Lane from Cochrane Lakes Road is already a safety issue because of the high speed traffic on Hwy 22. Residents who live in this area including school buses carrying our children, either turning left or right have to deal with trying to get out into the traffic that is travelling at 100 km or higher from a stop position. Most of these vehicles travelling on Hwy 22 are large trucks that are unable to stop in an emergency situation considering the speed at which they travel. I have witnessed many potential accidents, and I know for certain that one day, there will be a tragedy. It is my opinion if Camden Lane is getting more development we need to look at putting in a traffic light at the junction or lowering the speed limit, or putting in a round-about to make the intersection safer for everyone.

Sincerely,

Eileen Bossons
Monterra Resident



- Residential One District
- Cochrane North Area Structure Plan (CNASP)
- Agricultural and Country Residential area

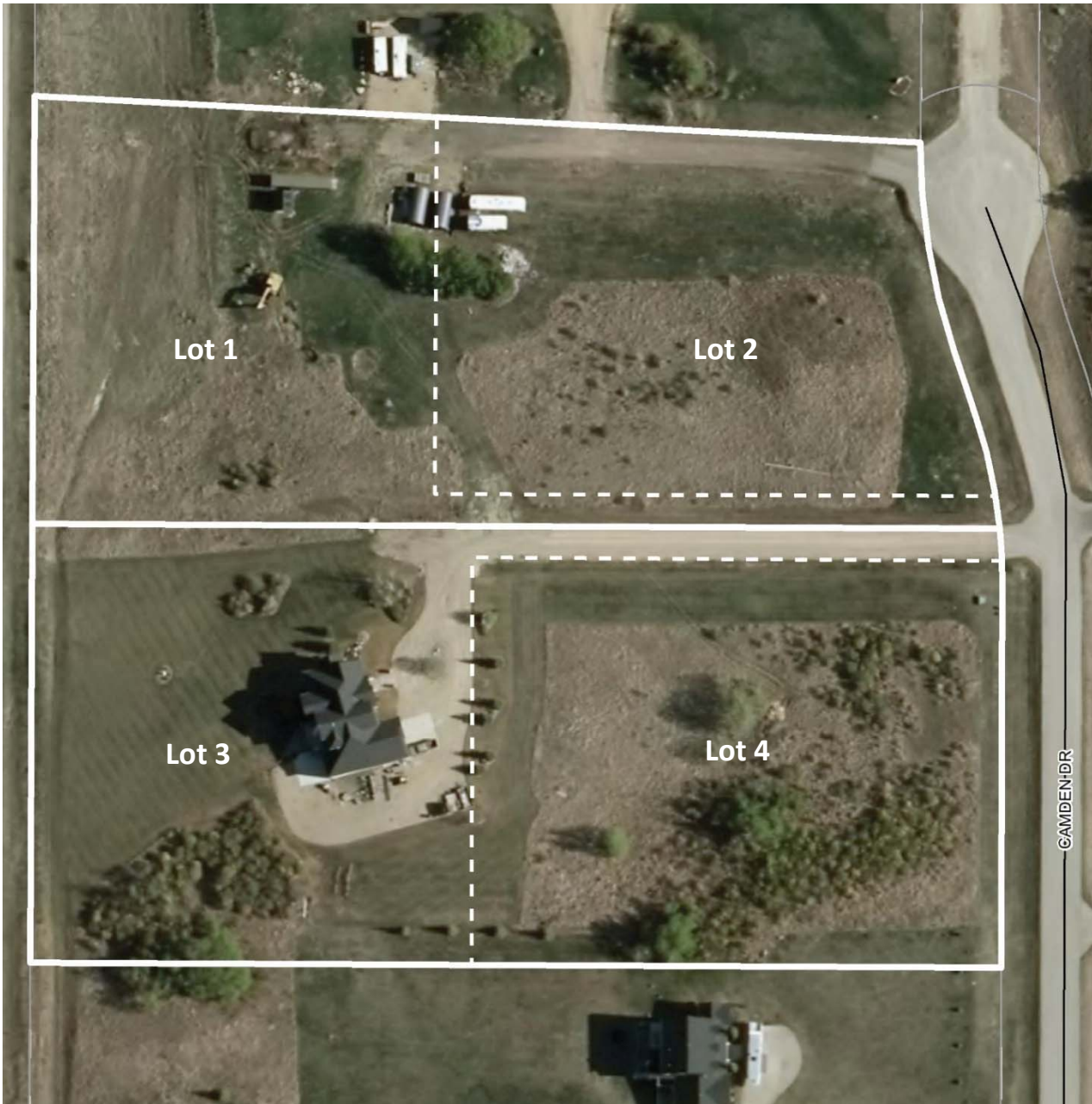


LAND USE

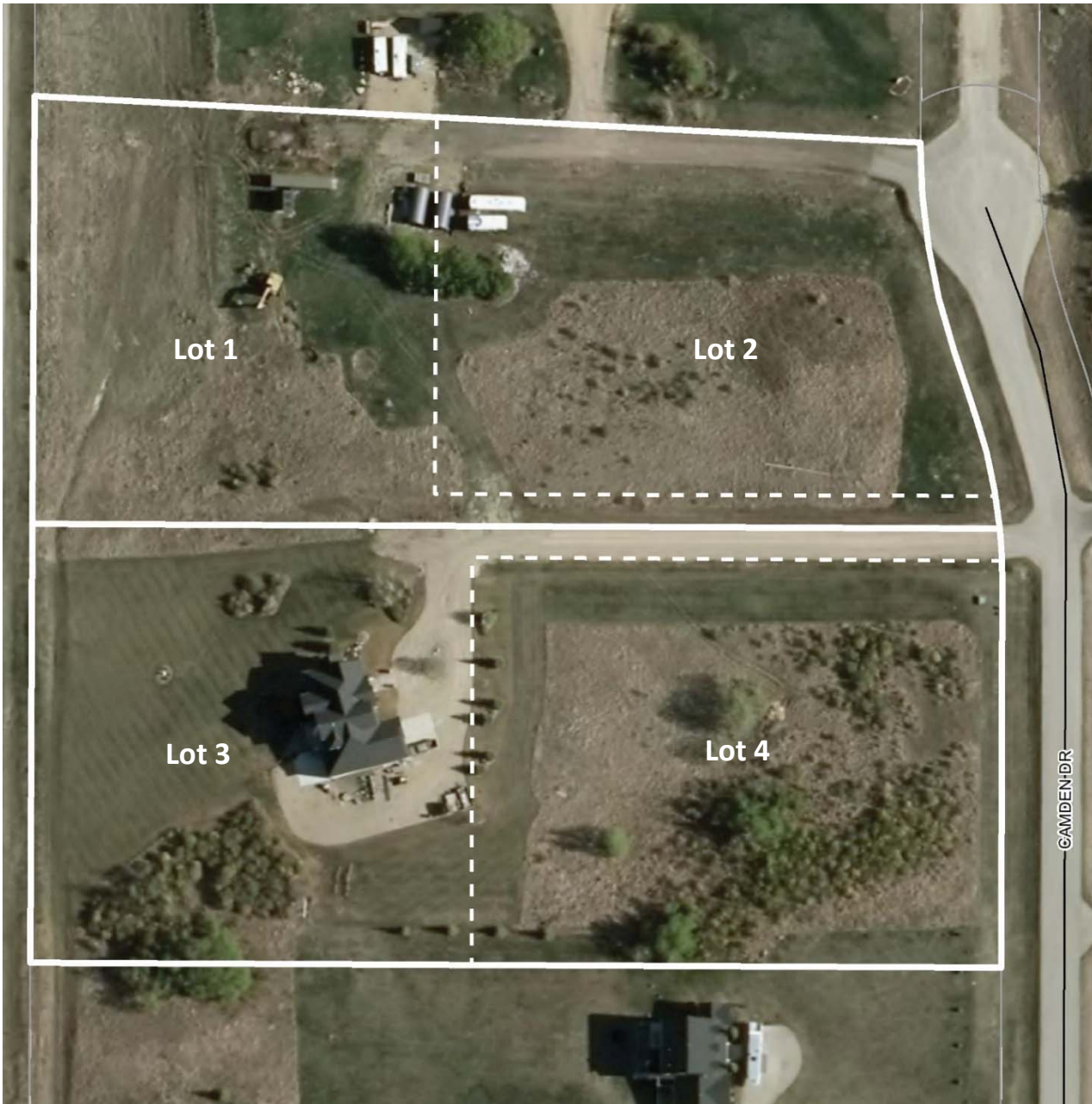




- To create two ≥ 1.98 acre parcels with two ≥ 1.98 acre remainders
- July 9, 2019: Lands redesignated R2 \rightarrow R1
- CNASP requires conceptual scheme, however the redesignation was approved with understanding that transportation items would be addressed through subdivision



- One existing dwelling, northern parcel undeveloped
- Servicing provided by wells and PSTS
- SWMP required to confirm no off-site impacts
- Overland drainage easement on Lot 1, geotechnical report required to confirm 1 acre of developable land available



- Two existing approaches
 - Lots 1 & 3 mutual
 - Lot 2 direct
 - Lot 4 new approach
- TOL outstanding
- Min. width of panhandles is 12.5m, when two are adjacent it allows for 25m road ROW



- Surrounding lands are R2, potential for 4 acre lots
- Lands to the west have development potential, but access challenges
- Can be addressed despite absence of conceptual scheme, through road acquisition agreement
- Allows other parcels to south to subdivide to 2 acres as well



- RAA is a tool MPC can use to enhance developability of adjacent lands



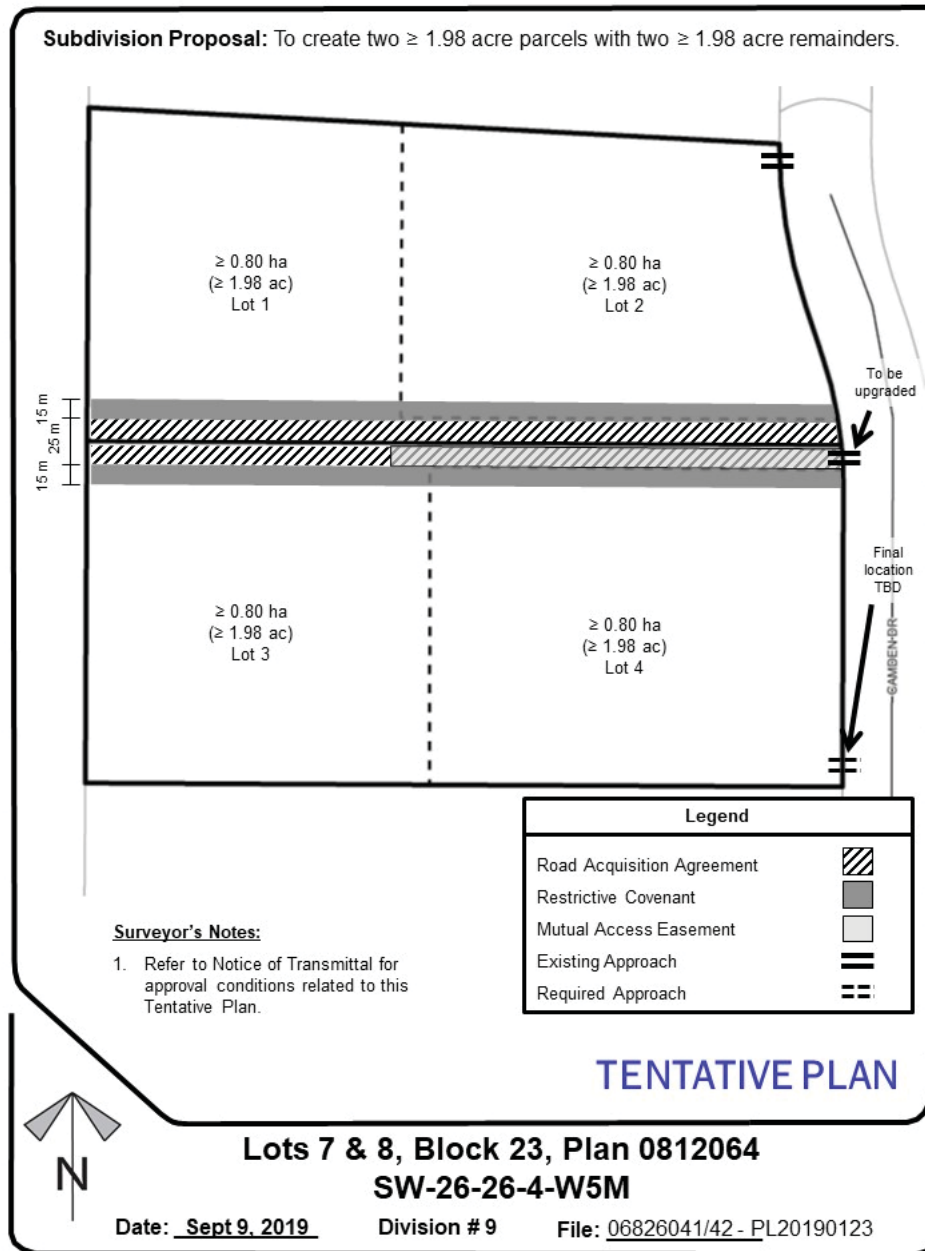
- RAA is a tool MPC can use to enhance developability of adjacent lands
- Allows additional parcels on otherwise undevelopable lands



- RAA is a tool MPC can use to enhance developability of adjacent lands
- Allows additional parcels on otherwise undevelopable lands
- If applied to future subdivisions as well, RAAs can provide further opportunities



- RAA is a tool MPC can use to enhance developability of adjacent lands
- Allows additional parcels on otherwise undevelopable lands
- If applied to future subdivisions as well, RAAs can provide further opportunities
- Allows safe access to lands otherwise undevelopable



Administration recommends approval in accordance with Option #1.

Option #1:

THAT Subdivision Application PL20190123 be approved with the conditions noted in Appendix 'B'.

Option #2:

THAT Subdivision Application PL20190123 be refused as per the reasons noted.

PLANNING AND DEVELOPMENT SERVICES

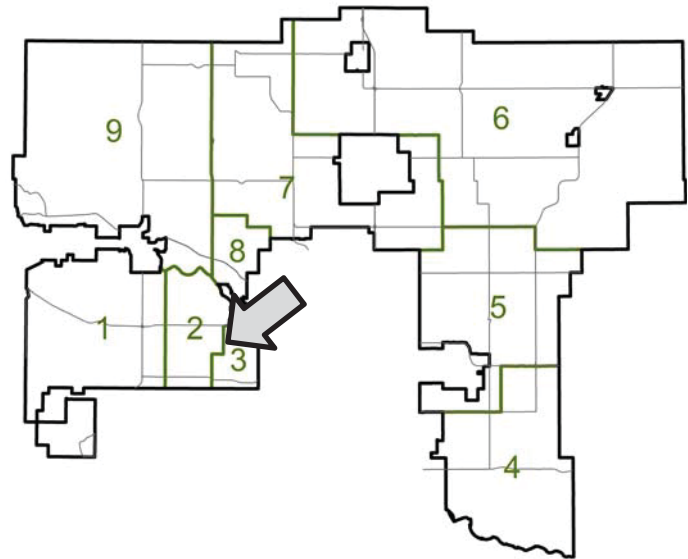
TO: Subdivision Authority
DIVISION: 2
SUBJECT: Subdivision Item: Residential One District

DATE: May 25, 2020
APPLICATION: PL20190008

APPLICATION: To create three new parcels, two ± 0.80 hectares (± 1.98 acres) in size (Lots 3 & 4) and one ± 0.93 hectares (± 2.29 acres) in size (Lot 2), with two remainder parcels ± 0.99 hectares (± 2.45 acres) and ± 0.80 hectares (± 1.98 acres) in size (Lots 1 & 5).

GENERAL LOCATION: Located in the north Springbank community, immediately south of Springbank Heights Loop and northwest of Springbank Heights Way.

LAND USE DESIGNATION: Lot 28, Block 4, Plan 0310255 & Lot 26, Plan 9210971 within NE-15-25-3-W5M



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

OPTIONS:

- Option #1: THAT Subdivision Application PL20190008 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190008 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Stefan Kunz and Milan Patel, Planning and Development Services



APPLICANT: Carswell Planning – Bart Carswell

OWNER: Dennis & Irene Maillot

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:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • County Plan; • Central Springbank Area Structure Plan; • Rocky View/Calgary IDP; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Geotechnical Developable Areas Assessment and Riparian Setback Assessment (Western Water Resources, 2019) • Phase 1 Groundwater Supply Evaluation (Western Water Resources, 2016) • Level 1 Model Process Assessment (Western Water Resources, 2016) • Level 3 Model Process Assessment (Western Water Resources, 2016) • Stormwater Management Plan (Western Water Resources, 2017) • Site-Stormwater Management Plan (Western Water Resources, 2019) • Slope Stability Assessment (Western Water Resources, 2019)

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<i>TRANSPORTATION OFFSITE LEVY</i>	\$150,324.75
<i>MUNICIPAL RESERVE</i>	Municipal Reserves were previously provided on Plan 741 0359

Transportation Off-Site Levy (TOL)

The TOL is owing on the balance of the lands. As a portion of the lands are required to register an Environmental Reserve Easement, that area of the site has been deducted from the levy calculation in accordance with 6.a.iv of the TOL Bylaw.

Riparian Protection

The lands contain a portion of a tributary draining to the Bow River, which passes through proposed Lot 1. In order to limit the extent of environmental degradation adjacent to the drainage course, an Environmental Reserve Easement (ERE) is required. Given the proximity to Bearspaw Reservoir, a City of Calgary potable water source, protection of the drainage course is critical. Past subdivisions in the area have been required to provide similar protections to the drainage course.

The applicant provided a Geotechnical Developable Areas Assessment and Riparian Setback Assessment in order to determine the extent of the riparian protection area. The report recommends a setback based on 1:100-year floodwater level, approximately ± 0.51 ha (± 1.26 acres) in size, pursuant to Section 664 of the *Municipal Government Act*. The exact amount of lands to be included within the ERE



area is to be determined by the approved Contiguous Developable Area Plan within Lot 1 in accordance with the Geotechnical Developable Areas Assessment and Riparian Setback Assessment. The applicant/owner shall implement the setback recommendations of the Geotechnical Developable Areas Assessment and Riparian Setback Assessment.

Topography

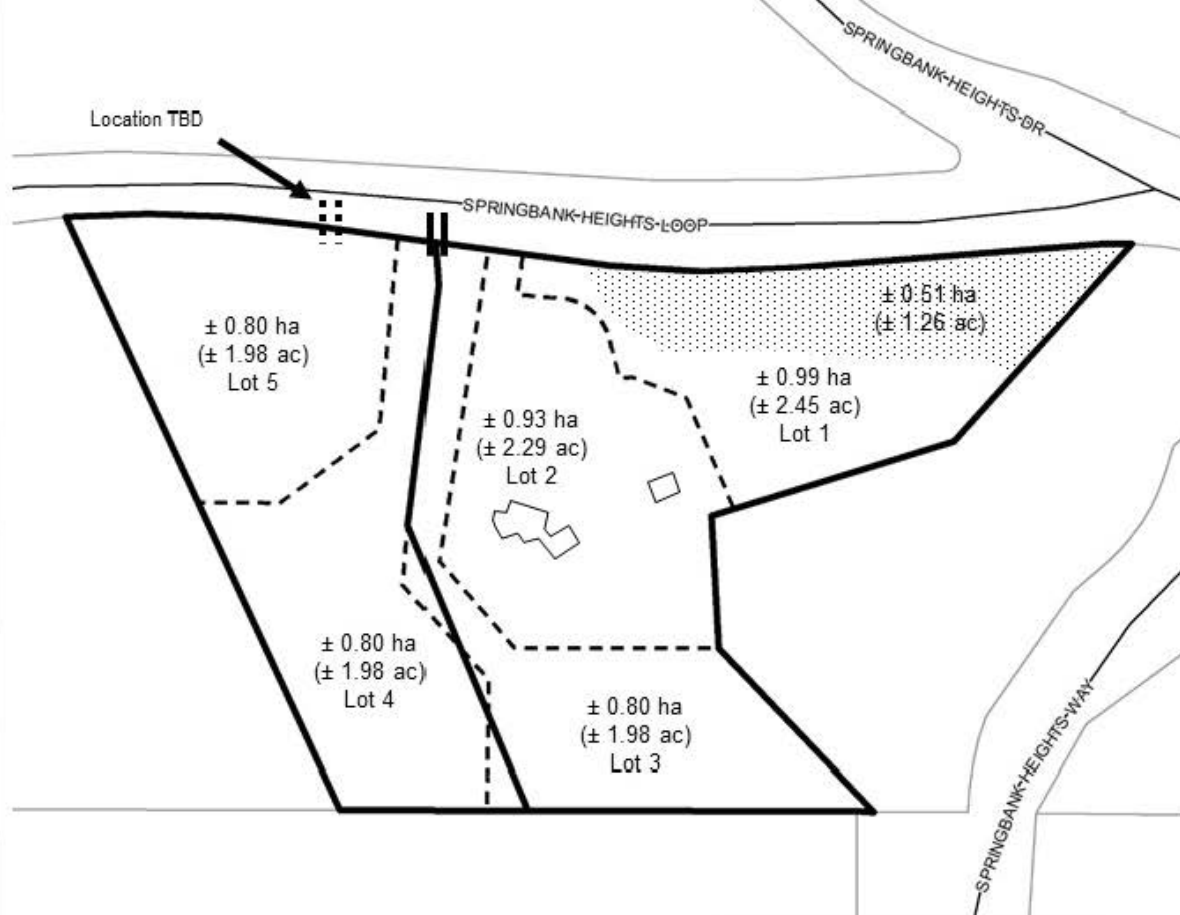
Lot 1 contains slopes in excess of 30% and greater than 3m in vertical height. Development of lands greater than 15% is not supported. The Applicant submitted a Slope Stability Assessment in support of the application, which indicates that the slopes are stable and well drained. The report did not observe slope instability indicators within proposed Lots 1 and 5.



ROCKY VIEW COUNTY

Tentative Plan

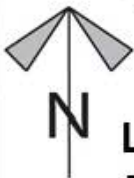
Subdivision Proposal: To create three new parcels, two ± 0.80 hectares (± 1.98 acres) in size and one ± 0.93 hectares (± 2.29 acres) in size, with two remainder parcels ± 0.99 hectares (± 2.45 acres) and ± 0.80 hectares (± 1.98 acres) in size

**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.
3. Panhandles shall have a minimum width of 12.5 metres

Legend

Existing Approach	==
Required Approach	::::
Environmental Reserve Easement	::::

TENTATIVE PLAN**NE-15-25-03-W05M****Lot:26 Plan:9210971 & Lot:28 Block:4 Plan:0310255**Date: 20-May-13

Division # 2

File: 05715034/8



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Planning and Development Services

Chief Administrative Officer

SK/llt

APPENDICES:

APPENDIX 'A': Maps and Other Information

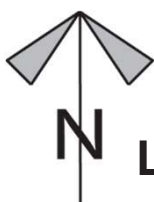
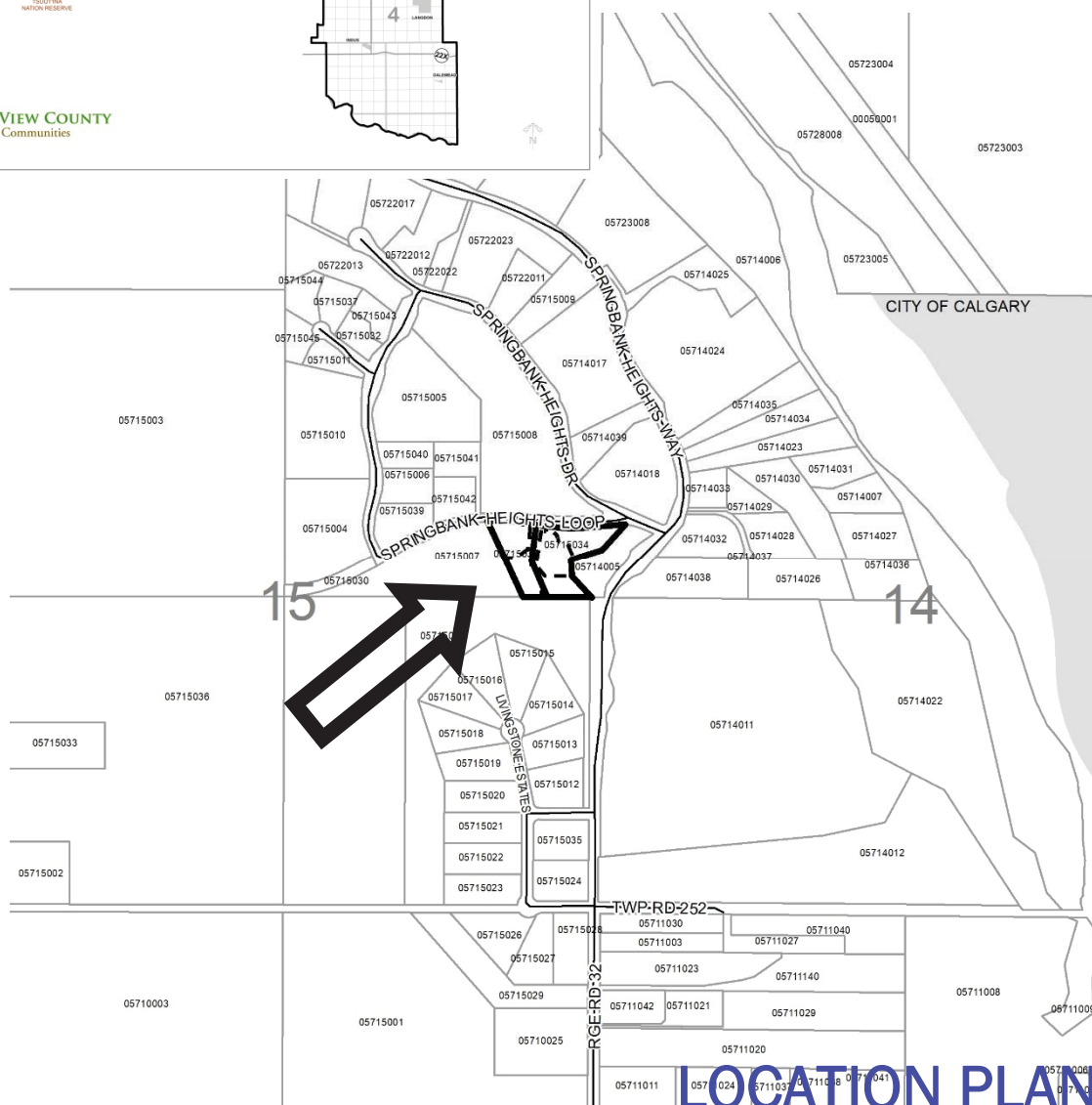
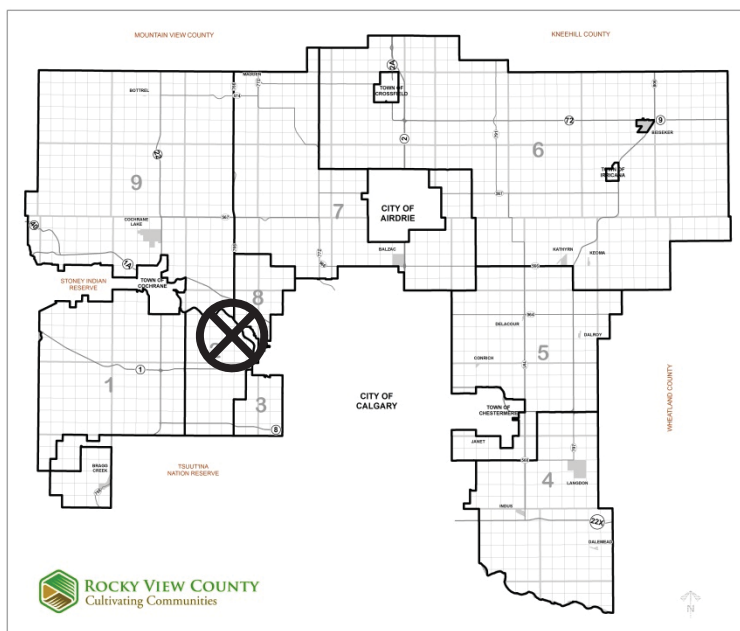
APPENDIX 'B': Approval Conditions

APPENDIX 'C': Letters

APPENDIX 'D': Presentation

APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: January 18, 2019	DATE DEEMED COMPLETE: November 14, 2019
GROSS AREA: ± 4.32 hectares (± 10.67 acres)	LEGAL DESCRIPTION: Lot 28, Block 4, Plan 0310255 & Lot 26, Plan 9210971 within NE-15-25-3-W5M
APPEAL BOARD: Municipal Government Board	
HISTORY: 2017 Council approved redesignation application PL20170038, resulting in the designation of the lands to Residential One District. 2001 Council approved Bylaw C-5414-2001 redesignating land east of the subject property from Agricultural Holdings District to Residential Two District. The corresponding subdivision was endorsed in 2002. 1992 Subdivision Plan 9210971 was registered at Land Titles for a single lot subdivision creating the subject lands as one ± 4.32 hectare (±10.67 acre) parcel. 1974 Subdivision Plan 7410359 was registered with Land Titles creating lots to form Springbank Heights Loop and Springbank Heights Drive. Municipal reserves were provided through the provision of four (4) MR lots.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 75 adjacent landowners. One response was received, and has 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.	



NE-15-25-03-W05M

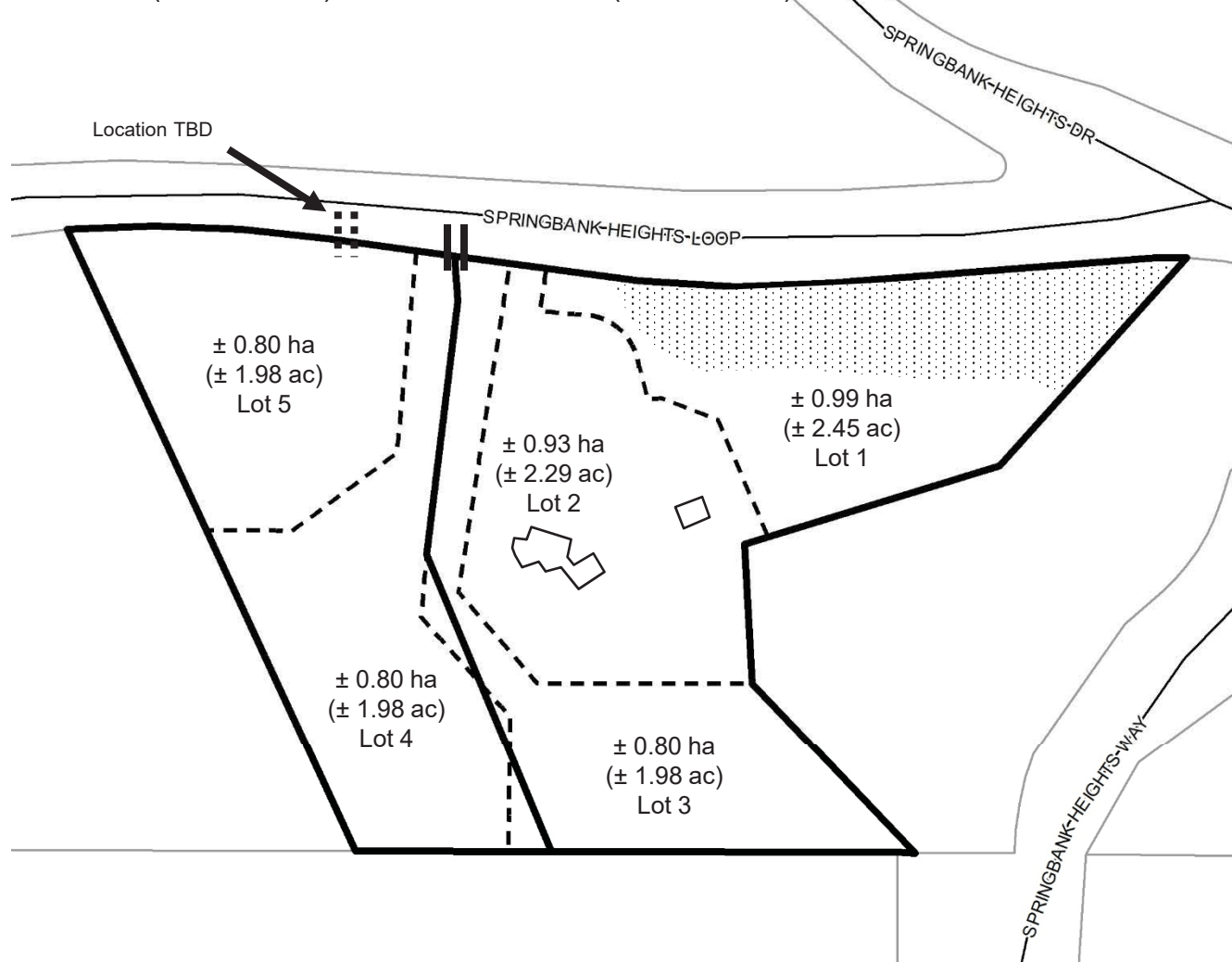
Lot:26 Plan:9210971 & Lot:28 Block:4 Plan:0310255

Date: 14-May-20

Division # 2

File: 05715034/8

Subdivision Proposal: To create three new parcels, two ± 0.80 hectares (± 1.98 acres) in size and one ± 0.93 hectares (± 2.29 acres) in size, with two remainder parcels ± 0.99 hectares (± 2.45 acres) and ± 0.80 hectares (± 1.98 acres) in size



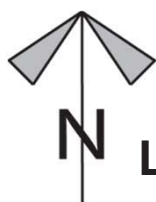
Surveyor's Notes:

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.
3. Panhandles shall have a minimum width of 12.5 metres

Legend

Existing Approach	==
Required Approach	----
Environmental Reserve Easement

TENTATIVE PLAN



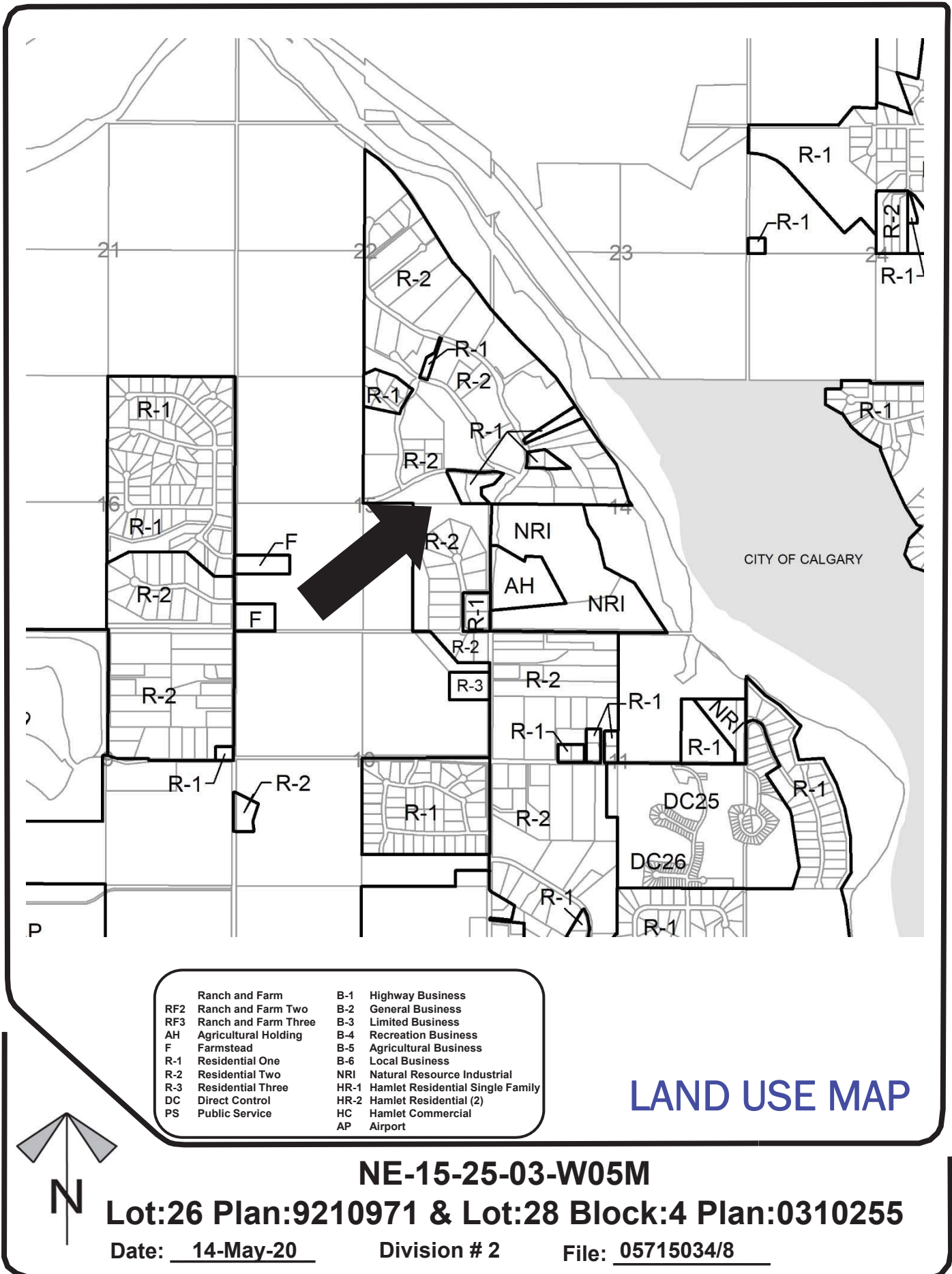
NE-15-25-03-W05M

Lot:26 Plan:9210971 & Lot:28 Block:4 Plan:0310255

Date: 14-May-20

Division # 2

File: 05715034/8

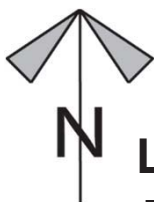




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



NE-15-25-03-W05M

Lot:26 Plan:9210971 & Lot:28 Block:4 Plan:0310255

Date: 14-May-20

Division # 2

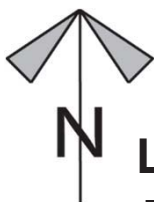
File: 05715034/8



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

AIR PHOTO

Spring 2018



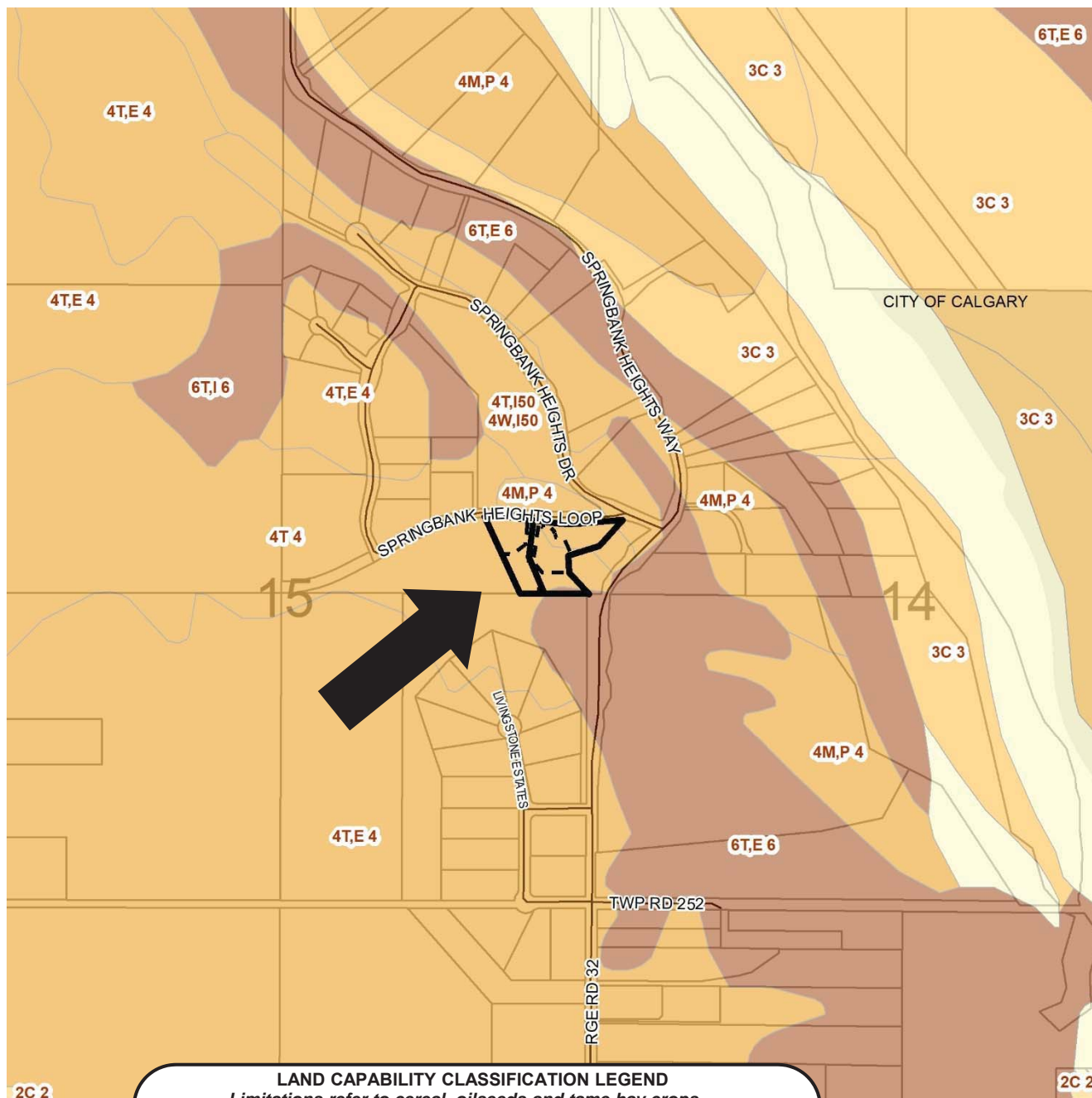
NE-15-25-03-W05M

Lot:26 Plan:9210971 & Lot:28 Block:4 Plan:0310255

Date: 14-May-20

Division # 2

File: 05715034/8



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

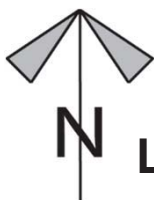
CLI Class

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

Limitations

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

SOIL MAP



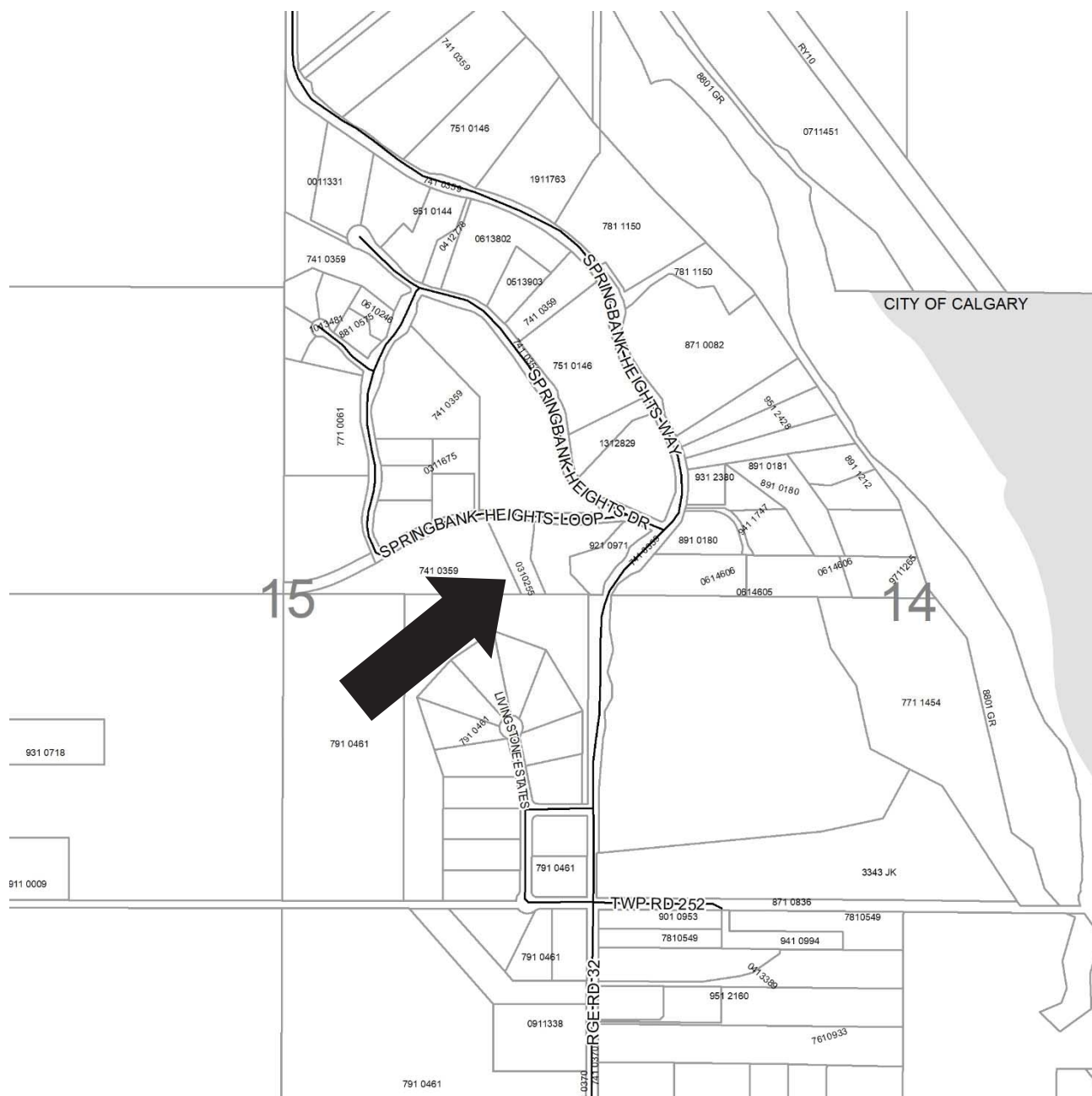
NE-15-25-03-W05M

Lot:26 Plan:9210971 & Lot:28 Block:4 Plan:0310255

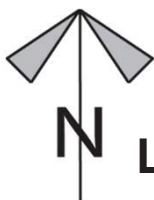
Date: 14-May-20

Division # 2

File: 05715034/8

**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**NE-15-25-03-W05M****Lot:26 Plan:9210971 & Lot:28 Block:4 Plan:0310255**Date: 14-May-20Division # 2File: 05715034/8



APPENDIX 'B': APPROVAL CONDITIONS

- A. That the application to create three new parcels, two ± 0.80 hectares (± 1.98 acres) in size and one ± 0.93 hectares (± 2.29 acres) in size, with two remainder parcels ± 0.99 hectares (± 2.45 acres) and ± 0.80 hectares (± 1.98 acres) in size from Lot 28, Block 4, Plan 0310255 & Lot 26, Plan 9210971 within NE-15-25-3-W5M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The subject lands hold the appropriate land use designation;
 2. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The 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 condition 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 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*, that the application be approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Residential One Land Use District, as per the Land Use Bylaw C-4841-97, as amended.
 - b) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 2, in accordance with the The Alberta Private Sewage Systems Standard of Practice 2009;
 - c) The Site Plan is to confirm that all water wells are located within the boundaries of Lot 2;

Transportation and Access

- 3) The Owner shall upgrade the existing road approach to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1, 2, 3, & 4. In addition, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.



ROCKY VIEW COUNTY

- 4) The Owner shall construct a new paved approach on Springbank Heights Loop in order to provide access to Lot 5.

Fees and Levies

- 5) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to endorsement. The County shall calculate the total amount owing:
 - a) from the total gross acreage of the lands as shown on the Plan of Survey.
- 6) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three new lots.

Site Servicing/Developability

- 7) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County, for each proposed lot, that includes the following:
 - a) The installation of packaged sewage treatment systems meeting BNQ or NSF 40 Standards, in accordance with the findings of the Private Sewage Treatment System Assessment and Site Evaluation prepared by Western Water Resources (March 25, 2016).
 - b) For the construction of a trap lows and grass swales in accordance with the Site-specific Stormwater Implementation Plan, prepared by Western Water Resources Inc. (November 14, 2019);
 - c) Implementation of recommendations of the Slope Stability Assessment, prepared by Western Water Resources (May 7, 2020);
 - d) Registration of any required easements and / or utility rights-of-way;
 - e) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
- 8) Water is to be supplied by new individual wells on proposed Lots 1, 3, 4, & 5. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
 - b) The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.
- 9) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for Lots 1-5, indicating:
 - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.
- 10) The Owner shall enter into an Environmental Reserve Easement for the protection and enhancement of the environment in accordance with Section 664 of the *Municipal Government Act*;
 - a) The easement area is applicable to those lands identified in the Geotechnical Developable Areas Assessment and Riparian Setback Assessment, prepared by Western Water Resources Inc., dated November 14, 2019;
 - b) The easement shall meet the requirements of Section 664(3) of the MGA.



ROCKY VIEW COUNTY

Taxes

- 11) 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, Administration is directed to present the Owner with a Voluntary Recreation Contribution Form and to ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Stefan Kunz

From: John Hersey [REDACTED]
Sent: Monday, February 11, 2019 9:36 PM
To: Tyler Andreasen
Cc: PAA_ LegislativeServices; Dominic Kazmierczak; Stefan Kunz
Subject: File 05715034/038 Application PL20190008

I guess this all started in 2016 and keeps coming back. Our views have not changed and are stated at the bottom of this email.

On Nov 2, 2017, at 8:43 AM, TAndreasen@rockyview.ca wrote:

Hi John,

Thanks for your comments. Your previous comments were kept on file and will be included in the agenda package for this application. The reason why you've been notified about this application multiple times now is that it was originally scheduled to be heard at the October 24th council meeting but was pulled and rescheduled for the November 28th Council meeting. We send out notifications for each Council meeting which is why there have been multiple notifications.

Regards,

Tyler Andreasen

Legislative Clerk | Legislative & Legal Services

Rocky View County

911 - 32 Avenue NE | Calgary | AB | T2E 6X6

Phone: 403-520-8197

tandreasen@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: John Hersey [REDACTED]
Sent: Wednesday, November 01, 2017 7:56 PM
To: PAA_ LegislativeServices
Subject: Bylaw "C-7600-2016"

I assume my and other residents submissions the last time around will be carried forward into this repeat. Why is this happening? I think this is the third time we have been asked about this proposal. Anyway to be certain I have included my previous comments which still stand.

Begin forwarded message:

From: John Hersey [REDACTED]
Subject: Bylaw "C-7600-2016"
Date: October 6, 2017 at 10:38:09 PM MDT
To: legislativeservices@rockyview.ca

We oppose this change in zoning. Application PL20160038

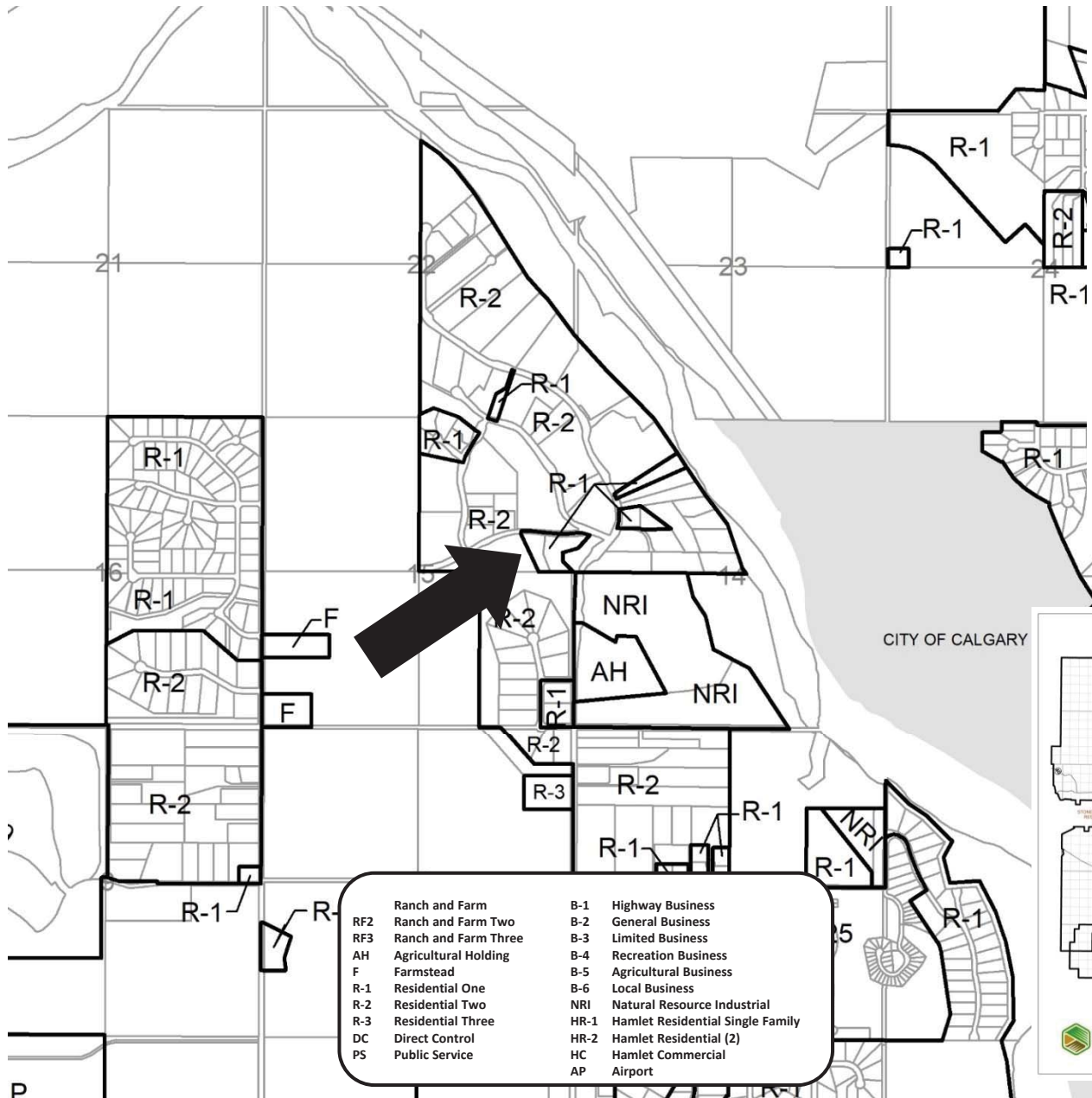
We are residents that look directly over the land in this application. When we bought the house we understood that the zoning was R2 and that would be in keeping with the majority of the houses in this local area. There are other developments where they have been zoned R1 and so let those cater to people who want the smaller lots. This changes the character of the local area and is a precedent.

The only person gaining from this is the developer and no-one else.

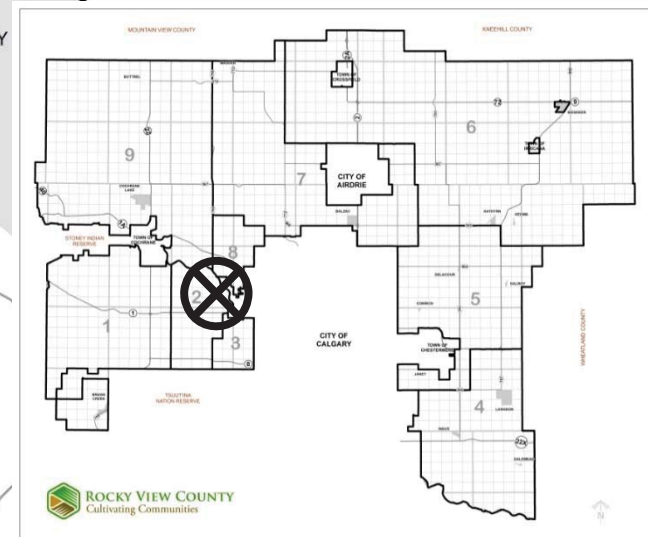
Please leave the zoning as is and let this developer find an area already zoned at R1.

Thank you

John and Christine Hersey
19 Livingstone Estates
Calgary
T3Z1E1



- Residential One District
- Central Springbank Area Structure Plan (CSASP)
- Agricultural and Country Residential area



LAND USE

ROCKY VIEW COUNTY



- To create three new parcels, two ± 1.98 acres, one ± 2.29 acres in size, with two remainder parcels ± 2.45 acres and (± 1.98 acres) in size
- 2017: Lands redesignated R2 \rightarrow R1

PROPOSAL & HISTORY



- One existing dwelling, rest undeveloped
- Servicing provided by wells and PSTS
- SWMP submitted
- Portion of Lot 1 contains a drainage channel leading to the Bearspaw Reservoir
- Environmental Reserve Easement required to protect drainage course and drinking water

SERVICING & DEVELOPABILITY



- One existing approach
 - Lots 1, 2, 3, & 4 mutual
 - Lot 5 new approach
- TOL outstanding
- Min. width of panhandles is 12.5m

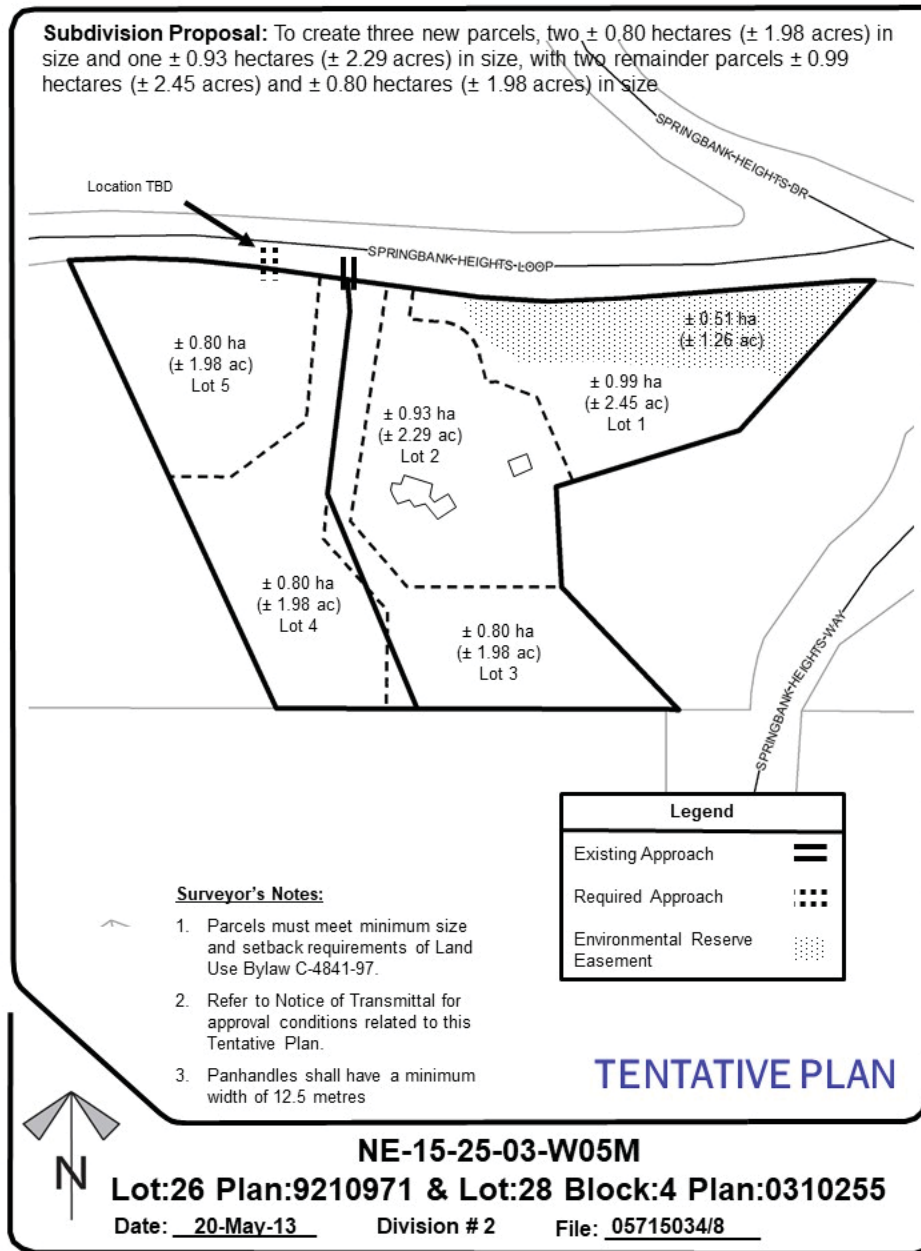
Administration recommends approval in accordance with Option #1.

Option #1:

THAT Subdivision Application PL20190008 be approved with the conditions noted in Appendix 'B'.

Option #2:

THAT Subdivision Application PL20190008 be refused as per the reasons noted.



OPTIONS

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: May 25, 2020

DIVISION: 4

APPLICATION: PL20200048

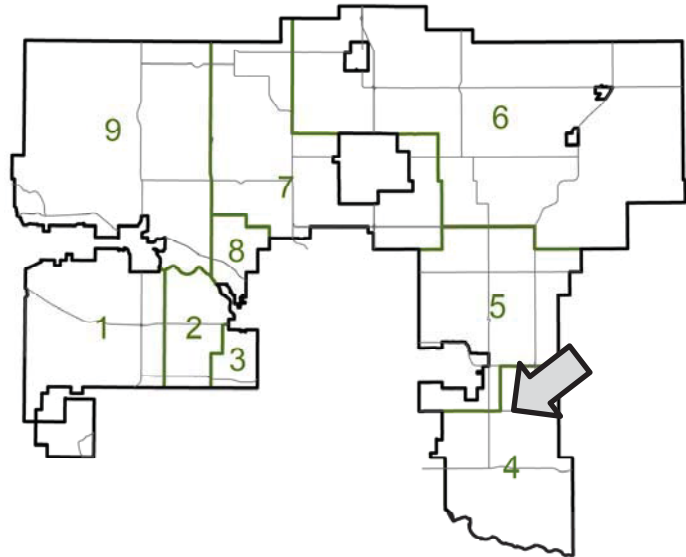
SUBJECT: Subdivision Item - Bridges of Langdon Phase 1 to Create 87 Residential Lots

APPLICATION: To create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 municipal reserves lots, and internal roads on ± 22.91 acres of land.

GENERAL LOCATION: Located within the Hamlet of Langdon.

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

ADMINISTRATION RECOMMENDATION: Administration recommends the application be tabled in accordance with Option #3.



OPTIONS:

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

Option #2: THAT Subdivision Application PL20200048 be approved with the conditions noted in Appendix 'C'.

Option #3: THAT Subdivision Application PL20200048 be tabled, until the adoption of Transportation Off-Site Levy Bylaw (C-8007-2020), Stormwater Off-Site Levy Bylaw (C-8008-2020) and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020).

Option #4: THAT Subdivision Application PL20200048 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT



Administration Resources

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APPLICANT: Pollyco (Langdon North) Development Ltd.

OWNER: Pollyco (Langdon North) Development Ltd.

APPLICATION EVALUATION:

The original Bridges of Langdon Phase 1 subdivision application (PL20170127) was conditionally approved in October 2017, however, the applicant has not completed the endorsement. The Applicant submitted this application in April 2020 in order to fall under the Transportation Off-Site Levy Bylaw (C-8007-2020), Stormwater Off-Site Levy Bylaw (C-8008-2020) and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020).

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

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

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

Water and Wastewater:

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

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

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

Stormwater:

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

Municipal Reserves:

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

<p>Total MR Dedication Required for Bridges of Langdon: ± 30.37 ac</p> <ul style="list-style-type: none"> MR dedicated in Phase 1: ± 0.65 ac MR owing and deferred to the remainder: ± 29.72 ac

Payments and Levies:

The new levy bylaws are anticipated to be presented to Council in June. As such, the Applicant was advised that for this application to fall under those new bylaws, the application should not be decided upon until the bylaws are adopted by Council.

However, the Applicant determined that they would like to proceed to the Municipal Planning Commission. Therefore, Administration has provided the following options for the Municipal Planning Commission to consider:

- Option 1 approves the application based on the existing levy bylaws. This option would result in an approval that is the same as the previously approved application (PL20170127).
- Option 2 provides flexibility on the applicable levy at the time of payment.
- Option 3 tables the application until the new levy bylaws are adopted by Council.
- Option 4 refuses the application.

The calculation below illustrates the difference between the existing levies and the new levies in the draft levy bylaws. In addition, the Applicant is required to pay a portion of the stormwater management structure that is shared with the Joint Use Site (school site) to the north.

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
Transportation Off-Site Levy	<p>Existing Levy: \$125,537.87 (Base Levy \$105,285.64 + Special Area 7 Levy \$20,252.23)</p> <p>New Levy: \$114,150.63 (Base Levy \$105,285.64 + Special Area 7 Levy \$8,864.99)</p>

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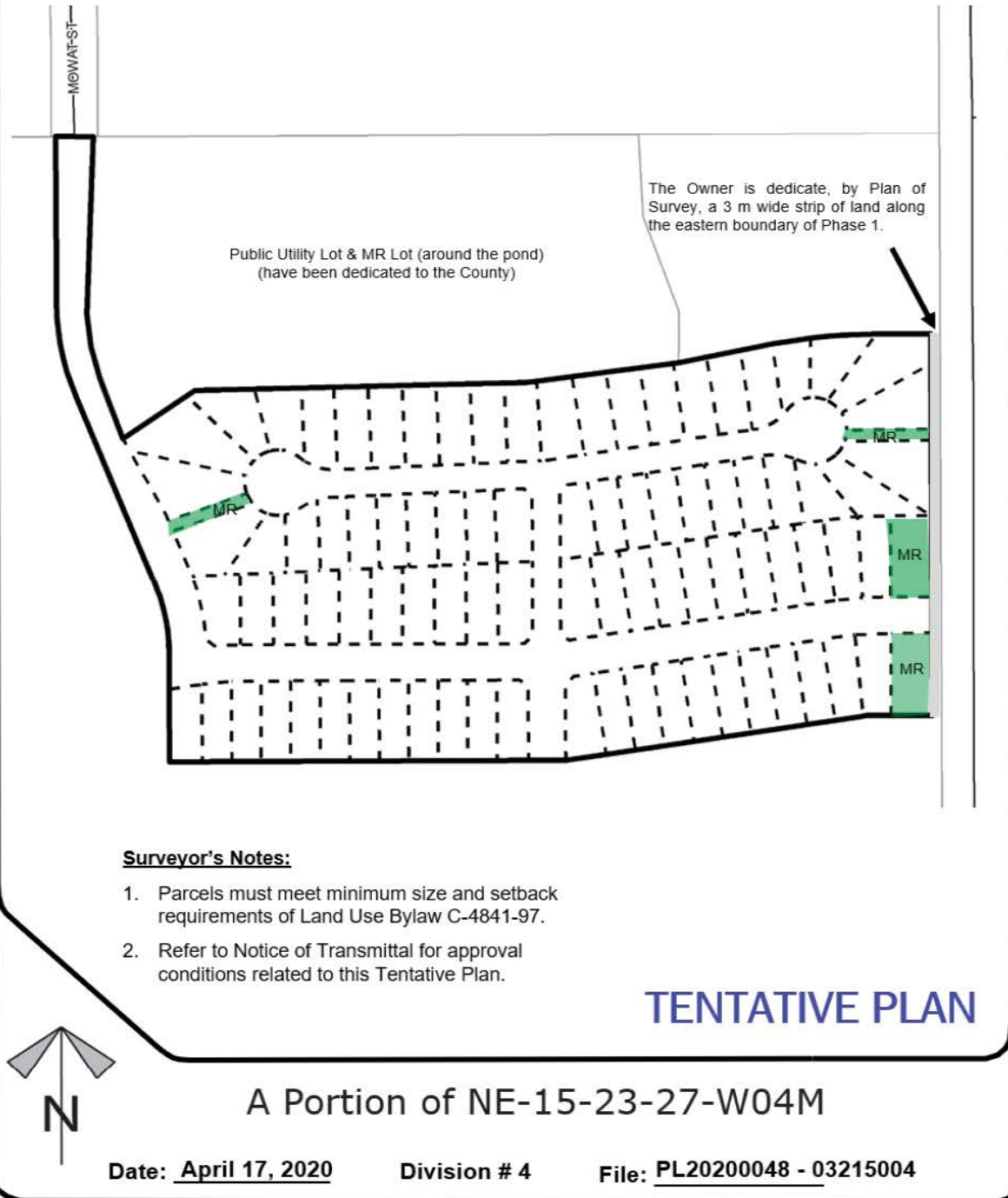
Water and Wastewater Off-Site Levy (only Wastewater portion is applied, as water is provided by Langdon Waterworks)	Existing Levy: \$1,104,133.68 (Langdon WWTP \$1,018,008.56 + Interests \$86,125.12*) New Levy: \$713,776.82 (Langdon WWTP \$627,651.70 + Interests \$86,125.12*) * means that the actual interest will be determined at the time of payment
Stormwater Off-Site Levy	Existing Levy: \$125,704.79 (CSMI contribution \$125,704.79) New Levy: \$210,367.28 (CSMI contribution \$137,305.31 + Langdon Regional Drainage \$73,061.97)
Payment for the Shared Stormwater Management Structure	\$295,138.80

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Tentative Plan

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





CONCLUSION:

This application is identical to the previous application PL20170127. The rationale for the application is for the application to be subject to the new levy rates.

As the new levy bylaws have not been approved by Council and the applicant has a valid and identical subdivision approval in place, Administration recommends that the application be tabled in accordance with Option #3.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/ltt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Approval Conditions

APPENDIX ‘D’: Applicant’s Letter

APPENDIX ‘E’: Presentation

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APPENDIX 'A': MAPS AND OTHER INFORMATION

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

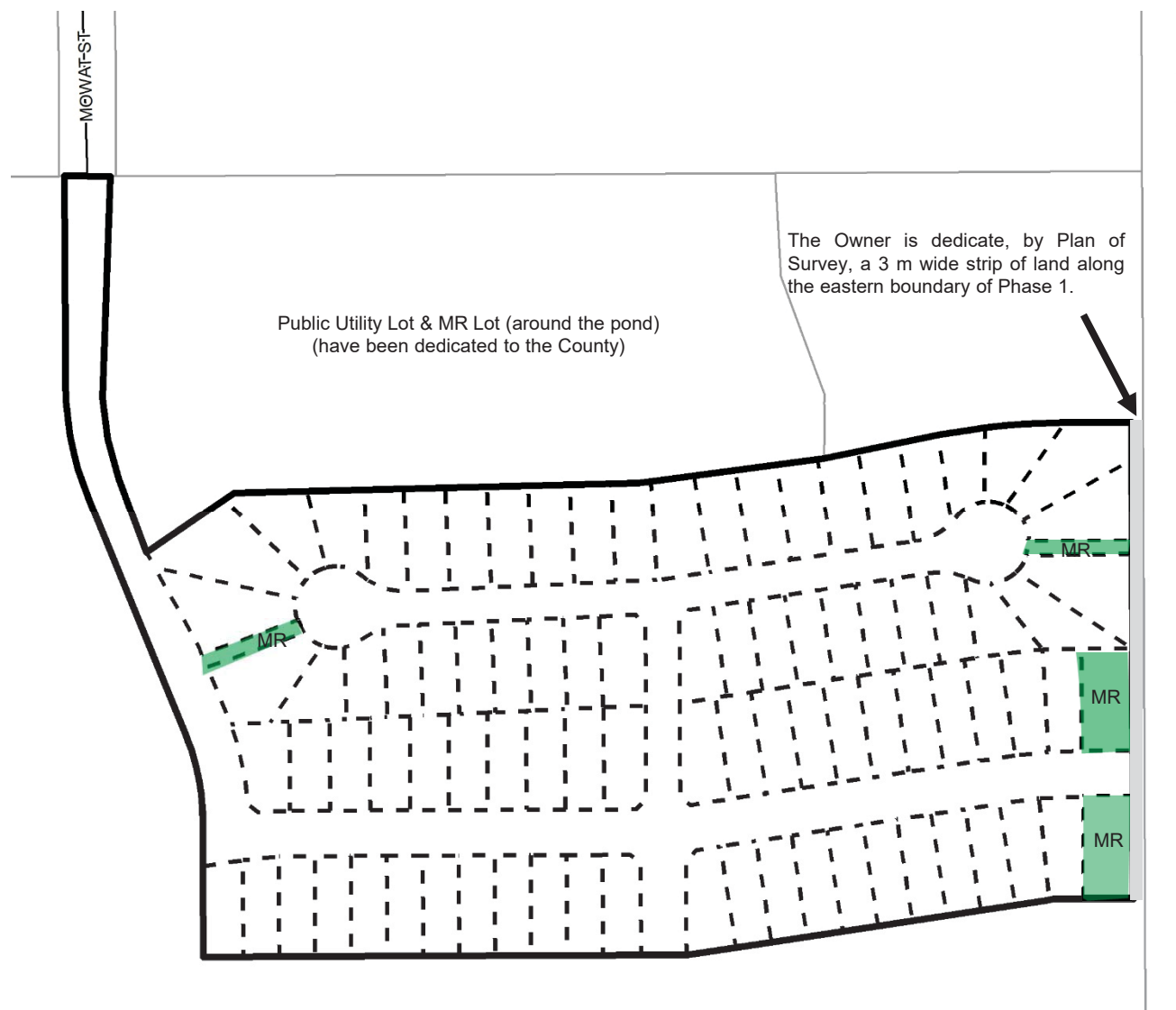
Administration Resources

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File: PL20200048 - 03215004

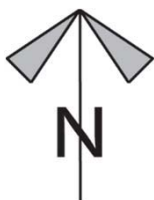
Subdivision Proposal: Re-apply for Bridges of Langdon Phase 1 Subdivision to create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 municipal reserves lots with a total of $\pm 0.65 \text{ acres}$ in size, and internal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



Surveyor's Notes:

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

TENTATIVE PLAN



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

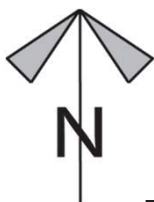
Date: April 17, 2020

Division # 4

File: PL20200048 - 03215004



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



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

Date: April 17, 2020

Division # 4

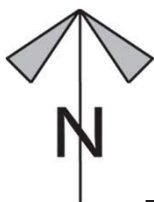
File: PL20200048 - 03215004



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

AIR PHOTO

Spring 2018

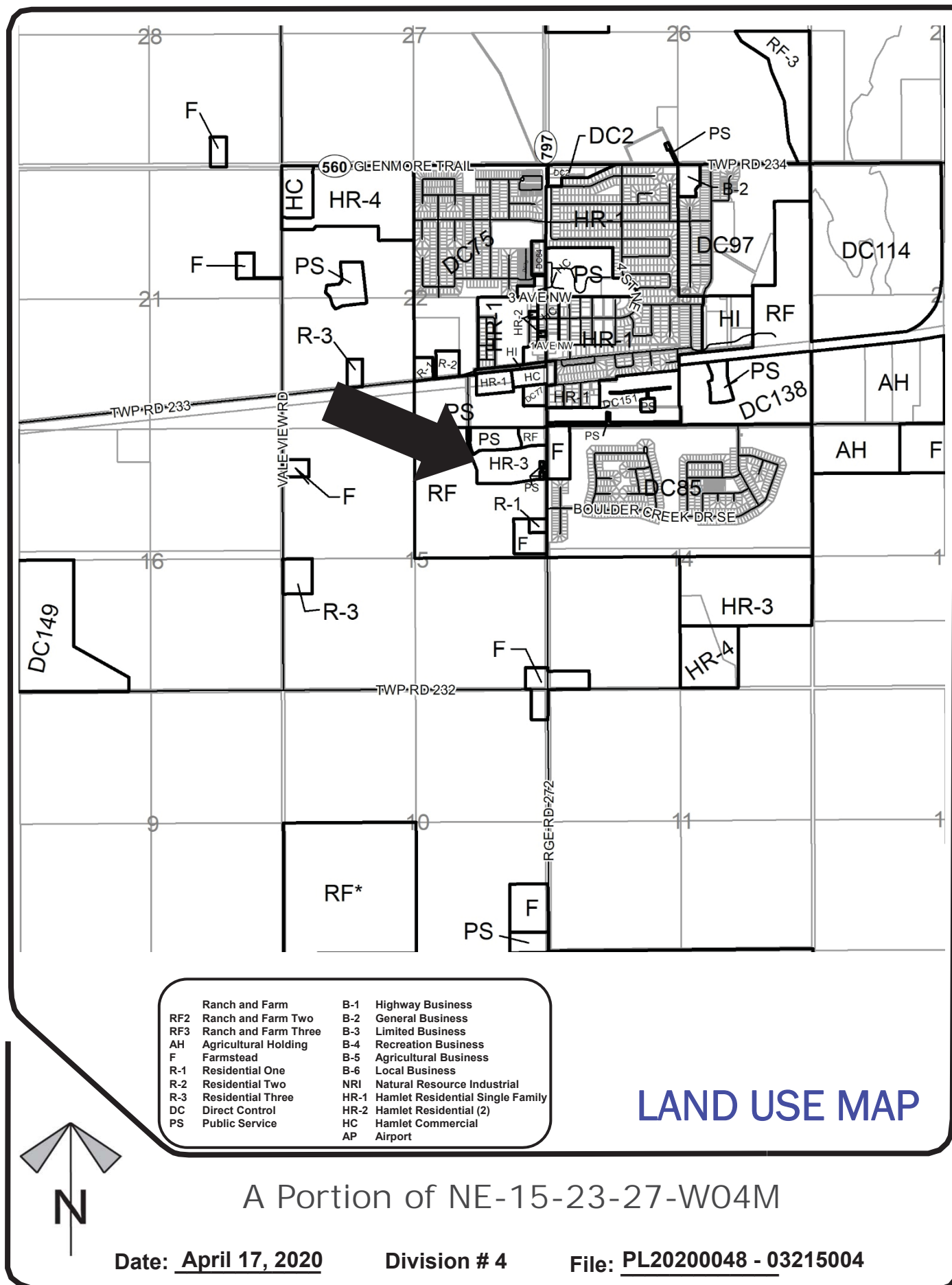


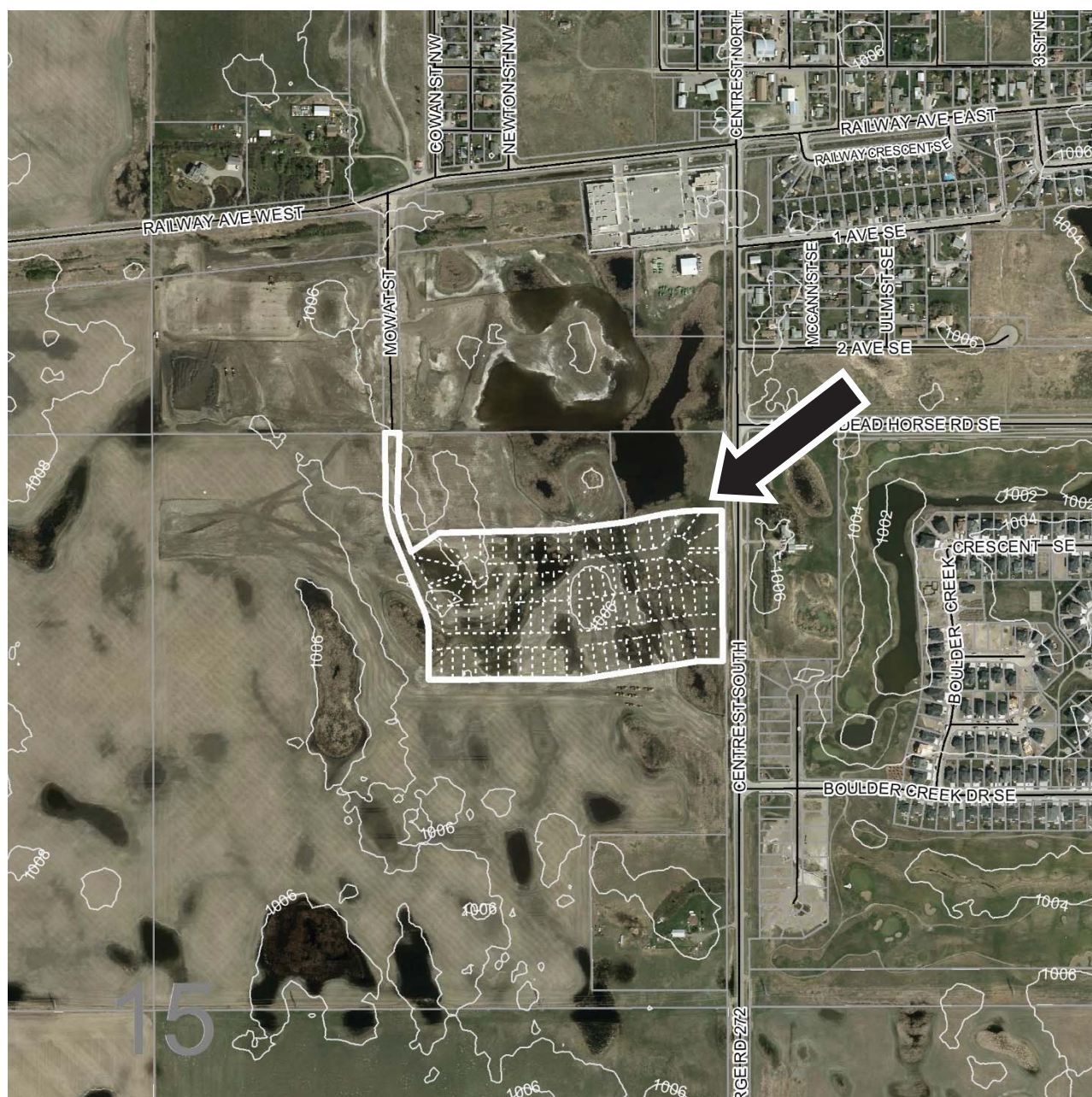
A Portion of NE-15-23-27-W04M

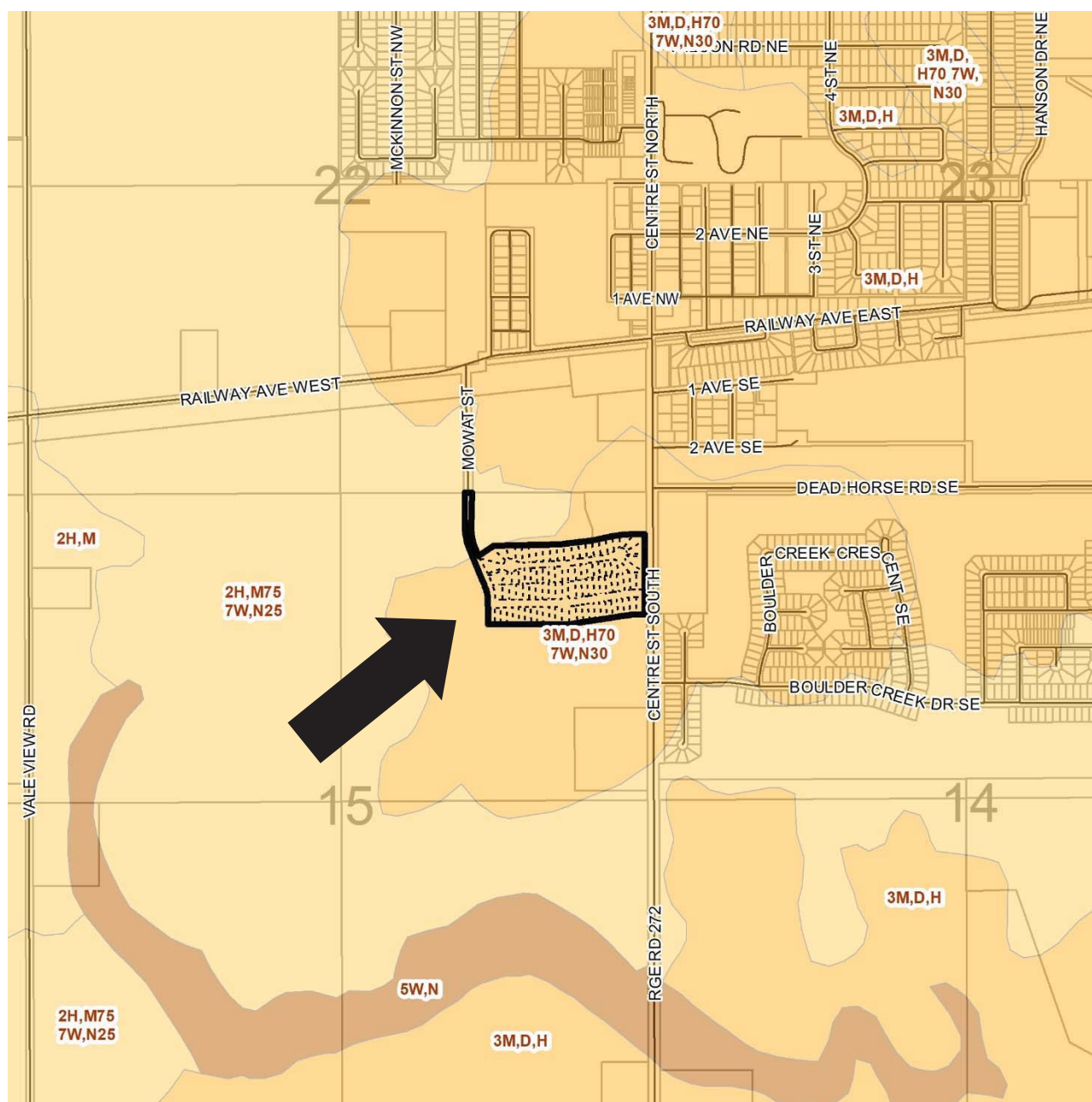
Date: April 17, 2020

Division # 4

File: PL20200048 - 03215004







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

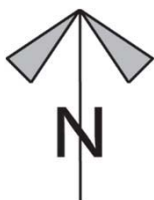
CLI Class

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

Limitations

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

SOIL MAP

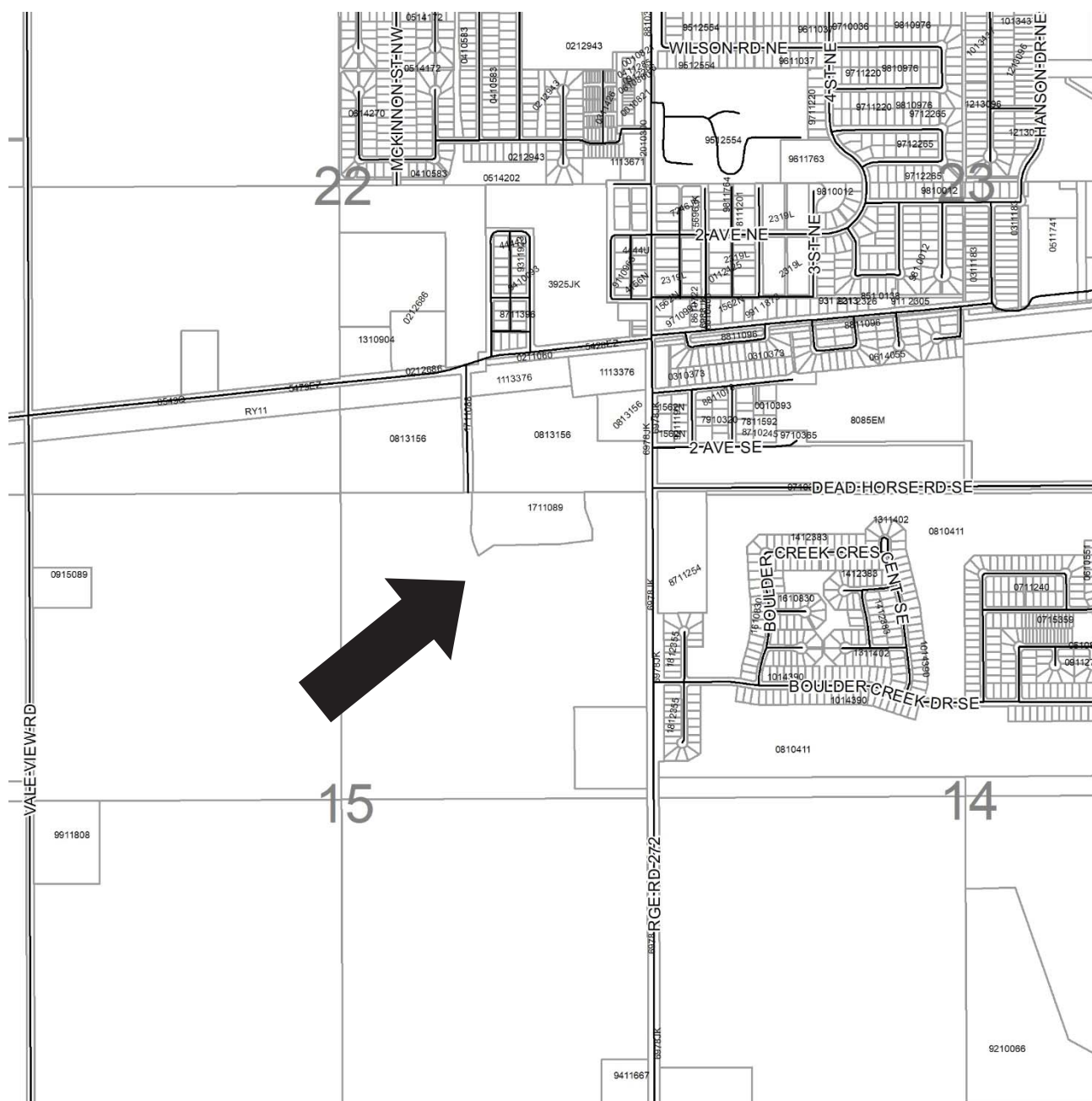


A Portion of NE-15-23-27-W04M

Date: April 17, 2020

Division # 4

File: PL20200048 - 03215004

**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

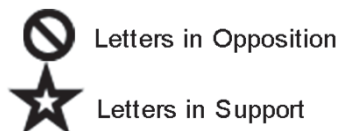
HISTORIC SUBDIVISION MAP

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

Date: April 17, 2020

Division # 4

File: PL20200048 - 03215004



Date: April 17, 2020

File: PL20200048 - 03215004

APPENDIX 'B': APPROVAL CONDITIONS (with the Existing Levy Bylaws)

- A. The application for Bridges of Langdon Phase 1 Subdivision, to create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 municipal reserve lots with a total of ± 0.65 acres in size, and internal roads on ± 22.91 acres of land within NE 15-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Survey

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

Development Agreement

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

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

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- j) Design and construction of a single box culvert at Centre Street and Railway Avenue to replace the existing cross grade culverts in accordance with the Langdon Comprehensive Stormwater Review and the requirements of the County Servicing Standards, and shall include but not be limited to:
 - rehabilitation and restoration of Centre Street due to the placement of the culvert;
 - appropriate traffic accommodation during the installation of the culvert;
 - rip-rap at both the inlet and outlet of the culvert; and
 - rehabilitation and re-seeding of the disturbed areas of the Railway Avenue ditch.
- k) Implementation of the recommendations of the updated Traffic Impact Assessment.
- l) Installation of power, natural gas, telecommunication, and all other shallow utilities.
- m) Dedication of necessary easements and rights-of-way for utility line assignments.
- n) Mailboxes to be located in consultation with Canada Post Corporation.
- o) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development.
- p) Implementation of the recommendations of the Erosion & Sedimentation Control Plan.
- q) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

Stormwater

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Pond Report for the Bridges of Langdon Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 5) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Transportation

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

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Site Servicing

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

Site Construction

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

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Municipal Reserve

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

Cost Recovery

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

Utility Right of Way

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

Others

- 18) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 19) The Owner shall provide a Solid Waste Management Plan that will outline the responsibility of the Developer for management of solid waste.
- 20) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls, which require exterior building criteria, water conservation strategies, and landscaping provisions.
- 21) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:

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- a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and
 - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.
- 22) As a condition of Subdivision, the Owner/Applicant shall enter into an Optional Amenities Agreement with the County for any signage. The term of this agreement shall extend until the registration of the tentative plan of the final phase of the Bridges of Langdon development. After registration of the approved subdivision, the County reserves the right to either:
- a) accept the sign or
 - b) authorize the removal of the sign and reclamation of the site at the Developer's expense.

Payments and Levies

- 23) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 24) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-7535-2015 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 25) The Owner shall pay the Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013 prior to entering into the Development Agreement. At the time that the Applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County for the Applicant to pay for the actual costs for the required upgrades to the Langdon Wastewater Treatment Plant. The Applicant will be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.
- 26) The Owner shall pay the County subdivision endorsement fee for creating 87 new residential lots, in accordance with the Master Rates Bylaw.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Administration Resources

Xin Deng & Prabh Sodhi, Planning and Development Services

APPENDIX 'C': APPROVAL CONDITIONS (with the Applicable Levy Bylaws)

- A. The application for Bridges of Langdon Phase 1 Subdivision, to create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 municipal reserves lots with a total of ± 0.65 acres in size, and internal roads on ± 22.91 acres of land within NE 15-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Survey

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

Development Agreement

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

Administration Resources

Xin Deng & Prabh Sodhi, Planning and Development Services

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

Administration Resources

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- j) Design and construction of a single box culvert at Centre Street and Railway Avenue to replace the existing cross grade culverts in accordance with the Langdon Comprehensive Stormwater Review and the requirements of the County Servicing Standards, and shall include but not be limited to:
 - rehabilitation and restoration of Centre Street due to the placement of the culvert;
 - appropriate traffic accommodation during the installation of the culvert;
 - rip-rap at both the inlet and outlet of the culvert; and
 - rehabilitation and re-seeding of the disturbed areas of the Railway Avenue ditch.
- k) Implementation of the recommendations of the updated Traffic Impact Assessment.
- l) Installation of power, natural gas, telecommunication, and all other shallow utilities.
- m) Dedication of necessary easements and rights-of-way for utility line assignments.
- n) Mailboxes to be located in consultation with Canada Post Corporation.
- o) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development.
- p) Implementation of the recommendations of the Erosion & Sedimentation Control Plan.
- q) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

Stormwater

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Pond Report for the Bridges of Langdon Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 5) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Transportation

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

Administration Resources

Xin Deng & Prabh Sodhi, Planning and Development Services

Site Servicing

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

Site Construction

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

Municipal Reserve

- 14) The provision of Reserve is to be provided by the dedication of ± 0.26 hectares (± 0.65 acres) of land, to be determined by a Plan of Survey, in respect to NE-15-23-27-W4M as indicated on the Approved Tentative Plan:

Administration Resources

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- a) ± 12.03 hectares (± 29.72 ac acres) of Municipal Reserve owing is to be deferred by Caveat to NE & SE-15-23-27-W4M, pursuant to Section 669 of the *Municipal Government Act*.

Cost Recovery

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

Utility Right of Way

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

Others

- 18) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 19) The Owner shall provide a Solid Waste Management Plan that will outline the responsibility of the Developer for management of solid waste.
- 20) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls, which require exterior building criteria, water conservation strategies, and landscaping provisions.
- 21) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
 - a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and
 - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.

Administration Resources

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- 22) As a condition of Subdivision, the Owner/Applicant shall enter into an Optional Amenities Agreement with the County for any signage. The term of this agreement shall extend until the registration of the tentative plan of the final phase of the Bridges of Langdon development. After registration of the approved subdivision, the County reserves the right to either:
- a) accept the sign or
 - b) authorize the removal of the sign and reclamation of the site at the Developer's expense.

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

LEE MAHER

ENGINEERING ASSOCIATES LTD.

100, 3505 – 52nd Street S.E. **Page 29 of 36**
Calgary, Alberta T2B 3R3
Bus: (403) 276-2100
Fax: (403) 230-5924
Email: leemaher@lmea.ca

April 14, 2020

Our File No.: 462-01

Rocky View County

262075 Rocky View Point
Rocky View County, AB T4A 0X2
Email: XDeng@rockyview.ca

RE: Bridges of Langdon Subdivision Application

Please accept our re-application for Subdivision on the currently approved subdivision PL20170127.

We are applying for re-subdivision approval for the following reasons:

1. Items 22, 23 & 24 The payment of the levies with the existing levy bylaws C-7535-2015, C-7356-2014 & C-7273-2013 are stipulated for the current approval. We would like to have the new offsite bylaws C-8007-2020, C-8008-2020 & C-8009-2020 be applied to this subdivision. Currently as of this date the first readings have been passed and second and third readings are scheduled for June 2020.
2. When the new levies are passed and this new subdivision application is approved utilizing the new levies we further request that payment of the new levies be done on a building permit basis with the full amount of levies be payable prior to FAC being issued. Because this developer is a Tier 1 developer per the securities requirements for Rocky View County we are therefore making this request. In this economic time in our province anything that the county can do to help this development compete with surrounding communities (ie Chestermere & Strathmore) will be required.
3. Because the new storm levy includes projects in Langdon, specifically the Railway Ditch upgrade, we request that item 3j be removed from the conditions. Since the county now will be collecting levy monies for this project and we doing this construction in the middle of 3.5km of pipes is not typical order of construction and therefore should be removed from the conditions. This condition was placed on the subdivision because originally there was not a levy in place to collect money for this project, since this project is now a levied project we request this item be removed from the conditions. This project should be completed when sufficient levies are collected and completed in a typical order of construction.

If you required any further information please do not hesitate to contact the undersigned.

Yours truly,

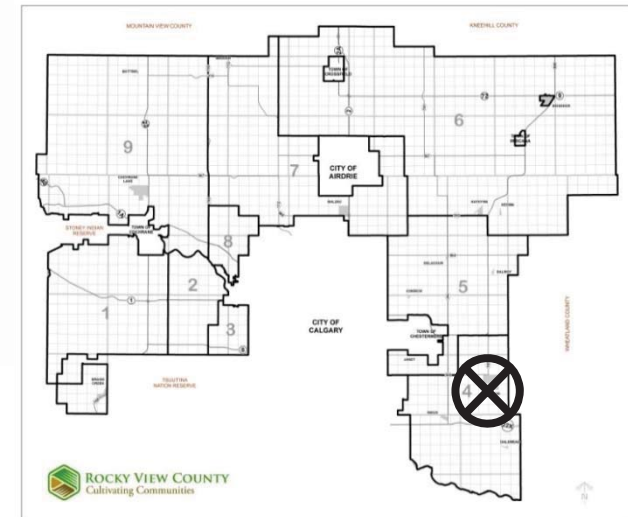
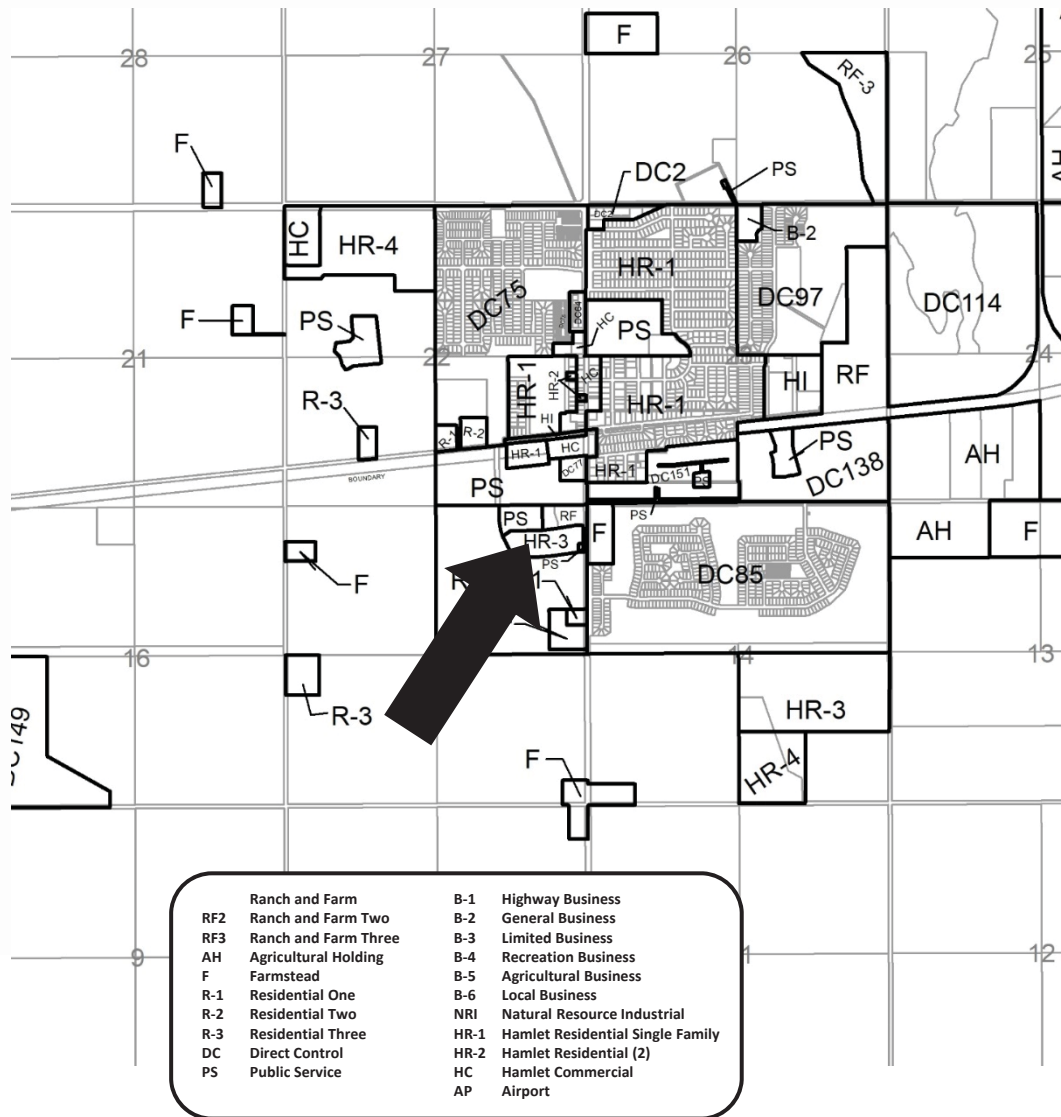
LEE MAHER ENGINEERING ASSOCIATES LTD.



Bill J Maher, P.L. (Eng.)

Land Use and Location

- In the Hamlet of Langdon
- Hamlet Residential (3) – HR-3



LAND USE

A Portion of NE-15-23-27-W04M
File: PL20200048 - 03215004





Background

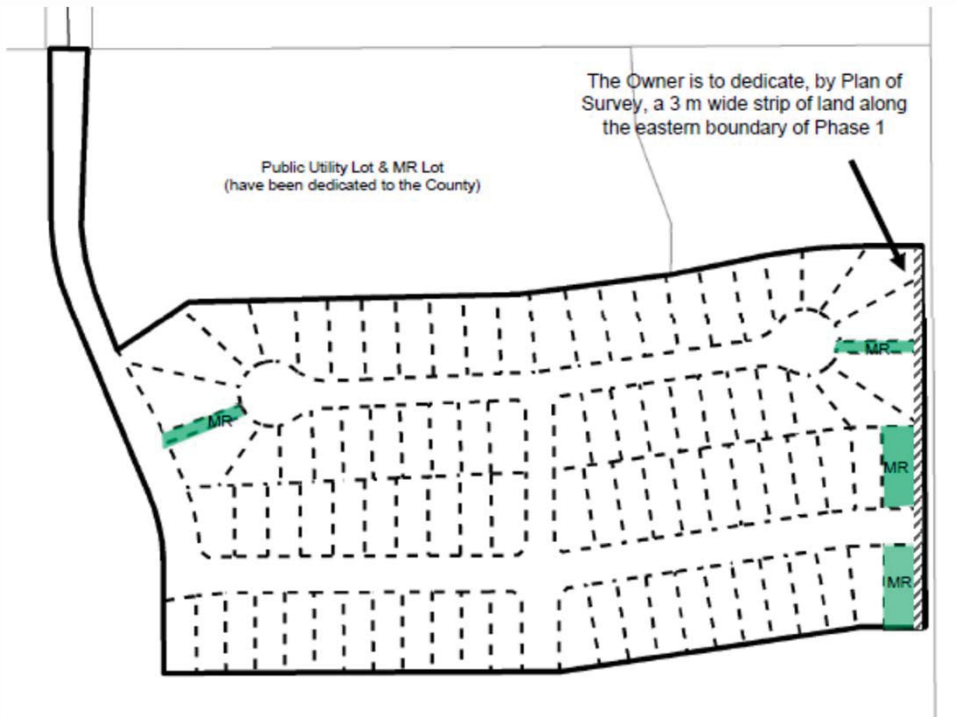
- The Bridges of Langdon Conceptual Scheme was approved in December 2016
- The initial applications for Redesignation and Subdivision for Phase 1 were approved in 2017

BACKGROUND

A Portion of NE-15-23-27-W04M
File: PL20200048 - 03215004



Tentative Plan

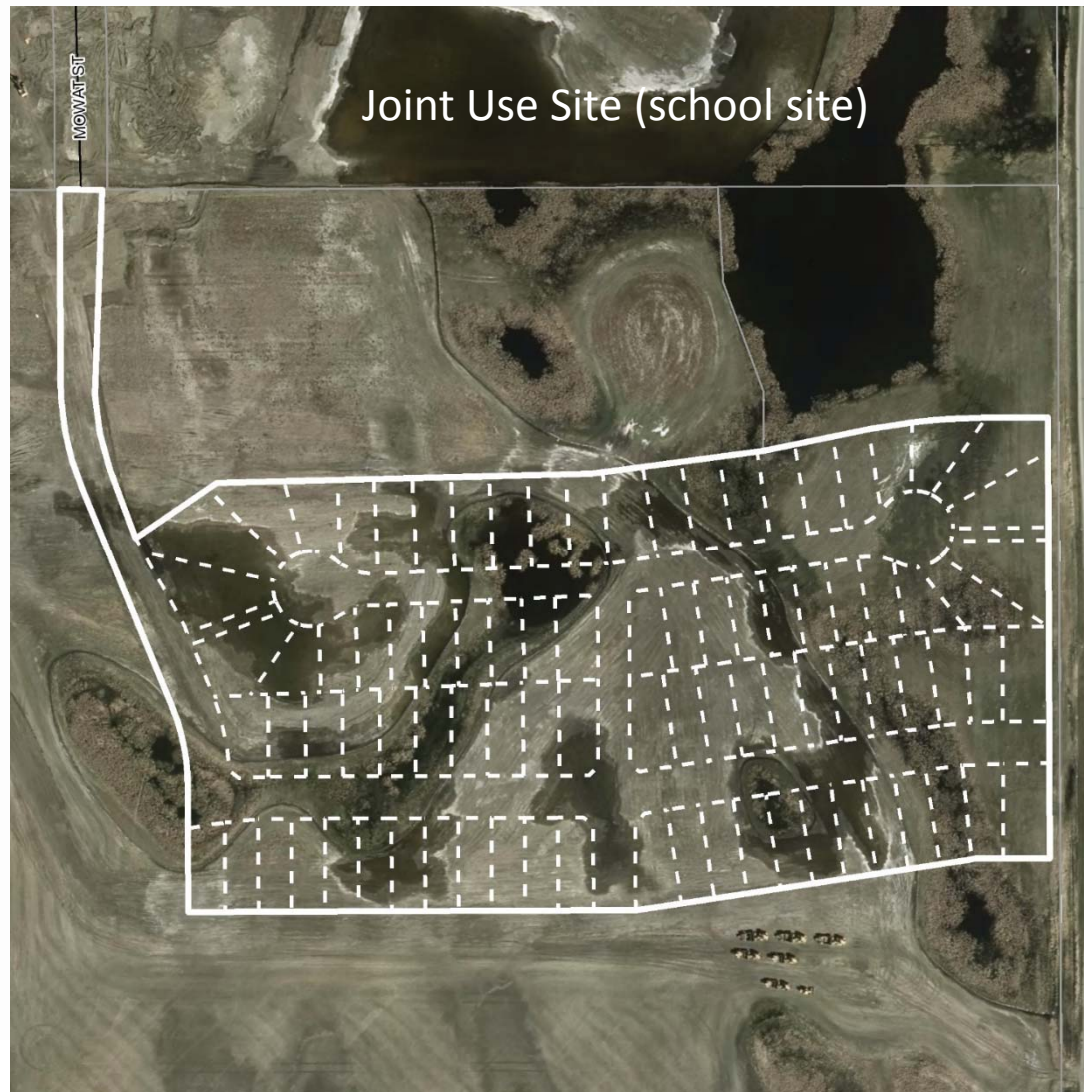


- Re-application for Phase 1 Subdivision to create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 municipal reserves lots and internal roads.
- The purpose of this application is to allow it to be considered with the new Transportation Off-Site Levy, new Water and Wastewater Off-Site Levy, and new Stormwater Off-Site Levy.

PROPOSAL

A Portion of NE-15-23-27-W04M
File: PL20200048 - 03215004





Air Photo

- The site has been graded, and paved internal roads are in place
- The piped water will be provided from Lagndon Water Works, and wastewater will be connected to the county wastewater system.

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

AIR PHOTO
2018

A Portion of NE-15-23-27-W04M
File: PL20200048 - 03215004

 **ROCKY VIEW COUNTY**

Site Photos



SITE PHOTOS

A Portion of NE-15-23-27-W04M
File: PL20200048 - 03215004





- The application was circulated to 698 adjacent landowners
- No letters were received

A Portion of NE-15-23-27-W04M
File: PL20200048 - 03215004



Issue

- This application has no changes when compared to the previously approved Phase 1 subdivision, which is still valid but not yet endorsed.
- The reason for this application is the applicant would like the reduced rate levies rate proposed in the new Transportation, Water and Wastewater, and Stormwater.
- The new levy bylaws have not been approved by Council.
- The Applicant was advised to hold this application until the bylaws are adopted by Council. However, the Applicant decided to have the application heard by MPC.

ISSUE

A Portion of NE-15-23-27-W04M
File: PL20200048 - 03215004



ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 04
SUBJECT: Development Item – Show Home
USE: Discretionary Use, with no Variances

DATE: May 25, 2020
APPLICATION: PRDP20200977

APPLICATION: Construction of a Show Home and Signage

GENERAL LOCATION: Located in the hamlet of Langdon

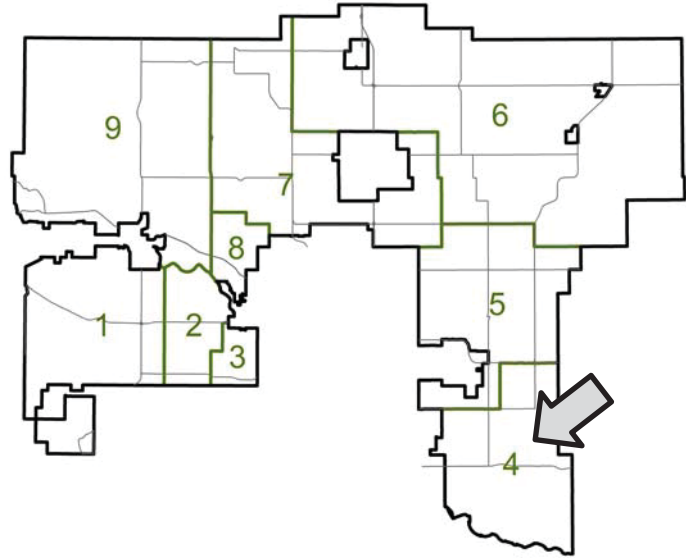
LAND USE DESIGNATION: Hamlet Residential (3) District (HR-3)

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20200977 be approved with the suggested conditions noted in the staff report.

Option #2: THAT Development Permit Application PRDP20200977 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: April 29, 2020	File: 03215004
Application: PRDP20200977	Applicant: Kelly Kustom Homes Ltd. Owner: Pollyco (Langdon North) Development Ltd.
Legal Description: A Portion of NE-15-23-27-W04M	General Location: Located in the hamlet of Langdon
Land Use Designation: Hamlet Residential (3) District (HR-3)	Gross Area: ± 56.14 hectares (± 138.74 acres)
File Manager: Xin Deng	Division: 04

PROPOSAL:

The application is for construction of a Show Home and Signage, within the Bridges of Langdon Phase 1 development.

- The Applicant proposes to construct a dwelling, single detached with attached garage. The garage will be temporarily utilized as a sales office.
- The proposed Show Home will be connected to the piped water provided by Langdon Water Works and the county wastewater system. A letter has been provided by Langdon Water Works confirming servicing capacity is available; No agreement has been signed to date as it is but is required with the Subdivision Endorsement.
- The proposed Show Home can be accessed through a new approach off the new internal paved road North Bridges.
- The proposed sign will read “*Kelly Kustom Homes Ltd. Locally Owned & Operated 403-615-9174 SHOW HOME OPEN*”, and will be placed in front of the Show Home.
 - The proposed sign is 1.52 m (5 ft.) high and 1.22 m (4 ft.) wide. It will be installed on a frame which is result in 2.13 m (7 ft) high and 1.22 m (4 ft.) wide in total; there is no illumination on the sign.
- The subject land has not been subdivided and each individual lot has not been created. Administration has processed re-submission of the Bridges of Langdon Phase 1 subdivision application (PL20200048). The purpose of the re-submission is to allow the new subdivision application to be considered with the new levy bylaws. The Applicant requested that the new subdivision application (PL20200048) and this DP application be presented to the Municipal Planning Commission on May 25, 2020.

LAND USE BYLAW (C-4841-97)

Section 8 Definitions

Show Home means the use of an unoccupied residential building as a sales office for a builder and/or as a facility to demonstrate a builder's construction quality, design options or methods.

Section 20.8 Show Homes and Temporary Sales Centre

- (a) *The construction or use of an unoccupied dwelling unit for the purpose of a show home for the sale of other dwelling units by the same builder for other dwellings units within the same approved subdivision require a Development Permit;*
- The Applicant submitted a Development Permit application for the Show Home. A new unoccupied dwelling unit is being proposed/constructed.
- (b) *A temporary sales centre and/or a show home shall not be occupied as a residence;*
- (c) *A temporary sales centre and/or a show home are allowed in all residential districts as a discretionary use.*
- As Show Home is a discretionary use, this application needs to be considered by Municipal Planning Commission, in accordance with recently approved Administrative Directive.
- (d) *There shall be a maximum of 1 show home for every 20 parcels in a single phase subdivision; or no more than 1 show home for every 10 lots within a single phase of a multi-phase approved subdivision. In a subdivision of less than 20 lots, 1 show home may be allowed.*
- The Applicant proposes 1 show home which is also the first Show Home within the Phase 1 area. It complies with the above policy as there will be 87 residential lots after the subdivision application is approved.
- (e) *Development Permits may be issued prior to the registration of a phase of a subdivision, providing that: the phase has received approval by the Subdivision Approving Authority, there is a Development Agreement in place and there is a gravel surfaced road constructed from the developed County road to the show parcel in accordance with the Development Agreement;*
- The Applicant has a previously approved Phase 1 subdivision (PL20170127) which is still valid, has an active Development Agreement with the County, and the internal roads have been paved, therefore, Administration deems that a Development Permit could be issued prior to registration of the subdivision plan, should all of conditions of this DP application are satisfied.

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.*
- See above signage details;

*Section 61 Hamlet Residential (3) District (HR-3)**61.5 Minimum Requirements**(a) Parcel Size*

- Required: 603.90 sq. m (6,500.00 sq. ft.)
- Proposed: 685.80 sq. m (7381.89 sq. ft.), which meet the requirement
 - The Applicant provided a detailed subdivision plan showing the size for each residential lot. It shows that the proposed Show Home will be built on a 685.80 sq. m (7381.89 sq. ft.) of land.

(b) Width of Site

- Required: 13.50 m (44.29 ft.)
- Proposed: 15.24 m (50 ft.), which meet the requirement

(c) Front Yard

- Required: 6.00 m (19.69 ft.)
- Proposed: 6.10 m (20.01 ft.), which meet the requirement

(d) Side Yard (principal building)

- Required: 1.50 m (4.92 ft.)
- Proposed: 1.52 m (4.99 ft.), which meet the requirement

(e) Rear Yard (principal building)

- Required: 6.00 m (19.69 ft.)
- Proposed: 13.75 m (45.11 ft.), which meet the requirement

(f) Habitable ground floor area (excludes basement):

- Required: 90.00 sq. m (968.8 sq. ft.)
- Proposed: 208.27 sq. m (2,241.80 ft.), which meet the requirement

*61.6 Maximum Requirements**(a) Site Coverage:*

- Required: 55% of the site, including principal building and all accessory building
- Proposed: 30.4%, which meet the requirement

(b) Height of buildings:

- Required: 10.50 m (34.45 ft.)
- Proposed: 7.08 m (23.33 ft.), which meet the requirement

Additional Information:*Planning Application History:*

- PL20200048: Re-submission of Bridges of Langdon Phase 1 subdivision application was received in April 2020. It is presented to MPC meeting on May 25.
- PL20170127: Subdivision application for Bridges of Langdon Phase 1 was conditionally approved on October 24, 2017. The proposal was to create 87 residential lots, 4 municipal reserve lots and internal roads. This subdivision has not been endorsed.
- PL20170054: Redesignation application for Bridges of Langdon Phase 1 was approved on July 25, 2017 to redesignate ± 30.69 acres of land from Ranch and Farm District (RF) to Hamlet

Residential Three District (HR-3) and Public Services District (PS), in order to facilitate the subdivision of Phase 1.

- PL20160028: Bridges of Langdon Conceptual Scheme application was approved on December 13, 2016, to provide guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the Hamlet of Langdon.

Development Permit History:

- PRDP20173287: Development Permit for “Stripping and Grading, over approximately 14.89 hectares (36.79 acres) [Bridges of Langdon] and construction of a storm pond” was approved on November 8, 2017.
- PRDP20194446: Development Permit for “installation of a subdivision information sign” was approved on March 4th, 2020.

Building Permit History:

- There is no history for Building Permit.

STATUTORY PLANS:

The subject land falls within Langdon Area Structure Plan, but there is no guideline for the proposal, therefore; the application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR’S COMMENTS:

- The site has been graded with paved internal road.
- A community sign is installed at the entrance of Phase 1 area. The sign reads “Bridges of Langdon”.

CIRCULATIONS:

Building Services, Rocky View County

- Advisory condition- Applicant is required to submit a Building permit application prior to the structures being used for their intended use.
- Advisory condition- Applicant to acquire all plumbing, gas, electrical and sewer permits for the related work.
- The attached link below includes the checklist for single family dwellings. All items listed within application shall be included in the BP submission.
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Single-Family-Dwellings_Checklist.pdf
- The items listed from 1-18 (as applicable) shall be submitted for the Building permit.
- The development permit shall be issued prior to acceptance of the Building permit submission.

Fire Services, Rocky View County

- Ensure there will be Fire Department access, water supply, and Fire Safety Plan for Construction prior to start of construction.

Operational Services, Rocky View County

- Utilities Services: If connecting to water and sewer servicing at this time, the following comments apply:

- Owner to enter in a Cost Contribution and Capacity Allocation Agreement for the purchase and allocation of wastewater capacity for the parcels created by the proposed development.
- Connection to County wastewater servicing in accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.
- Confirmation required from the proposed water supplier that there is capacity available and an agreement to supply water to the proposed development

Planning and Development Services – Development Compliance, Rocky View County

- No comments or concerns

Planning and Development Services – Engineering, Rocky View County

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.
- As per the application, the applicant is proposing construction of a Show Home within the Bridges of Langdon Phase 1 area.
- As the subject land is located within the boundaries of the Bridges of Langdon Conceptual Scheme (PL20160028), the applicant is required to adhere to policies set in the same.
- No occupancy of the show home shall be granted until full utility services (power, gas, sewer, water, and communications) are available. Therefore, prior to occupancy of the show homes, these municipal and private utility services must be in place with Construction Completion Certificates issued by the County or the private utility company. For those utilities that do not provide standard CCC's, the applicant is to provide suitable confirmation from the utility providers that these services are installed and available for use.

Geotechnical:

- Geotechnical reports were submitted as part of the subdivision application for Bridges of Langdon (PL20180127/PL20200048). As a permanent condition, the applicant shall adhere to the recommendations as per these reports.
- Engineering has no requirements at this time.

Transportation:

- The proposed show home site gains access to Centre Street via North Bridges road which is a paved internal subdivision road. Significant increase to traffic volume is not anticipated. On street parking is available.
- Engineering has no requirements at this time.

Sanitary/Waste Water:

- The proposed show home site shall be ultimately connected to the East Rocky View Regional Transmission Main via the Bridges of Langdon Lift Station. As the lift station is currently under construction, the applicant has provided an interim pump out solution until such time that the lift station is operational – expected 2020 as per communication with the applicant. As a permanent condition, the proposed show home shall be ultimately serviced via the Bridges of Langdon Lift Station.

Water Supply and Waterworks:

- The proposed parcel will be serviced by Langdon Water Works
- Engineering has no requirements at this time.

Storm Water Management:

- The submitted plot plan is in accordance with approved building grade plan for the parcel.
- Engineering has no requirements at this time.

Environmental:

- Based on GIS review, no environmental constraints are present on site.
- Engineering has no requirements at this time.

OPTIONS:

Option 1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That construction of a dwelling, single-detached (show home) and signage, may be constructed at 19 North Bridges Road in accordance with the site plan provided by Ace Surveys Ltd. File No: 20542 Rev.1, dated April 3, 2020 with the application.

Prior to Occupancy:

2. That prior to occupancy of the Show home, municipal and private utility services shall be in place with Construction Completion Certificates (CCC's) issued by the County or the private utility company.
 - a. For those utilities that do not provide standard CCC's, the Applicant/Owner shall provide suitable confirmation from the utility providers that these services are installed and available for use, to the satisfaction of the County.

Permanent:

3. That the proposed show home shall be ultimately serviced via the Bridges of Langdon Lift Station, upon service availability. Discharge from this lift station to the East Rocky View Wastewater System is not permitted until such time that CCC's for the lift station is issued and registration of the lots is complete.
4. That connection to County Wastewater servicing shall be accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.
5. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

Note: the Municipal Address is 19 NORTH BRIDGES ROAD

6. That all advertising signage and features shall be removed immediately upon the cessation of use of the building as a show home.
7. That there shall be at least four off-street parking spaces for the show homes, to be constructed to a minimum standard of a compacted gravel surface in subdivisions that do not have curb and gutter.



8. That there shall be signs posted at adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing.
9. That the show home shall be closed to the public within 30 days of the date that 90% of the homes are occupied in the phase of the subdivision, or within 30 days of the date that 90% of all the lots in the subdivision are occupied, whichever occurs first.
10. That the advertised hours that the show homes are open to the public shall not be earlier than 9:00 a.m. or later than 6:00 p.m., except that during the first 14 days of the use of the building as a show home, extended public viewing hours may be permitted for no more than three days.
11. That conditions of the permit do not limit the private showing by appointment of the show home at any time.
12. That the developer shall be responsible to implement dust control measures for any County gravel roads used by construction traffic, to the satisfaction of the County.
13. That no residential occupancy of the show home shall occur until such time as all required utility services are installed, available, and working to service the show home, and the Building Department has issued an Occupancy Permit.
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 including any approved Geotechnical Reports for the subject lands.

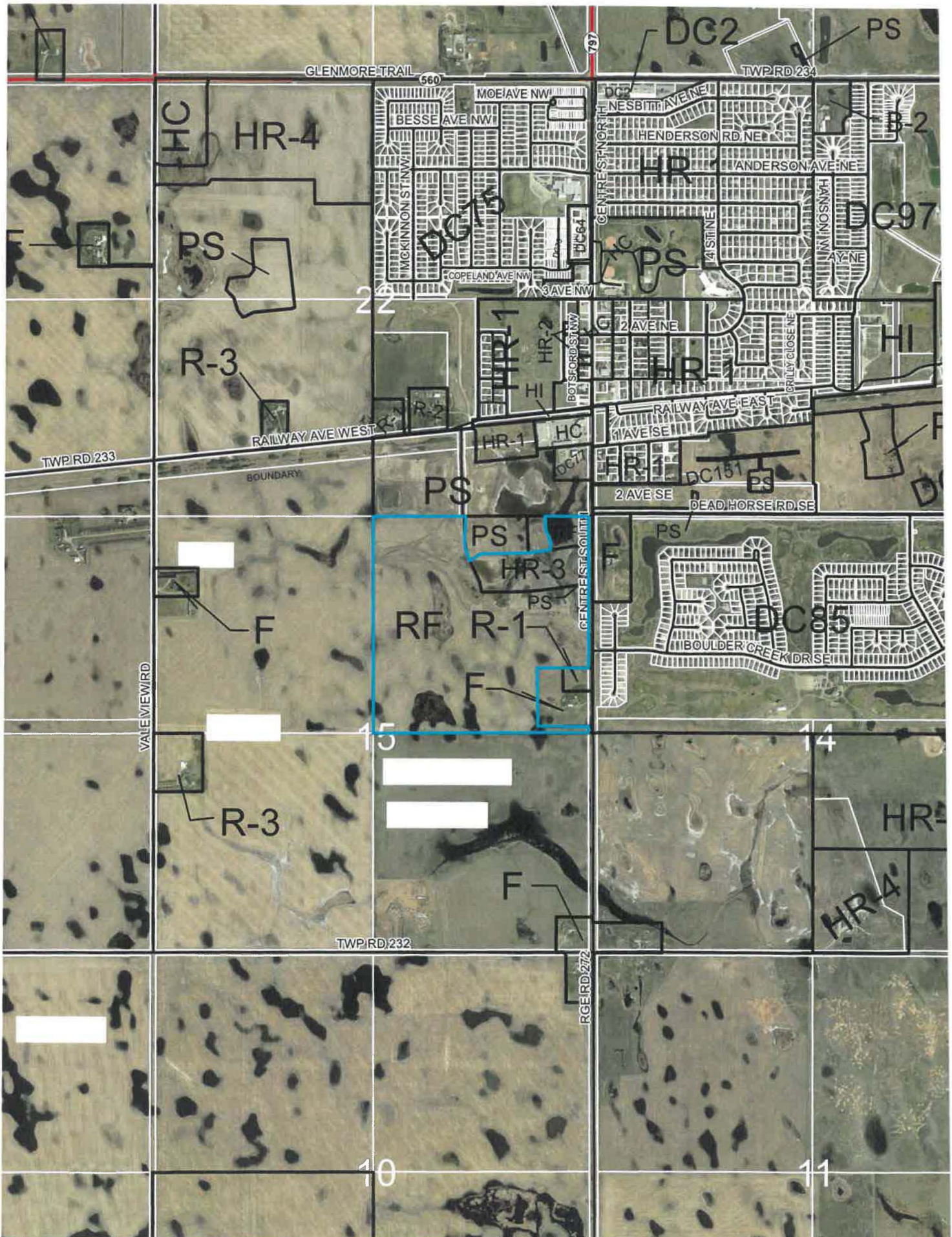
Advisory:

15. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place, utilizing the single family dwelling checklist.
 - a. The Applicant/Owner shall ensure that the access to the Show Home meets any Fire Code regulations
16. 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.
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

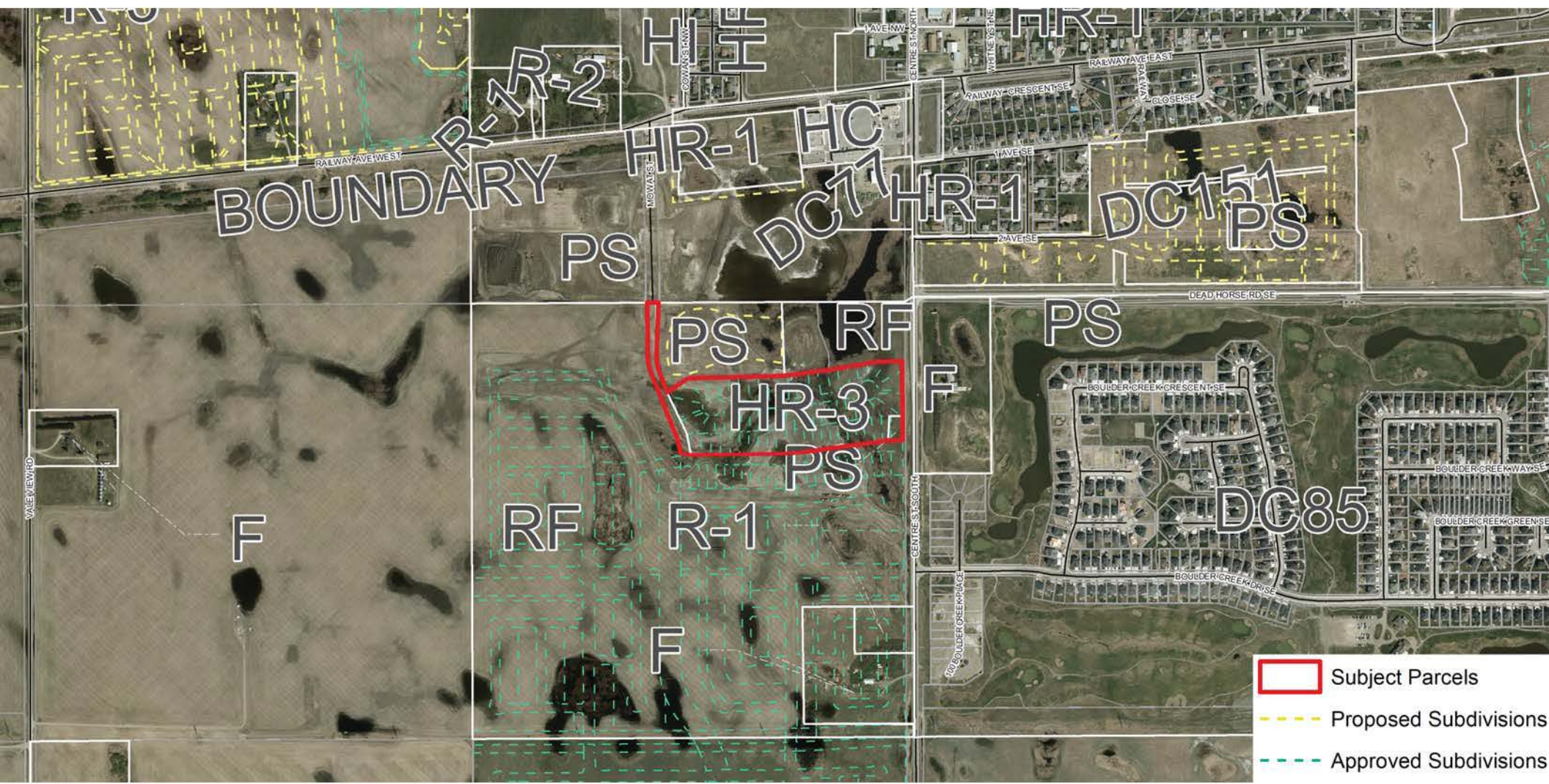
Option #2: (this would not allow the development to proceed)

REFUSAL, for the following reasons:

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









ROCKY VIEW COUNTY
Cultivating Communities

20200977

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$515.00	File Number 03215004
Date of Receipt 04/28/2020	Receipt #

Name of Applicant Kelly Kustom Homes Ltd Email Kelly@kellykustomhomes.com
Mailing Address P.O. Box 205 LANCOON AB

Postal Code T0S 1X0
Telephone (B) 403-615-9174 (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 NE ¼ Section 15 Township 23 Range 27 West of 4 Meridian
b) Being all / parts of Lot 5 Block 2 Registered Plan Number _____
c) Municipal Address 19 NORTH BRIDGES ROAD
d) Existing Land Use Designation Subdivision Parcel Size _____ Division BRIDGES OF LANCOON

2. APPLICATION FOR

540w Home

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? Yes _____ No X
(Sour Gas facility means well, pipeline or plant)
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 Kelly Wanstrom 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.

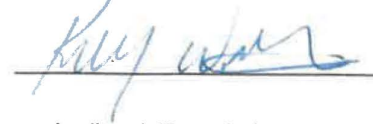
Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature Kelly Wanstrom
Date 24/04/20

Owner's Signature Kelly Wanstrom
Date 24/04/24

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, Kelly Wansstrom, 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

24/04/20

Date

Kelly Kustom Homes. Ltd.

PO BOX 205 LANGDON AB. T0J 1X0

403-615-9174

April 24, 2020

Re: Development Permit

To Whom It May Concern

Kelly Kustom Homes is applying for a development permit for a show home, signage and a show home office to be built in the new sub-division Bridges of Langdon. The home will be built at 19 North Bridges Road and have an office built in the garage and a sign will be erected on the NW corner of the lot by the driveway.

If you need any other information please email me at kelly@kellykustomhomes.com or call me at 403-615-9174

Thank you for your time

Kelly Wenstrom
Kelly Kustom Homes
403-615-9174



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0037 574 937	4;27;23;15;NE	171 099 264 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 23

SECTION 15

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

(A) ALL THAT PORTION OF THE NORTH EAST QUARTER OF SAID SECTION 15 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LIMIT OF ROAD PLAN 6978JK 24.38 METRES NORTHERLY FROM ITS INTERSECTION WITH THE SOUTH BOUNDARY OF SAID QUARTER THENCE WESTERLY AND AT RIGHT ANGLES THERETO 188.37 METRES; THENCE NORTHERLY AND PARALLEL TO THE SAID WEST LIMIT 214.58 METRES THENCE EASTERLY AND AT RIGHT ANGLES TO THE SAID WEST LIMIT TO A POINT THEREON; THENCE SOUTHERLY ALONG THE WEST LIMIT TO THE POINT OF COMMENCEMENT

CONTAINING 4.04 HECTARES (9.99 ACRES) MORE OR LESS

(B) PLAN	NUMBER	HECTARES	ACRES
ROAD WIDENING	6978JK	0.337	0.824
PUBLIC UTILITY	1711089	4.23	10.45

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 121 213 977

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 099 264	11/05/2017	TRANSFER OF PART OF LAND		

OWNERS

POLLYCO (LANGDON NORTH) DEVELOPMENTS LTD.
OF 8508 206 STREET
LANGLEY
BRITISH COLUMBIA V2Y 2B6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 171 099 264 +1
NUMBER	DATE (D/M/Y)	PARTICULARS	
791 166 878	05/10/1979	CAVEAT CAVEATOR - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 (DATA UPDATED BY: TRANSFER OF CAVEAT 021232028) (DATA UPDATED BY: CHANGE OF ADDRESS 081460733)	
801 036 640	12/03/1980	RIGHT OF ENTRY ARBITRATION ACT ORDER IN FAVOUR OF - CALGARY POWER LTD. "ORDER NO. C560/79"	
031 396 317	18/11/2003	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 801036640 ORDER 1488/2003 AMENDING ORDERS C560/79 & C834/81 PARTY NAME CHANGED TO ALTALINK MANAGEMENT LTD.	
161 114 958	17/05/2016	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6 AGENT - RODD C THORKESSON	
181 222 408	16/10/2018	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 1, 7548-120 ST SURREY BRITISH COLUMBIA V3W3N1 ORIGINAL PRINCIPAL AMOUNT: \$11,564,000	
181 222 409	16/10/2018	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK. CARSCALLEN LLP 900, 332-6 AVE SW CALGARY ALBERTA T2P0B2 AGENT - GLEN PETERSON	
191 215 911	23/10/2019	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.	
TOTAL INSTRUMENTS: 007			

(CONTINUED)

PAGE 3
171 099 264 +1

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF APRIL,
2020 AT 03:01 P.M.

ORDER NUMBER: 39155209

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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).

Pollyco (Langdon North) Developments Ltd.
Unit #300 – 714 1 Street SE Calgary, AB T2G 2G8
Tel 403-475-8788
info.ab@pollycogroup.com



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

Attn: Planning Department

RE: Bridges of Langdon Plan _____ – Phase 1

Dear sir/madam,

Pollyco (Langdon North) Developments Ltd. hereby authorizes Kelly Kustom. as the approved builder for Bridges of Langdon Phase 1 for the following lots:

Block 1 Lots: 27, 47

Block 2 Lots: 5, 10

Any home constructed on these lots must be reviewed and approved by the developer through Home Works Design Inc.

Thank you,

A handwritten signature in dark ink, appearing to read "W G Turnbull", is written over the "Thank you," text.

W G Turnbull



ROCKY VIEW COUNTY

252075 Rocky View Point
Rocky View County, AB, T4A 0X2

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

LETTER OF AUTHORIZATION

I, (We) KELLY KUSTOM HOMES being the owner (s) of

Lot 5 Block 2 Plan _____

Legal:

NW/NE/SE/SW Section 15 Township 23 Range 27 W 4 M

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

Kelly Winston
Signature

Signature

24/04/20
Date

Kelly Kustom Homes Ltd.



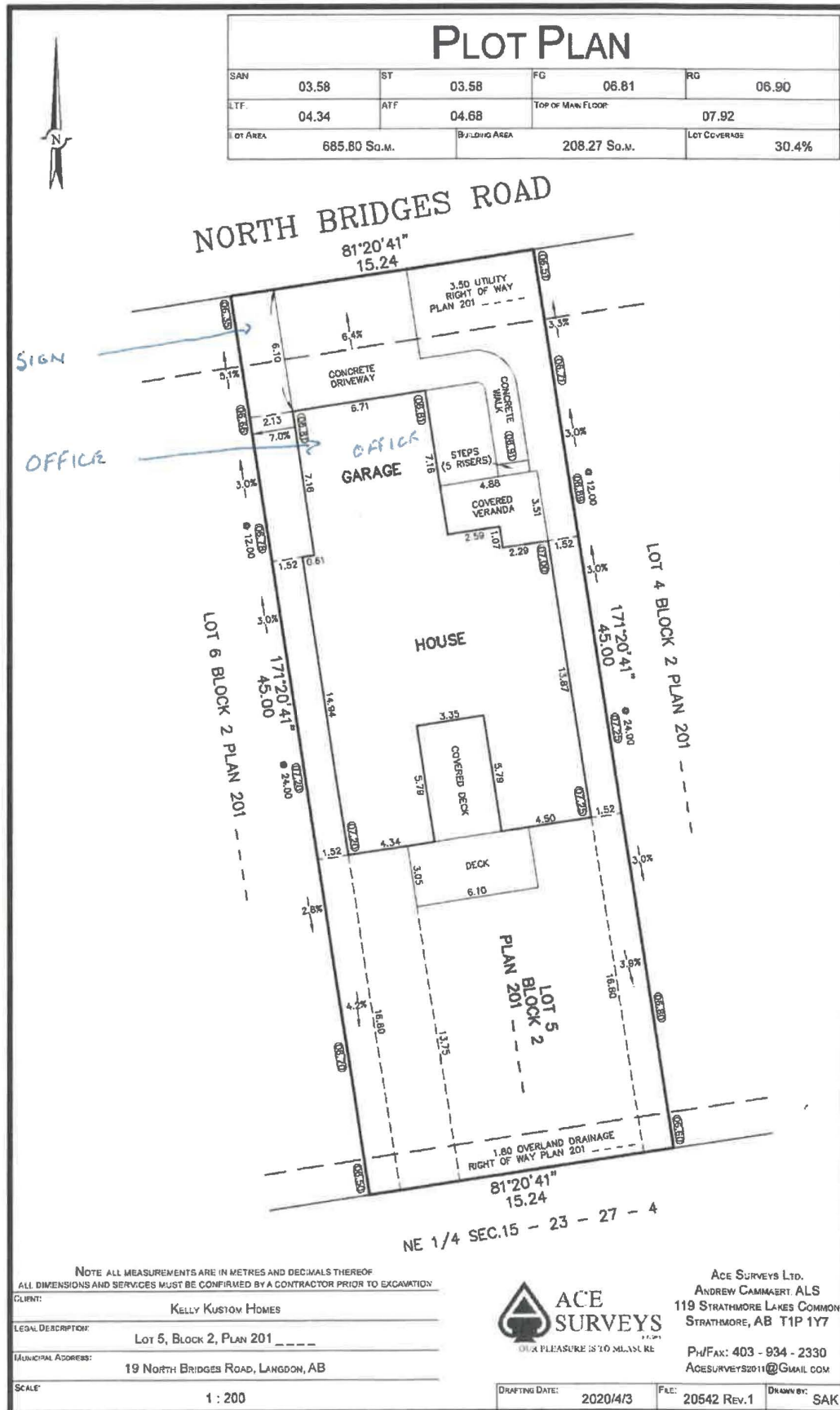
Locally Owned & Operated

403-615-9174

SHOWHOME

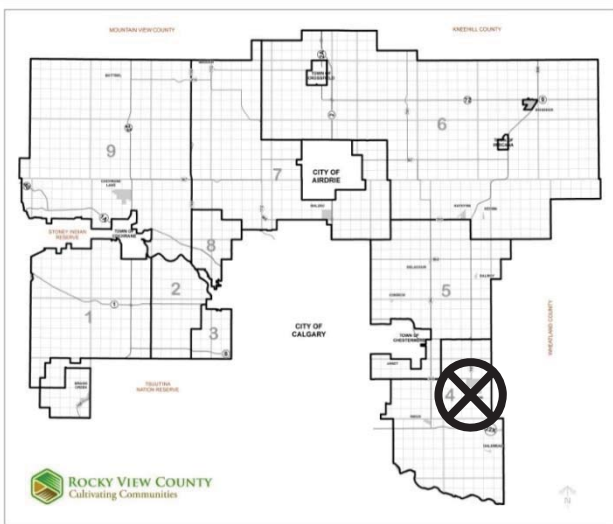
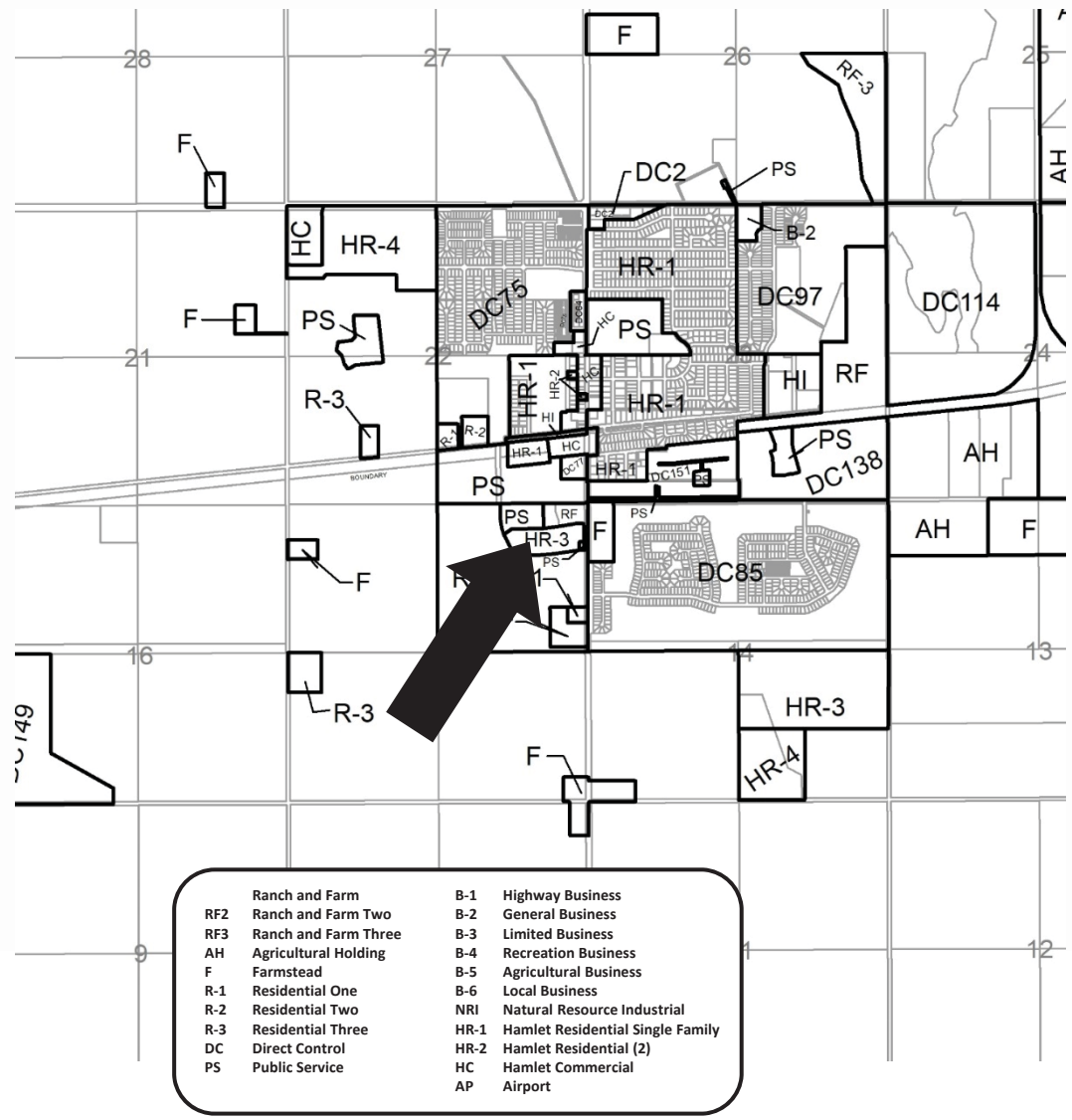
OPEN

48 in



Land Use and Location

- The land is located in the Hamlet of Langdon with designation of HR-3
- It is part of Bridges of Langdon Phase 1 development

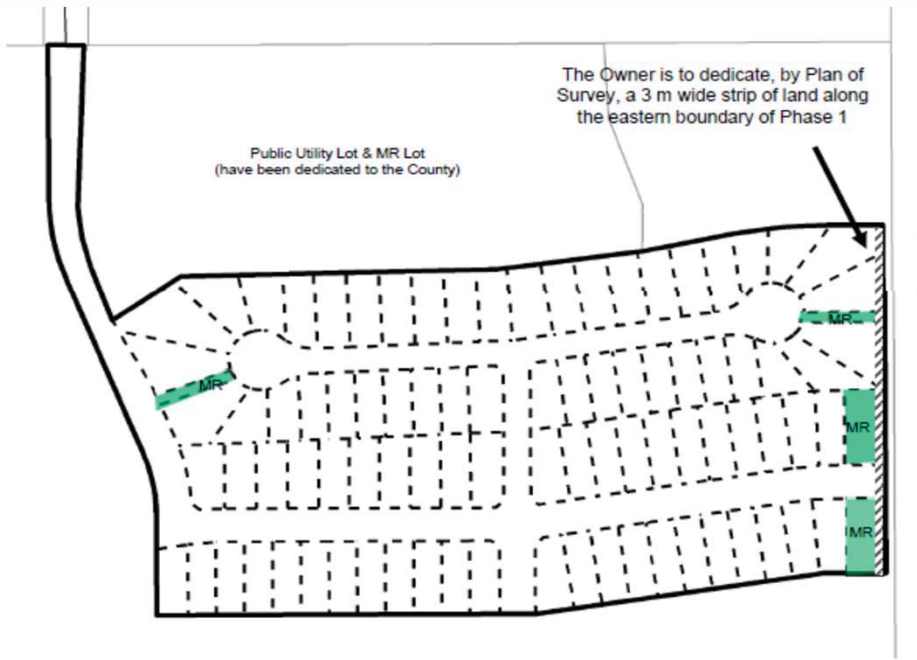


LAND USE

A Portion of NE-15-23-27-W04M
File: PRDP20200977 - 03215004



Background



- The Bridges of Langdon Phase 1 subdivision (PL20170127) was previously approved in 2017, and the applicant is working on the conditions. This application is still valid
- The Applicant re-applied Bridges of Langdon Phase 1 subdivision application, which will be heard at the same MPC meeting on May 25 (E- item - PL20200048)

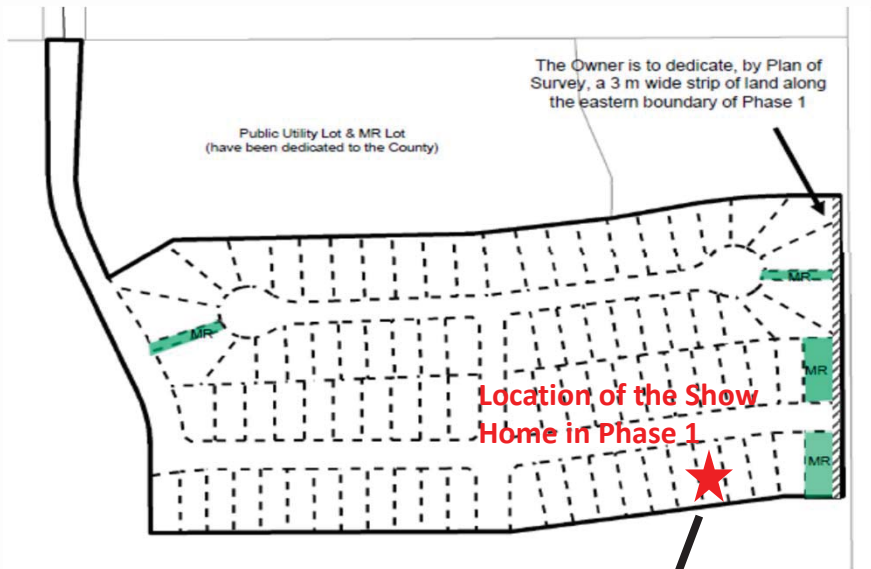
BACKGROUND

A Portion of NE-15-23-27-W04M
File: PRDP20200977 - 03215004



DP Proposal

- The Applicant proposes to build a Show Home with attached garage
- This will be the 1st Show Home in the development of Phase 1
- A sign will be installed in front of the show home (below are the designs for the show home and the sign)



*Kelly
Kustom
Homes Ltd.*

Locally Owned & Operated

403-615-9174

SHOWHOME

PROPOSAL

A Portion of NE-15-23-27-W04M
File: PRDP20200977 - 03215004

 **ROCKY VIEW COUNTY**



Air Photo

- The site has been graded, with paved internal roads
- The show home will be connected with the piped water and wastewater system

AIR PHOTO
2018

A Portion of NE-15-23-27-W04M
File: PRDP20200977 - 03215004



Site Photos



SITE PHOTOS

A Portion of NE-15-23-27-W04M
File: PRDP20200977 - 03215004



Policy Analysis

This DP application was evaluated in accordance with applicable policies within the Land Use Bylaw.

- The proposal meets the requirements of Show Home, Signage, and Hamlet Residential (3) District within the Land Use Bylaw
- Policy 20.8 (e) states that a Development Permit could be issued prior to registration of the subdivision plan, if the proposal meets the criteria. In this case, the Applicant has a valid previously approved subdivision (PL20170127), an active Development Agreement, and the internal roads are paved, therefore, a Development Permit could be issued, should all of conditions of this DP application are satisfied



Options

Administration recommends approval in accordance with Option #1

Option #1:

THAT Development Permit Application PRDP20200977 be approved with the suggested conditions noted in the staff report

Option #2:

THAT Development Permit Application PRDP20200977 be refused as per the reasons noted

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: May 25, 2020

DIVISION: 07

APPLICATION: PRDP20193038

SUBJECT: Development Item: General Industry, Type II and Office

USE: Listed Use in DC, No Variances

APPLICATION: General Industry, Type II and Office, for a general contracting business, including outside storage of building construction materials.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) west of Rge. Rd. 293 and on the south side of Twp. Rd. 263.

LAND USE DESIGNATION: DC-128; Cell A

ADMINISTRATION RECOMMENDATION:

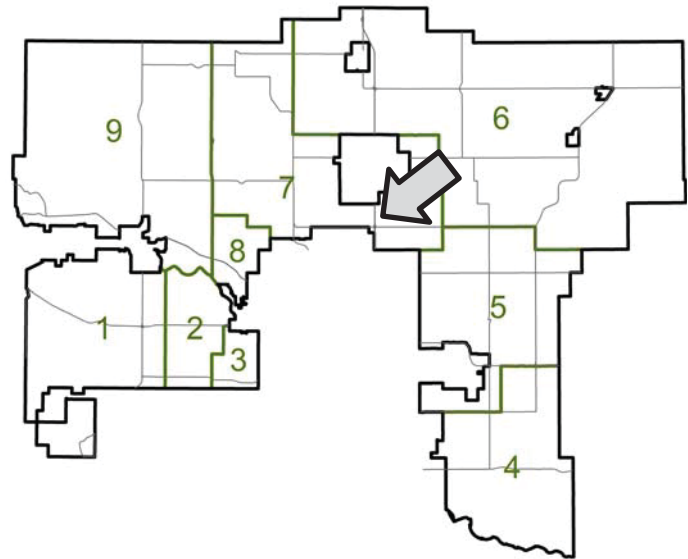
Administration recommends Refusal in accordance with Option #2.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20193038 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20193038 be refused as per the reasons noted within the report.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen—Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: August 30, 2019	File: 06416013
Application: PRDP20193038	Applicant/Owner: Steven Ho/Meiga Home Development Inc.
Legal Description: Block 6, Plan 9410824, NE-16-26-29-04	General Location: Located approximately 0.81 km (1/2 mile) west of Rge. Rd. 293 and on the south side of Twp. Rd. 263
Land Use Designation: DC-128; Cell A	Gross Area: ± 29.11 hectares (± 71.95 acres)
File Manager: Oksana Newmen	Division: 07

PROPOSAL:

The proposal is for General Industry, Type II and Office, for a general contracting business including outdoor storage of construction building materials.

The site is currently being used to store building materials until they are needed at various off-site construction sites. The Applicant indicates that an office is located within one of the existing buildings on site (dwelling, single detached), where the business is operated from. Materials are stored within chain-link fenced areas. There are 20 fenced areas totaling 10,137.77 sq. m (109,122.00 square feet) for outdoor storage. The applicant indicates that 20 people work for the company, though not all attend the site each day. Hours of operation are 7:00 a.m. to 4:30 p.m. Monday to Friday, with occasional weekend operations. It is estimated there are 10 to 15 daily vehicle trips, with 10 of those being employee trips.

The Applicant indicates that sea cans are occasionally shipped directly from overseas, requiring temporary storage for loading and unloading. Several sea cans are located on site, which are also used for secured storage of building materials.

Property History:

Development Permits:

- PRDP20185000 – REFUSED April 3, 2019 - General Industry, Type II, for a landscaping and snow removal business, Outdoor Storage Areas for snow storage business, Automotive, Equipment and Vehicle Services II for equipment rentals, and signage.

Building Permits:

- No records.

Compliance:

- No records.

Assessment Record:

- Dwelling constructed after 1974
- Warehouse constructed 1974
- Garage constructed 1974



Direct Control District 128 (Bylaw C-6692-2008)

1.4.0 *All uses in all Development Cells, including the expansion of uses, shall require a Development Permit.*

- If approved, the permit would satisfy this requirement.

1.8.0 *All development upon the lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and all licenses, permits and approvals pertaining to the lands required to be obtained from Alberta Environment and Alberta Infrastructure and Transportation. The policies of the Balzac East Area Structure Plan, the 566 Crossing Conceptual Scheme and the 566 Crossing Outline Plan shall apply to all applications for subdivision and development.*

- Policies relating to each of these plans have been considered and addressed in this staff report as required.

2.2.13 *No Plan of Subdivision shall be endorsed and no Development Permit shall be issued for the lands (including stripping and grading) until the Municipality and the Owner have executed a Development Agreement(s) where required, in form and substance satisfactory to the Municipality.*

- No Development Agreement has been entered into to date between the County and the Owner. The regulations in this section appear to be intended to guide subdivision; however, as per the regulation above it does specifically reference Development Permits. However, there are pre-release conditions that may require the signing of a Development Agreement or warrant that it is not required for the subject development.

3.0.0 LAND USE REGULATIONS - CELL A

3.1.0 *Purpose and Intent*

The purpose and intent of this District is to provide for a range of general business and industrial uses that will be of a high visual standard. Uses within Cell A will carry out their activities both within the building and outdoors provided there is no effect on the adjacent properties.

3.2.1 *Accessory Buildings*

3.2.12 *General Industry Type II*

3.2.21 *Office*

3.2.33 *Outdoor Storage Areas in association with the principal use*

6.0.0 DEVELOPMENT REQUIREMENTS

6.1.0 *All developments within the subject lands shall conform to the provisions and policies set out in the Balzac East Area Structure Plan, as amended, the 566 Crossing Conceptual Scheme and the 566 Crossing Outline Plan unless otherwise specified in this Bylaw.*

- Based on the application assessment, it is the interpretation of Administration that the development application does not conform to the provisions and policies set out in the referenced documents. Rationale and reasoning noted throughout the report.

6.4.0 Landscaping and Screening Requirements

6.4.1 *All outdoor storage areas and waste disposal areas shall be screened utilizing fencing, berming, landscaping or a combination thereof.*



- The Applicant has not proposed any screening for the outdoor storage areas, including any fencing or berming. As such landscaping requirements will be required to provide screening for the Outdoor storage area.
- 6.4.2 *Parcels that abut residential parcels must be landscaped to the satisfaction of the MD of Rocky View.*
- The property abuts residential lands on the east and south property sides. The Applicant is not proposing any screening for the outdoor storage areas. As such landscaping requirements will be required for screening.
- 6.4.3 *Landscaping adjacent to exterior walls that are visible from adjacent public roadways are to be designed to minimize the perceived mass of the building and to improve the visual appearance of long expanses of blank walls.*
- A landscaping plan has not been provided, however as this is an outdoor storage area, and no new buildings are proposed, landscaping of exterior walls is not required. Further, the buildings are long-standing, with existing growth nearby.
- 6.4.4 *Landscaping shall be provided for all development in accordance with a Landscape Plan to be submitted to the Municipality upon application for a Development Permit. The landscape plan should be in keeping with the Master Landscape Plan for the 566 Crossing Outline Plan. The following standards apply to all landscaped areas:*
- a) *The Landscape Plan contemplated herein shall include both hard and soft landscaping, identify the location and extent of landscaping areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas.*
 - b) *A minimum of 20 percent of the lands within the 566 Crossing Outline Plan shall be landscaped in accordance with a Landscape Plan. Included within this 20 percent is a requirement for a minimum of 10 percent of each individual lot to be landscaped.*
 - c) *A maximum of 50 percent of the area required to be landscaped may be landscaped with hard landscaping.*
 - d) *Landscaping calculations for the purposes of Section 4.2.4(b) may include areas of Public Utility Lots, Municipal Reserve Lots and stormwater management features which are enhanced with landscaping treatment, e.g. bioswale.*
 - e) *Landscaping on each lot shall be concentrated in the front yard area adjacent to public road rights-of-way. No outdoor display areas, storage areas or parking shall be allowed within landscaped yards.*
 - f) *Notwithstanding 4.6.2.4(e), lots in Cell B shall be landscaped within the rear yard setback areas and the lot in Cell C shall be landscaped along the east side yard.*
 - g) *The quality and extent of landscaping initially established on-site shall be the minimum standard to be maintained for the life of the development. Adequate means of irrigating any soft landscaping and maintaining both hard and soft landscaping shall be detailed in the Landscape Plan.*
 - h) *All plant materials shall be of a species capable of healthy growth in the Municipality and shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.*
 - i) *Except for road rights-of-way, trees/shrubs shall be planted and maintained in the overall minimum ratio of one tree/shrub per 45 m² (490 ft²) of the soft landscaped*



area identified in the Landscape Plan. Trees shall comprise at least 50 percent of the tree/shrub mixture used to satisfy this requirement.

j) Any areas subject to excavation, stripping or grading during construction phases of development that are not identified as a landscaped area in the Landscape Plan shall be seeded to grass.

k) All of the foregoing requirements should be to the satisfaction of the Development Authority.

- The Applicant is not proposing any screening for the outdoor storage areas. and no landscaping plan has been submitted.

6.4.5 All rooftop mechanical equipment shall be screened in order to improve its visual appearance as viewed from adjacent parcels, particularly when adjacent parcels are higher in elevation than the parcel being developed.

- This does not apply as the buildings are existing.

6.5.0 Signage Requirements

6.5.1 All signage shall conform to the guidelines contained in the 566 Crossing Outline Plan.

6.5.2 Signs shall be considered concurrently with the initial Development Permit application and the design, placement and scale of the signs shall be to the satisfaction of the Development Authority, so as to ensure that signage does not detract from the overall appearance of the development and that signage is not obtrusive.

6.5.3 Any future signs will be the subject of a separate development permit.

6.5.4 Temporary signage is not permitted with the exception of temporary signs required during development or building construction.

6.5.5 All signs along the primary highway system must meet the requirements of the provincial Highway Signing Policy.

6.5.6 Flashing and/or animated signs are not allowed.

- No signage has been proposed. Any signage shall be in accordance with section 6.5.0 but will require a separate development permit application;

6.6.0 Architectural Controls

6.6.1 The design of 566 Crossing will have consistency in exterior building materials, pedestrian connectivity, landscaping, and building siting. All development shall conform to the architectural controls that are established for 566 Crossing.

- This does not apply, as no buildings are proposed. The operation will utilize existing buildings, and have extensive outdoor storage of building materials.

7.0.0 PERFORMANCE STANDARDS AND DEVELOPMENT GUIDELINES

7.1.0 Performance standards and development guidelines shall be as per the Balzac East Area Structure Plan.

- See noted ASP review.

8.0.0 DEFINITIONS

8.8.0 Terms not defined herein have the same meaning as defined in Section 8.0.0 of the Land Use Bylaw C-4841-97.



- General Industry, Type II

DC 128 Cell A Listed Uses include General Industry, Type II

GENERAL INDUSTRY TYPE II means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered a General Industry Type III;

- General contracting business
- Work occurs off-site, but materials, equipment stored on site
- Existing building used for office
- Outdoor storage area requested
 - 20 total fenced areas totaling 10,137.76 sq. m (109,122.00 sq. ft.) proposed for outdoor storage (no maximum listed in district)
 - 5 x 374.58 sq. m (4,032.00 sq. ft.) areas = 1,872.92 sq. m (20,160.00 sq. ft.)
 - 5 x 292.64 sq. m (3,150.00 sq. ft.) areas = 1,463.22 sq. m (15,750.00 sq. ft.)
 - 4 x 978.08 sq. m (10,528.00 sq. ft.) areas = 3,912.33 sq. m (42,112.00 sq. ft.)
 - 4 x 520.25 sq. m (5,600.00 sq. ft.) areas = 2,081.02 sq. m (22,400.00 sq. ft.)
 - 2 x 404.12 sq. m (4,350.00 sq. ft.) areas = 808.25 sq. m (8,700.00 sq. ft.)
- The grouping of storage areas is located east and west of the existing residence (office) in Cell A
 - It is noted that a dwelling, single detached is not a listed use in Cell A, though it is currently being used as the office. It was constructed after 1974 and therefore the residential use is considered deemed non-conforming. However, by utilizing the dwelling as a commercial office, the Office will need to be approved and brought into compliance.

Signage

DC 128 Cell A Listed Uses includes *Signs*

- No signs are proposed.

Parking

- The applicant has submitted a parking plan showing 52 parking spaces.

Landscaping

SECTION 4.4.3 Development Guidelines (Balzac East ASP)

SECTION 4.4.3.d.ii: Landscaping Required 15%

- No landscaping plan has been submitted or is proposed. A condition of approval will require a Landscaping Plan based on the developed area.



STATUTORY PLANS:

City of Airdrie / MD of Rocky View Intermunicipal Development Plan (Bylaw C-5385-2001)

Shown on Intermunicipal Development Plan Area map as being within the Notification zone.

Notification zones within the Plan Area do not reflect detailed policy, as does the Policy Area; but rather serve to facilitate on-going notification and information sharing between the municipalities regarding land use policies and applications.

Section 2.13.3 M.D. of Rocky View Business Policies:

1. *Development within Existing Policy Plans Business development within that portion of the Plan Area within the M.D. of Rocky View may proceed according to the policies contained in all existing area structure plans or conceptual schemes.*
 - The proposal was circulated in accordance with the circulation and referral policies as outlined in section 3 of the IDP. The City of Airdrie did respond, stating no objections to the application, while making some suggested comments. Those comments are noted below.

Balzac East Area Structure Plan Bylaw (C-5177-2000)

The lands are identified in *Figure 2: Conceptual Vision* as Special Development Area 2.

Section 4.7.2 Special Development Area #2, states that:

*SDA2 has been an area of past contention and sensitivity. Public consultation and input on any application for redesignation or subdivision in this area is encouraged. SDA2 has the potential to support “residential friendly” business uses provided access has been resolved to the satisfaction of the Municipality and consultation with area residents has taken place in an attempt to mitigate adjacent landowner concerns. **Compatibility with adjacent land uses; form and character of building design; and development with existing landforms are extremely important factors to be evaluated in SDA2.***

- a. *Preferred uses for lands identified as SDA2 include institutional, recreational, non-intensive agricultural uses or business uses which could be considered to have a minimal adverse impact on existing residential uses. If another use is proposed in SDA2 that is consistent with permitted uses under the AVPA, but not identified above as preferred, then the following criteria should be addressed to the satisfaction of the Municipality and may require the preparation of a Direct Control Bylaw:*
 - i) *Business Area policies outlined in Section 4.3, and the Performance Standards and Development Guidelines Section 4.4, shall apply to any application in SDA2;*
 - ii) *Compatibility with adjacent residential development, building form and character, and mitigative screening measures; and*
 - iii) *Consultation with local area residents to identify issues and methods of mitigating identified community concerns.*

b. Uses that include dismantling or separating of vehicles, machinery, goods and materials, processing of natural resource materials (i.e. sand, gravel, etc.), or exclusive outdoor storage or stockpiling of materials are considered inappropriate uses within SDA2

- The lands surrounding the subject parcel to the west, north and east are residential and agricultural in nature. Lands to the south are designated DC 125 with an adopted conceptual scheme (Nose Creek Business Park); however, the lands have not developed at this stage.



- The proposed outdoor storage use is considered inappropriate for SDA #2 based on the above noted policies as it is extensive in nature, particularly where proposed in advance of a comprehensive development as outlined in DC 128 and the 566 Crossing Business Park Conceptual Scheme.

566 Crossing Business Park Conceptual Scheme (Bylaw C-6693-2008)

- The vision for the conceptual scheme area is a comprehensively designed residential and business area which respects key natural features.
- The subject lands are identified in Figure 6: Outline Plan Areas as Outline Plan Area 2 where outline plans are required prior to any applications for redesignation or subdivision.
- The lands are further identified in Figure 7: Proposed Land Use as business district.
- Appendix A details the Outline Plan for Area 2. The proposal is for an 18 lot comprehensive business park.
- Section 4.4.1 sets out general policy, performance standards and development guidelines to be implemented through the development approval process.
- While many of these guidelines are applicable in this case, the assessment has been based largely on the regulations of the DC bylaw due to the fact that the proposed development is not consistent with the framework adopted in the CS.

INSPECTOR'S COMMENTS: (October 11, 2019)

- Construction material visible on site
- 2 workers taking away materials for offsite business
- Metal mesh screening all around materials
- South, west or north – no developed properties
- Site east has a much higher elevation and screened well by overgrown hedges
- No visual impact to each property
- Lots of noise from highway apparent
- Material well stacked and maintained on site

CIRCULATIONS:

City of Airdrie (October 28, 2019)

- The City of Airdrie Planning & Development Department has completed its review of the above mentioned development permit application, in response your request for comments, recommendations and/or requirements with respect to the application
- Given the information provided, Planning & Development has some comments to the application, but does not oppose the application as the proposed development will not negatively impact the adjacent parcels located within the City of Airdrie boundary.
 - Through Alberta Environment and Park's FWMIS Tool, there is an unnamed tributary/watercourse to Nose Creek which traverses the site area (FWMIS map attached). Does this development meet watercourse/riparian setback requirements?
 - The Nose Creek Watershed Management Plan indicates that the setbacks of 30m to 60m depending upon site conditions (e.g. intermittent or an ephemeral draw)
 - Please ensure that adequate storm water runoff, sediment and erosion be controlled and managed in regards to the creek, as applicable.
 - Should any hazardous or explosive construction material be stored on site, please inform the City of Airdrie



- To reduce the likelihood of crime occurring, please ensure appropriate security measures (e.g. sensor lights, keycard gates, cameras). A low-cost and natural crime prevention method of using hostile plants/shrubs, like Buffalo Berry, along fence lines may be prudent.

Alberta Environment and Parks

- No comments received at the time of the writing of this report.

Alberta Transportation (May 14, 2020)

- No concerns

ATCO Gas (October 1, 2019)

- No objections.

Calgary Airport Authority (September 26, 2019)

- Please be advised that the Calgary Airport Authority has no objection to this proposal as submitted.
- A separate review will be required should any development occur on the lands.

Enforcement Services Review (April 16, 2020)

- Should this application be considered for approval, our department would recommend an enforcement security deposit to ensure compliance with the conditions due to the enforcement history we have had on this property.

Planning and Development - Engineering Services Review (October 22, 2019)

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 the issuance of the DP, the applicant will be required to provide a security for the stripping and grading of the subject lands calculated at \$5000 per disturbed acre. The disturbed area shall be calculated based on the final site plan

Geotechnical:

- ES has no requirements at this time.

Transportation:

- Prior to issuance the Applicant shall confirm the number and type (i.e. truck, trailer, b-train) of additional vehicle trips generated by the temporary storage use. A traffic impact assessment may be required should the applicant propose a significant increase in vehicle trips.
- As a permanent condition the Applicant shall ensure that traffic generated by the change is in alignment with the Balzac Global TIA.
- TWP RD 263 is identified on the Long Range Transportation Network as a Network B Roadway requiring a future ROW width of 30 m. The existing ROW width is 20m. A 5m width strip of land along the north property boundary shall be taken as road dedication.
- If the change in area used for storage is less than 10% then the TOL does not apply.
- As the site is within 1.6 km of Highway 566 AT shall be circulated for comment

**Sanitary/Waste Water:**

- ES has no requirements at this time.

Water Supply And Waterworks:

- ES has no requirements at this time.

Storm Water Management:

- The subject lands are within the Nose Creek Watershed Water Management Plan area. As no new permanent impermeable surfaces are proposed, ES has no requirements at this time.

Environmental:

- ES has no requirements at this time.

Fortis Alberta (September 25, 2019)

- No concerns.

Nav Canada (February 8, 2020)

- We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted. As the submission provided lacks specific development details, we cannot provide a comprehensive assessment as to the impacts that any structural development may have at this time.
- For planning purposes, we suggest adherence be given to TP1247, (Land Use in the Vicinity of Aerodromes) which outlines the specific protection requirements and that a land use proposal be submitted for any future structural development plans as they become available. If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca
- NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary. This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Rocky View Water Coop:

- No comments received at the time of the writing of this report.

Operations Division Services:Utility Services (September 26, 2019)

- No concerns.

Capital Projects (September 30, 2019)

- No concerns.



Transportation Services

- No comments received at the time of the writing of this report.

OPTIONS:

Option #1 (this would allow the development to proceed as proposed/requested by the Applicant)

APPROVAL, subject to the following conditions:

Description:

1. That a General Industry, Type II and Office, for a general contracting business including the outdoor storage areas for building materials may take place on the subject site in general accordance with the site plan submitted with the application, and includes:
 - i. A general contractor business in accordance with the definition of *General Industry, Type II*;
 - ii. Outdoor storage areas, chain-linked fenced, totaling approximately 10,137.77 sq. m (109,12200 sq. ft.), including building materials, equipment and sea containers;
 - iii. Office (existing dwelling, single detached);
 - iv. Accessory buildings (sea cans) for on-site storage, as defined in the amended site plan

Prior to Issuance:

Payments and Levies:

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 and that the contribution, if accepted, is \$57,560.00 calculated at \$800.00 per acre for 71.95 acres.

Transportation:

3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations, to determine:
 - i. Haul details for materials and equipment needed for 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. If the existing approach meets the required of the County's Servicing Standards, for the proposed development and/or if an inspection is required.
 1. If any access upgrades are required, the Applicant/Owner shall complete as per County Servicing Standards, to the satisfaction of County Road Operations.
 - iii. 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.
4. That prior to issuance of this permit, the Applicant/Owner shall confirm the number and type (i.e. truck, trailer, b-train) of additional vehicle trips generated by the business and temporary storage use. If deemed required by Administration, a Traffic Impact Assessment may be required should the Applicant propose a significant increase in vehicle trips.
 - i. If it is determined that there is sufficient vehicle trips, the Applicant/Owner shall submit payment of the Transportation Off-Site Levy (including the Base Levy and the Special



- Area Levy) in accordance with the Transportation Off-Site Bylaw, as amended, payment of the Levy shall be required.
- ii. If there is any recommendations or upgrades required by the Traffic Impact Assessment, the Applicant/Owner shall enter into a development agreement with the County.
5. That prior to issuance of this permit, the Applicant/Owner shall register on title, a Road Right-of-Way Plan that includes a 5.00 m (16.40 ft.) wide strip of land, along the north property boundary, as a road dedication, to the satisfaction of the County.

Note: TWP RD 263 is identified on the County's Long Range Transportation Network as a Network B Roadway, requiring a future Road Right of Way width of 30.00 m (98.42 ft.).

Site Developability:

6. That prior to issuance of this permit, the Applicant/Owner shall submit a revised site plan, to the satisfaction of the County, that:
 - i. Confirms the development area for the application.
 - ii. Indicates height of fencing.
 - iii. Locates accessory buildings (sea cans) on site.
7. That prior to issuance of this permit, the Applicant/Owner shall submit details on the Office (previously a dwelling, single detached) including interior floor plans, total floor area etc., to the satisfaction of the County.
8. That prior to issuance of this permit, the Applicant/Owner shall submit a Lighting Plan, in accordance with the Land Use Bylaw (Section 27), detailing any proposed building and site, including parking areas) lighting for the development. The lighting shall be compliant with the County's dark sky lighting regulations.
9. That prior to issuance of this permit, the Applicant/Owner shall submit a Landscaping and Screening Plan, in accordance with the Balzac East Area Structure Plan (Section 4.4.3), the 566 Crossing Business Park Conceptual Scheme (section 4.4.1) and the Land Use Bylaw (Section 26), identifying the minimum requirement of soft and hard landscaping and screening elements. The plan shall include:
 - i. The landscaping plan shall identify a tree for every 45.00 square meters (490.00 square feet) of developable area as per the accepted Site Plan;
 - ii. Trees shall comprise at least 50% of the tree/shrub mixture used to satisfy this requirement and coniferous trees shall comprise a minimum portion of one-third (1/3) of all trees planted; and,
 - iii. The plan shall also note a minimum landscaped area of 15%.
 - iv. Screening Elements such as fencing, berming or landscaping only

Note: Existing soft landscaping retained on a site may be considered in fulfillment of the total landscaping requirement

Prior to Occupancy:

10. That all landscaping and screening elements and final site surfaces shall be in place prior to occupancy of the site.
 - 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.

Permanent:

11. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
 - i. That the Applicant/Owner shall ensure that traffic generated by the change is in alignment with the Balzac Global TIA, unless a new Traffic Impact Assessment is required.
12. 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.
13. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
14. That no business signage is permitted onsite. Any future signage proposed shall require separate Development permit approval.
15. That the Applicant/Owner shall implement the approved Landscaping and Screening Plan on the subject parcel. The Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants, within 30 days, or by June 30th of the next growing season.
16. That no piped water shall be used for irrigation purposes.
17. That sewage disposal for the site shall be by a pump-out holding tank that is hauled off-site to an approved sewage disposal site, or by connection to a piped collection system.
18. That if the Applicant/Owner wishes to use a groundwater well in the future, Alberta Environment approval shall be obtained, prior to commencement, for a commercial well license.
19. That at no time shall there be any business or employee parking of vehicles offsite, along Township Road 263.
20. That dust control shall be maintained on the site during operation of the business, and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
21. That if any chemicals used within the operation, the chemicals shall be properly contained, stored in a safe manner, with no adverse impacts on local groundwater or surface water.
22. That the garbage and waste material shall be stored in weatherproof and animal-proof containers. The containers shall be screened from view from all adjacent properties and public thoroughfares by either being located within a building or adjacent to the side or rear of a building.
23. That no snow storage shall occur on the site at any time.

Advisory:

24. That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.



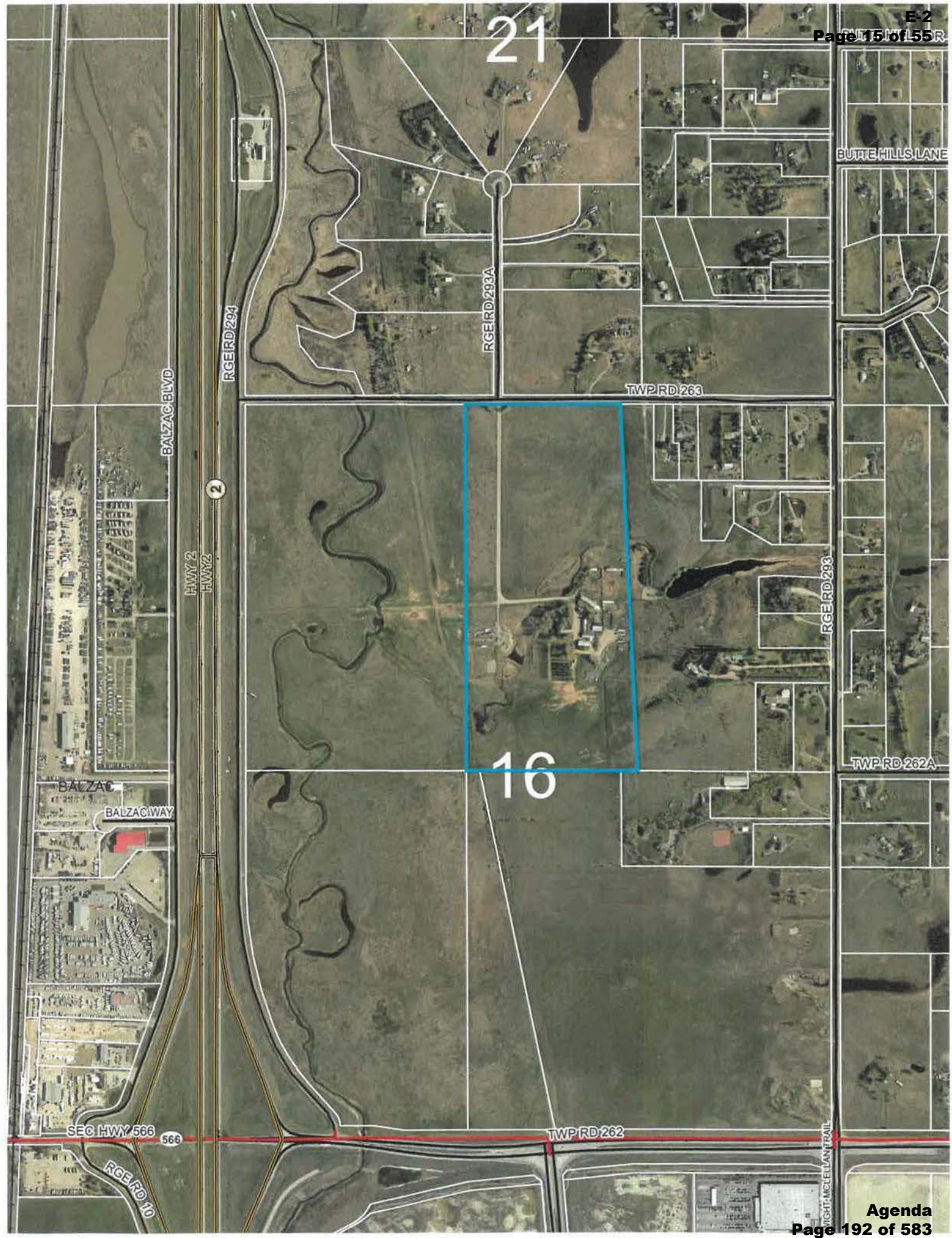
25. That Building Permits shall be obtained, through Building Services, for a buildings being used for the commercial operation, prior to any business operations taking place.
 - iii. *Note: That all buildings shall conform to the National Energy Code 2011, with documentation/design at Building Permit stage.*
26. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall provide a copy of approval from Alberta Transportation's Roadside Development Permit or Waiver, as the subject lands are within 1.60 km of Secondary Highway 2, upon issuance.
27. 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.
28. That if this Development Permit is not issued by **December 31, 2020**, or by an approved extensions date, then this approval is null and void and the Development Permit shall not be issued.

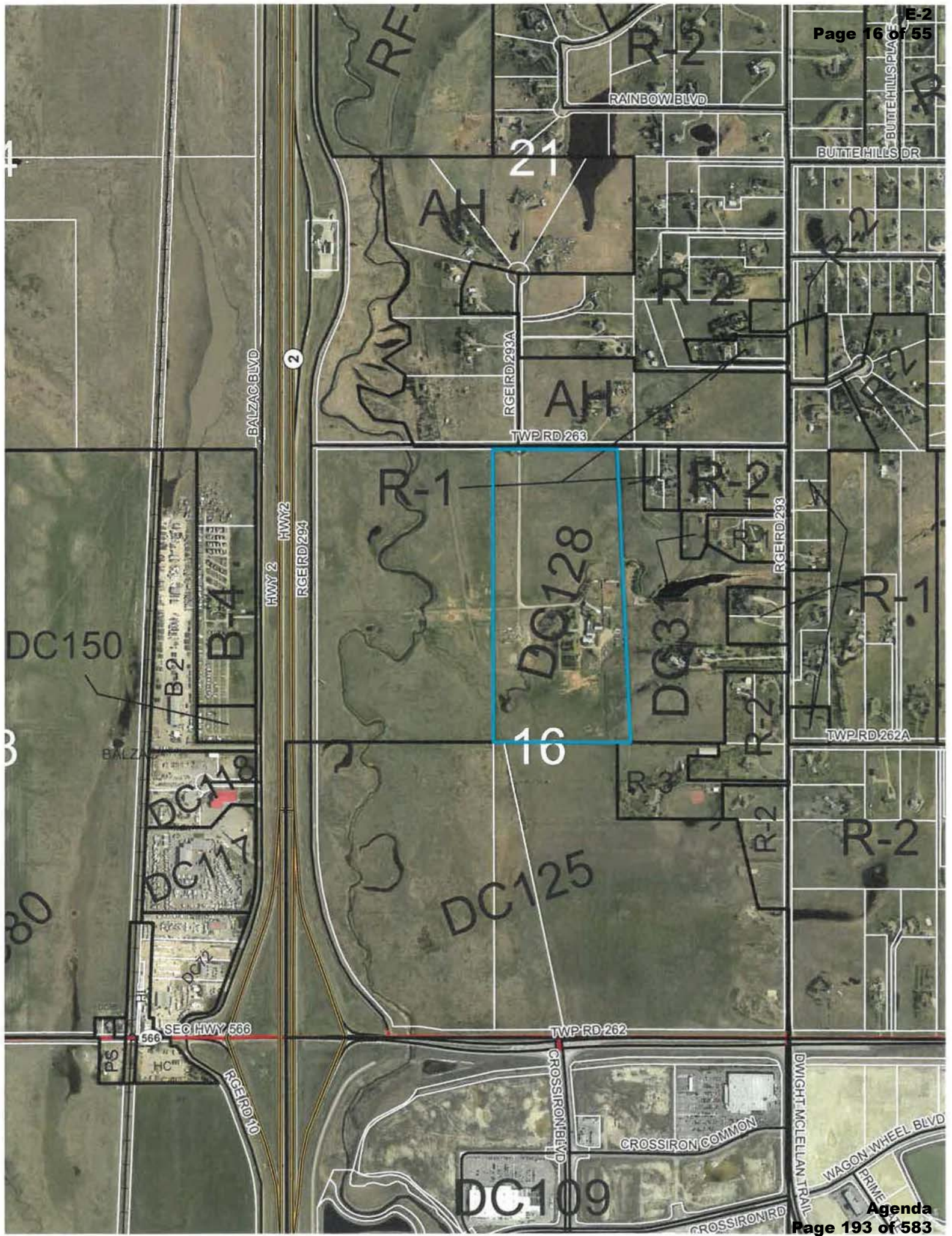
Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development.

Option #2 (this would not allow the business to proceed)

REFUSAL, for the following reasons:

1. The proposal is inconsistent with the Balzac Area Structure Plan specifically section 4.7.2. The proposed uses are deemed inappropriate for Special Development Area #2, particularly where the uses are proposed in advance of a comprehensive development as outlined in Direct Control District 128 and the 566 Crossing Business Park Conceptual Scheme.
2. The proposal is inconsistent with the vision and planning framework outlined in the 566 Crossing Business Park Conceptual Scheme.
3. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighborhood and materially interferes with and affects the use, enjoyment, and value of neighboring parcels of land.
- 4.







ROCKY VIEW COUNTY
Cultivating Communities

20193038

APPLICATION FOR COMMERCIAL/OFFICE/INDUSTRIAL DEVELOPMENT PERMITS

FOR OFFICE USE ONLY	
Fee Submitted \$2007.50	File Number 06416013
Date of Receipt AUG 30/19	Receipt # 2019021963

Name of Applicant STEVEN HO Email sho3.arch@gmail.com
 Mailing Address 612, 500 COUNTRY HILLS BLVD. NE, CALGARY, AB
 Postal Code T3K 5K3
 Telephone (B) 403 870 6169 (H) _____ Fax _____
 For Agents please supply Business/Agency/ Organization Name STEVEN HO ARCHITECTURE INC.
 Registered Owner (if not applicant) MEIGA HOME DEVELOPMENT INC
 Mailing Address 2916 PARK LANE SW, CALGARY, AB
 Postal Code T2S 2L7
 Telephone (B) 403 804 0796 (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the _____ 1/4 Section _____ Township _____ Range _____ West of _____ Meridian
 b) Being all / parts of Lot _____ Block 6 Registered Plan Number 941 0824
 c) Municipal Address 293113 TOWNSHIP RD 263
 d) Existing Land Use Designation DC 128 Parcel Size _____ Division _____

2. APPLICATION FOR

TEMPORARY STORAGE (OUTDOOR) FOR CONSTRUCTION MATERIAL
(LUMBER DRYWALL ETC)

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property (s)? Yes _____ No ☒
 b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No ☒
 (Sour Gas facility means well, pipeline or plant)
 c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ☒
 d) Does the site have direct access to a developed Municipal Road? TOWNSHIP RD 263
 e) Has the Design Guidelines checklist been completed? Yes ☒ No _____
 f) Has supplementary information been provided? (photos, sketches written descriptions etc.) Yes ☒ No _____
 g) Details of additional information _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I STEVEN HO 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 _____

Date AUG 15, 2019

PLEASE SEE REVERSE

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, STEVEN HO, 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

AUG 15, 2019

Date

FOR OFFICE USE ONLY

Application: _____

General Location: _____

Development Statement

Address: 293113 Township Road 263
Legal Description: Block 6, Plan941 0824

Meiga Home Development Inc is the property owner. The company is doing General Contracting works. The business runs from the principal building within the property.

This Development Permit application is for 3.2.33 Outdoor Storage Areas in association with the principal use. It is a temporary outdoor storage for construction materials and equipment. There will be Sea-Can stored at designated area waiting to be transited from one job site to another. Some of the Sea-Can will be used for secured storage of building materials. None of the construction material or Sea-Can is permanently stayed in the yard. The outdoor storage area will be used mainly by Meiga Home Development Inc. It will not be used by third party business.

The property will have the following uses.

- 1) 3.2.1 Accessory Buildings
- 2) 3.2.2 Accessory Uses
- 3) 3.2.12 General Industry Type II
- 4) 3.2.21 Office
- 5) 3.2.33 Outdoor Storage Areas in association with the principal use

Oksana Newmen

From: Steven Ho <sho3.arch@gmail.com>
Sent: Thursday, September 19, 2019 10:17 AM
To: Oksana Newmen; David Lam (meigahome@gmail.com); Steven Ho
Subject: Re: PRDP20193038 - application follow-up questions

Hi Oksana,

Meiga Development Corp is a General Contractor but also with their own crew to do construction both interior and exterior works.

As a result, they require temporary outdoor storage for their equipment and supplies before and after transporting to each construction site.

Occasionally they have Sea-Can shipped directly from oversea and require temporary storage for loading and unloading.

I trust this satisfies your concern.

Regards,
Steven Ho, Architect AAA, AIBC
Steven Ho Architecture Inc.
Cell: 403-870-6169
www.shoarchitecture.com

On Thu, Sep 19, 2019 at 9:23 AM <ONewmen@rockyview.ca> wrote:

Hi Steven,

Thank you for the responses. Can you clarify what Meiga's business operations are?

Thanks,
~Oksana

From: Steven Ho <sho3.arch@gmail.com>
Sent: Friday, September 13, 2019 1:12 PM
To: Oksana Newmen <ONewmen@rockyview.ca>; Steven Ho <sho3.arch@gmail.com>
Cc: David Lam (meigahome@gmail.com) <meigahome@gmail.com>
Subject: Re: PRDP20193038 - application follow-up questions

Hi Oksana,

I have discussed with the owner, David Lam. The respond is in red below.

We trust this satisfies your concern.

If you have further questions, please let us know.

Thanks. Have a good weekend.

--

Regards,

Steven Ho, Architect AAA, AIBC

Steven Ho Architecture Inc.

Cell: 403-870-6169

www.shoarchitecture.com

On Wed, Sep 11, 2019 at 2:35 PM <ONewmen@rockyview.ca> wrote:

Steven,

I'm the file manager for your application. I have a few questions:

1. Based on my review of the application, I understand that the site will be used for outdoor storage of building materials, as well as for the storage of sea cans that will be used to transport materials to job sites. Is that correct? **Yes, that is correct. We will be transporting materials to and from job site. It will not be permanently located on the property.**
2. There is a building (Quonset hut) shown in a picture with the application. What is the building being used for? **The building is Meiga's Office operating within the property. I have attached a photo for your reference.**
3. Other pictures show what appears to be building materials on site within chain link fencing. What is this related to? Is it related to this application? **It is part of Meiga's outdoor storage of building materials. Again it will not be permanently stored on site.**
4. What is the principal use on the property? **Currently the principal use is Meiga's Office with outdoor storage. This is temporary only. There is a long term plan to subdivide the property into different parcels and in line with the Area Structural Plan in the near future.**

5. How many businesses are currently on site? **Currently there are two business on site; however, the other business (Calgary Landscaper) is in the process of moving out. So eventually only Meiga, as the owner, is the only business on the property.**
6. What businesses are currently operating? **Same as #5.**
7. Is the house occupied? If so, by whom? **It's owned and occupied by Meiga.**
8. Are any of the buildings on site being used by this or any other business? **Only Meiga.**
9. The site plan shows a series of “chain link units” on site (see attached). Are these all of the areas proposed for outside storage for this application? **Yes, the drawing outlines the area with chain link fence. It's part of the application.**

I will also make you aware of a similar application on these lands that was refused in January 2019. I'm attaching the refusal notice for your reference.

You may wish to review it and consider how your application would address the issues described, as it sounds very similar.

Overall, it seems that the refusal was due to non-compliance with any of the overarching policy documents.

The difference between this current application and the previous one by Ben Penner (Calgary Landscaper Ltd.) is that Meiga is the owner of the property and operated within the property. Under the ByLaw 3.2.33, Outdoor storage is allowed if it associates with principal building. Calgary Landscaper did not have any association with the principal building or business.

If you have any questions, please let me know.

~Oksana

OKSANA NEWMEN

Planner | Planning Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7265



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0025 994 500 9410824;6 061 107 448

LEGAL DESCRIPTION
PLAN 9410824
BLOCK 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 29.116 HECTARES (71.95 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;29;26;16;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 941 093 138

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
061 107 448	14/03/2006	TRANSFER OF LAND	\$3,267,461	\$3,267,461

OWNERS

MEIGA HOME DEVELOPMENT INC.
OF 318-25 AVE SW
CALGARY
ALBERTA T2S 0L4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
2283BX	31/12/1917	RESTRICTIVE COVENANT "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED IN TRANSFER"
741 009 314	31/01/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
771 130 532	21/09/1977	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

061 107 448

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

LIMITED.

771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS
831 151 214	17/08/1983	CAVEAT RE : SEE CAVEAT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKYVIEW #44. BOX 3009, STATION B, CALGARY ALBERTA
831 168 060	13/09/1983	UTILITY RIGHT OF WAY GRANTEE - JOHN H HAYS GRANTEE - ALICE MURIEL HAYS
921 176 732	20/07/1992	UTILITY RIGHT OF WAY GRANTEE - ROCKY VIEW WATER CO-OP LTD. 25145 BURMA RD CALGARY ALBERTA T3R1B8 PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 921228745) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 081386322)
931 130 742	07/06/1993	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911-32 AVENUE NE CALGARY ALBERTA PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 931187073)
061 107 449	14/03/2006	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. C/O CANADIAN WESTERN BANK CHINOOK BRANCH STATION 6006 MACLEOD TRAIL S CALGARY ALBERTA T2H0K6 ORIGINAL PRINCIPAL AMOUNT: \$1,700,000
061 107 450	14/03/2006	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK. 700, 10655 SOUTHPORT ROAD SW CALGARY

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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ALBERTA T2W4Y1

AGENT - LARRY D REVITT

071 333 241	04/07/2007	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:PORTION
-------------	------------	---------------------------------------------------------------------------------------

171 278 811	08/12/2017	AMENDING AGREEMENT AMOUNT: \$1,900,000 AFFECTS INSTRUMENT: 061107449
-------------	------------	----------------------------------------------------------------------------

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF AUGUST,
2019 AT 07:48 A.M.

ORDER NUMBER: 37813468

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



ROCKY VIEW COUNTY

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

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

LETTER OF AUTHORIZATION

I, (We) DAVID LAM, MEGA HOME DEVELOPMENTS. being the owner (s) of

Lot _____ Block 6 Plan 941 0824

Legal:

NW/NE/SE/SW Section _____ Township _____ Range _____ W _____ M

give STEVEN HO permission to act on my
(our) behalf in applying in the Redesignation and/or Subdivision of the subject
property.

Signature

Signature

Date

Owner(s) contact information:

Mailing Address:

2916 PARK LANE SW
CALGARY, AB

Postal Code T2S 2L7

Telephone (H) _____ Cell (C) 403 804 0796 Other _____

Email: megahome@gmail.com













ROCKY VIEW COUNTY

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

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

10

Inspection Request

Roll #: 06416013 DP #: PRDP20193038

Applicant/Owner: Steven Ho Architecture Inc
Legal Description: Block 6 Plan 9410824, NE-16-26-29-04
Municipal Address: 293113 TWP RD 263, Rocky View County AB, 293117 TWP RD 263, Rocky View County AB
Land Use: DC128CA
Reason for Inspection: General Industry, Type II, general contractor; outdoor storage for construction material

Inspection Report

Date of Inspection: OCT 1, 2019

Permission granted for entrance? yes

Observations:

- Construction material visible on site
- 2 workers taking away materials for offsite business
- Metal mesh screening all around materials
- ~~the~~ south, east or north - No developed properties
- Site east has a much higher elevation and screened well by overgrown trees.
- No visual impact to each property.
- Lots of noise from highway apparent.
- Material well stacked and maintained on site.

Signature: 



















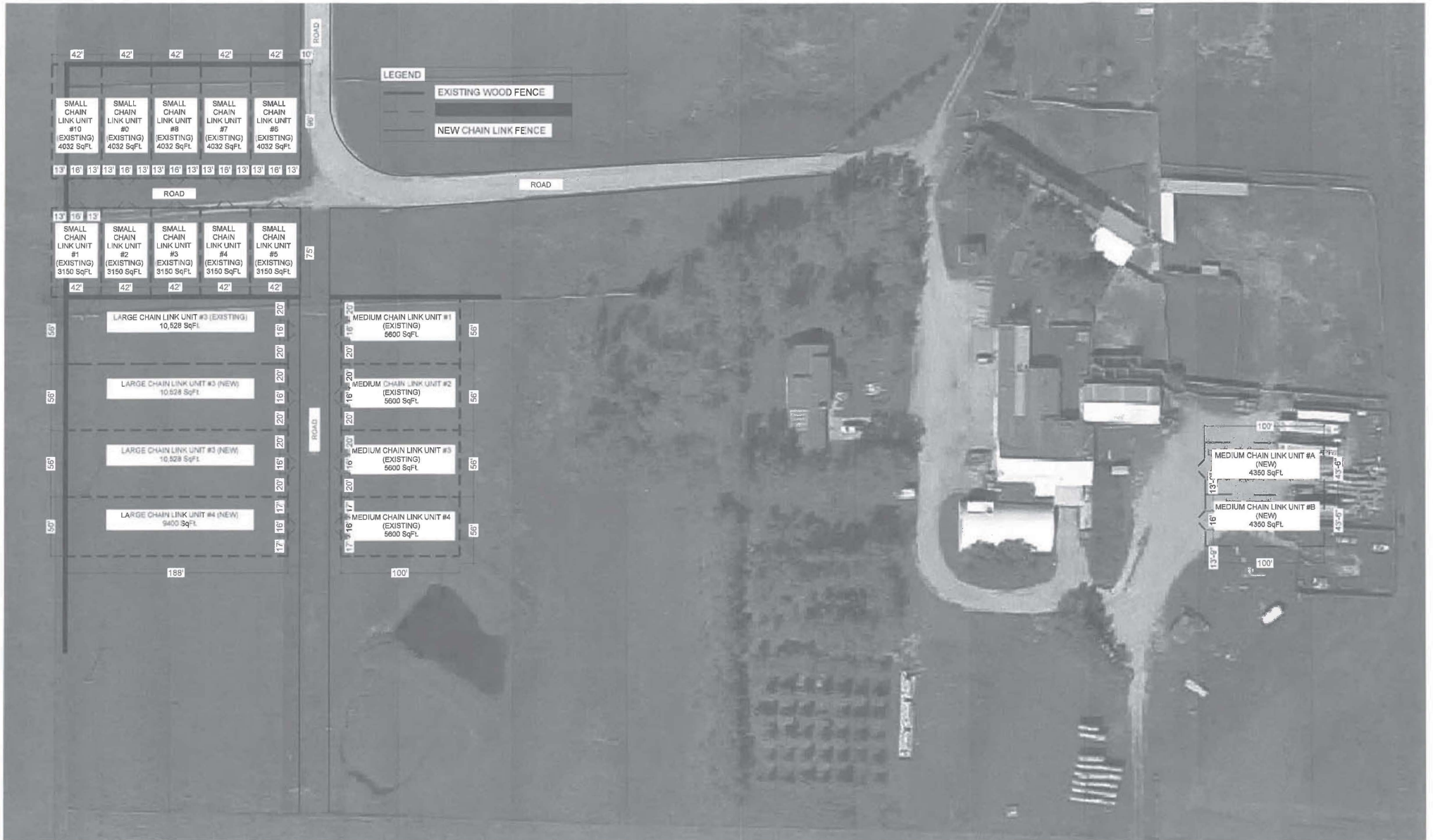












SCALE: NTS

ADDRESS: 293113 TOWNSHIP ROAD 263

LEGAL DESCRIPTION: BLOCK 6, PLAN 941 0824



SITE PLAN
SCALE: NTS

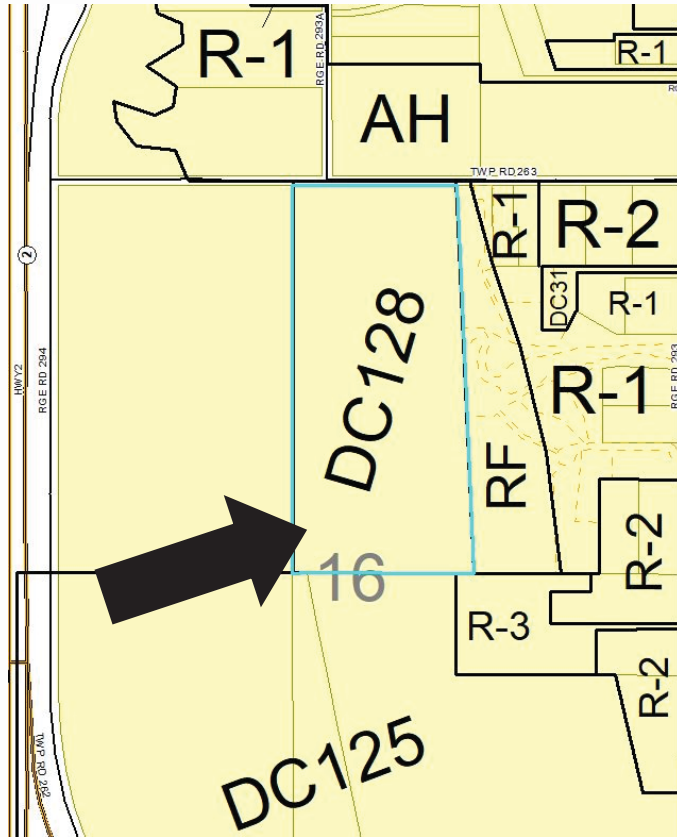


ADDRESS: 293113 TOWNSHIP ROAD 263

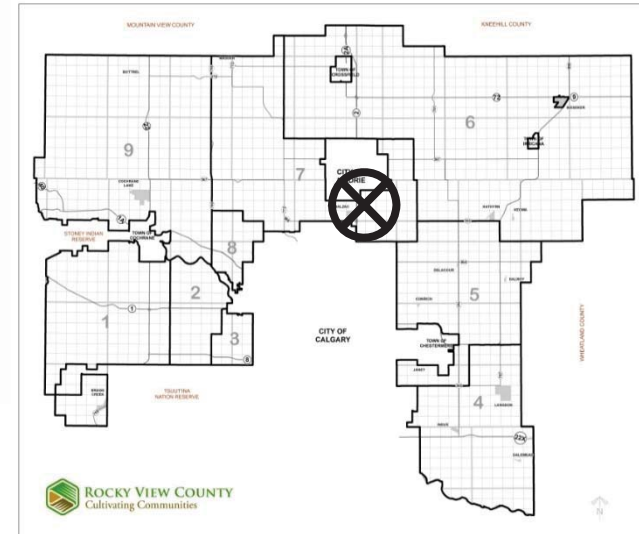
LEGAL DESCRIPTION: BLOCK 6, PLAN 941 0824

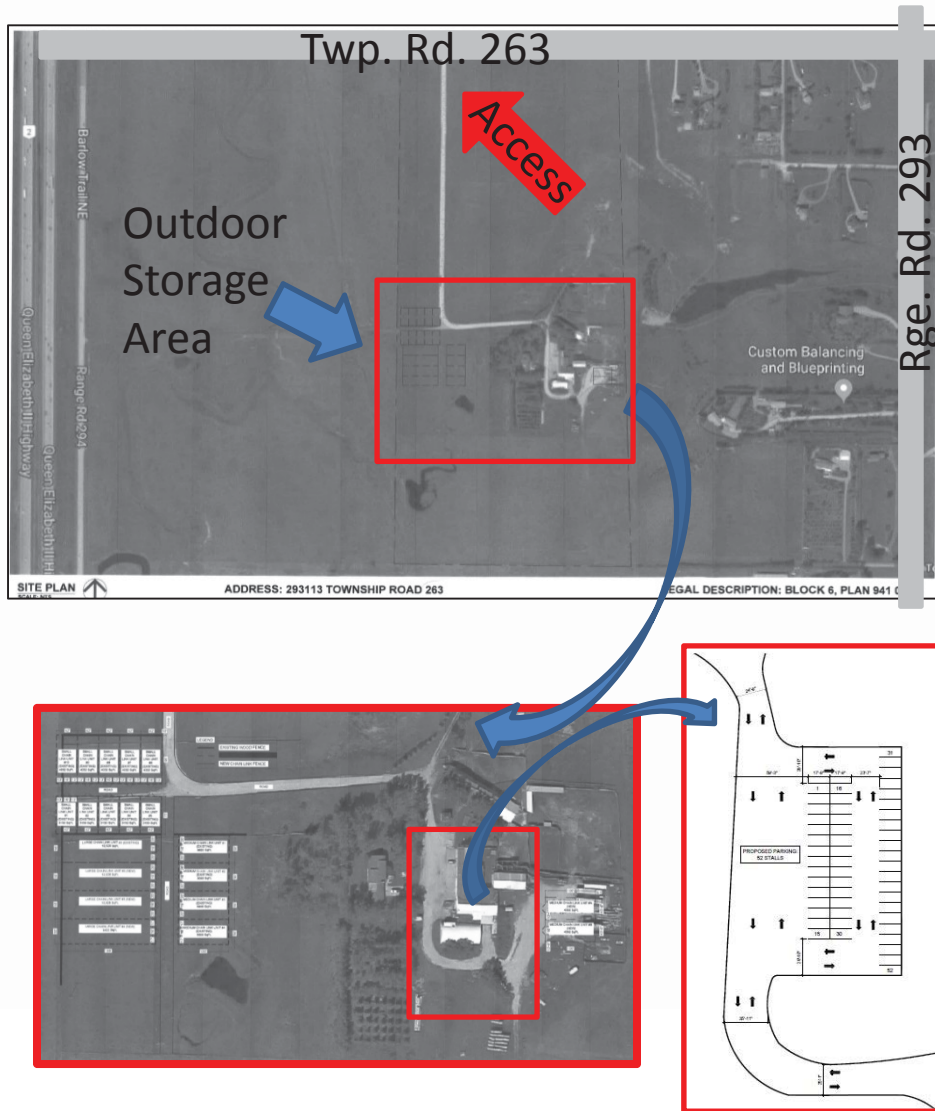
Land Use and Location

- Direct Control District 128, Cell A (DC128).
- Surrounded by country residential, agricultural districts, DC 125



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





Development Proposal

Use:

- General Industry, Type II
- Office
- 20 fenced outside storage areas
- 109,122 sq. ft. outside storage

Variances:

- Variance to not requiring a Development Agreement be in place

Operations:

- Monday to Friday 7 to 4:30, some weekends
- 20 employees

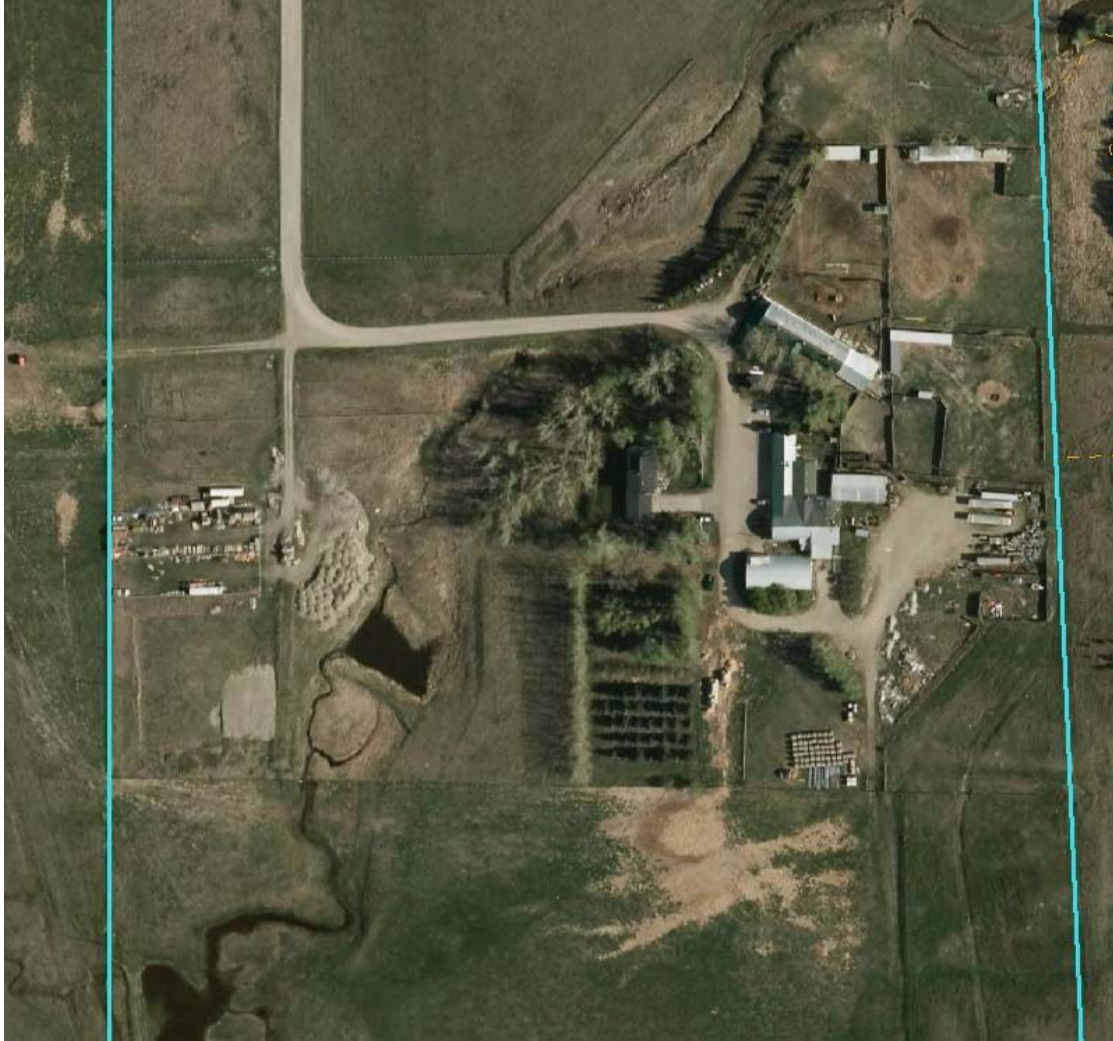
SITE PLAN

NE-16-26-29-04
Division 7; File 06416013



2018 Aerial Image

- Currently developed with buildings from prior use.





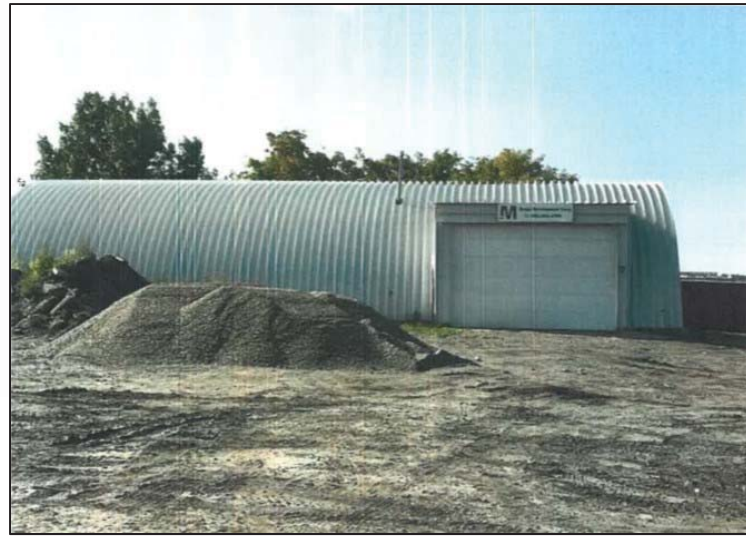
Onsite storage



Looking south from Twp Rd 263

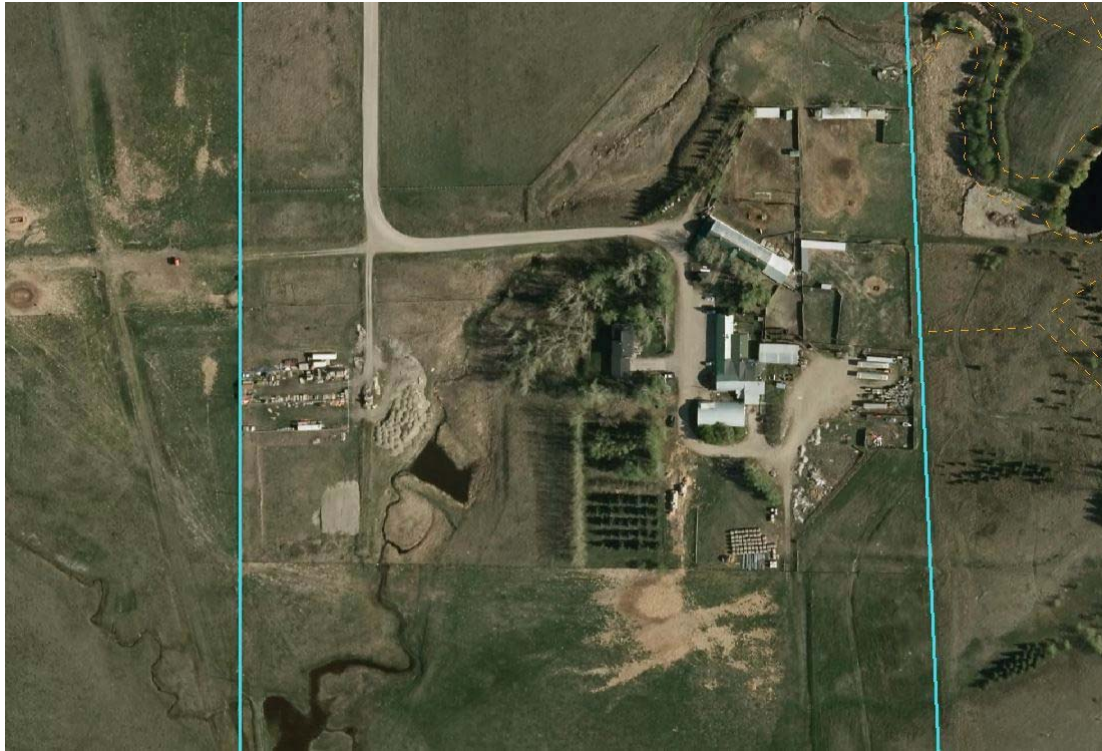


Fenced storage areas



Onsite quonset

Conditions Related to PL20193038



- Confirmation of vehicle trips with possible TIA and TOL
- Landscaping plan and screening plan
- Revised site plan
- Lighting plan
- Details regarding office

Policy Analysis

- Not consistent with the Balzac East ASP
- Not consistent with Direct Control District 128
- Not consistent with Conceptual Scheme



Options

- Administration recommends refusal in accordance with Option #2.
- Option #1:
THAT Development Permit Application PRDP20193038 be approved with the conditions noted in the report.
- Option #2:
THAT Development Permit Application PRDP20200307 be refused as per the reasons noted.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: May 25, 2020

DIVISION: 09

APPLICATION: PRDP20200785

SUBJECT: Development Item: Equestrian Centre, Type I

USE: Discretionary, with no Variances
Permitted, with Variances

APPLICATION: Construction of an Equestrian Centre, Type I, including an Accessory Dwelling Unit (Suite within a building) and relaxation of the maximum habitable floor area

GENERAL LOCATION: located approximately 1.61 km (1 mile) west of Rge. Rd. 54 and on the south side of Hwy. 1A

LAND USE DESIGNATION: Ranch and Farm District (RF)

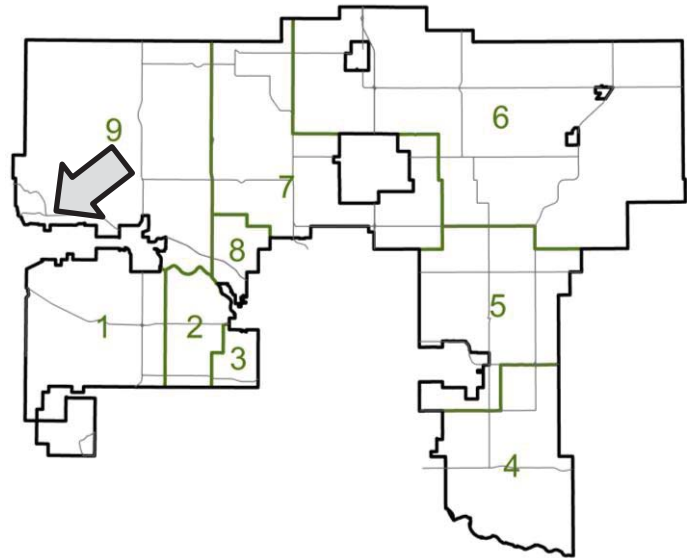
ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20200785 be approved with the conditions noted in the report.

Option #2: THAT Development Permit Application PRDP20200785 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Stefan Kunz and Milan Patel – Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: April 7, 2020	File: 06918001
Application: PRDP20200785	Applicant/Owner: Modern Dimensions Design/Lyle and Jennifer Wood
Legal Description: NE-18-26-5-W5M	General Location: Located approximately 1.61 km (1 mile) west of Rge. Rd. 54 and on the south side of Hwy. 1A
Land Use Designation: Ranch and Farm District (RF)	Gross Area: ± 60.29 hectares (± 148.98 acres)
File Manager: Stefan Kunz	Division: 09

PROPOSAL:

The proposal is for construction of an Equestrian Centre, Type I, including an Accessory Dwelling Unit (Suite within a building) and relaxation of the maximum habitable floor area. The structure contains a riding arena with attached barn and an Accessory Dwelling Unit (Suite within a building), however there is currently no primary residence on site. A dwelling, single detached and accessory building (shop) are proposed to be constructed, however a development permit is not required for that aspect of the project as they are permitted uses within the District and complies with all County regulations.

The subject land is designated Ranch and Farm District, in which an Equestrian Centre, Type I is a discretionary use and an Accessory Dwelling Unit is a permitted use. on parcels greater than 20 acres in size.

Equestrian Centre Details

- Maximum number of spectators
 - 10
- Maximum number of horses
 - Resident – 10
 - Visiting – 12
 - No horse boarding proposed
- Events
 - Typically for private use
 - Propose 1-3 events per year

Building Details

- Total Development Area
 - 15,431.47 sq. m (166,102.96 sq. ft.)
- Primary Building – Riding Arena/Barn
 - Building Area



- Riding Arena: 3,600.00 sq. m (38,750.08 sq. ft.)
- Barn: 570.24 sq. m (6,138.00 sq. ft.)
- **Total – 4,170.24 sq. m (44,888.09 sq. ft.)**

Note: there is no maximum building area stated within the District for an Equestrian Center

- Height

- 11.33 m (37.17 ft.)

Note: there is no maximum requirement within the District for building height

- Setbacks

- Front – 561.09 m (1,840.85 ft.)
- West Side – 237.92 m (780.58 ft.)
- East Side – 464.95 m (1,525.44 ft.)
- Rear – 205.25 m (673.38 ft.)

Note: the proposed setbacks comply with the minimum requirements within the District

- Accessory Building – Shop

- Building Area

- Shop: 455.30 sq. m (1,125.07 sq. ft.)
- Lean-to: 130.10 sq. m (321.45 sq. ft.)
- **Total – 585.40 sq. m (1,446.55 sq. ft.)**

Note: the proposed building area is under the permitted area listed in Section 43.9

- Height

- 9.94 m (32.60 ft.)

- Setbacks

- Front – 578.03 m (1,896.42 ft.)
- West Side – Lots
- East Side – 415.44 m (1,362.98 ft.)
- Rear – 205.25 m (673.38 ft.)

- Accessory Dwelling Unit

- The equestrian centre contains a suite within a building on the second level of the structure.
- Separate bedroom, kitchen, bathroom, and storage is available in accordance with the LUB requirements, Section 28.4
- **ADU Area – 120.96 sq. m (1,302.00 sq. ft.)**
 - The floor area of the ADU is larger than the 110.00 sq. m (1,184.00 sq. ft.) permitted in the LUB, Section 28.4(d)(ii).



- Relaxation required, 10%

Landscaping

- The Ranch and Farm Regulations within the Land Use Bylaw allow for consideration of landscaping requirements.
- Applicant has provided 1,400.87 sq. m (15,078.84 sq. ft.) of landscaping area, which is 9.1% of the development area. Considering the existing treed area north east of the development area, within the subject parcel, the proposed landscaped area is appropriate.

Parking

- The Ranch and Farm Regulations within the Land Use Bylaw allow for consideration of parking requirements.
- Applicant has proposed parking stalls in accordance with the expected number of visitors permitted in the permit.
 - 10 spectator stalls
 - 12 trailer parking stalls
 - 1 barrier free stall
 - 1 loading stall

Garbage & Recycling:

- An enclosed unit will be located at the northwest corner of the site, with a wooden enclosure and access gates;
- Details are found on Dwg. A102-2

Signage

- No signage proposed.

Lighting

- No lighting plan provided
- Building lighting appears to be beneath eaves of structures, with shielding

Camping

- Applicant has proposed periodic overnight camping
 - Maximum of five (5) nights per year
 - Maximum of twenty (20) persons camping

Land Use Bylaw Requirements

EQUESTRIAN CENTRE means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows are held;

24.5 Equestrian Centres:

- a) The following applies to all Equestrian Centres:
 - i. The Development Permit shall set the maximum number of horses and cattle, if applicable, that may be kept on the site;
 - ii. For purposes of this section, an animal is kept when it is on the site overnight;



- iii. The number of animals allowed as a condition of the permit to participate in an event are in addition to the number that are allowed to be kept on the site;
 - iv. The rider/handler and grooms are not considered to be spectators;
 - v. Limited term overnight camping of participants may be allowed in the Development Permit; and
 - vi. The Development Permit shall set out conditions that address garbage and manure control, pasture management, on site stock trailer parking and participant, and spectator parking.
- b) Equestrian Centre I
- i. The maximum number of animals, horses, or cattle that may be kept on the site shall not exceed 40;
 - ii. The maximum number of horses, or horses and cattle in total if applicable, on site at any time during an event shall not exceed 50;
 - iii. The maximum number of spectators for an event shall not exceed 100;
 - iv. Overnight camping may be allowed in the Development Permit for a maximum of five (5) nights per year and the number of persons camping shall not exceed 20 at any time.

Accessory Dwelling Unit Requirements

- Development permit not required (7.25)
- Shall have a minimum floor area of not less than 36.00 sq. m (387.49 sq. ft.), and not greater than 110.00 sq. m (1,184.00 sq. ft.).

STATUTORY PLANS:

- County Plan
- Land Use Bylaw

INSPECTOR'S COMMENTS:

- May 1, 2020
 - No development aside from gravel driveway from approach on Hwy 1A
 - No concerns.

CIRCULATIONS:

Alberta Transportation (April 22, 2020)

- The proposed development will not cause any concern for ongoing highway operation or future highway expansion.
- Pursuant to Section 25(3)(c) of the Highways Development and Protection Regulation, Alberta Transportation issues an exemption from the permit requirements to Lyle and Jennifer Wood for the development listed above.
- Pursuant to Section 25(4) of the Highways Development and Protection Regulation the department has the following conditions on the permit exemption:
 - Should the use of the equestrian centre become commercial use, additional analysis will be required to determine if upgrades are necessary to the highway intersection. These upgrades are the responsibility of the owner.



- Placement of a sign within 30 metres of the Highway right of way will require a sign permit from Alberta Transportation.

Municipal District of Bighorn (May 5, 2020)

- No objections.

Building Services, Rocky View County

- No comment received.

Development Compliance, Rocky View County (April 22, 2020)

- No concerns.

Fire Services & Emergency Management, Rocky View County

- No comment received.

Planning and Development Services - Engineering, Rocky View County

General:

- The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures.
- Prior to the issuance, the applicant shall submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices and all other relevant construction management details in accordance with County's servicing standards.

Geotechnical:

- Prior to the issuance of the DP, the applicant is required to conduct an onsite geotechnical investigation, prepared by a qualified professional, providing the results of a soil characteristics and existing groundwater conditions as well as design recommendations for the proposed buildings and site works all in accordance with the requirements of the County Servicing Standards
- As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.

Transportation:

- Access to the parcel is from a shared approach off Highway 1A.
- Currently, there is no easement registered for the shared approach. The applicant should consider registering an access easement for the shared approach with neighboring property.
- As the proposed development is accessed via an approach off Highway 1A, the DP is circulated to AT for review and comments. Should AT have any requirements, prior to issuance, the applicant fulfill all of AT's requirements to their satisfaction.
- Prior to issuance, the applicant is required to contact County Road Operations to determine if a Road Use Agreement is required for the hauling/removal of fill material to/from the subject land.
- As per the proposal letter, the area will be open primarily for private use and will be open for public on rare occasions, approximately one to three time a year for horse clinics. The maximum of number of spectators at any event will be ten.
- The Transportation Offsite Levy is not required, as the development is unlikely to result in an increase in traffic on the local road network. (6.b.iii)

**Sanitary/Waste Water:**

- As per the site plan, the proposed development will be serviced by a commercial holding tank.
- The county has no concern with the use of holding tank with a trucked service for wastewater disposal to service the proposed development

Water Supply And Waterworks:

- As per the site plan, the proposed development will be serviced by water cistern.
- As a permanent condition, the applicant shall address all fire suppression requirements for the proposed development in accordance with the requirements of the Alberta Building Code, County Servicing Standards and Fire Hydrant Bylaw C-7152-2012.
- Engineering have no requirement at this time.

Storm Water Management:

- As per the site plan, the site will be serviced by storm/fire pond.
- As lot sizes of proposed lot is 149.98 acres, the change in site imperviousness due to construction of equestrian center, accessory building and other related site works will not have a significant impact from stormwater management perspective.
- As a permanent condition, the proposed storm/fire pond shall be constructed and operated in accordance with County's servicing standards.
- Engineering have no requirements at this time.

Environmental:

- Based on a review of County's GIS system, spencer creek passes through north east corner of subject lot.
- As an advisory condition, the applicant shall implement appropriate ESC measures during the construction of the proposed development in accordance with County's servicing standards.
- As a permanent condition, any Alberta environment approval for watercourse disturbance is the sole responsibility of applicant/owner.
- Engineering have no requirements at this time.

Operational Services, Rocky View County

- No comment received

OPTIONS:

Option #1 (this would grant the requested development)

APPROVAL, subject to the following conditions:

Description:

1. That construction of an Equestrian Centre, Type I and Accessory Dwelling Unit (Suite within a Building) may take place on the subject site in accordance with the site plan and application submitted with the application and site plan and includes:
 - i. That an Equestrian Centre (riding arena), approximately 4,170.24 sq. m (44,888.09 sq. ft.) in area, along with associated paddocks, horse shelters, barn area and outdoor riding area.
 - ii. That an Accessory Dwelling Unit (Suite within a Building), may be constructed within the Equestrian Centre, Type I.

- a. That the maximum habitable floor area of the accessory dwelling unit (suite within a building) shall be relaxed from **110.00 sq. m (1,184.00 sq. ft.) to 120.96 sq. m (1,302.00 sq. ft.)**.
- iii. One (1) information sign (if required); Details to be submitted prior to installation

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices and all other relevant construction management details in accordance with County's servicing standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit an onsite geotechnical investigation, prepared by a qualified professional, providing the results of a soil characteristics and existing groundwater conditions as well as design recommendations for the proposed buildings and site works all in accordance with the requirements of the County Servicing Standards.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Occupancy:

5. That prior to public occupancy of any building(s) associated with the equestrian centre, the Applicant/Owner shall obtain a final building occupancy by the County's Building Services, to ensure that the building(s) meets the Alberta Building Code (ABC), for the proposed public use.

Permanent:

6. That occupancy of the Accessory Dwelling Unit (suite within a building) shall not be granted prior to the occupancy of the proposed principal dwelling, single detached.
7. That for purposes of this permit, an equestrian event is an activity that involves the training of horses and/or horse riders, horsemanship lessons and the boarding of horses.
8. 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 Equestrian Center under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
9. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.
10. That the Equestrian Centre shall be adequately serviced and maintenance with water and wastewater servicing.
11. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.



12. That fire suppression requirements for the proposed development shall be implemented in accordance with the requirements of the ABC, County Servicing Standards and Fire Hydrant Bylaw C-7152-2012.
 - i. That the proposed storm/fire pond shall be constructed and operated in accordance with County's Servicing Standards.
13. That commercial use on the site, which is any event where there is a fee for admission or for use of the facilities or for services provided, shall be for equestrian events only.
14. That food services shall be limited to participants and the guests of participants.
15. That a maximum of 22 animals shall be kept on the site (*kept means when the animal is on the site overnight*).
16. That a maximum of 22 animals shall be allowed on the subject site at any one time for any events.
17. That the total number of participants at any outdoor event shall not exceed 10 people.
18. That the subject property shall be adequately fenced and maintained at all times when livestock are present, and no livestock shall be allowed on unfenced areas.
19. That the Applicant/Owner shall implement a Manure and Grazing Management Plan onsite and it shall be practiced at all times.
 - i. Upon request of the County, updates to the Manure and Grazing management plan may require future amendments if any noted issues arise on the property, to the satisfaction of the County.
20. That there shall be no spreading or storage of manure within 50 metres of any watercourse.
21. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each principal use onsite (Equestrian Centre, dwelling units etc.) located on the subject site, to facilitate accurate emergency response.
22. That overnight camping may be allowed for a maximum of five (5) nights per year and the number of persons camping shall not exceed 20 at any time.
23. That all parking of vehicles, including stock trailers and participant and spectator parking, shall be limited to on-site only and that a minimum of 10 stalls shall be available at all times. There shall be no parking permitted on the adjacent County or Provincial road network.
24. That any Alberta Environment approval for watercourse disturbance is the sole responsibility of Applicant/Owner.
25. That all outdoor lighting, for the site or mounted on buildings, shall use full cut-off (shielded) fixtures that direct the light downward, and that no direct glare shall be visible from adjacent properties, roadways, and highways.
26. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings. The containers shall be screened from view from all adjacent properties and public thoroughfares.
27. 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:**

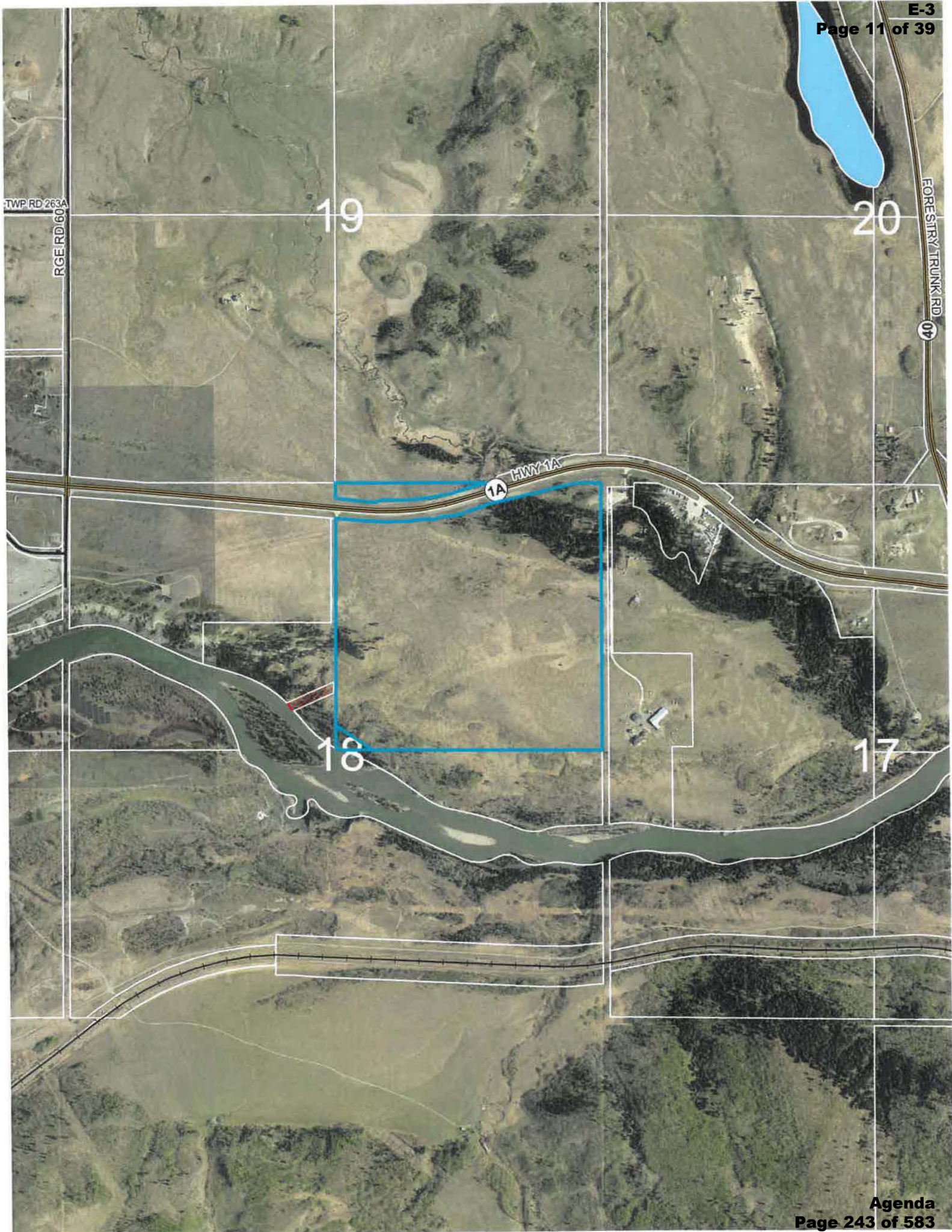
28. That it is recommended that the Applicant/Owner obtain a Premises ID Number through Alberta Agriculture.
29. That the Owner should consider registering an access easement on title, for the shared approach with neighboring property, off Highway 1A.
30. That the Applicant/Owner shall implement appropriate erosion and sediment control measures during the construction of the proposed development shall be implemented in accordance with County's servicing standards.
31. That a Building permit and applicable sub-trade permits shall be obtained through Building Services prior to any construction taking place.
 - i. That all facilities on the subject site that are involved with the equestrian centre shall conform to the required ABC.

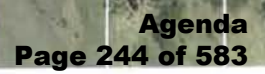
Note: That all buildings shall conform to the National Energy Code 2017, with documentation provided at Building Permit stage.
 - ii. That water supply for fire suppression and emergency vehicle access shall be provided in accordance with ABC.
32. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. If required, a commercial water license from Alberta Environment for commercial purpose shall be a sole responsibility of Applicant/Owner.
33. 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.
34. That if this Development Permit is not issued by **JANUARY 31, 2021**, then this approval is null and void and the Development Permit shall not be issued.

Option #2: (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.







ROCKY VIEW COUNTY
Cultivating Communities

20200785

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$ 675.00	File Number 06918001
Date of Receipt April 7/20	Receipt #

Name of Applicant Anthony Cerami of Modern Dimensions Design Email anthony@moderndimensionsdesign.com

Mailing Address Box 25, Site 5, RR2, Okotoks, AB

Postal Code T1S 1A2

Telephone (B) (416) 998 7012

(H) _____

Fax _____

For Agents please supply Business/Agency/ Organization Name Modern Dimensions Design

Registered Owner (if not applicant) Lyle and Jennifer Wood

Mailing Address _____

Postal Code _____

Telephone (B) _____

(H) _____

Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NE $\frac{1}{4}$ Section 18 Township 26 Range 5 West of 5 Meridian

b) Being all / parts of Lot _____ Block _____ Registered Plan Number _____

c) Municipal Address 55121 Twp Rd 263

d) Existing Land Use Designation RF Parcel Size 149.98 acres Division 9

2. APPLICATION FOR

EQUESTRIAN CENTRE, BARN AND SHOP + accessory dwelling unit
with a relaxation on height.

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? Yes _____ No X
(Sour Gas facility means well, pipeline or plant)
- 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
Access via easement onto Lot 1 _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Anthony Cerami 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 AL Cerami

Date 2020-02-14

Owner's Signature Lyle Wood

Date Feb 25, 2020

J. Wood
Jennifer Wood (Feb 25, 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.

Lyle Wood
Lyle Wood (Feb 25, 2020)

J. Wood
Jennifer Wood (Feb 25, 2020)

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. Lyle Wood

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

J. Wood
Jennifer Wood (Feb 25, 2020)

Lyle Wood
Lyle Wood (Feb 25, 2020)

Signature

Feb 25, 2020

Date



MODERN DIMENSIONS
DESIGN INC

JANUARY 27, 2020

MODERN DIMENSIONS DESIGN INC.
BOX 25, SITE 5, RR2
OKOTOKS, AB T1S1A2

ROCKY VIEW COUNTY
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB
T4A0X2

RE: LYLE AND JEN WOOD DEVELOPMENT PROPOSAL LETTER

LEGAL DESCRIPTION: NE-18-26-5-W5M

THIS LETTER IS A WRITTEN PROPOSAL DESCRIBING THE DEVELOPMENT OF AN "EQUESTRIAN CENTRE 1" AND ACCESSORY SHOP LOCATED AT THE LAND DESCRIBED ABOVE.

THE OWNER HAS INDICATED THAT THE ARENA WILL BE OPEN DAILY PRIMARILY FOR PRIVATE USE, AND WILL BE OPEN TO THE PUBLIC ONLY ON RARE OCCASIONS, APPROXIMATELY ONE (1) TO THREE (3) TIMES PER YEAR FOR HORSE CLINICS IN WHICH GUESTS MAY PAY TO ATTEND AND/OR PARTICIPATE. THE MAXIMUM NUMBER OF SPECTATORS AT ANY ONE EVENT WILL BE TEN (10), AND SPECTATORS WILL *NOT* BE CHARGED A FEE TO WATCH EVENTS. THE ARENA WILL NEVER HAVE FOOD FOR SALE, NOR WILL IT EVER BE RENTED OUT.

THE MAXIMUM NUMBER OF *RESIDENT* ANIMALS AT ANY GIVEN TIME WILL BE TEN (10) AND THE MAXIMUM NUMBER OF *VISITING* ANIMALS AT ANY GIVEN TIME (I.E. FOR EVENTS) WILL BE TWELVE (12). THERE WILL BE NO *BOARDED* ANIMALS AT ANY TIME.

THE NUMBER OF TRAILERS PARKED AT THE SITE AT ANY ONE GIVEN TIME (I.E. FOR EVENTS) WILL NOT EXCEED TEN (10) TRAILERS,

OVERNIGHT CAMPING OF PARTICIPANTS WILL OCCUR VERY RARELY, LESS THAN FIVE (5) NIGHTS PER YEAR, WITH THE NUMBER OF OVERNIGHT CAMPERS NEVER EXCEEDING TWENTY (20) AT ANY ONE TIME.

MANURE WILL BE STORED IN A CONTROLLED SPACE AND EACH SPRING WILL BE SPREAD ON ROTATING FIELDS.

THE SHOP IS 455.3M² WITH A 130.1M² ATTACHED OPEN LEAN-TO ROOF.

SINCERELY,

AL Cerami

ANTHONY CERAMI P.ENG
PROJECT MANAGER

MODERN DIMENSIONS DESIGN INC
BOX 25, SITE 5, RR2, OKOTOKS, AB T1S1A2
PHONE: (403) 612-4596
EMAIL: INFO@MODERNDIMENSIONSDESIGN.COM

PAGE | 1



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0014 137 848 5;5;26;18;NE

TITLE NUMBER
191 086 469

LEGAL DESCRIPTION

THE NORTH EAST QUARTER OF SECTION EIGHTEEN (18)
TOWNSHIP TWENTY SIX (26)
RANGE FIVE (5)
WEST OF THE FIFTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PORTION DESCRIBED AS FOLLOWS
COMMENCING AT THE SOUTH WEST CORNER OF SAID QUARTER SECTION
THENCE EASTERLY ALONG THE SOUTH BOUNDARY THEREOF
THREE HUNDRED AND FIFTY (350) FEET
THENCE NORTH WESTERLY IN A STRAIGHT LINE TO A POINT IN THE
WESTERN BOUNDARY OF SAID QUARTER SECTION DISTANT TWO HUNDRED
AND FORTY NINE (249) FEET NORTHERLY FROM SAID SOUTH WEST CORNER
THENCE SOUTHERLY TO THE POINT OF COMMENCEMENT
CONTAINING 1.00 ACRE MORE OR LESS

ALSO EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	8910263	3.65	9.02

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 171 051 004 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 086 469	07/05/2019	TRANSFER OF LAND	\$1,900,000	CASH & MORTGAGE

OWNERS

LYLE A WOOD

AND

JENNIFER E WOOD

BOTH OF:

(CONTINUED)

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
4783EZ	20/04/1936	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. BOX 1552, TAXATION DEPARTMENT EDMONTON ALBERTA T5J2N7 "AS SET FORTH IN INSTRUMENT SUBJECT TO" (DATA UPDATED BY: CHANGE OF NAME 971078321)
771 062 574	17/05/1977	UTILITY RIGHT OF WAY GRANTEE - COCHRANE LAKE GAS CO-OP LTD.
191 086 470	07/05/2019	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 350 7 AVENUE SW, CALGARY ALBERTA T2P3N9 ORIGINAL PRINCIPAL AMOUNT: \$1,330,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2020 AT 10:31 A.M.

ORDER NUMBER: 39120502

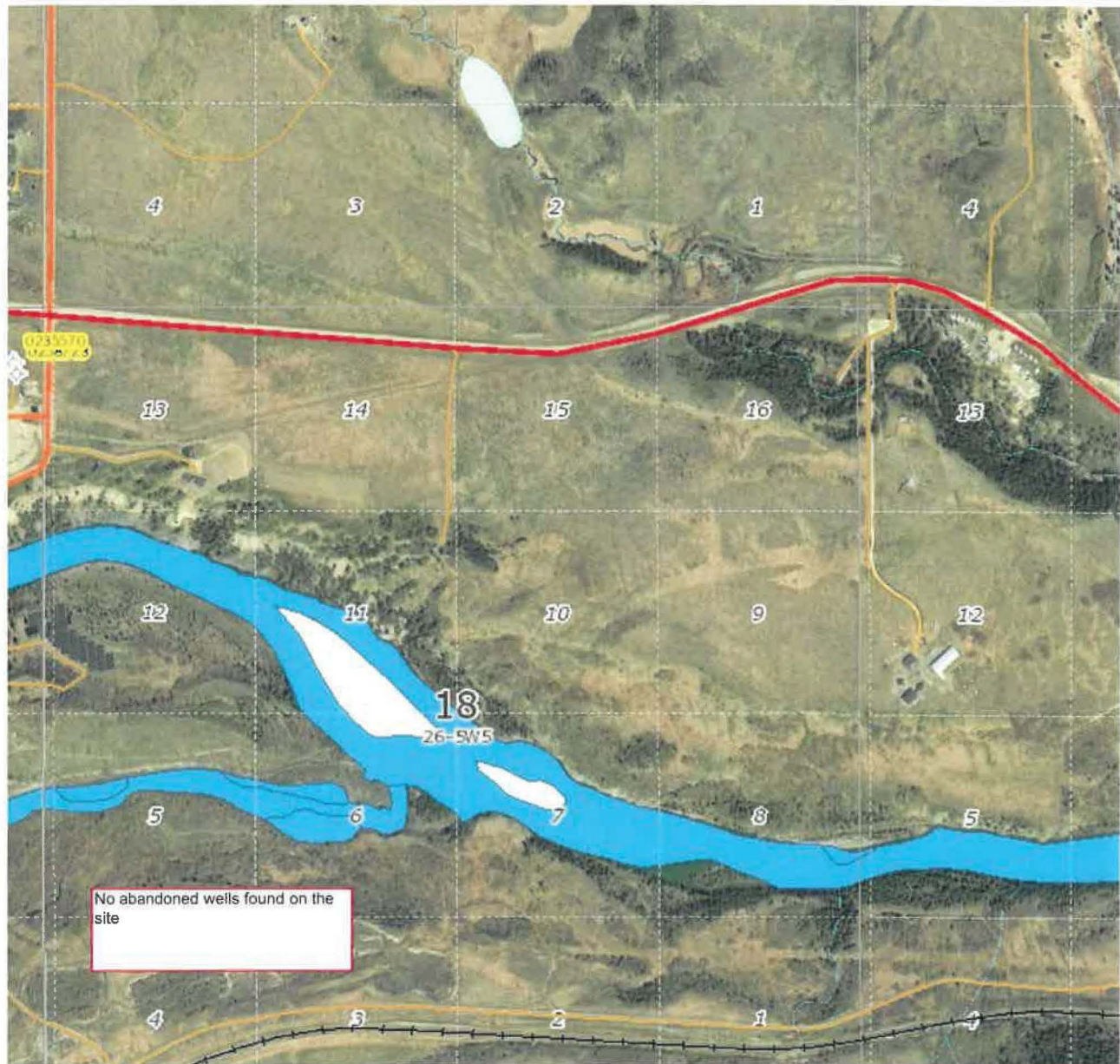
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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).



Abandoned Well Map		Base Data provided by: Government of Alberta	
Legend <div> <div>✦ Abandoned Well (Large Scale)</div> <div>○ Revised Well Location (Large Scale)</div> <div>— Revised Location Pointer</div> <div>— Road Paved</div> <div>— Road Gravel</div> <div>Road Other</div> <div>— Driveway</div> <div>— Winter Road or Truck Trail</div> <div>— Unimproved or Unclassified Road</div> <div>Rail Line</div> <div>— Rail Line</div> </div>		Author XXX	Printing Date: 2/7/2020
		Date Date (if applicable)	
		<p>The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer.</p>	<p>Scale: 18,055.95</p> <p>0 26 Kilometers 0</p> <p>Projection and Datum: WGS84 Web Mercator Auxiliary Sphere</p> <p> Alberta Energy Regulator</p>

FIELD INSPECTION REPORT

Photo 1 – Looking North



Photo 2 – Looking East





FIELD INSPECTION REPORT

Photo 3 - Looking South



Photo 4 - Looking West



FIELD INSPECTION REPORT

Photo 5 - River Valley Looking SE



Photo 6 - River Valley Looking S



FIELD INSPECTION REPORT

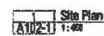
Photo 7 - River Valley Looking SW



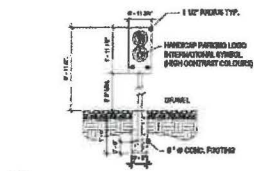
Photo 8 - Site Access Looking North



1

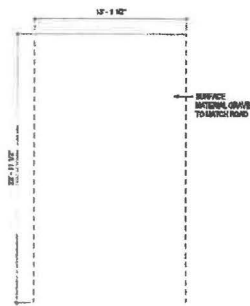


DRAWN BY	J.M.	A102- REVISION 1
CHECKED BY	C.R.	
PROJECT NUMBER	19-006-01	
SCALE	1:450	



- NOTES
1. CENTER SIGN AS POINT OF H.L. PARKING SPACE
 2. SIGN FRAME LOCATED 18\"/>

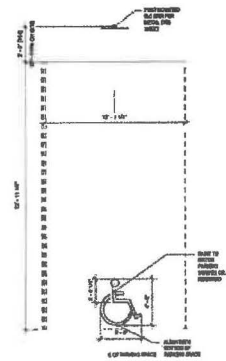
1 Site - Handicap Sign
A102-2 1:20



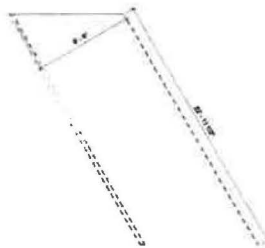
2 Site - Loading Stall
A102-2 1:40



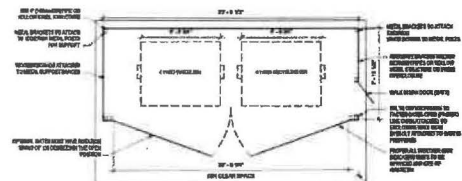
3 Site - Loading Stall Elevation
A102-2 1:40



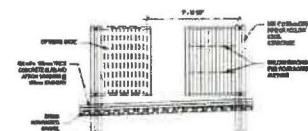
4 Site - Handicap Stall
A102-2 1:40



5 Site - Standard Parking Space
A102-2 1:40



6 Waste Container
A102-2 1:40



7 Waste Container - Section
A102-2 1:40



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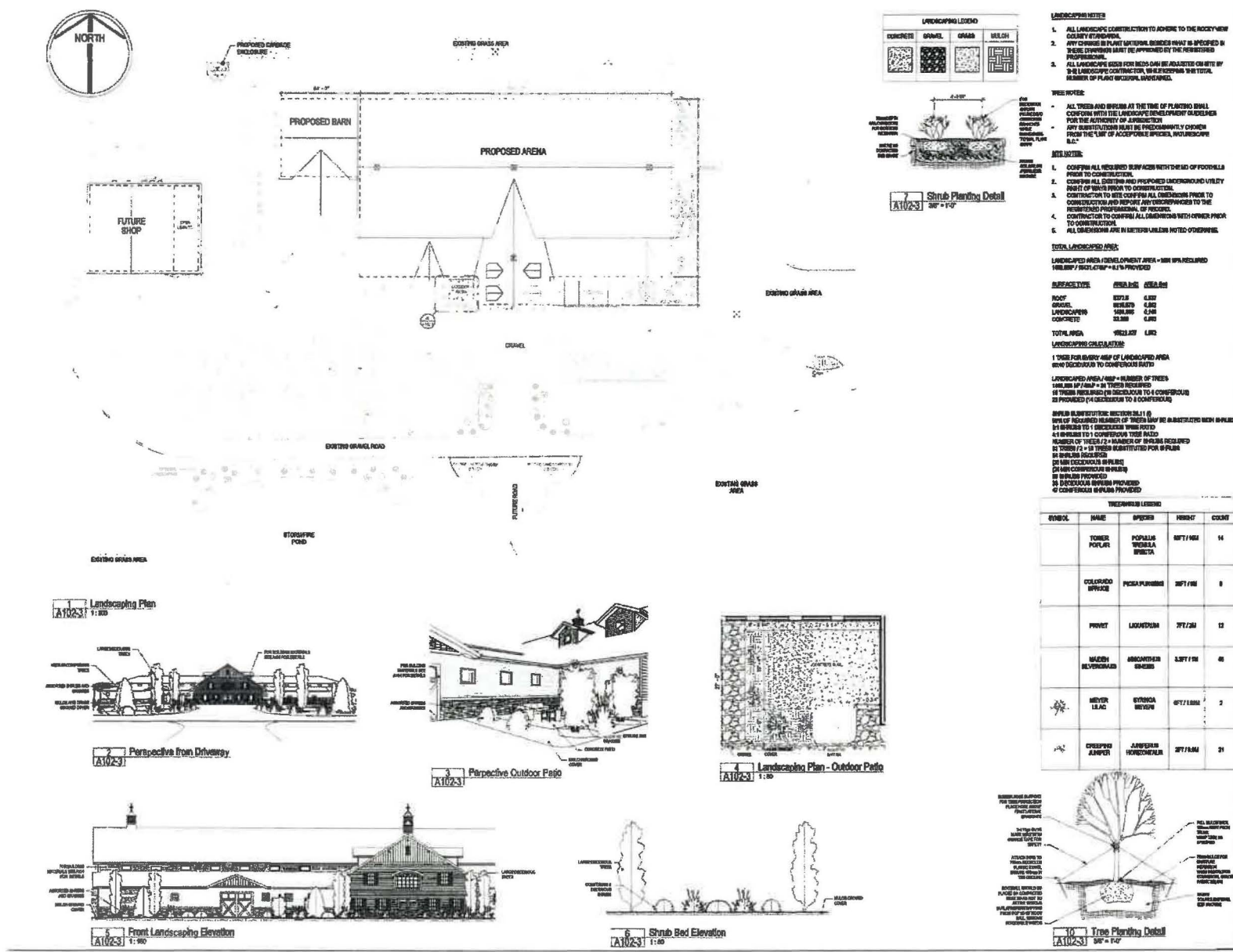
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Lyle and Jennifer Wood

Proposed Equestrian Centre and Barn

Site Details

DRAWN BY	JM	A102-2
CHECKED BY	C.R.	REVISION
PROJECT NUMBER	19-008-01	1
SCALE	As Indicated	



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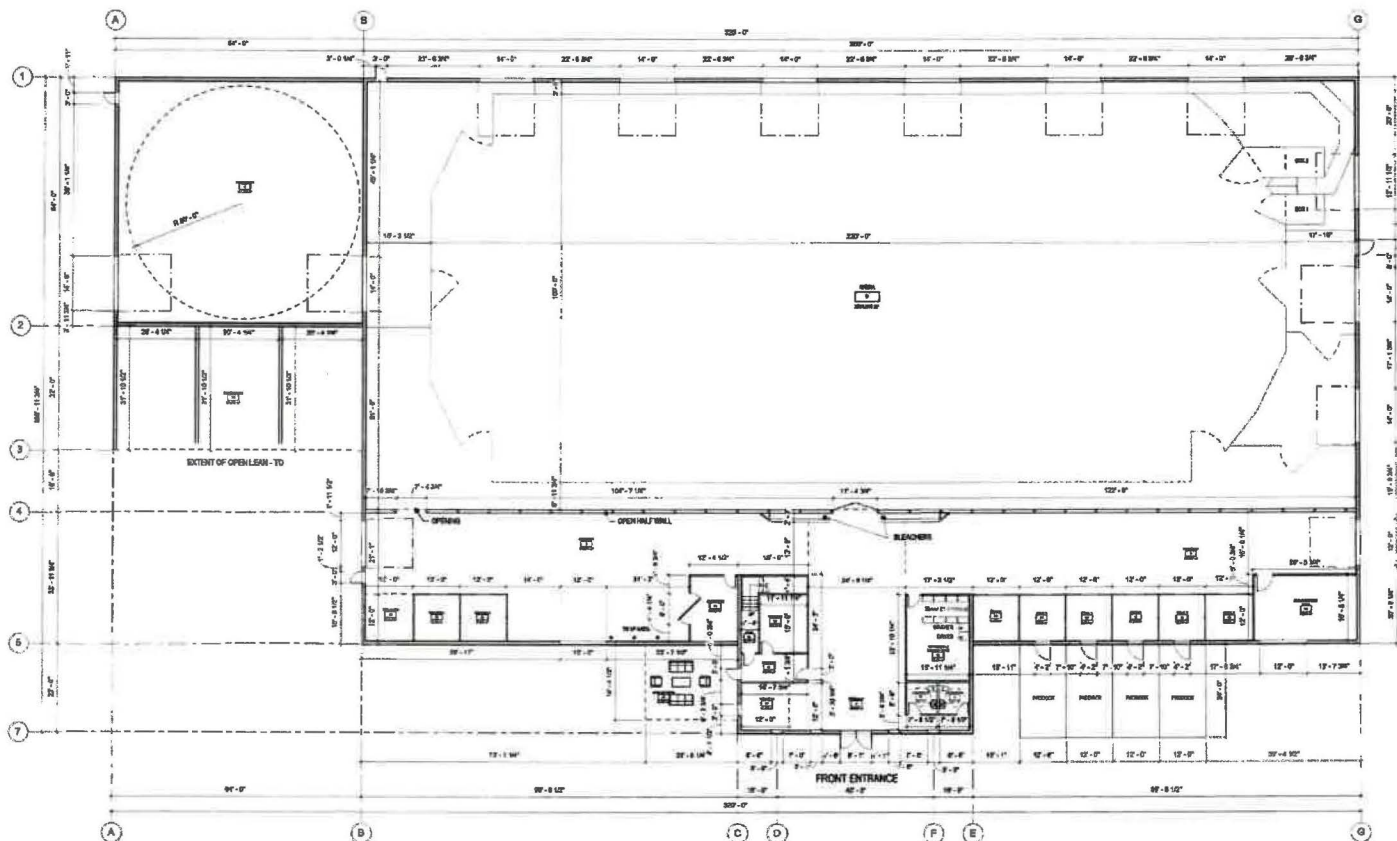
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Lyle and Jennifer Wood

Proposed Equestrian Centre and Barn

Landscape Design

DRAWN BY	JM	REVISION	A102-3
CHECKED BY	C.R.		
PROJECT NUMBER	19-004-01		
SCALE	As Indicated		



Main - Floor Plan
A103
1" = 1/2"



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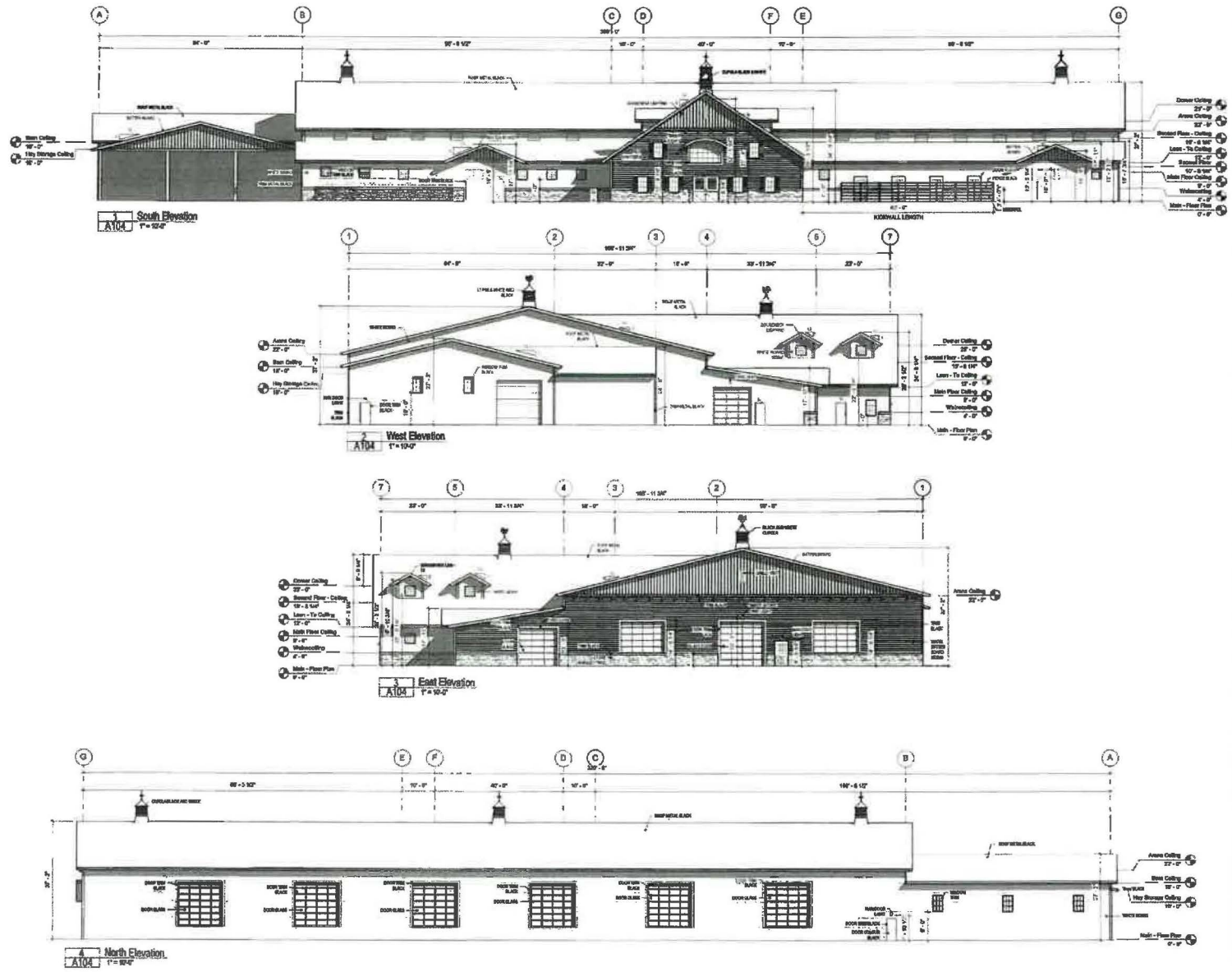
Lyte and Jennifer Wood

Proposed Equestrian Centre
and Barn

Main Floor Plan

DRAWN BY: J.M.	A103
CHECKED BY: C.R.	REVISION
PROJECT NUMBER: 19-006-01	1
SCALE: 1" = 1/2"	





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Lyle and Jennifer Wood

Proposed Equestrian Centre and Barn

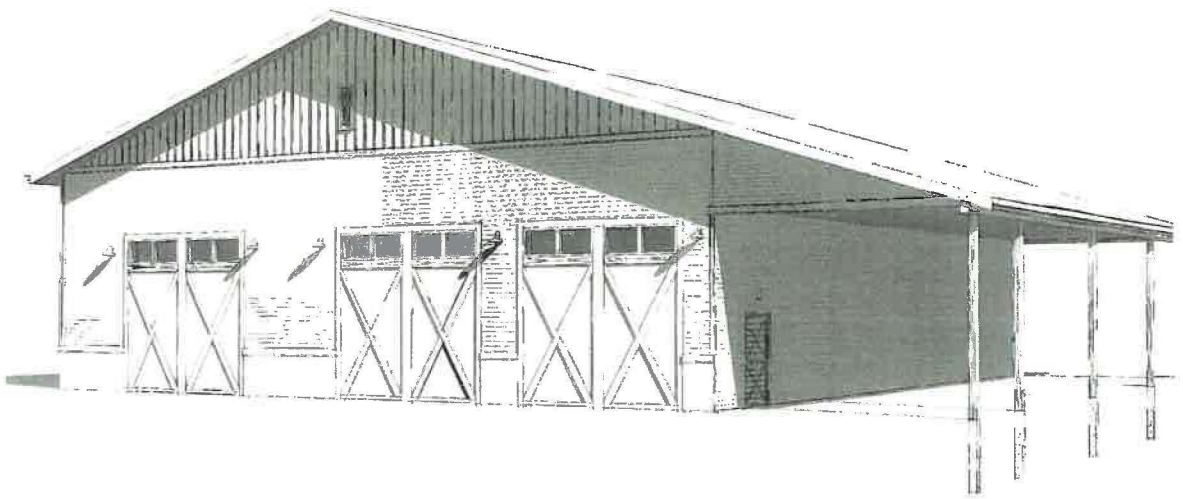
Elevations

DRAWN BY	JLM	A104
CHECKED BY	CJR	REVISION
PROJECT NUMBER	19-004-01	1
SCALE	1" = 10'-0"	

Drawing List	
Sheet Number	Sheet Name
A101	Cover Sheet
A102	Plan View
A103	Section View

PROPOSED SHOP
LYLE & JENNIFER WOOD
ROCKY VIEW COUNTY

REGISTERED OWNER:
LYLE & JENNIFER WOOD
DESCRIPTION OF LAND:
LEGAL DESCRIPTION: SEE MAP 1A,
TOWNSHIP 36, RANGE 4, WEST
PLAT 001601



Concept View
A101

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
2. CONSTRUCTION TO PROVIDE PROTECTIVE AND WALL BARRIERS DURING CONSTRUCTION TO CITY BUILDING DEPT.
3. SEE MECHANICAL DRAWINGS FOR FINAL LOCATION OF FIRE EXTINGUISHER CONNECTION.
4. SEE ELECTRICAL DRAWINGS FOR LOCATION OF PANEL AND SERVICES.
5. ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE. ALL OTHER APPROPRIATE CODES (ELECTRICAL, TESTS, LISTINGS, ETC.) AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
6. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND TESTING.
7. THE CONSTRUCTION MUST COMPLY WITH ALL ORDINANCES AND REQUIREMENTS IMPOSED BY THE AGENCY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE REGISTERED PROFESSIONAL OF RECORD.
8. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONSTRUCTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
9. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE COMPLY WITH THE CURRENT CODE AND APPROVED.
10. VAPOR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED. VENTS AND EXHAUST SYSTEMS SHALL BE INSTALLED. ALL BUILT UP THROUGH VAPOR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL, DUCT OR DUCT VENTS SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER OVER THE ENTIRE SURFACE.
11. THE DESIGN/ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION FROM WITHIN BEING BY ANY PARTY.
12. ALL CONSTRUCTION WORK SHALL BE COMPLETED IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CURRENT DOCUMENTS.
13. THERE SHALL BE A-AP PROVISIONS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS, THEY SHALL BE MAINTAINED IN TIME FOR INSPECTION CHECKED BY THE REGISTERED PROFESSIONAL, AND OTHER CONSULTANTS RESPONSIBLE.
14. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED BY AGENCY OF RECORD.
15. ALL PROPERTY LINE DIMENSIONS & BOUNDARIES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
16. DIMENSIONS SUBJECT TO BE SCHEDULED.



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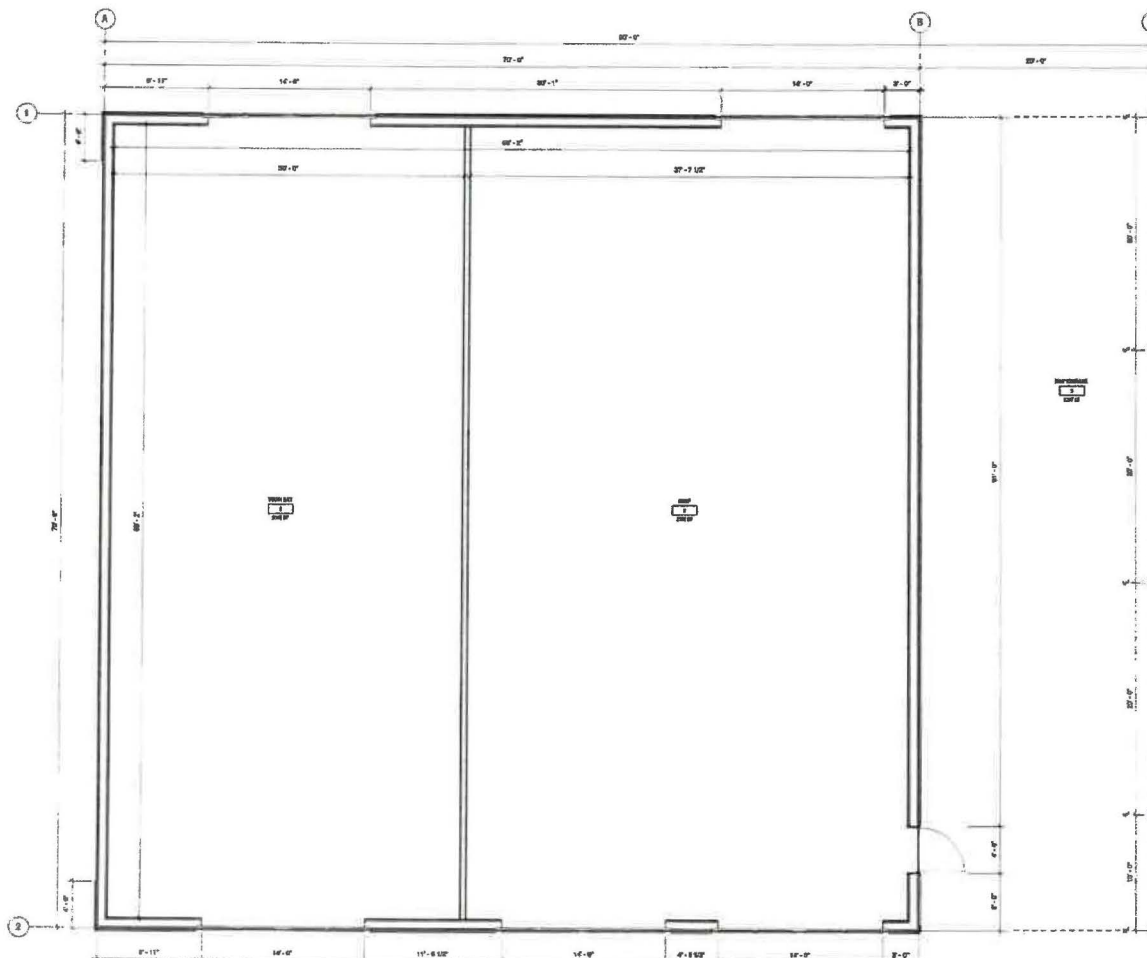
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Lyle & Jennifer Wood

Proposed Shop

Cover Page

DRAWN BY	JJM	A101
CHECKED BY	CJR	REVISION
PROJECT NUMBER	17-004-03	1
SCALE		



1 Main - Floor Plan
A103 1:40



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PROFESSIONAL OF RECORD



2020-04-01

BUILDER OR CONTRACTOR

CONSULTANT

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Lyte & Jennifer Wood

Proposed Shop

Floor Plans

DRAWN BY	JM	A103 REVISION
CHECKED BY	BJC	
PROJECT NUMBER	TP-004-03	
SCALE	1:40	



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PROFESSIONAL OF RECORD



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CONSULTANT

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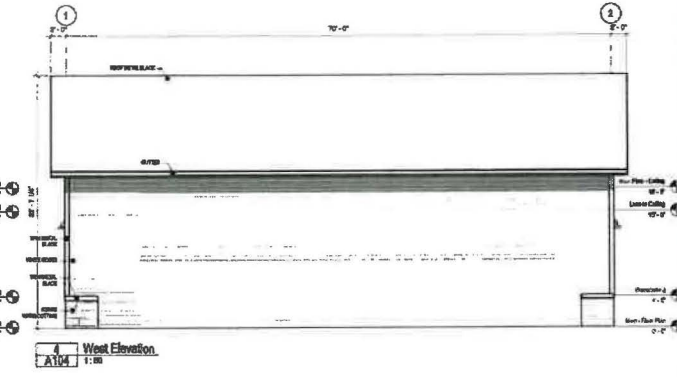
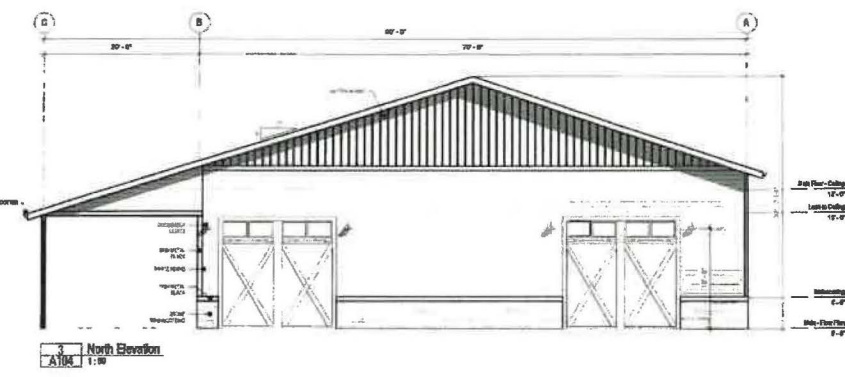
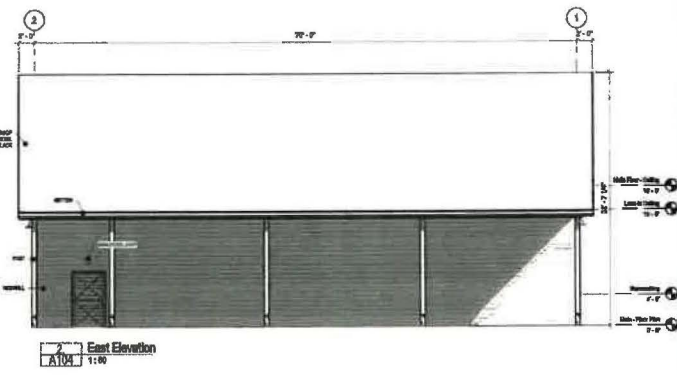
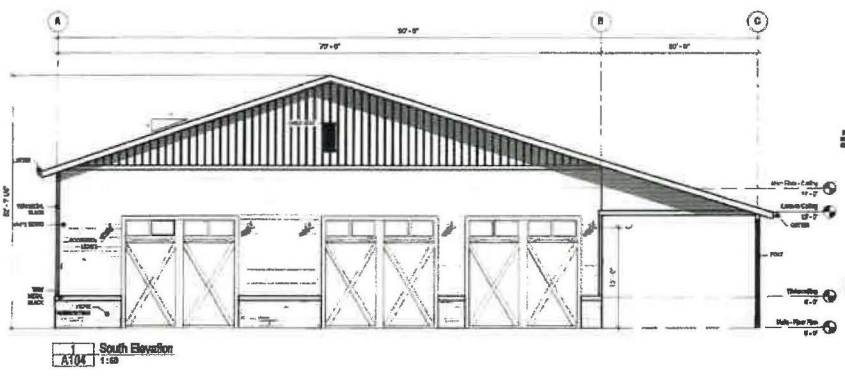
Lyle & Jennifer Wood

Proposed Shop

Elevations

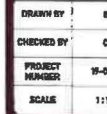
DRAWN BY	JM	A104 REVISION
CHECKED BY	CJR	
PROJECT NUMBER	19-005-02	
SCALE	1:40	

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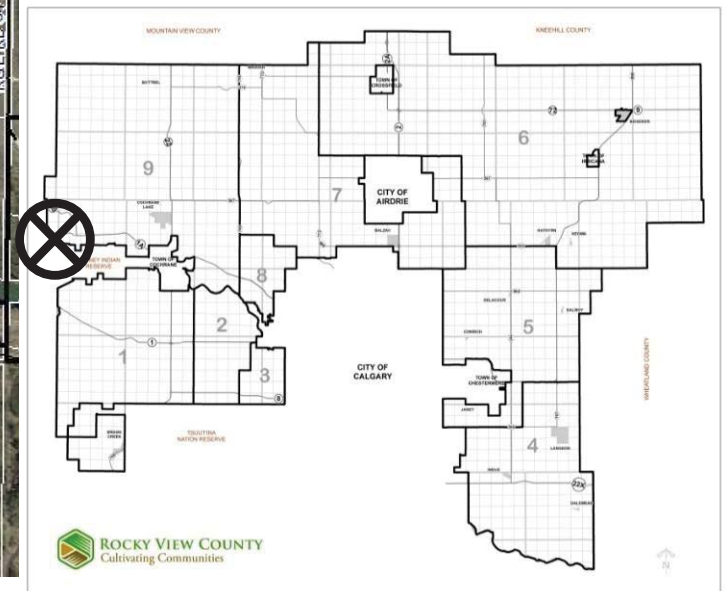
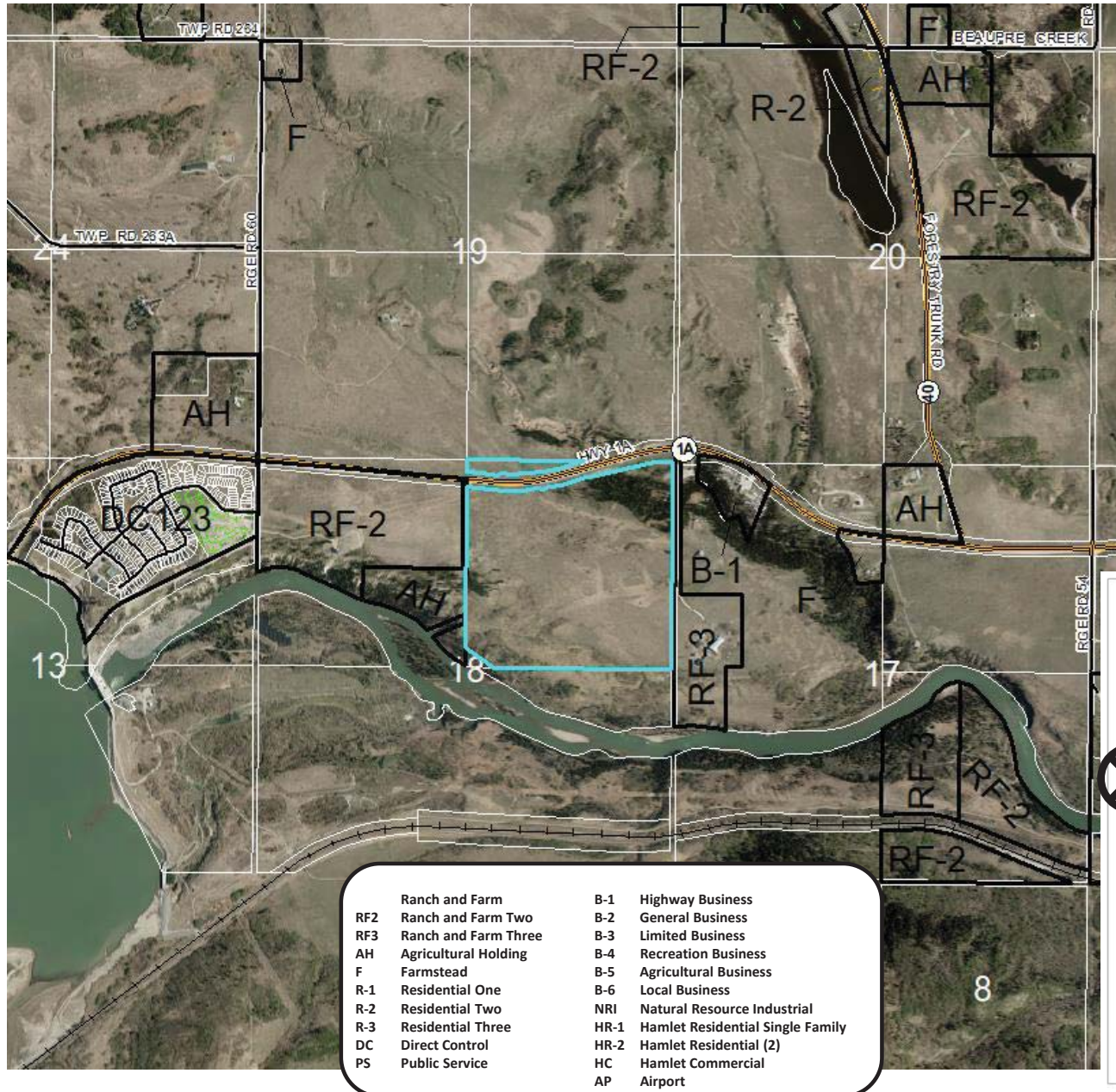


RECORDED OWNER:
LYLE A WOOD AND JENNIFER E WOOD
DESCRIPTION OF LAND
LEGAL DESCRIPTION: P.L. IN SEC. 18,
TOWNSHIP 20, RANGE 8, WDM,
PLAN 819212



Land Use and Location

- Ranch and Farm District (RF)
- Primarily agricultural, Cottage Club ½ mile west

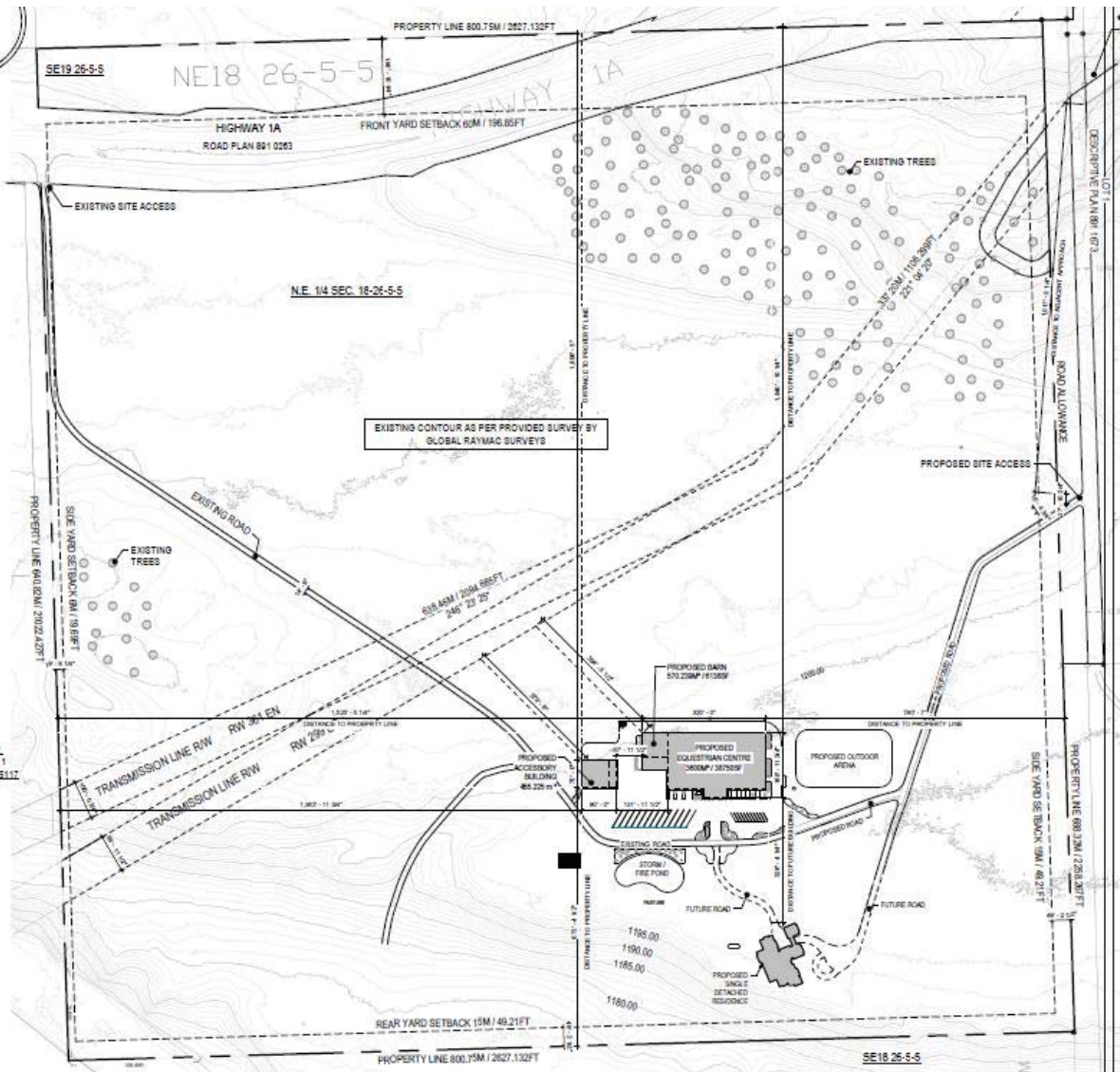


2018 Aerial Image

- Currently undeveloped
- Equestrian Centre, Type I, including an Accessory Dwelling Unit (Suite within a building) and relaxation of the maximum habitable floor area

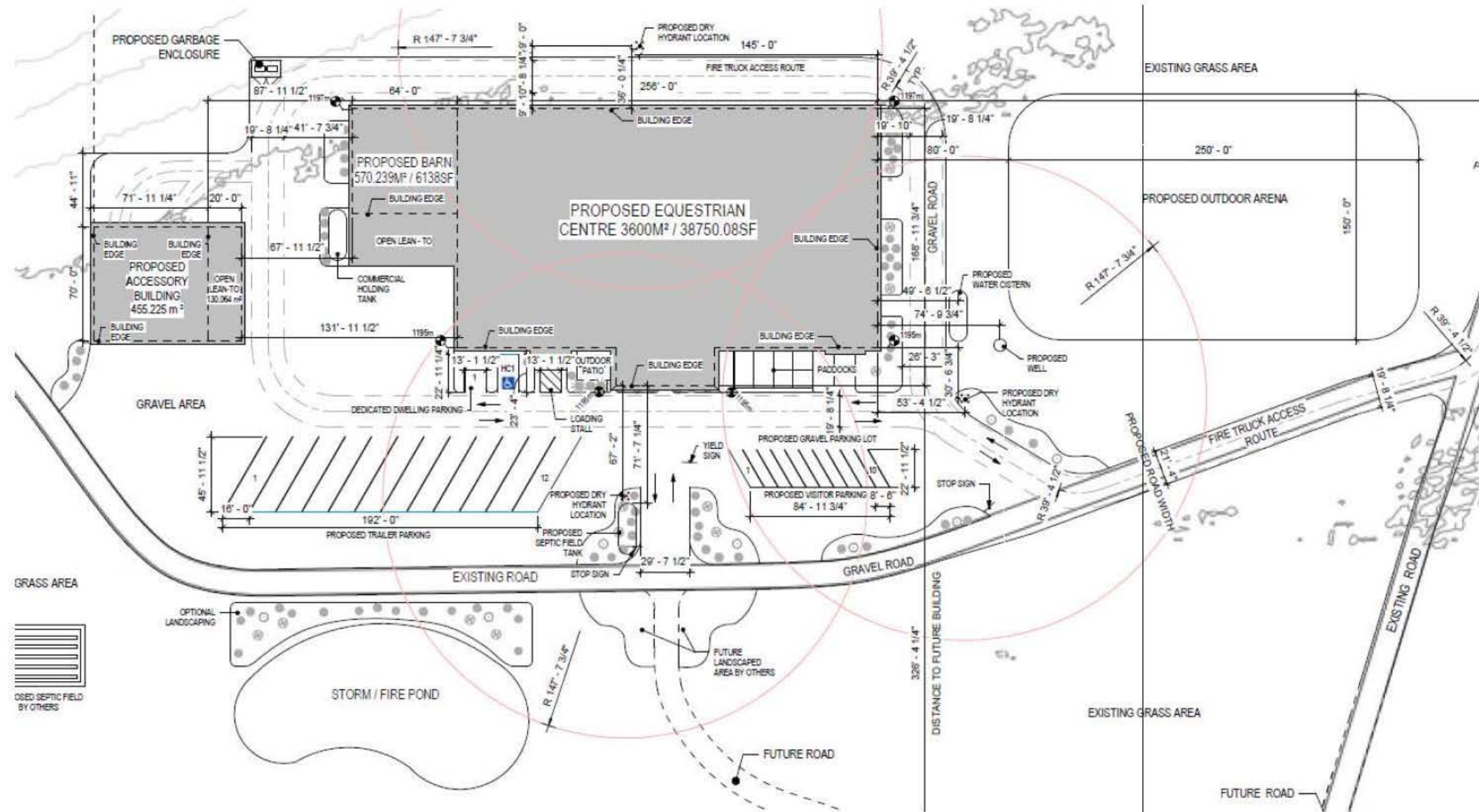
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

Development Proposal



- Riding Arena/Barn
 - 4,170.24 sq. m (44,888.09 sq. ft.)
- Shop
 - 585.40 sq. m (1,446.55 sq. ft.)
- Accessory Dwelling Unit within Riding Arena
- Maximum number of spectators
 - 10
- Maximum number of horses
 - Resident – 10
 - Visiting – 12

SITE PLAN



SITE PLAN

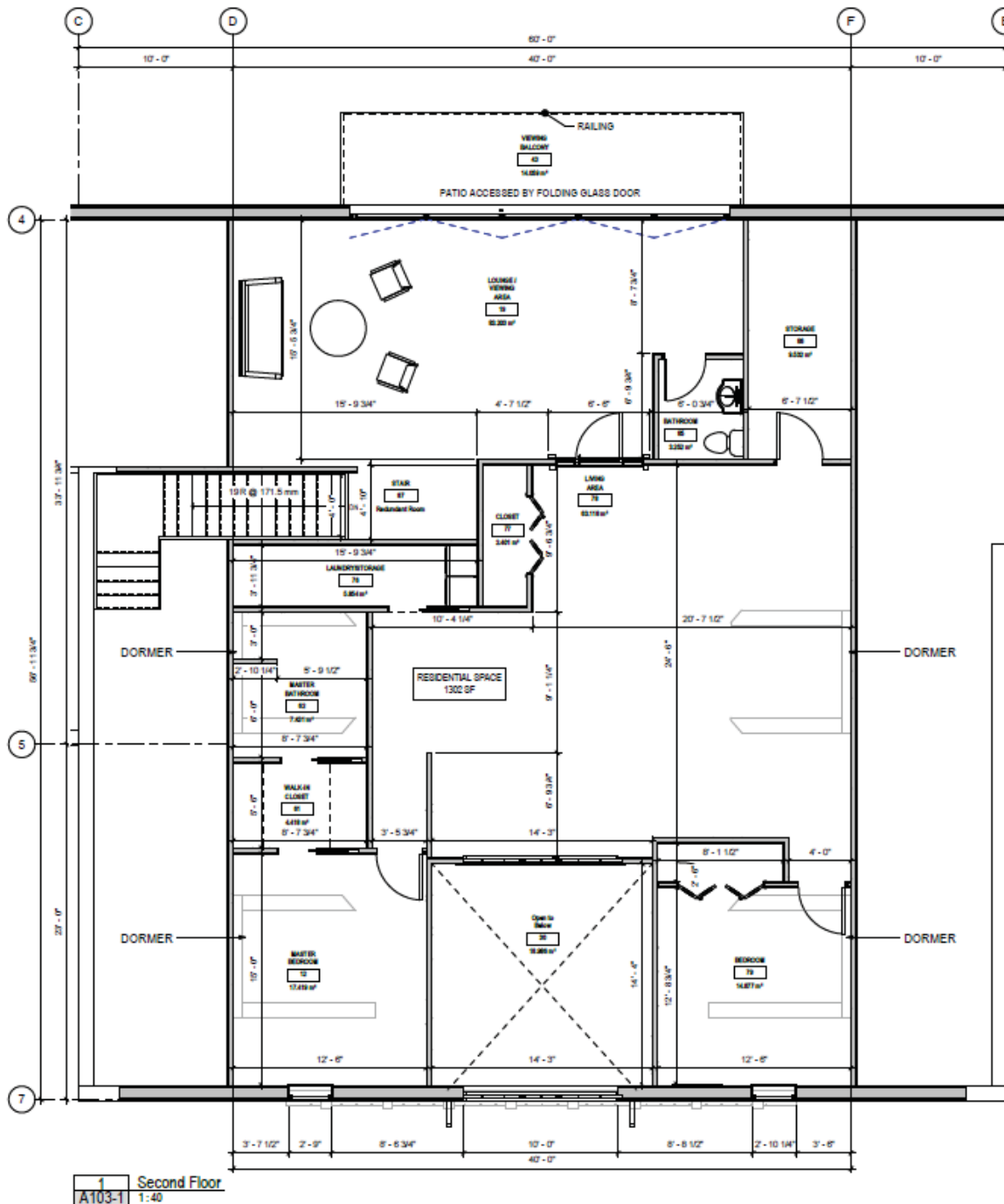


ROCKY VIEW COUNTY

Development Proposal

Variance:

- ADU located within riding arena building
- 10% variance to max floor area
 - Max: 1,184 sq. ft.
 - Proposed: 1,302 sq. ft.



SITE PLAN

Options

- Administration recommends approval in accordance with Option #1.
- Option #1:
THAT Development Permit Application PRDP20200785 be approved with the suggested conditions noted in the report.
- Option #2:
THAT Development Permit Application PRDP20200785 be refused as per the reasons noted.

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: May 25, 2020

DIVISION: 08

APPLICATION: PRDP20200779

SUBJECT: Development Item: Addition to an Existing Private Riding Arena

USE: Discretionary, with no Variances

APPLICATION: Private Riding Arena (existing), construction of an addition.

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) north of Twp. Rd. 262 and 0.41 km (1/4 mile) east of Bearspaw Rd.

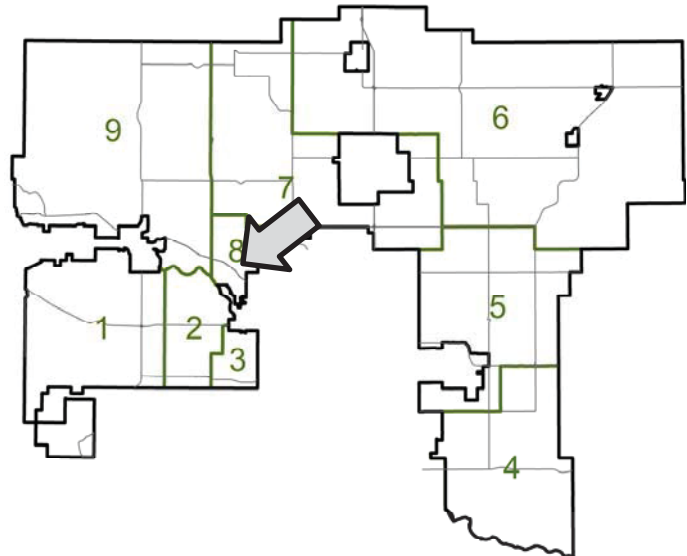
LAND USE DESIGNATION: Residential Two District (R-2)

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20200779 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20200779 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri – Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: April 08, 2020	File: 06713009
Application: PRDP20200779	Applicant/Owner: Wilken, Waldemar & Mudi
Legal Description: Block 3, Plan 139 LK, SE-13-26-03-05	General Location: Located approximately 0.41 km (1/4 mile) north of Twp. Rd. 262 and 0.41 km (1/4 mile) east of Bearspaw Rd.
Land Use Designation: Residential Two District (R-2)	Gross Area: ± 6.36 hectares (± 15.72 acres)
File Manager: Sandra Khouri	Division: 08

PROPOSAL:

The proposal is for the Private Riding Arena (existing), construction of an addition.

Application Details:

- There is an existing Private Riding Arena on the north side of the property, approximately 510.97 sq. m (5,500.00 sq. ft.) in size, approved under Development Permit PRDP20184267 and Building Permit (Farm Building Location Permit) PRBD20190831.
- The Applicant is proposing to construct an addition to the east side of the arena, approximately 148.64 sq. m (1,600.00 sq. ft.) in size and 4.42 m (14.50 ft.) in height.
 - The addition is lower in height than the existing arena;
 - The addition will include indoor horse stalls with tack up and tack storage areas;
 - The roof on the south side of the addition will overhang by approximately 1.82 m (6.00 ft.) to function as a hay storage area; and
 - The overall footprint of the addition includes the roof overhang.
- Private riding arenas are not permitted to host events where people visit and pay a fee to watch or participate.
- An increase to the number of animal units (horses) is not proposed and will remain at 4 horses.

Land Use Bylaw:

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.

- The proposal meets the definition of a Private Riding Arena.

Section 50 RESIDENTIAL TWO DISTRICT (R-2)

50.3 Uses, Discretionary

Private Riding Arena on parcels greater than 6.00 hectares (14.83) acres in area

- The subject property is 6.36 hectares (15.72 acres) in size. As such, Private Riding Arena is a discretionary use.
- **Note:** Private Riding Arena is considered a principal use, not an accessory building. As such, accessory building requirements in this district – such as maximum size, height, and number of buildings – are not applicable.

50.5 *Minimum And Maximum Requirements*

Front Yard

Required: 15.00 m (49.21 ft.) from any road, internal subdivision or road, service

Proposed: lots

Side Yard

Required: 3.00 m (9.84 ft.) from all other

Proposed: 10.67 m (35.00 ft.) (north side) / lots (south side)

Rear Yard

Required: 7.00 m (22.96 ft.) from all other

Proposed: lots

50.7 *Maximum Height of Buildings*

Required: 10.00 m (32.81 ft.) principal buildings

Proposed: 4.42 m (14.5 ft.)

Section 24 *LIVESTOCK REGULATIONS*

24.1 (c) *For parcels less than 16.19 hectares (40.00 acres), the maximum number of animals is 1 animal unit per 1.60 hectares (3.95 acres)*

- The subject property is 15.72 acres
- $15.72 / 3.95 = 3.98$ or 4 animal units
- 1 horse = 1 animal unit
- The number of horses permitted on the property is 4, which is in keeping with what is proposed.

STATUTORY PLANS:

The subject property is located within the Bearspaw ASP. The Plan does not provide guidance on applications of this nature. As such, the application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

May 1, 2020

- Existing arena located in north centre of the parcel.
- Proposed addition to be placed where there is currently a paddock.
- Work has not started and there is no equipment on site.
- No concerns with the application at this time.

CIRCULATIONS:Building Services Review (May 11, 2020)

Please see below comments from Building Services on the aforementioned DP circulation-

- a) Advisory condition- Applicant is required to submit and acquire a farm building location permit (for the addition) prior to any construction taking place on site.
- b) Advisory condition- Applicant is required to acquire permits for any electrical, plumbing and gas work involved with the addition.
- c) The attached link below includes the checklist for farm building location permits. All items listed within application shall be included in the submission.
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Farm-Building-Location-Permits_Checklist.pdf
- d) The attached link below includes the farm building location permit. Criteria listed below shall be filled in and conditions to meet the land use bylaw and farm building code 1995 shall be met.
<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/permits/Farm-Building-Permit.pdf>
- e) Please note-if the aforementioned conditions of a farm building are not satisfied a Building permit application for an accessory building application is required.
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Accessory-Buildings_Checklist.pdf

Development Compliance Officer Review

Development Compliance has no comments or concerns with the attached application.

Utility Services:

No Concerns.

Agricultural Services:

Agricultural Services recommends that the applicant obtain an Alberta Premises Identification number. More information about the program can be found here. <https://www.alberta.ca/register-with-the-animal-premises-identification-program.aspx>

OPTIONS:Option #1 (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

- 1) That an addition, approximately 148.64 sq. m (1,600.00 sq. ft.) in size, may be constructed to the existing Private Riding Arena in accordance with the approved site plan.

Permanent:

- 2) That all conditions of PRDP20184267 shall remain in effect.
- 3) That there shall be no more than four (4) animal units kept on this subject land at any one time, unless a separate Development Permit for the Keeping of Livestock has been issued.
- 4) That the exterior siding and roofing materials of the addition shall be similar to the existing Private Riding Arena.

Advisory:

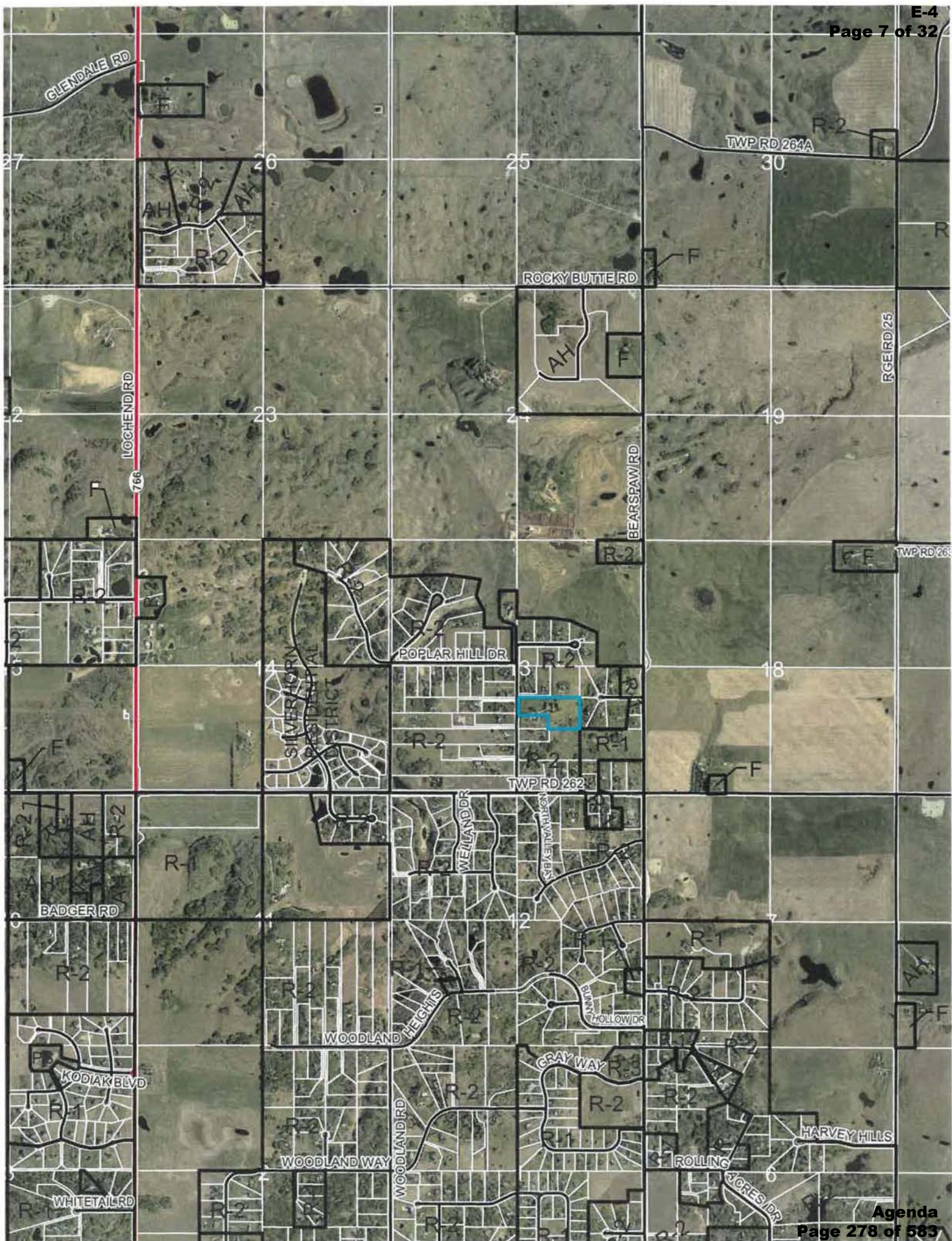
- 5) That during construction of the addition, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 6) That during construction of the addition, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 7) That a Farm Building Location Permit, for the addition, shall be obtained, through Building Services, prior to any construction taking place.
- 8) That any other government permits, approvals, or compliances 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.

Option #2 (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.







ROCKY VIEW COUNTY
Cultivating Communities

20200779

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 265.00	File Number 06713009
Date of Receipt 04/06/2020	Receipt #

Name of Applicant Waldemar Wilken

Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED]

(H) [REDACTED]

Fax [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 SE $\frac{1}{4}$ Section 13 Township 26 Range 03 West of 5 Meridianb) Being all / parts of Lot _____ Block 3 Registered Plan Number 139 HKc) Municipal Address 262080 Poplar Hill Drd) Existing Land Use Designation R-2 Parcel Size 15.72 ac. Division 08

2. APPLICATION FOR

Addition of barn to existing area to accommodate indoor stalls

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? Yes _____ No X
(Sour Gas facility means well, pipeline or plant)
- 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 Waldemar Wilken 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 [Signature]Date 7/4/2020Owner's Signature [Signature]Date 7/4/2020

5. RIGHT OF ENTRY

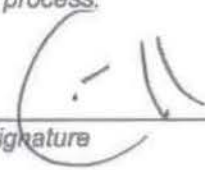
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



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, Waldemar Wilk, 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

7/4/2020

Date



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION TO INCREASE NUMBER OF LIVESTOCK

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

1. SITE PLANS

Provide site plans identifying:

1. Confinement and pasture areas & acres available for animals
2. Feeding site(s) and methods (i.e. feeders/racks/ground/etc.)
3. Watering site(s) and methods (i.e. tank/waterer/creek/etc.)
4. Location of your well, any sloughs, ponds, water runs, coulees, etc.
5. Description of slope of your property.
6. Proximity of neighbours' houses and livestock (if any).

2. OPERATION

Describe the type and breed (if applicable) of livestock in your livestock operation: 4 Horses

The number of each type of livestock in your "livestock operation" is: 4

Do you have a Premises Identification number? (PID – Alberta Agriculture & Forestry):

Yes ☐ No ☒

If yes, PID#: _____

3. SITE INFORMATION

Topography: Flat ☐ Rolling ☒ Steep ☐
 Select Grass/Forage Species present: Alfalfa ☒ Brome ☒ other: _____
 Fescue ☐ Timothy ☒ Other: _____

Supplemental feed? Yes ☒ No ☐

If yes, please explain: Round Bales + small squares during winter months

Are riparian or wetland areas present? Yes ☐ No ☒

Are you interested in finding out more information about Rocky View County's Green Acreages Program?

Yes ☒ No ☐

4. MANURE MANAGEMENT

Will manure be stored on site? Yes ☒ No ☐

If yes, identify storage methods: Compost ☒ Stockpile ☐ Spread and incorporated ☒

How long will the manure be stored? ongoing. Composting + spreading in fields

If no, identify where manure is going: _____

Note: Manure storage facility construction must comply with the 'Agricultural Operation Practices Act'

5. GRAZING AND FEEDING STRATEGIES

Describe your grazing and feeding strategies (i.e. year-round grazing, rotational pastures with supplemental feed, etc.)

2 grazing fields 16-acres + 1-4-acre, 2 Sacrifice paddocks each 1 acre

6. RUNOFF

What is the current practice to prevent manure from contaminating water bodies (e.g. wetlands, sloughs, dugouts) on your property?

Manure collected from fields + transported to age to compost.

Describe how runoff will be kept out of your well and other water areas on your property.

manure stored in enclosed area to allow composting to take place.

Describe how runoff will be kept on your own property (It is an offence under the Alberta Environmental Enhancement and Protection Act to allow manure and its nutrients to move off your property)

manure is collected and stored in enclosed area.

7. PEST AND WEED CONTROL

Describe how flies and other pests will be managed so they don't affect your neighbours.

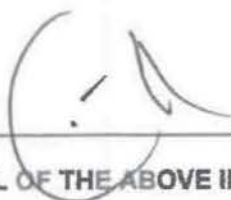
Proper, Fence + cross-fence

Do you have a weed control program in place? Yes ☒ No ☐

If yes, describe the weed control program:

using weed cutter on fields when in rotation to ensure animals are not exposed to weed killer, fields regularly cut.

Signature of Applicant



Date

7/4/2020

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION EVEN IF THIS IS A RENEWAL. THANK YOU

WALDEMAR WILKEN

[REDACTED]

[REDACTED]

1/4/2020

Building Services
RM of Rockyview

Cover letter for application to extend Riding Arena

Planning services

Please accept this application in support for my application to build a 1600 SQFT barn to the east side of the existing arena.

This building will be used as an attached barn for indoor stalls for our horses with a tack up area and an area to store tack. The south side of the building will be used to store hay under a 6 ft roof overhang.

We currently have stalls built inside the existing arena but found that heating the whole arena is not environmentally friendly and very costly. Having a smaller area where we can keep the horses overnight will make it more practical to manage and heat during the very cold days .

The horses are being stabled indoors to ensure safety and for security reasons

Sincerely,



Waldemar Wilken



30 04 2020



30 04 2020



30 04 2020



30 04 2020



30 04 2020



30 04 2020



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0026 779 918 139LK;3 181 123 662

LEGAL DESCRIPTION

PLAN 139LK
 BLOCK 3
 CONTAINING 7.98 HECTARES (19.72 ACRES) MORE OR LESS
 EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	9611574	1.62	4.00	

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

ATS REFERENCE: 5;3;26;13;SE
 ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 171 147 959

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 123 662	14/06/2018	TRANSFER OF LAND	\$1,100,000	\$1,100,000

OWNERS

WALDEMAR WILKEN

AND

MUDI WILKEN

BOTH OF:

[REDACTED]
 [REDACTED]
 [REDACTED]

AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 123 662

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
781 201 342	12/12/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
921 261 606	20/10/1992	UTILITY RIGHT OF WAY GRANTEE - ROCKY VIEW WATER CO-OP LTD. PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 921282380) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 081401957)
961 170 148	26/07/1996	EASEMENT OVER BLOCK 3 ON PLAN 139LK FOR BENEFIT OF LOT 1 IN BLOCK 3 ON PLAN 9611574 'ACCESS RIGHT OF WAY ON PLAN 9611575'
961 170 149	26/07/1996	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N E CALGARY ALBERTA T2M4L6

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF MARCH,
2020 AT 09:01 A.M.

ORDER NUMBER: 38922526

CUSTOMER FILE NUMBER:



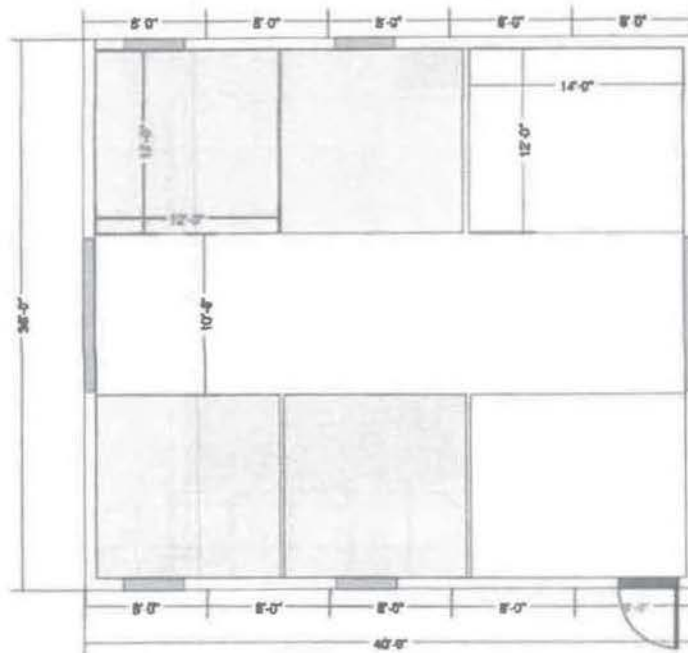
END OF CERTIFICATE

(CONTINUED)

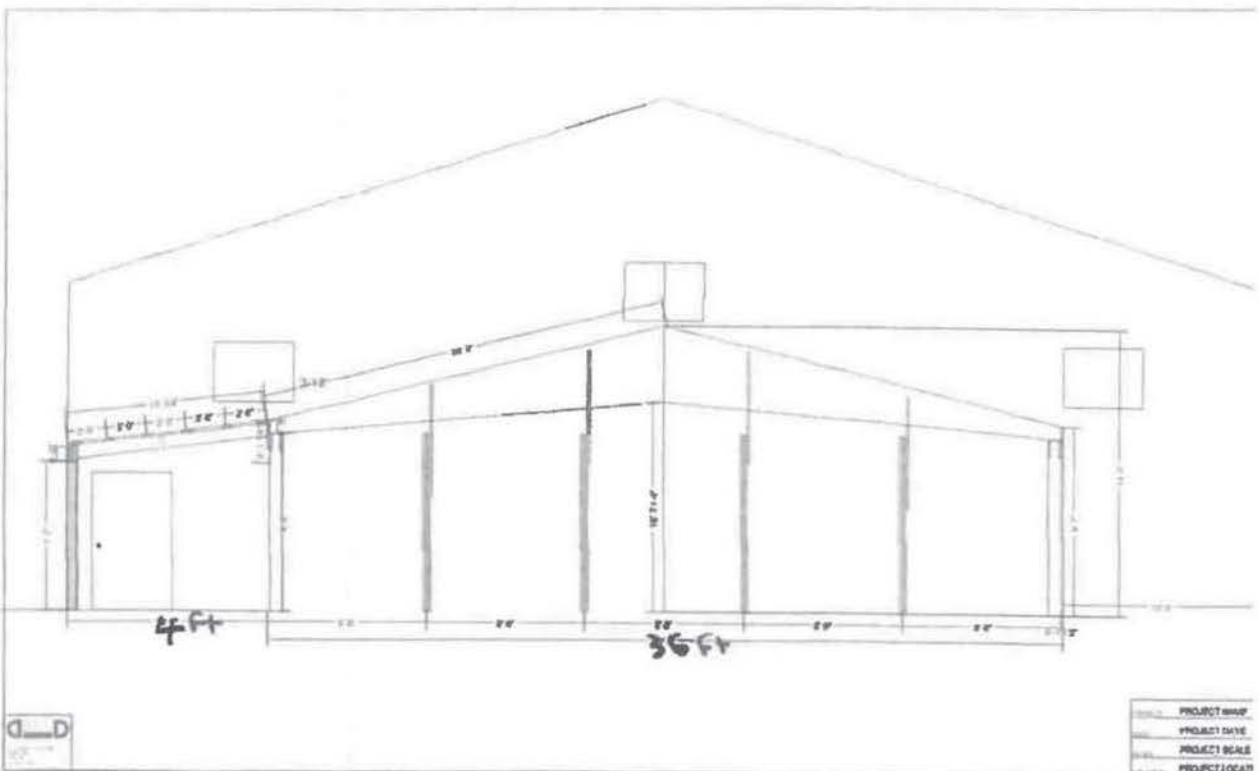
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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).

Proposed Addition to exisdy Green

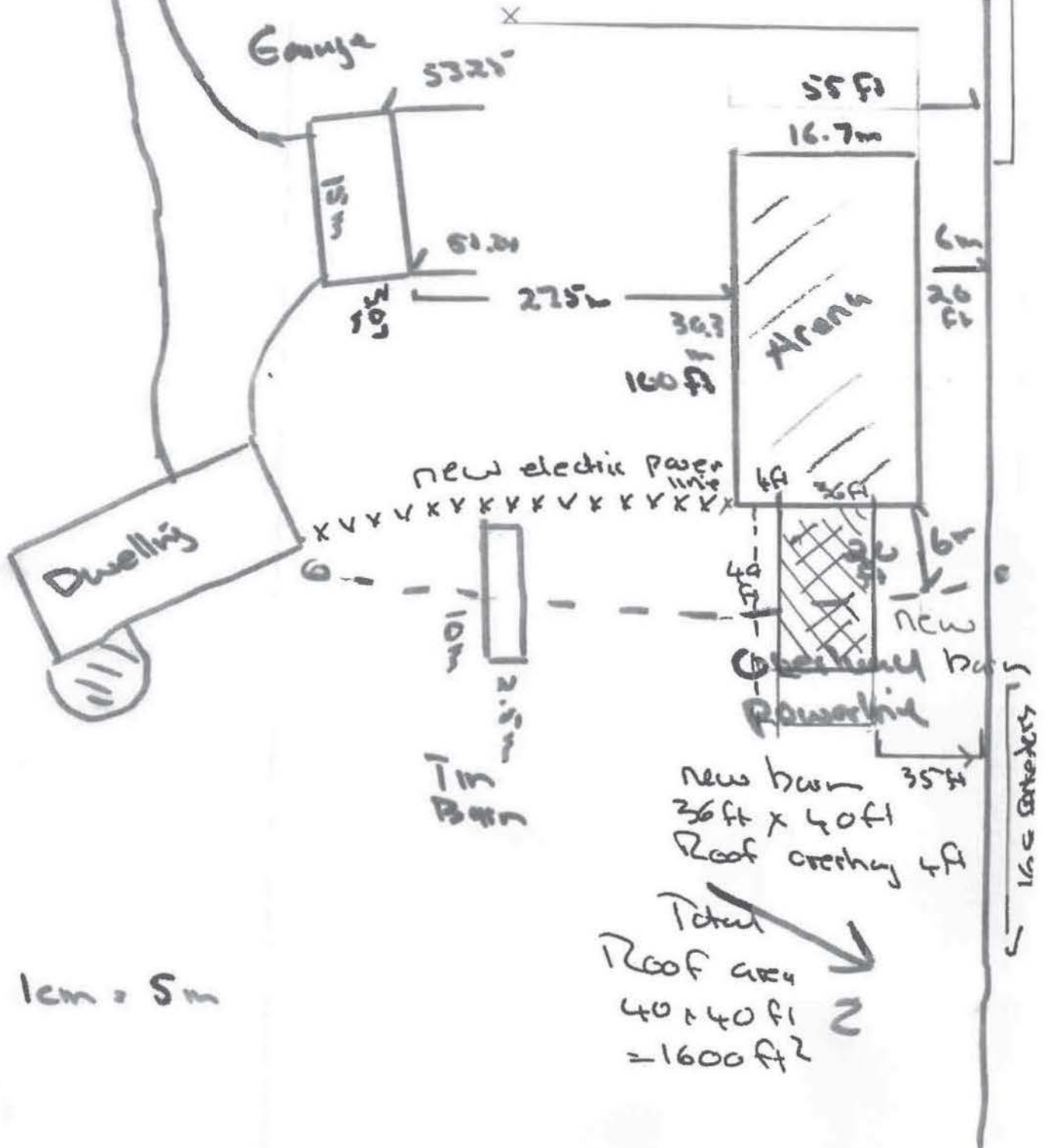


PROJECT	PROJECT NAME
DATE	PROJECT DATE
SCALE	PROJECT SCALE
LOCATION	PROJECT LOCATION

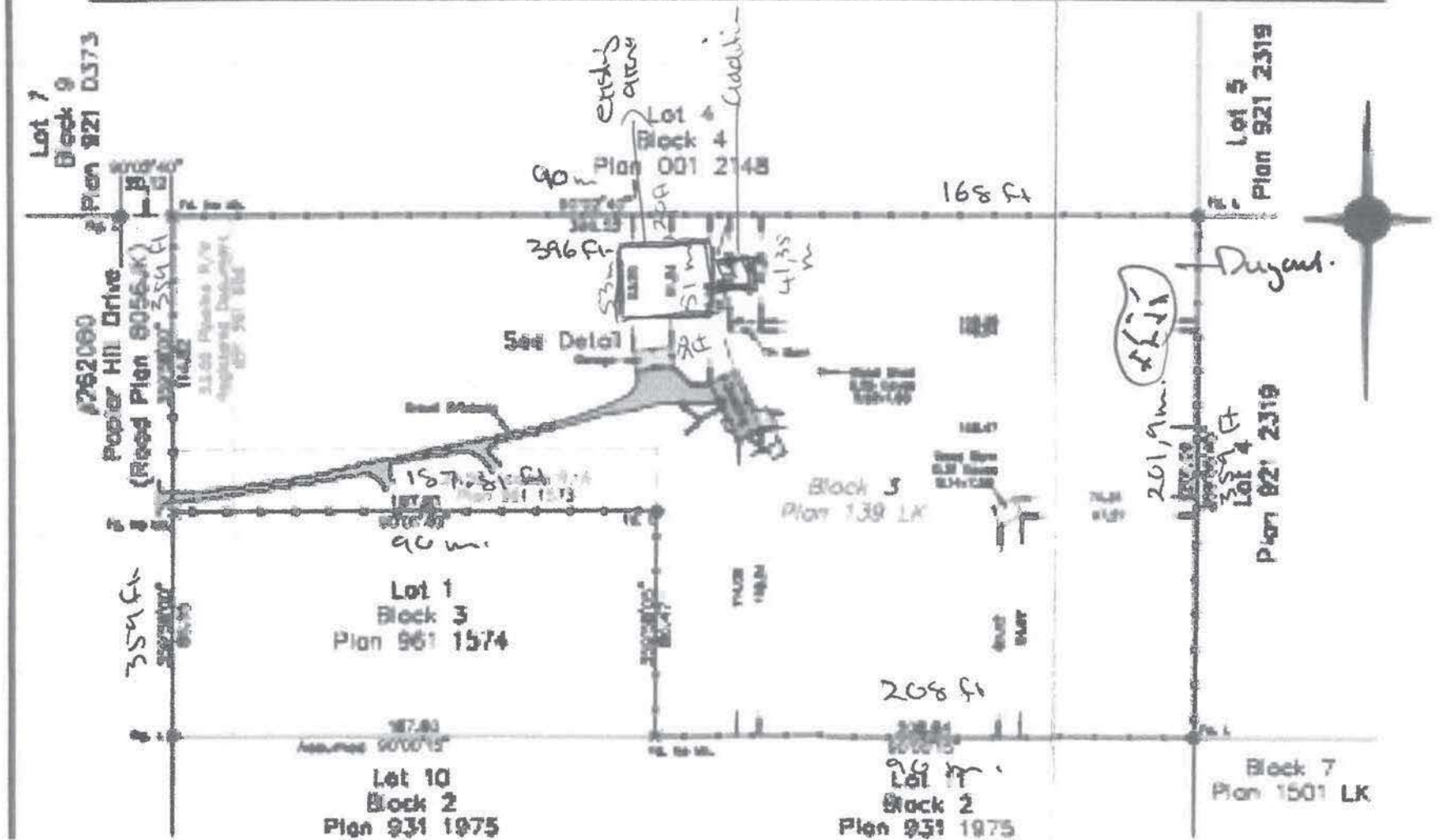


PROJECT	PROJECT NAME
DATE	PROJECT DATE
SCALE	PROJECT SCALE
LOCATION	PROJECT LOCATION

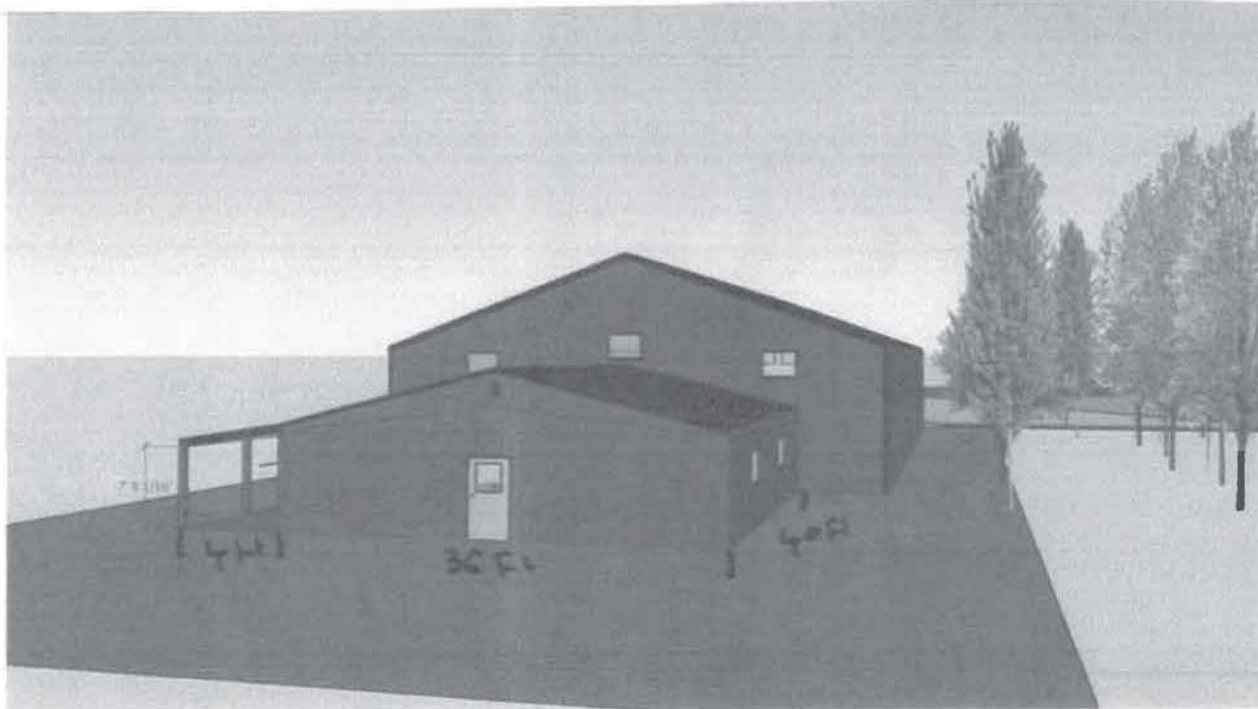
- Address : 262080 POPLAR HILL DRIVE
- Landuse : R-2 (RESIDENTIAL TWO)
- Legal : SE-13-26-03-W05M
- Plan : Block:3 Plan:139 LK
- Linc : 26779918
- Area :15.72 Acres Division :08



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



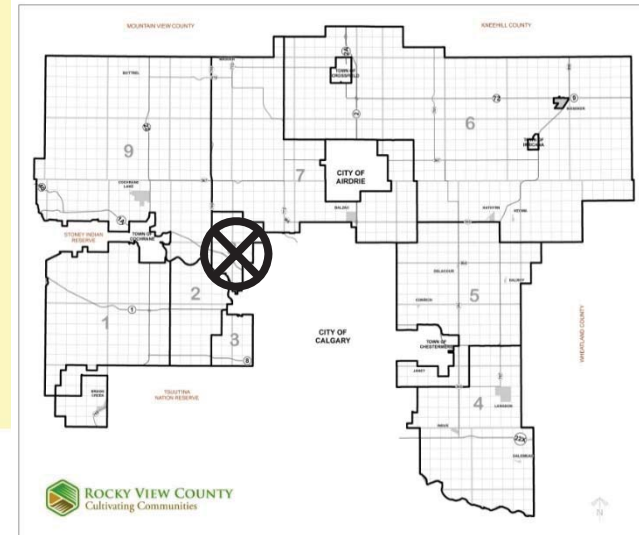
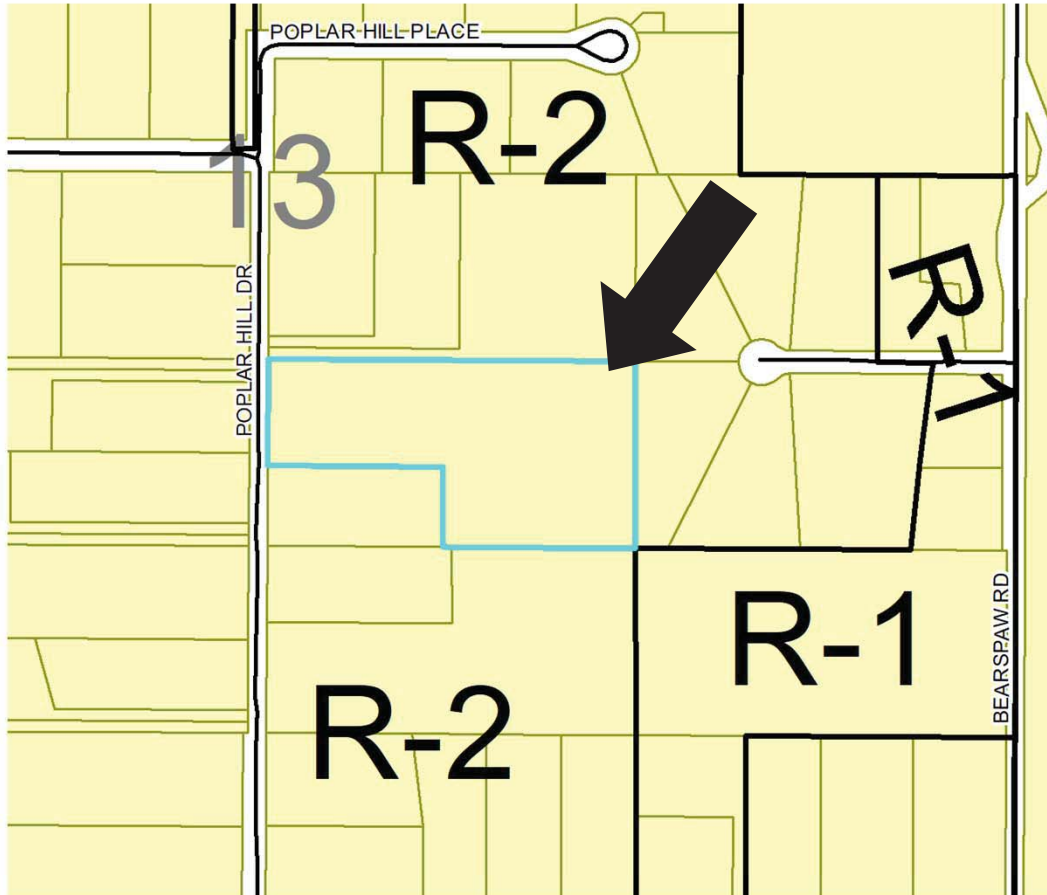
Proposed addition of barn to
Emily Arena - Waldenwood Welter.





Land Use and Location

- ± 15.72 acres in size
- Residential Two (R-2)
- Located in the Bearspaw ASP area, surrounded by R-2 and R-1 parcels



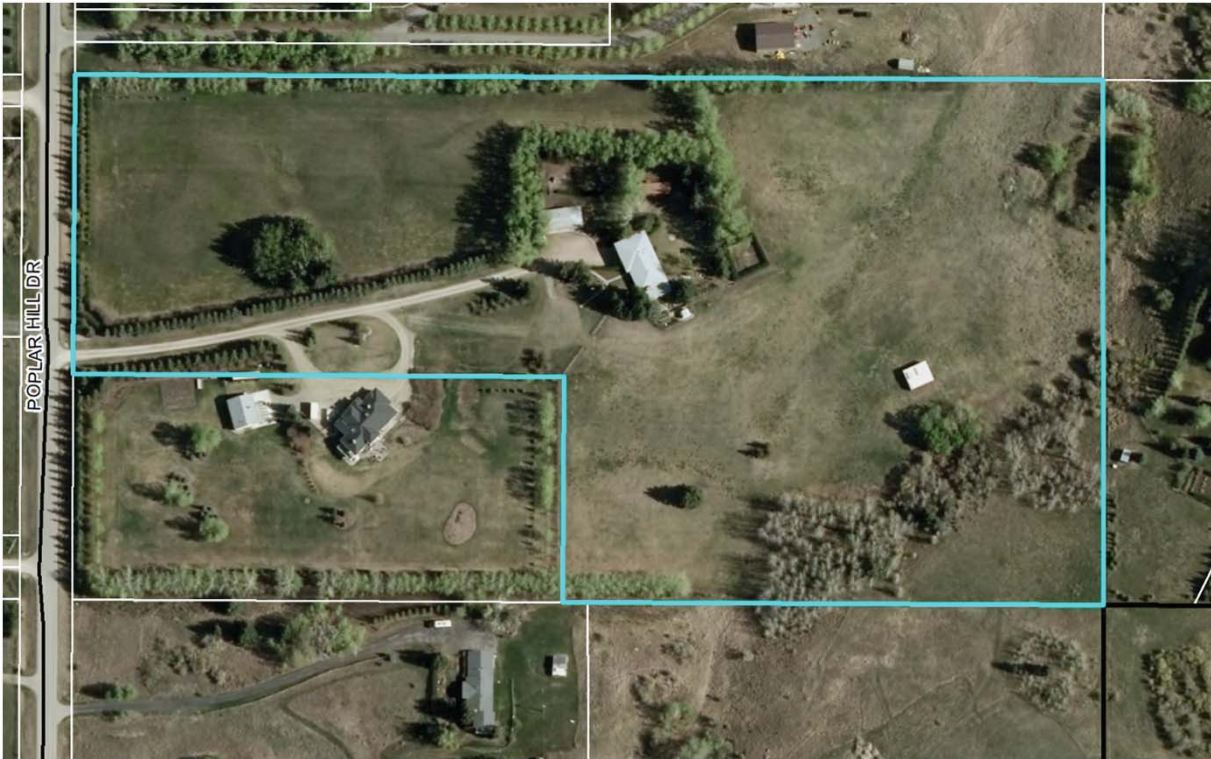
LAND USE MAP

Block 3 Plan 139 LK
262080 Poplar Hill Drive
Division 8; Roll: 06713009



2018 Aerial Image

- Land is developed with a dwelling, a detached garage and a private riding arena



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

AIR PHOTO
Spring 2018

Block 3 Plan139 LK
262080 Poplar Hill Drive
Division 8; Roll: 06713009

 **ROCKY VIEW COUNTY**

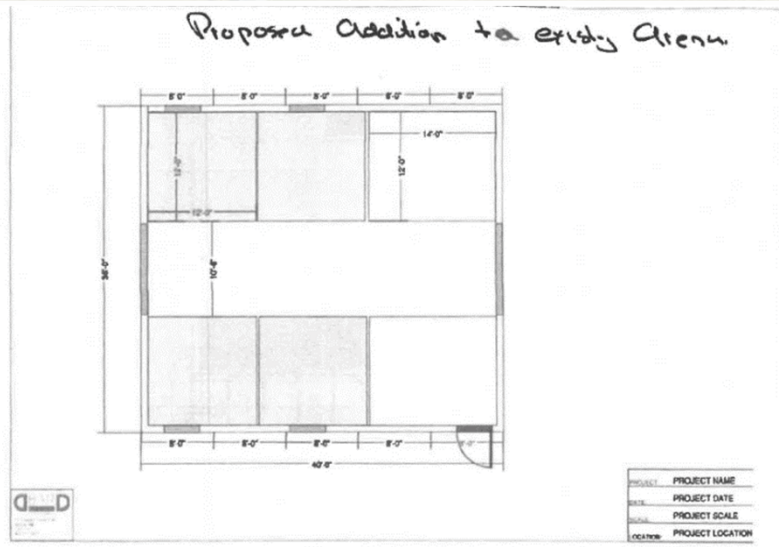
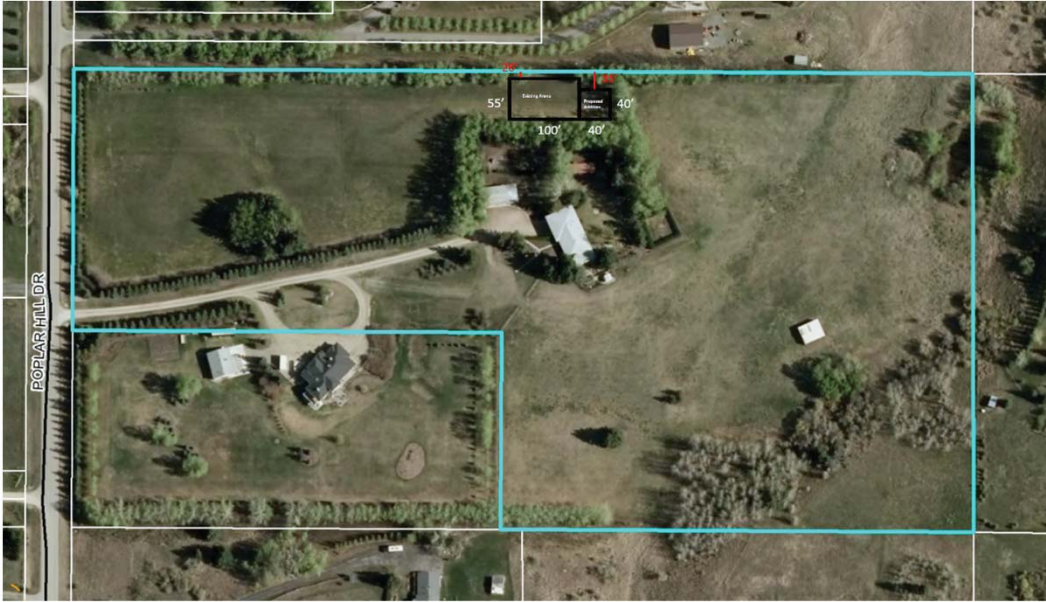
Development Proposal

Use:

- Construction of an addition to an existing Private Riding Arena

Variances:

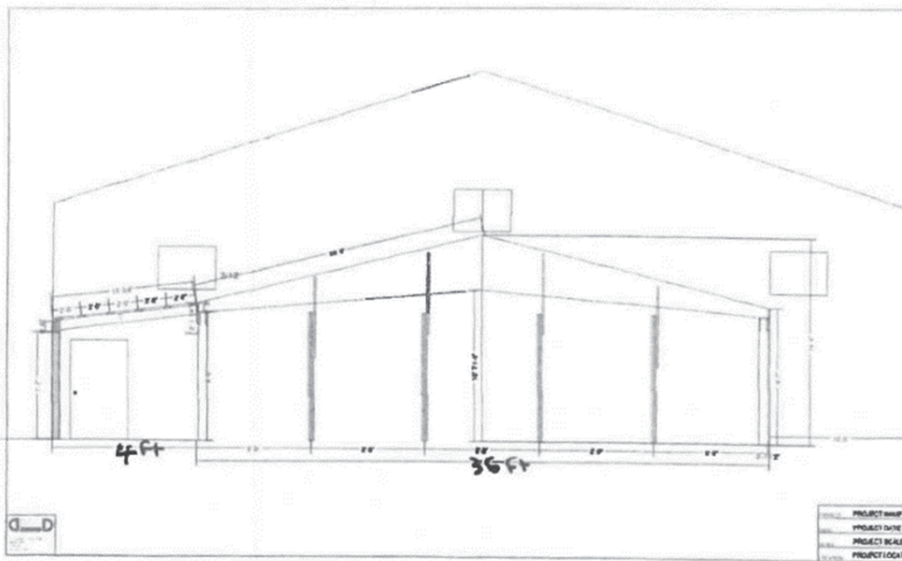
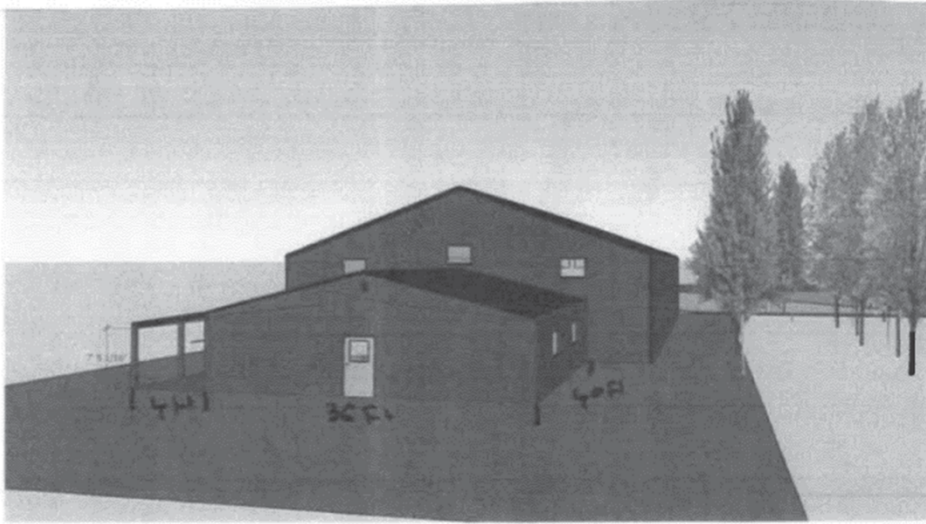
- None



SITE PLAN

Block 3 Plan139 LK
262080 Poplar Hill Drive
Division 8; Roll: 06713009





Elevation

- Height of addition is less than the existing arena.
- Includes a 6 ft. roof overhang for a hay storage area.

ELEVATION

Block 3 Plan139 LK
262080 Poplar Hill Drive
Division 8; Roll: 06713009





Existing Private Riding Arena



Location of Proposed Addition



SITE INSPECTION PHOTOS

(April 2020)

Block 3 Plan139 LK
262080 Poplar Hill Drive
Division 8; Roll: 06713009



ROCKY VIEW COUNTY

Options

- Administration recommends approval in accordance with Option #1.
- Option #1:
THAT Development Permit Application PRDP20200779 be approved with the conditions noted in the report.
- Option #2:
THAT Development Permit Application PRDP20200779 be refused as per the reasons noted.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 08
SUBJECT: Development Item: Single-Lot Regrading
USE: Discretionary, with no Variances

DATE: May 25, 2020
APPLICATION: PRDP20200428

APPLICATION: Single-lot regrading (continuation of PRDP20183752)

GENERAL LOCATION: Located approximately 0.20 km (1/8 mile) east of Rge. Rd. 25 and on the south side of Twp. Rd. 260

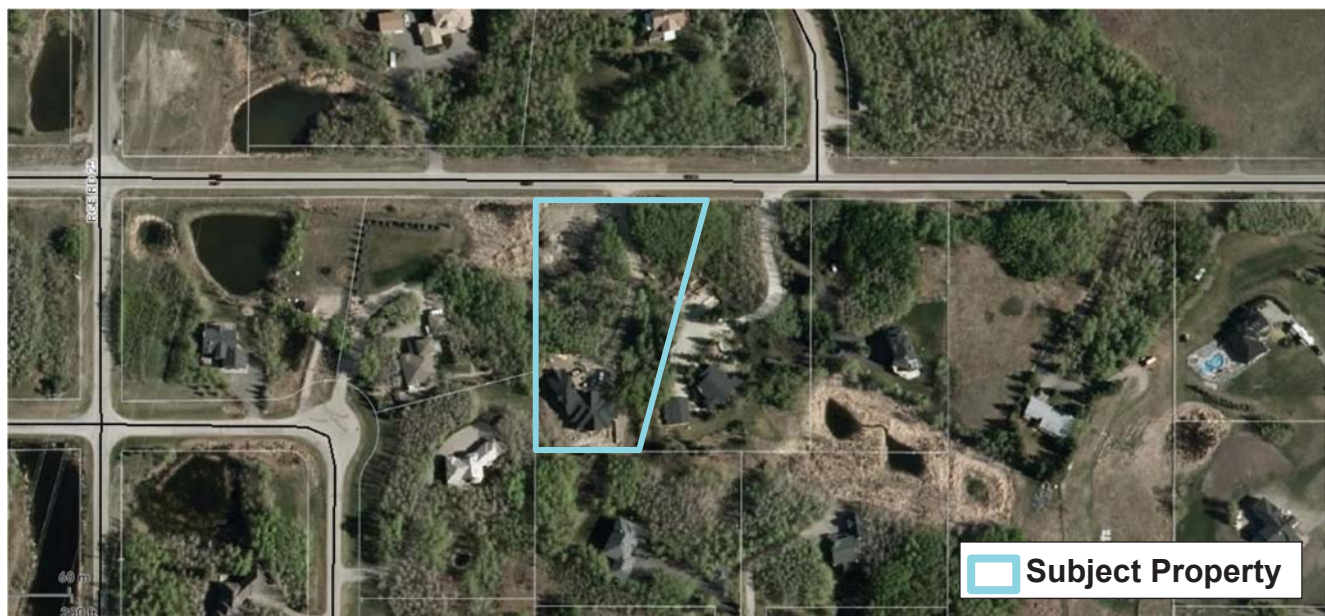
LAND USE DESIGNATION: Residential One (R-1)

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200428 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200428 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:





DEVELOPMENT PERMIT REPORT

Application Date: February 21, 2020	File: 05632084
Application: PRDP20200428	Applicant/Owners: Tru Building Solutions Inc.
Legal Descriptions: Lot 28, Block 2, Plan 9710713, NW-32-25-02-W5M (24231 Burma Road)	General Location: Located approximately 0.20 km (1/8 mile) east of Rge. Rd. 25 and on the south side of Twp. Rd. 260.
Land Use Designation: Residential One District (R-1)	Gross Area: ± 0.82 hectares (± 2.03 acres)
File Manager: Althea Panaguiton	Division: 08

PROPOSAL:

This application is a continuation request to the approval of PRDP20183752. The Applicant states that there are no changes to the development proposal and therefore, much of the information in this report is carried over from the previous application. Work has commenced however, it was not completed prior to the winter season [within the 24 month timeframe]; therefore, the Applicant wishes to begin again in spring 2020.

The purpose of the application is for single-lot regrading, that resulted in a pond being filled in the front setback area. The pond is not listed as a registered wetland.

There is a previous enforcement file on the property and the original development permit resolved it.

Application Details:

Height:	Up to 1.00 m (3.28 ft.)
Width:	41.50 m (136.15 ft.)
Length:	55.00 m (180.45 ft.)
Estimated Truckloads:	40 loads
Total Area:	2283 m ²
Total Volume:	305 m ³
Fill Source:	Subject lot and some from the adjacent neighbour

Land Use Bylaw (C-4841-97) Requirements:

Section 8 Definitions

Development means (a) an excavation, stockpile, or the creation of them.

Filling means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying



grades, drainage, or building up a site for a proposed building or development, but does not include the import and placement of dry-waste or land fill waste materials, and does not include the placing of topsoil;

Topsoil means the uncontaminated uppermost part of the soil profile (A or Ap horizons) that is ordinarily moved during tillage, containing a balance of clay, silt, and sand, with an organic matter content of at least 3%, a SAR/RC rating of 'good', and PH values in an 'acceptable' range for crop growth;

Section 33 Stripping, Grading, & Filling

33.1 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) require a Development Permit.

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

- (i) The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades;
- (ii) The placing of up to 20 cm (\pm 7.87 inches) in depth of clean topsoil for general landscaping or agricultural purposes. Construction of berm(s) and re-grading does not constitute general landscaping or agricultural purposes.

Section 48 Residential One District (R-1)

- The district regulations do not apply to the nature of this application.

STATUTORY PLANS:

- Property is located in the Bearspaw Area Structure Plan however the ASP does not have direction on the nature of the application.
- The application was assessed in accordance to the Land Use Bylaw.

INSPECTOR'S COMMENTS:

Date of Inspection: March 2, 2020

- No access to the site available; gated; locked
- Site for sale sign up "Tru Building Solutions Bungalow"
- No sign of grading activity visible to site from entry
- Construction trucks/equipment not visible
- Heavy tree screening north, east and south of site
- Site elevation at driveway much high than road (approximately 2-3m)

CIRCULATIONS:

ATCO

- No comments received.

Building Services

- No concerns on the Regrading

City of Calgary



- No comments.

Planning and Development Services – Development Compliance

Development Compliance has the following recommendation regarding this application:

- Recommend that applicant be required to provide a report from a qualified professional outlining pre and post work grades in order to confirm compliance with any approvals to mitigate any storm water run-off affecting neighbouring properties.

Applicant has provided a report in the previous application regarding pre and post grades which they are bound to adhere to as per the condition set.

Development Compliance file related to application:

- File #DC201906-0029 – Concern received that water was draining from the property and was causing a nuisance issue as the storm water pond was being overwhelmed and was flooding the neighbouring property. Development Compliance investigated and determined that as a permit was in place for filling/grading we couldn't help in this regard.

Planning and Development Services – Engineering

General:

- The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures.

Geotechnical:

As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.

- Engineering has no requirements at this time.

Transportation: Access to the parcel is provided off Burma Road.

- Prior to issuance, the applicant is required to contact County Road Operations to determine if a Road Use Agreement is required for the removal of fill material from the subject lands and/or hauling of the fill to the subject lands if applicable.
Previously a prior to issuance condition, upon further conversations with Transportation Services this was already conditionally approved therefore it can be moved as a permanent condition for the extension application.
- The proposed development also involves installation of a new culvert through the existing approach within the road right-of-way. The application is currently circulated to the County Road Operations for their comments. Should the Road Operations have any requirements, prior to issuance, application shall fulfill all the requirements of Road Operations to their satisfaction.
- This is unlikely to increase traffic on local road networks. Traffic Impact Assessment and TOL are not required.

Sanitary/Waste Water:

- No information was provided.
- Engineering has no requirements at this time.



Water Supply and Waterworks:

- No information was provided.
- Engineering has no requirements at this time.

Storm Water Management:

- Applicant submitted a post-development drainage plan, dated August 26, 2019, prepared by J.K Engineering Ltd. As per the drainage plan, an existing natural depression and new stormwater pond will provide stormwater storage on-site. The emergency spill will be collected and conveyed through an existing ditch at Burma Road.
- As a permanent condition, the applicant is required to implement recommendations of the drainage plan in accordance with the County's Servicing Standards.

Environmental:

- As an advisory, the applicant is responsible for ensuring that proper dust mitigations measures and ESC controls are adhered to on site. Stockpiles shall be seeded if they are proposed to remain for greater than 45 calendar days.

Transportation Services:

From County Road Operations' perspective, I recommend the following 2 conditions be included as part of any DP approval:

1. Applicant to provide profile survey of existing ditch to confirm that installation of any new culvert in his approach does not alter nor negatively impact existing ditch drainage.
2. The proposed culvert installation at the existing approach constitutes upgrade work to the existing approach and consequently the Applicant will be required to complete an Approach Application for which the Applicant is to contact County Road Operations.

Construction of the culvert was part of the storm water management plan which was a prior to issuance condition on the previous development permit. These new conditions recommended above will be added to the condition set of this development permit.

OPTIONS:

Option 1: (that the proposed development be approved)

APPROVAL, subject to the following conditions:

Description:

1. That single-lot regrading and re-contouring, up to approximately 305.00 m³ in volume, is approved in general accordance with the drawings and Site Plan submitted with the application.

Permanent:

2. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity...
 - i. The Applicant/Owner shall operate the site in accordance with the examined Site Storm Water Management Plan in perpetuity, approved under PRDP20183752.



- ii. That the Applicant/Owner shall implement recommendations of the drainage plan, dated August 26, 2019, prepared by J.K Engineering Ltd. in accordance with the County's Servicing Standards, approved under PRDP20183752.
 - iii. That all lot grading shall be constructed in accordance with the examined grading drawings approved under PRDP20183752.
3. That upon completion of the regrading, the Applicant/Owner shall submit a deep fill report, in accordance with the requirements of the County Servicing Standards, summarizing compaction testing results if the fill depth exceeds 1.20 m.
4. That upon completion of the regrading, the Applicant/Owner shall submit a profile survey of existing ditch to confirm that installation of the new culvert in the road approach does not alter nor negatively impact existing ditch drainage, to the satisfaction of the County.
 - i. Should any deficiencies be noted, the Applicant/Owner shall rectify/correct any areas of concerns.
5. That upon completion of the regrading, the Applicant/Owner shall contact County Road Operations for the post-construction inspection for the final acceptance of the culvert.
 - i. Should Road Operations have any concerns/requirements, the Applicant/Owner shall fulfill Road Operation's requirements to their satisfaction.
6. That Applicant/Owner shall contact County Road Operations when additional importing of clean fill is required and determine if a Road Hauling Agreement and/or Road as data permits are required for importing fill to the subject property using the County Road System.
 - i. Written confirmation shall be required from County Road Operations confirming the status of this condition. Any agreement or permit shall be obtained unless otherwise confirmed by County Road Operations.
7. That until vegetation is established in the fill area, the Applicant/Owner shall implement good housekeeping practices and typical Erosion and Sediment Control measures to ensure dust and sediment are controlled onsite and do not become a nuisance to adjacent properties.
8. That the Applicant/Owner shall be responsible for ensuring that proper dust mitigations measures and ESC controls are adhered to on site. Stockpiles shall be seeded if they are proposed to remain for greater than 45 calendar days.
9. That the re-contouring produced by the placement of clean topsoil on the subject site shall not impact current drainage patterns on adjacent landowner properties or the adjacent Highway Road right-of-way.
10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
11. That the Applicant/Owner 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.
12. That if there are changes requested to the approved Development Permit, all work in the proposed developed area shall cease until an approved or revised Development approval is in place.

Advisory:



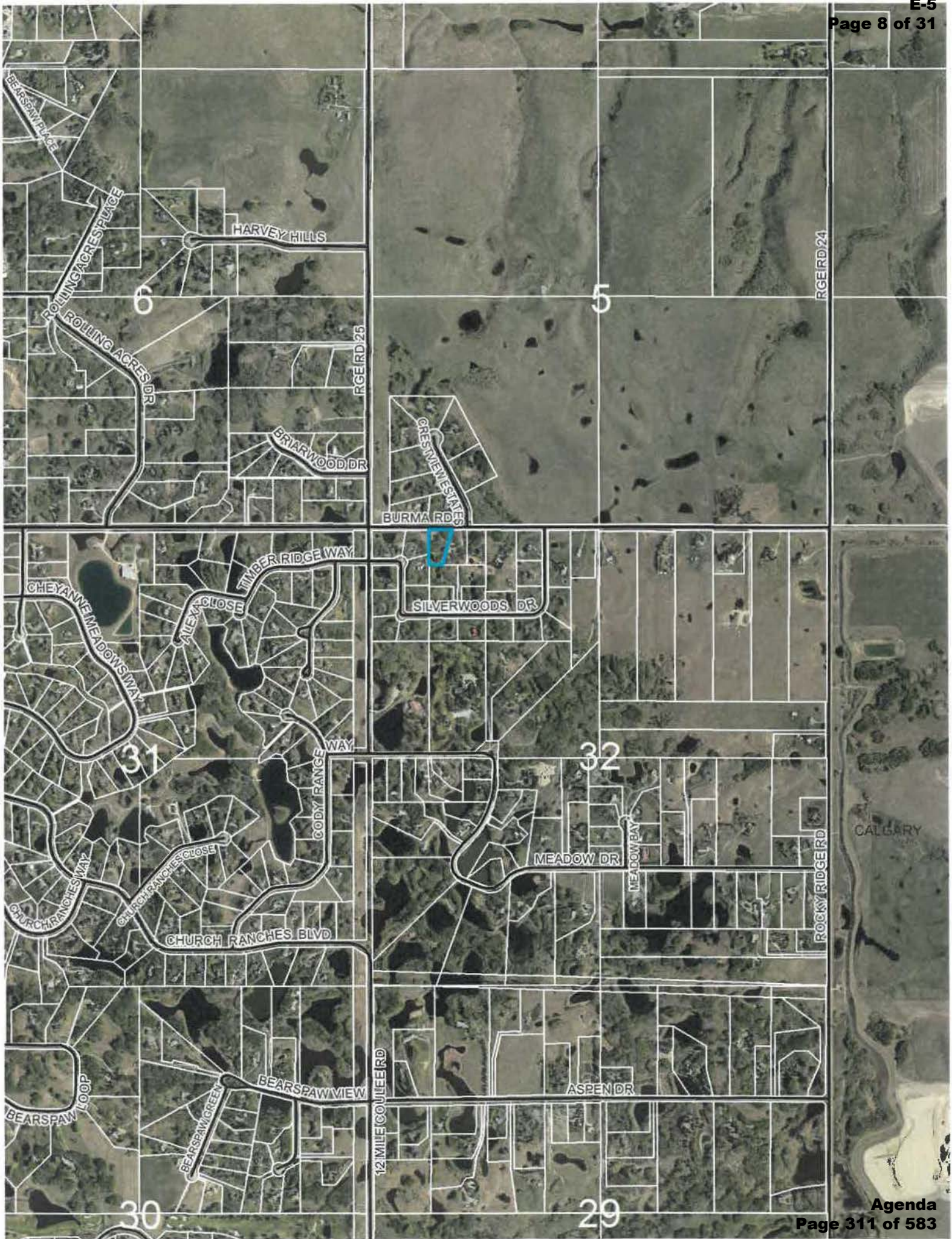
13. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
14. That the Applicant/Owner shall contact ATCO Gas (southlandadmin@atcogas.com) to obtain consent prior to further work commencing, as there is a Gas Main on the subject property.
15. That any other government permits, approvals, or compliances, are the sole responsibility of the Applicant/Owner.
16. 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.

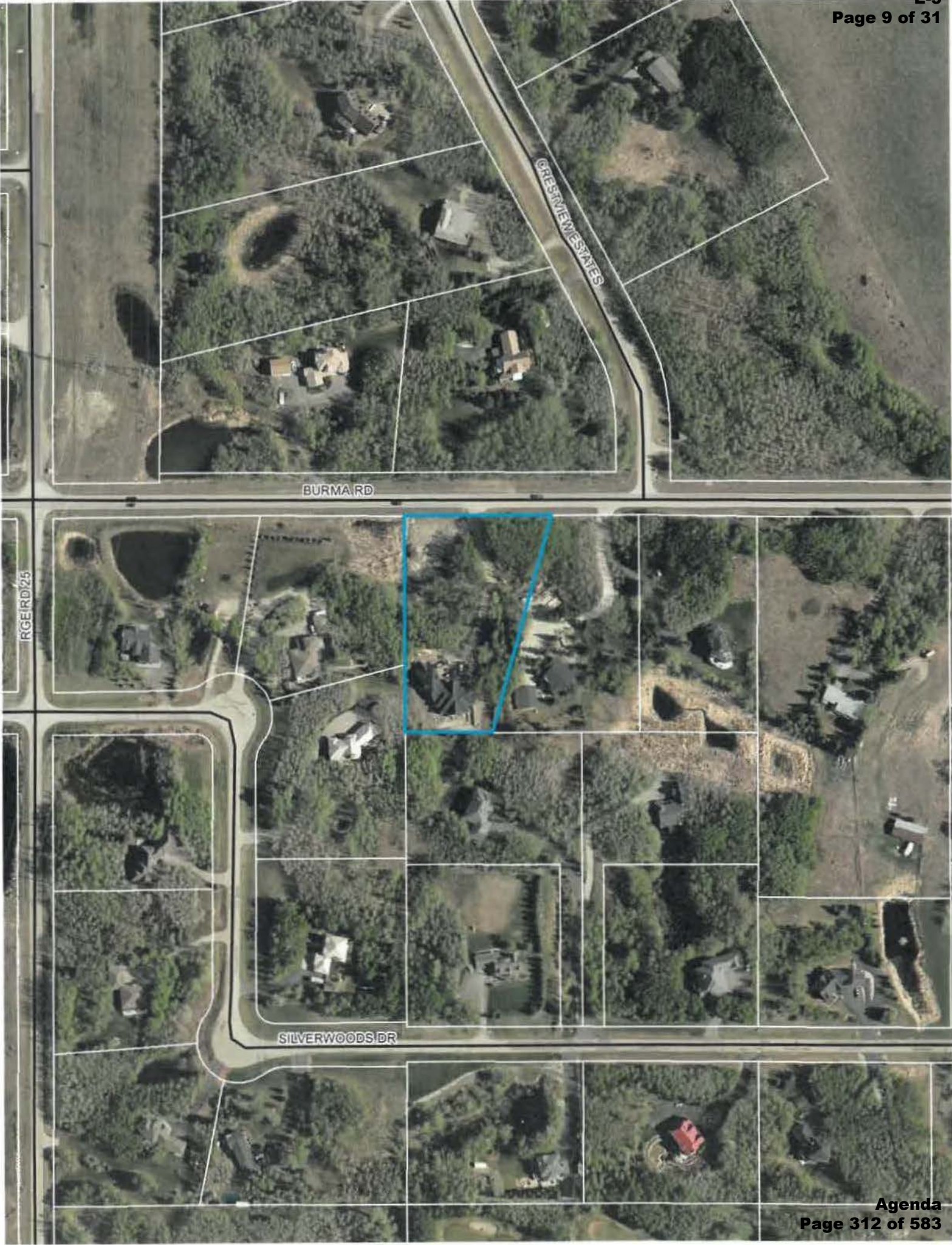
Note: That the Applicant/Owner shall be responsible for all Alberta Environment & Park approvals and permits and/or compensation if any wetland is impacted, including any impacts due to the stormwater management of the parcel, by the proposed earthworks prior to commencement.

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.







ROCKY VIEW COUNTY
Cultivating Communities

20200428

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$ 125.00	File Number 05632084
Date of Receipt 02/21/2020	Receipt # 2020073560

EXTENSION OF
PROP20183752

Name of Applicant Tru Building Solutions Inc. Email michael@trubuilding.ca

Mailing Address 419 26 Ave NE

Postal Code T2E 1Z4

Telephone (B) 403-910-2515 (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 NW 1/4 Section 32 Township 25 Range 02 West of 5 Meridian

b) Being all / parts of Lot 28 Block 2 Registered Plan Number 970713

c) Municipal Address 24231 Burma Road

d) Existing Land Use Designation R1 Parcel Size 2.03 Division _____

2. APPLICATION FOR

Grading DP extension Permit PRDP20183752

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I RENO VOLPI hereby certify that ☒ I am the registered owner
(Full Name in Block Capitals)

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

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

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

Applicant's Signature [Signature]

Date Feb 21/20

Owner's Signature [Signature]

Date Feb 21/20

5. RIGHT OF ENTRY

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



Applicant's/Owner's Signature

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

I, RENO VOLPI, 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 21/20

Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

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

Name of Applicant Tro Building Solutions Inc.
 Address of Applicant 419 26 Ave N.E
 Telephone (C) 403-910-2515 (H) _____ (Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- ☐ Site stripping
☐ Filling
☐ Excavation (including removal of topsoil)
☒ Grading
☐ Re-contouring
☐ Stockpiling
☐ Construction of artificial water bodies and/or dugouts
☐ Other _____

2. PURPOSE

What is the intent of the proposal? Extension for permit PRDP20183752
Development permit for the grades. Fill brought
in for the driveway and fill from excavation used
around the house.

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable) _____

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height 1m Volume _____ meters cubed
 Width 41.5 Truckload Ø (approximately)
 Length 55 Slope Factor _____ (if applicable)
 Area 2282.5 square metres

** Please show all measurements in detail on your site plan.*

4. TERMS AND CONDITIONS

(a) General statement about conditions:

1. The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
3. The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
4. As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
- Transportation Offsite Levy Bylaw;
 - Water and Wastewater Offsite Levy Bylaw; and
 - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

- Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

I Reno Volpi hereby certify that
(Print Full Name)

☒ I am the registered owner

☐ I am authorized to act on behalf
of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.



Gurbir S. Nijjar, P. Eng.
Supervisor Engineering
Planning and development Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2

August 26, 2019

Re: 24231 Burma Road Storm Water Drainage

Dear Sir,

Attached are drawings No 100-TBS, Post-Development Drainage Plan and No 101-TBS, Post-Development Drainage Sections for your review and approval.

The drainage system is proposed for the subject property, north of the building. The property is divided by a service road into east and west parts and which independently drain to the north towards Burma Road.

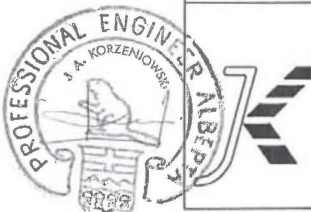
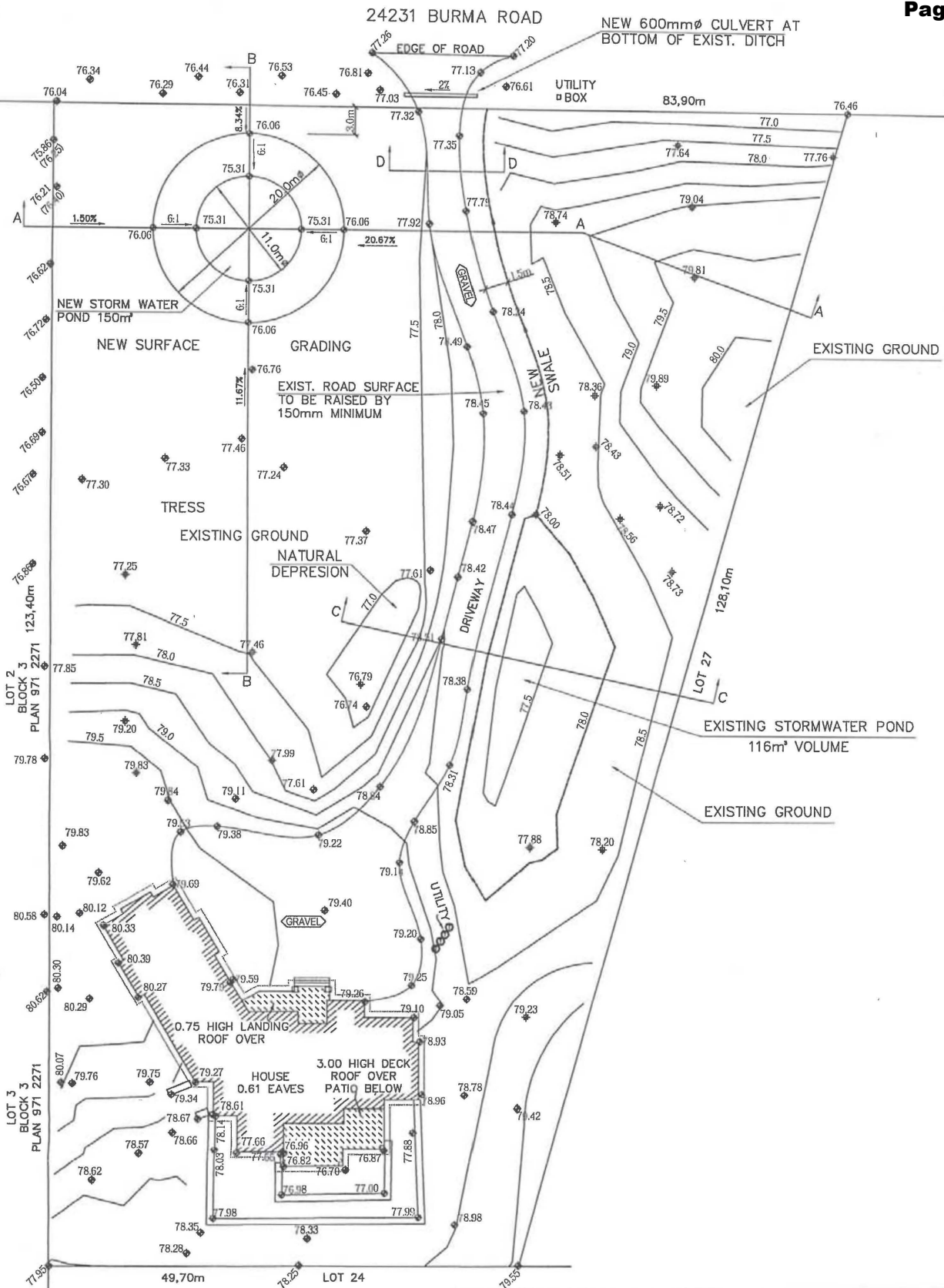
The eastern part of the lot is high, substantially covered by trees, not graded and it drains to the west to the service road and to the north to Burma Road. The southern part of the land contains a natural storm water pond with capacity of approximately of 116 m³ between the elevations of 78.0 and 77.5 meters. This pond will store all water from the south-eastern part of the lot during the 1:100 year, 24 hour duration storm event. A shallow swale is located on the east side of the service road and it connects to the pond north end at elevation of 78.0 meters to prevent overflowing the pond. The swale drains along the service road to the north to Burma Road south ditch and it collects storm water from the north-eastern part of the lot. A 600 mm dia CSP culvert is provided under the service road in the south ditch of Burma Road to drain the ditch to the west.

The western part of the lot drains to the north toward Burma Road. It is steep and has trees in the southern part and it is flat and open ground in the northern part. A storm water pond is proposed in the flat northern part with capacity of 153 m³ between the elevations of 76.06 and 75.31 meters. The pond will store all storm water from the western part of the lot during 1:100 year, 24 hour duration storm event. This part of the lot has to be graded to the elevations shown on the drawings. The pond side slopes can be provided with topsoil and grass seed or washed pea gravel, 25 mm minus.

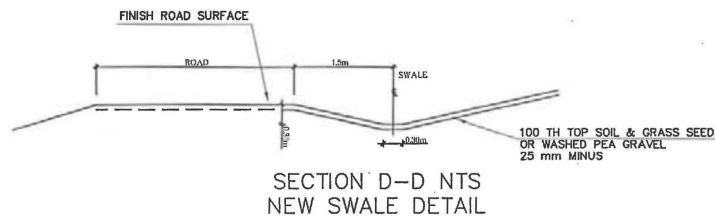
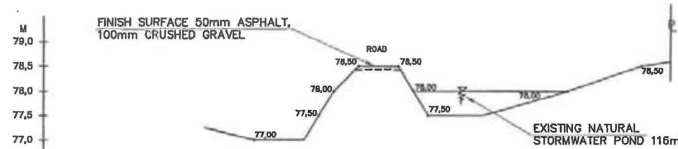
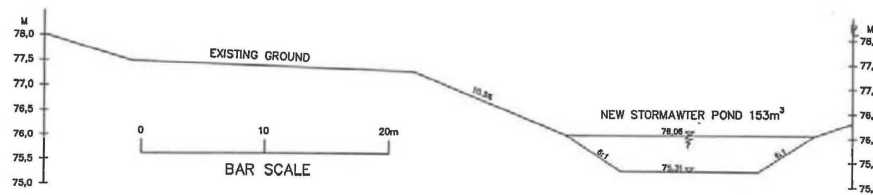
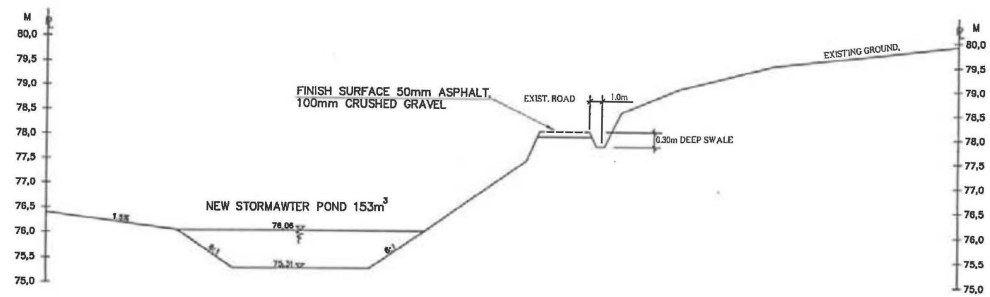
Jan Korzeniowski, M.Sc P.Eng
J.K. Engineering Ltd

Copy: Tru Building Solutions Inc.





07-25-19	ISSUED FOR APPROVAL	J.K.
J.K.Engineering Ltd.		
CLIENT:	TRU BUILDING SOLUTIONS	DATE: 07-25-19
PROJECT:	24231 BURMA Rd STORMWATER DRAINAGE PLAN	SCALE: 1:400
DWG:	POST - DEVELOPMENT GRADING PLAN	DWG. NO: 100-TBS



07-25-19	ISSUED FOR APPROVAL	J.K.
J.K.Engineering Ltd.		
CLIENT:	TRU BUILDING SOLUTIONS	DATE: 07-25-19
PROJECT:	24231 BURMA Rd STORMWATER DRAINAGE PLAN	SCALE: AS SHOWN
DWG:	POST -- DEVELOPMENT GRADING SECTIONS	DWG. NO: 101-TBS











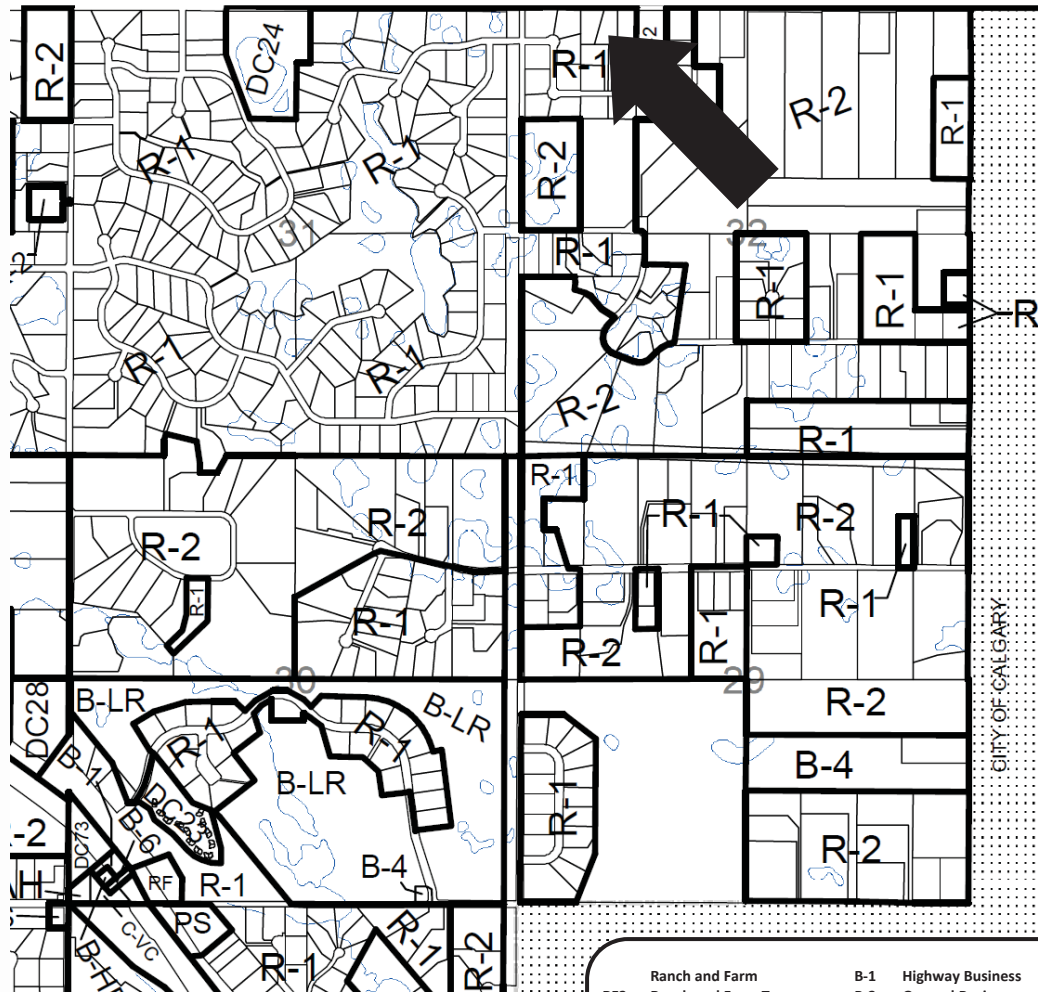












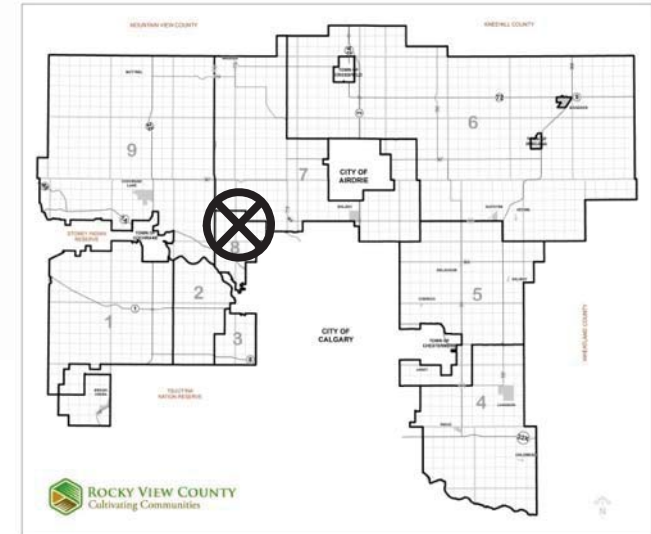
Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
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

Proposal:

- Single-lot regrading (continuation of PRDP20183752)

Land Use and Location

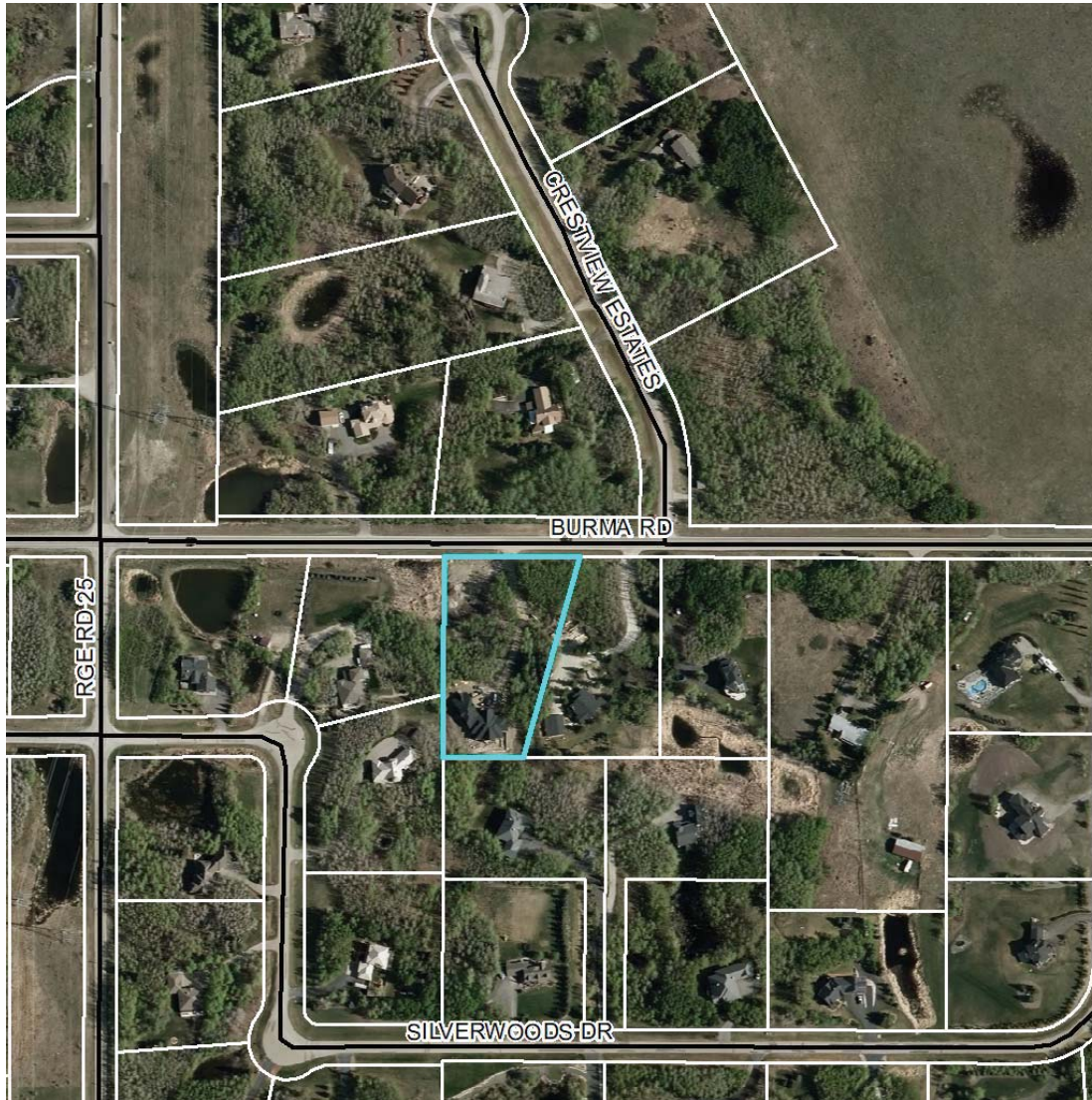
- Residential One District (R-1)
- Surrounded by predominantly residential parcels



LAND USE MAP

Lot: 28 Block: 2 Plan: 971 0713
Division 8; File: 05632084





2018 Aerial Image

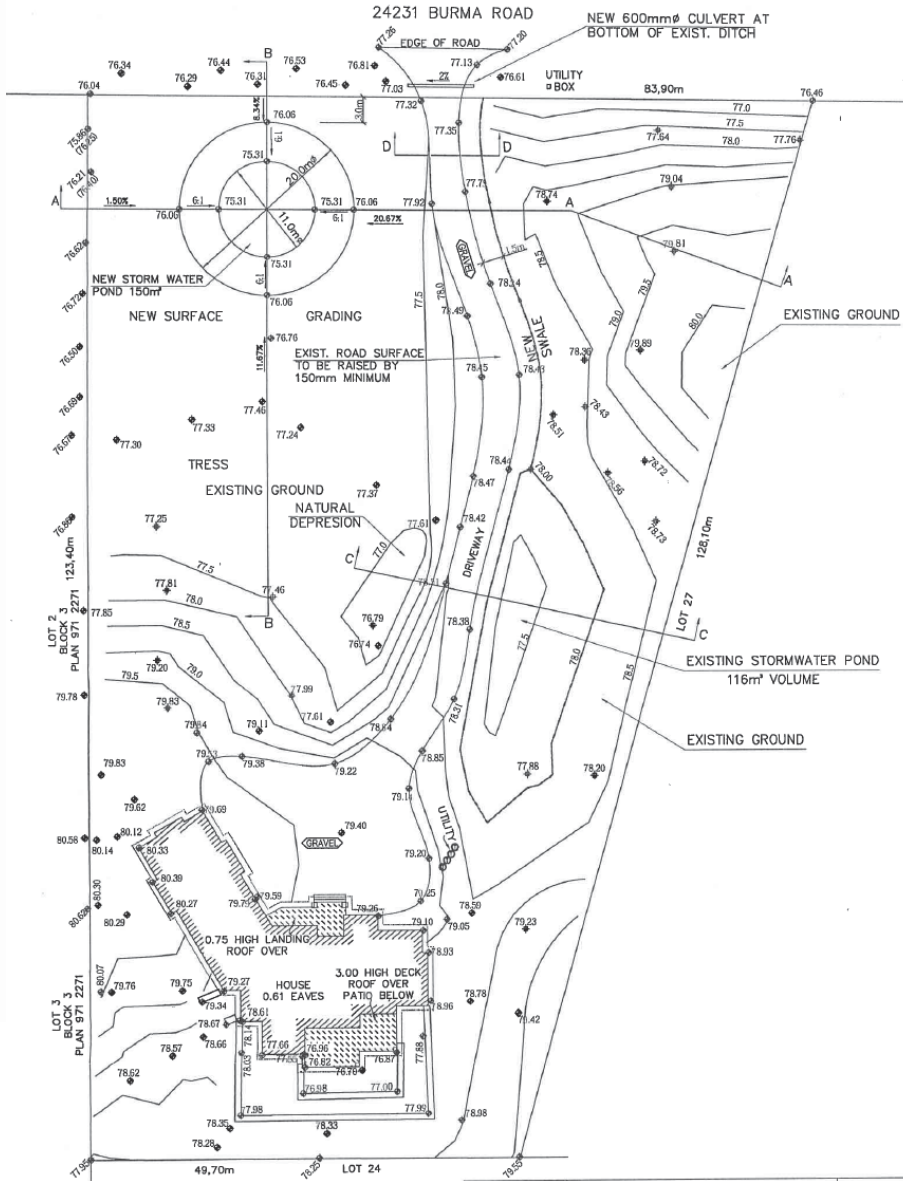
- Residential Parcel with an existing dwelling, single detached.
- Appears to have large natural screening from adjacent properties.

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

AIR PHOTO
Spring 2018

Lot: 28 Block: 2 Plan: 971 0713
Division 8; File: 05632084

 **ROCKY VIEW COUNTY**



Development Proposal

Use:

- Single-lot regrading (continuation of PRDP20183752)

Application Details:

- Development previously approved under PRDP20183752.
No changes to the application.
- Development permit application is to request additional time to complete regrading.
- 2 additional conditions added to the condition set to account for the construction of the culvert from the storm water management plan.

SITE PLAN

Lot: 28 Block: 2 Plan: 971 0713
Division 8; File: 05632084


ROCKY VIEW COUNTY

Site Inspections



Inspector unable to access subject site as it was gated. Photographs taken from front of property.

SITE INSPECTIONS Lot: 28 Block: 2 Plan: 971 0713
(March 2, 2020) Division 8; File: 05632084



Options

- Administration recommends approval in accordance with Option #1.
- Option #1:
 THAT Development Permit Application PRDP20200428 be approved with the suggested conditions noted in the report.
- Option #2:
 THAT Development Permit Application PRDP20200428 be refused as per the reasons noted.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 05
SUBJECT: Development item: Stripping and Grading
Use: Discretionary, with no Variances

DATE: May 25, 2020
APPLICATION: PRDP20200955

APPLICATION: Stripping and Grading for future Gravel Storage and Stormwater Management Facilities.

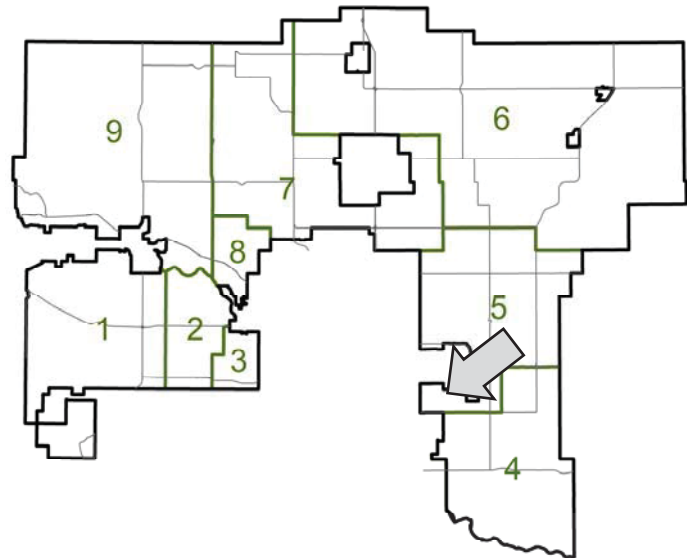
GENERAL LOCATION: Located at the south east junction of Rge. Rd. 284 and Twp. Rd. 240.

LAND USE DESIGNATION: Hamlet Industrial District (HI)

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200955 be approved with the suggested conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20200955 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Johnson Kwan and Nathan Madigan –Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: April 20, 2020	File: 03332015
Application: PRDP20200955	Applicant/Owner: Mark Jette/The Worx Group of Companies Inc.
Legal Description: Lot 1, Block 1, Plan 1910952 within NE-32-23-28-W04M	General Location: Located at the south east junction of Rge. Rd. 284 and Twp. Rd. 240.
Land Use Designation: Hamlet Industrial District (HI)	Gross Area: ± 11.14 hectares (± 27.55 acres)
File Manager: Johnson Kwan	Division: 05

PROPOSAL:

The proposal is for Stripping and Grading for future expansion of Gravel Storage and Stormwater Management Facility:

- The Applicant proposes to strip and grade approximately 7.95 ha (± 19.66 ac) of the subject land to accommodate future expansion of the existing General Industry Type II and III (recycling company) for gravel storage and stormwater management facility.
- The Applicant applied for a concurrent permit for the future business expansion needs (PRDP20200986).
- There is an existing wetland on site in accordance with the Site Plan submitted with the application. The Applicant indicated that the wetland would not be disturbed as part of the stripping and grading operation.
- This application was circulated to Alberta Environment and Park for comment; and the Applicant would be responsible for any applicable provincial approval/compensation.
- It is anticipated that approximately 49,000 cubic metres of material will be excavated from the site. Approximately 16,000 cubic meters of topsoil will be placed on the property. The proposed drainage is predominately draining from north to south at a slope of 1.00%.

Land Use Bylaw Requirements:

The application has been evaluated in accordance with Section 33 Stripping, Filling, Excavation, and Grading of the Land Use Bylaw.

Section 33.2 A Development Permit application for site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) shall include the following information:

- a) location and area of the site on which the development is proposed;*
- b) existing land use and vegetation;*
- c) type of excavation, stripping, or grading proposed, showing the dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns;*
- d) location on the lot where the excavation, stripping, or grading is to be made on the lot; and*
- e) condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of Site Grading or Re-contouring Plans*



if required by the Development Authority), or the use of the area from which the topsoil is removed.

DRAWINGS & STUDIES SUBMITTED

- Application Drawings, as prepared by Arcsons Investments Inc. Project No. 125-1,
 - Development Permit Site Plan, Drawing No. DP; dated January 15, 2020;
 - Storm Drainage Areas, Drawing No. BA; dated January 15, 2020;
 - Grading Plan, Drawing No. G1; dated January 15, 2020;
 - Grading Sections and Details, Drawing No. G2; dated January 15, 2020; and
 - Landscaping Plan, Drawing No. LS; dated January 15, 2020.
- Shallow subsoil and Groundwater Site Investigation, prepared by Almor Testing Services Ltd., dated October 2019.
- Stormwater Management and Evaporation Pond Report prepared by LGN Consultant Engineering Ltd. dated April 2020.

SITE AREA

The subject property is ± 11.14 hectares (± 27.55 acres) in size. The existing recycling operation is located at the northern portion of the property. The proposed stripping and grading area is ± 7.95 hectares (± 19.66 acres) in size, located to the south of the existing operation.

ADDITIONAL INFORMATION:

Development Permit History:

- PRDP20150102 Subdivision and Development Appeal Board approved the existing General Industry, Type II and III (recycling company), construction of an office, existing accessory buildings (three oversized shops), an outdoor storage area, an over height fence, and relaxation of the minimum landscaping requirement (Board Order No. 40-15).
- 2007-DP-12913 was issued for General Industry, Type II & III, existing, for recycling, change use of an existing building to an office and shop. The office constructed was not completed and the Landscaping Plan was not implemented
- 2003-DP-10555 was issued for General Industry, Type II and III, for an outdoor storage area
- 2001-DP-9311 was issued for General Industry, Type II and III, including construction of a building and construction of a building, accessory to the Industrial use for a dwelling, security, and offices
- 1994-DP-5797 was issued for the construction of four (4) lumber storage buildings.
- 1998-DP-7695 was issued for light manufacturing (construction of metal bins and wood products for construction use) and outside storage (for sorting of construction waste for recycling).
- A rail right of way was constructed along the north portion of NE-32-23-28-W4M in 1967.

STATUTORY PLANS:

- The subject land is located within the Janet Area Structure Plan and is identified as an Industrial land use. The Area Structure Plan supports industrial uses that do not a significant offsite nuisance impact, have minimal impact on local infrastructure and do not generate large retail traffic volumes. Applications for a Development Permit with a land use approved prior to the adoption of this Plan do not require a *local plan*.



- The subject land is also located within the City of Calgary Intermunicipal Development Plan and the notification area of the City of Chestermere.

INSPECTOR'S COMMENTS:

- Existing recycling operation. Gated property.

CIRCULATIONS:

Alberta Environment and Parks

- No comment received at the time of the report

City of Calgary

- No comment received at the time of the report

City of Chestermere

- No comment received at the time of the report

CN Rail

- No comment received at the time of the report

Planning and Development Services - Engineering

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:

- The applicant provided a Shallow Subsoil and Groundwater Site Condition Report prepared by Almor Testing Service Ltd. dated October, 2019. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development.
- No further comment at this time.

Transportation:

- The Subject lands gain access off Range Road 284 via a gravel approach.
- As part of the application, the applicant has indicated that the existing approach would be closed and relocated to the southern edge of the parcel.
- Prior to issuance, the Owner shall contact County Road Operations to arrange a pre-removal inspection to confirm the County's reclamation requirements and a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach is to be built.

Sanitary/Waste Water:

- As per Policies 22.8 of the Janet ASP, all new developments should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.

Water Supply and Waterworks:

- As per Policies 22.5 of the Janet ASP, all new development should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual subdivision lots should not be supported.



- The applicant is responsible for ensuring proper potable water servicing is provided for the subject lands.

Stormwater Management:

- The applicant provided a Stormwater Management and Evaporation Pond Report prepared by LGN Consultant Engineering Ltd. dated April 2020.
- The Stormwater Report provided an assessment of the subject lands and surrounding areas and provided a stormwater management concept for the proposed development, which consists of the construction of one zero discharge pond as well as a series of ditches to convey the stormwater to the pond to manage stormwater flows from the proposed development.
- **As a permanent condition**, the applicant will be required to operate the site in accordance with the approved SSIP.

Environmental:

- The County Wetland inventory shows that active wetlands exist on this property. The applicant will be responsible for obtaining the required all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.

OPTIONS:

Option #1 (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That the proposed Stripping and Grading for the future expansion of Gravel Storage and Stormwater Management Facility (approximately 7.95 hectares [19.66 acres]) may commence on the site in general accordance with the approved application drawings (prepared by Arcsons Investments Inc. Project No. 125-1, Drawing No. DP, BA, G1, G2, LS; dated January 15, 2020) and information submitted with the application and includes:
 - i. The excavation and fill, approximately 49,000 cu. m;
 - ii. The placement of clean topsoil, approximately 16,000 cu. m;

Prior to Issuance:

General:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a \$20,000.00 Irrevocable Letter of Credit or Refundable Security, to be deposited with the County to ensure that conditions of this permit are met. If conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the condition.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a Weed Management Plan, to the satisfaction of the County.
4. 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 arrange a pre-removal inspection to confirm the County's reclamation requirements and a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach shall be built to.
 - i. Written confirmation shall be received from County Road Operations confirming both parts of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That the Applicant/Owner shall not disturb any wetland area until the Water Act approvals from Alberta Parks & Environment (AEP) for the loss of the on-site wetlands.
 - i. That the Applicant/Owner shall provide the County with copies of the Water Act approvals from AEP once issued.
6. 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.
7. That upon completion of the stripping and grading activities, the Applicant/Owner shall submit a Deep Fills Report, prepared by a qualified geotechnical professional, indicating the as-built cut and fill areas of the site, and providing compaction testing results of the graded areas.
8. That no stormwater from the subject lands shall be released off-site or towards County Infrastructure, including the regional drainage ditch along the eastern boundary of the subject lands, without written consent from the County.
9. That the Applicant/Owner shall take effective measures to control dust in the stripping and grading areas of the subject properties, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
10. That any fill removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
11. That with the removal of topsoil, the Applicant shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - i. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
12. That the County may draw upon the Letter of Credit/Security, without recourse to the Developer, 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.
13. That all stripped, stockpiled, and graded areas shall be seeded or treated within 45 calendar days of completion of stripping and grading. Within 45 calendar days of stockpiling of material, if no substantial relevant work has been carried out, the County reserves the right to treat and/or seed the stockpile and/or graded untreated areas utilizing the securities held by the County.
14. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
15. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.



16. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
17. 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 by the Applicant/Owner and adhered to in perpetuity.

Advisory:

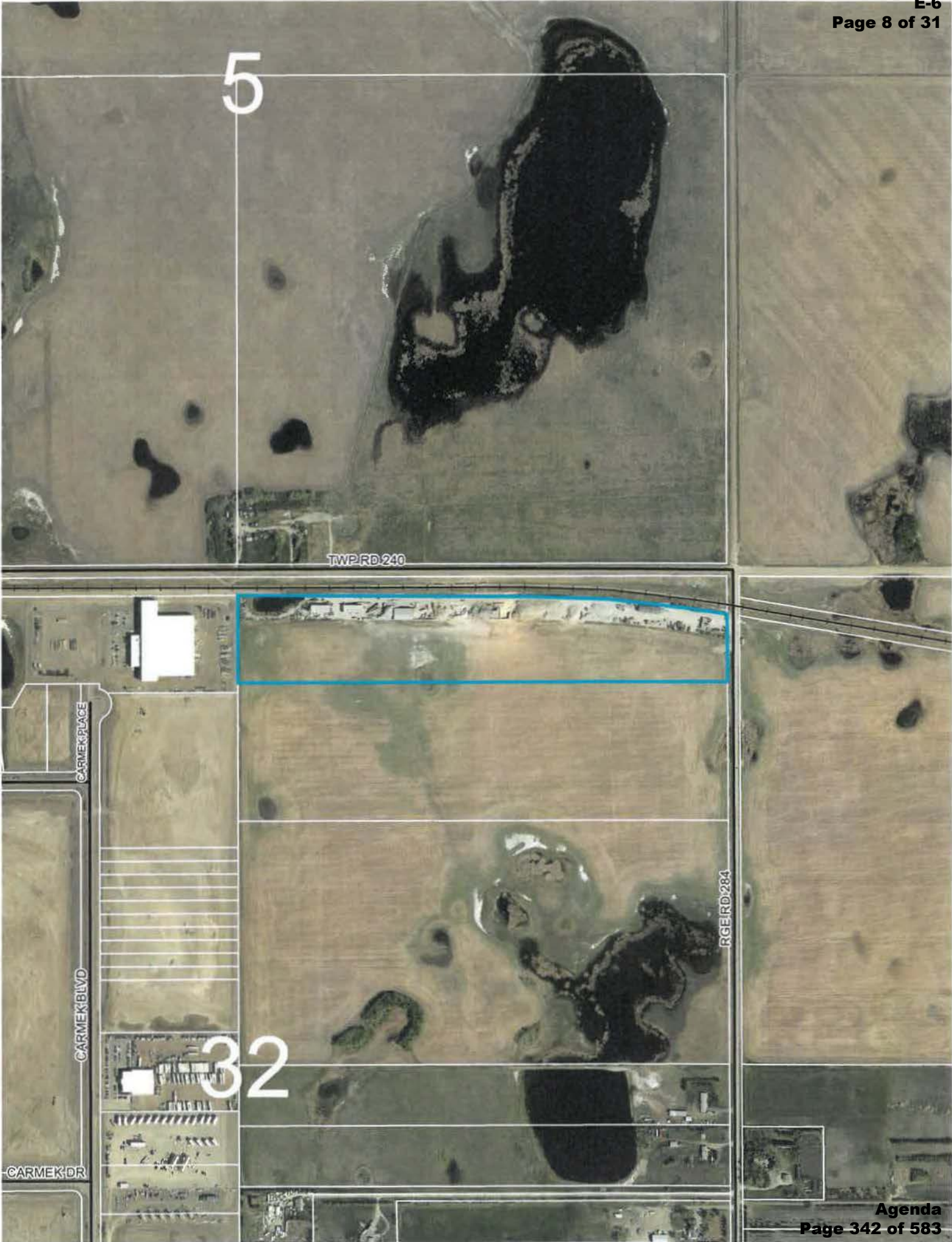
18. That the site shall adhere to the approved Weed Management Plan and shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
19. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
20. That the hauling of fill and site grading shall be completed within 12 months from the date of issuance of this permit.
21. That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.*

Option #2 (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.







ROCKY VIEW COUNTY
Cultivating Communities

20200955

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$1000.00	File Number 03332015
Date of Receipt April 20/20	Receipt #

Name of Applicant Mark Jette

Email markjette@recyclingworx.ca

Mailing Address

Telephone (B)

For Agents please supply Business/Agency/ Organization Name The Worx Group of Companies Inc.

Registered Owner (if not applicant)

The Worx Group of Companies

Mailing Address

Postal Code

Telephone (B)

(H)

Fax

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE $\frac{1}{4}$ Section 32 Township 23 Range 28 West of 4 Meridian
- b) Being all / parts of Lot 1 Block 1 Registered Plan Number 191 0952
- c) Municipal Address 235247 rr 284
- d) Existing Land Use Designation Hamlet Indus Parcel Size 20.7 Ac 21.55 Division Five

2. APPLICATION FOR

Stripping, filling and excavating earthworks to prepare placement of gravel storage pads, roadways and the creation of the storm water management facilities

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Christopher Jette 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

April 6, 2020


Owner's Signature

Date

April 6, 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, Christopher M. Jeffre, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


SignatureApril 6, 2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

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

Name of Applicant Mark Jette

Address of Applicant

Telephone (C)

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input checked="" type="checkbox"/> Filling | <input checked="" type="checkbox"/> Stockpiling |
| <input checked="" type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? To complete the earthworks necessary to prepare for the expansion of the recycling operations for the installation of the internal gravel roadways, gravel storage pads and the storm water management facilities.

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable) There is a small wetland on the site. A Wetland Assessment Impact Report is being prepared. The proposed drainage is predominately draining north to south at a slope of 1.00%. A Storm Water Management Report has been prepared and is part of this application to confirm the storm water management facilities proposed for this site.

Will submit WAIR shortly when completed.

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height _____	Volume <u>49,000 cut, 16,000 topsoil</u> meters cubed
Width _____	Truckload _____ (approximately)
Length _____	Slope Factor <u>1%</u> (if applicable)
Area _____ square metres	

** Please show all measurements in detail on your site plan.*

4. TERMS AND CONDITIONS

(a) General statement about conditions:

1. The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
3. The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
4. As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
- Transportation Offsite Levy Bylaw;
 - Water and Wastewater Offsite Levy Bylaw; and
 - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.

6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

- Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

Storm Water Management Report, Geotechnical Report and Wetland Assessment and Impact Report
submitted with Site Development Permit.

Christopher Joffe hereby certify that
(Print Full Name)

☐ I am the registered owner
☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document –
STRIPPING, FILLING, EXCAVATION AND GRADING.

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

Development Permit Cover Letter

To whom it may concern,

The Worx Group of Companies Inc and Recycling Worx Inc are requesting a development permit to develop adjacent land to RWI's current operation. The business has continued to grow over the years, and we are bursting at the seams. The proposed development would allow RWI to be a great neighbor, with added buffer, and to increase efficiency for our daily operations. The majority of the proposed development would be a gravel lay down yard for storage of rolling stock and commodities. The remainder would be grassy areas and storm water evaporation ponds.

- The proposed expansion will not amount to any additional traffic on municipal roadways.
- Our existing infrastructure will still be the heart of our business. (Buildings, scale, etc.)

Thank you for your consideration.

Cheers,

Christopher M Jette
The Worx Group of Companies Inc



November 8, 2019

Recycling Worx
235247 Range Rd 284
Calgary, Alberta
T2P 2G7

Attn: Chris Jette

Sublatus will be in need of large volumes of topsoil and clay fill over the next 4 to 5 years for a large reclamation/remediation program in the Calgary area. It is our understanding that Recycling Worx will have available approximately 20,000 cubic meters of virgin topsoil available in the spring of 2020. Sublatus would be interested in procuring this volume from Recycling Worx upon approval of suitability testing. We look forward to the availability of this material in early 2020.

Yours truly,

A handwritten signature in black ink, appearing to read "Sheldon Stewart", with a stylized, sweeping flourish at the end.

Sheldon Stewart, B.Sc.
President
Sublatus Inc.

Cell: (403) 660-1744



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0038 325 669	1910952;1;1	191 088 103

LEGAL DESCRIPTION
 PLAN 1910952
 BLOCK 1
 LOT 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 11.15 HECTARES (27.55 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;28;23;32;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 191 087 862
 191 014 730

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

191 088 103	09/05/2019	SUBDIVISION PLAN		

OWNERS

THE WORK GROUP OF COMPANIES INC.
 OF 166 WEST MEADOWS ESTATES ROAD
 CALGARY
 ALBERTA T3Z 1M5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

781 145 133	12/09/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. " AFFECTS PART OF THIS TITLE "
781 145 134	12/09/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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191 088 103

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

" AFFECTS PART OF THIS TITLE "

021 101 149 27/03/2002 MORTGAGE
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
110, 444-7 AVE SW
CALGARY
ALBERTA T2P0X8
ORIGINAL PRINCIPAL AMOUNT: \$600,000
" AFFECTS PART OF THIS TITLE "

021 101 150 27/03/2002 CAVEAT
RE : ASSIGNMENT OF RENTS
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
110, 444-7 AVE SW
CALGARY
ALBERTA T2P0X8
AGENT - J DEBORAH COPPOCK
" AFFECTS PART OF THIS TITLE "

081 214 509 19/06/2008 MORTGAGE
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
200, 6711 MACLEOD TRAIL SE
CALGARY
ALBERTA T2H0L3
ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
" AFFECTS PART OF THIS TITLE "

151 169 987 09/07/2015 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
SUITE 110, 444 - 7TH AVENUE S.W.
CALGARY
ALBERTA T2P0X8
AGENT - DALE R SPACKMAN
" AFFECTS PART OF THIS TITLE "

161 089 587 14/04/2016 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
" AFFECTS PART OF THIS TITLE "

191 088 104 09/05/2019 CAVEAT
RE : DEFERRED RESERVE
CAVEATOR - ROCKY VIEW COUNTY.
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY
ALBERTA T4A0X2

191 088 107 09/05/2019 EASEMENT
AS TO PORTION OR PLAN:1910953
OVER AND FOR BENEFIT OF: SEE INSTRUMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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191 088 103

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

191 096 574 23/05/2019 EASEMENT
OVER AND FOR BENEFIT OF: SEE INSTRUMENT

191 096 575 23/05/2019 MORTGAGE
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
110 BARCLAY CENTRE
444-7 AVE SW
CALGARY
ALBERTA T2P0X8
ORIGINAL PRINCIPAL AMOUNT: \$3,700,000

191 096 576 23/05/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
110 BARCLAY CENTRE
444-7 AVE SW
CALGARY
ALBERTA T2P0X8
AGENT - JAMES D MCFARLANE.

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2020 AT 11:57 A.M.

ORDER NUMBER: 39121852

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



ROCKY VIEW COUNTY

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

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

LETTER OF AUTHORIZATION

I, (We) MARK JETTE being the owner (s) of
Lot 1 Block 1 Plan 1910952

Legal:

NW~~NE~~SE/SW Section 32 Township 23 Range 28 W 4 M
give Christopher M Jette permission to act on my
(our) behalf in applying for a Development Permit for the above subject property.

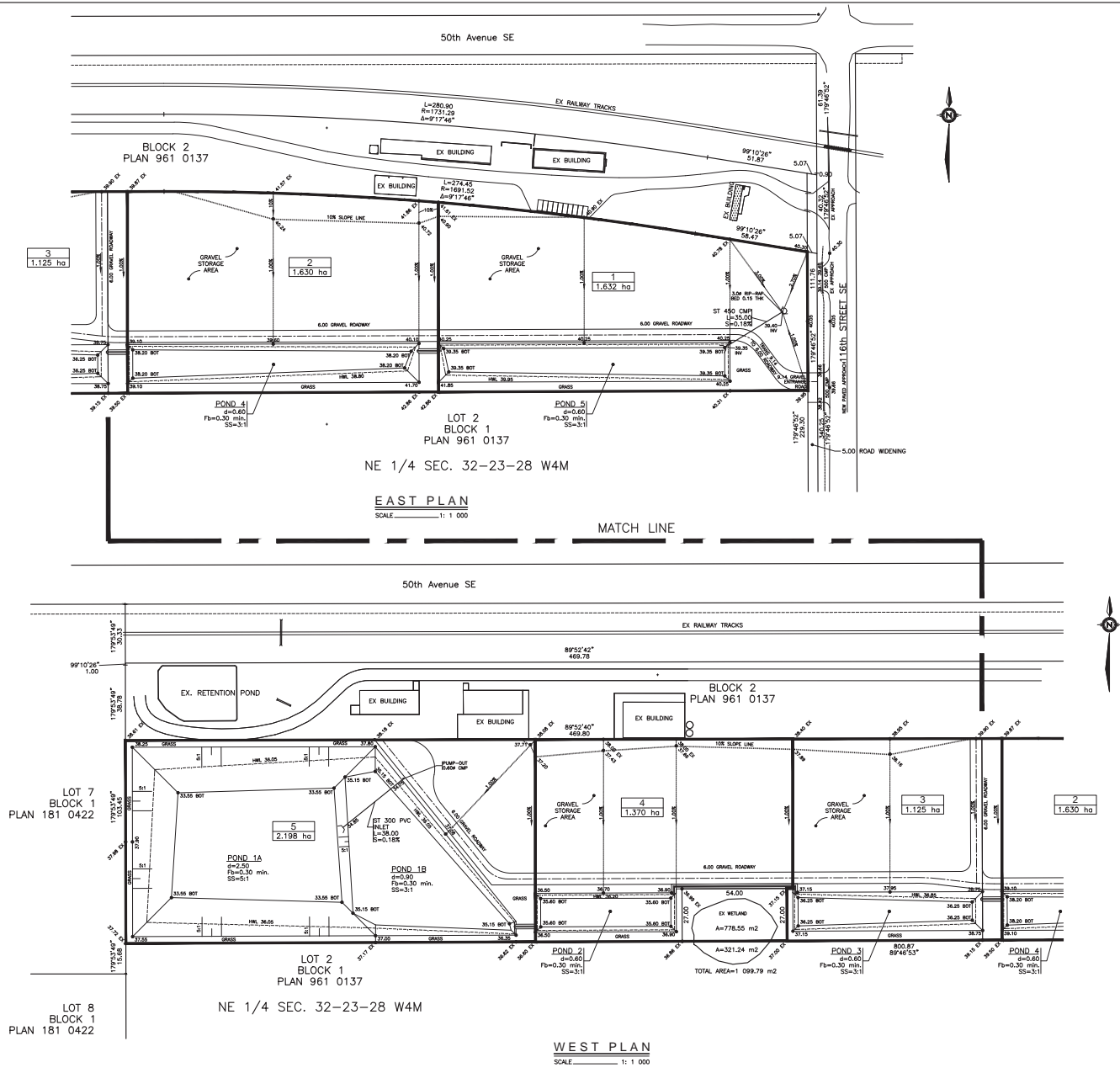
Signature

A handwritten signature in black ink, appearing to read "C. Jette", written over a horizontal line.

Signature

Date

April 6, 2020



LEGEND

- 38.20 DESIGN ELEVATION
- 3.05 CHAIN LINK FENCE / GRAPE GEOTEXTILE ATTACHED
- 1.00% PROPOSED DIRECTION AND PERCENT OF SLOPE
- ORIGINAL GROUND CONTOUR 0.50 INTERVAL

LEGAL DESCRIPTION

LOT 1, BLOCK 1
PLAN 191 0952

NE 1/4 SEC. 32 TWP. 23 RGE 28 W4M

No.	DATE	DESCRIPTION	BY	APPROVED
6				
5				
4				
3				
2				
1				

REVISIONS

No.	DATE	DESCRIPTION	OSMAR20	ARC
6		MICROFILMED		
5		PLAN OF RECORD		
4		APPROVAL FOR CONSTRUCTION		
3		FOR TENDER		
2		FOR APPROVAL		
1		PRELIMINARY		

DRAWING STATUS

DESIGNER: P14583

CLIENT: ARCSONS INVESTMENTS INC.

102 Lakeside Views
Strathmore, AB T1P 1Z7
Phone: 403.312.4416
Email: arcsonsi@shaw.ca

WORX GROUP OF COMPANIES INC.

**RECYCLING WORX
STORAGE YARD EXPANSION**

STORM DRAINAGE AREAS

DESIGNED BY: ARC
DRAWN BY: ARC
CHECKED BY: ARC
DATE: 15JAN2020

SCALE: 1:1 000

ALL DIMENSIONS ARE METERS
UNLESS OTHERWISE NOTED

PROJECT No.: 125-1
ISSUE No.: 0
DRAWING No.: BA

DATE PLOTTED: 18Mar20
DIGITAL FILE NAME: RW Base.dwg

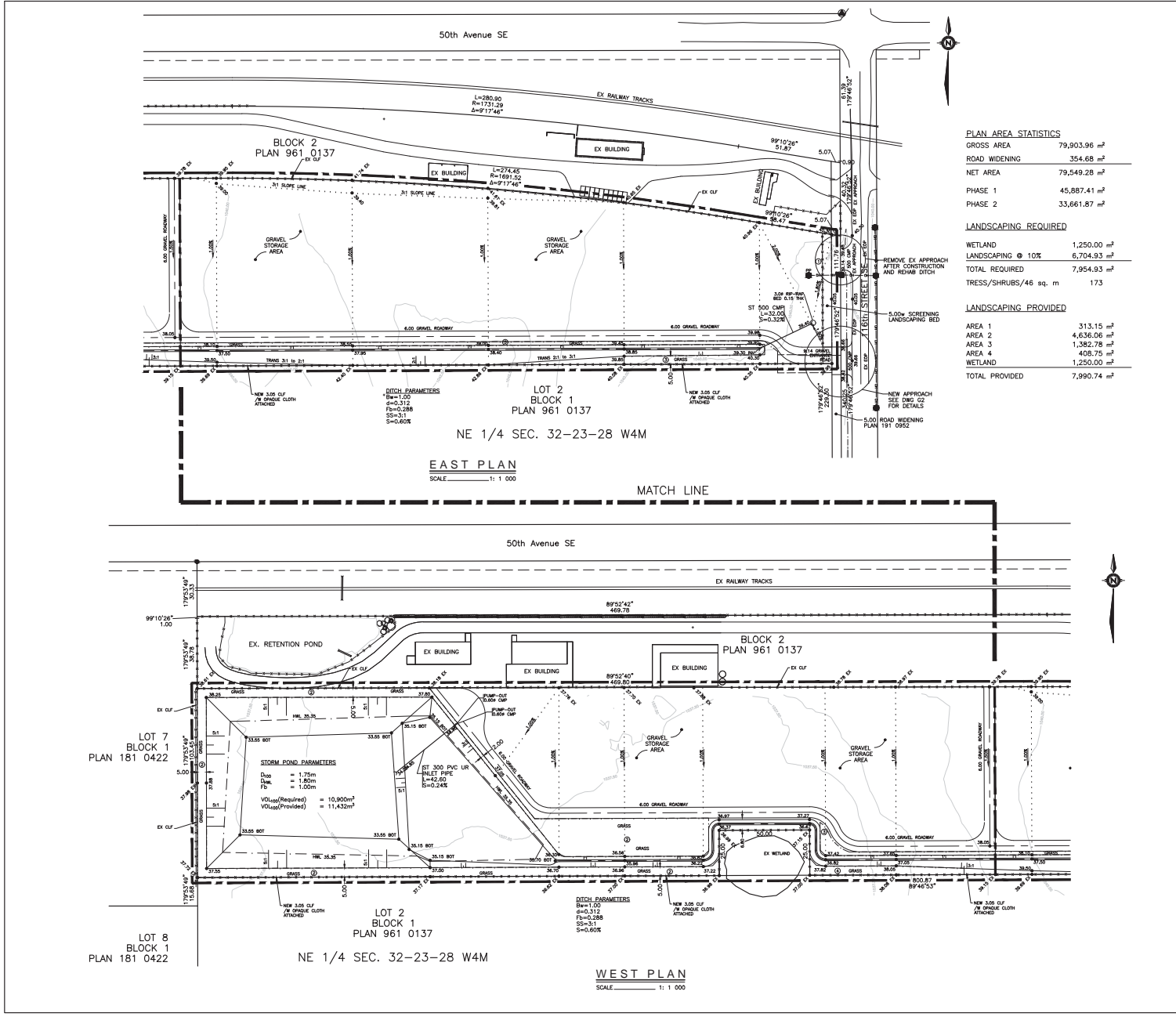




SCALE H 1:500
V 1:100



— 38.00
—
— 36.00
—
— 34.00
—
— 32.00



LEGEND

38.20	DESIGN ELEVATION
3.00 CHAIN LINK FENCE / 3.00 GRADE SEATTLE ATTACHED	
1.00%	PROPOSED DIRECTION AND PERCENT OF SLOPE
---	LANDSCAPED AREA BOUNDARY
---	ORIGINAL GROUND CONTOUR 0.50 INTERVAL
---	DEVELOPMENT BOUNDARY

PLAN AREA STATISTICS

GROSS AREA	79,903.96 m ²
ROAD WIDENING	354.68 m ²
NET AREA	79,549.28 m ²
PHASE 1	45,887.41 m ²
PHASE 2	33,661.87 m ²

LANDSCAPING REQUIRED

WETLAND	1,250.00 m ²
LANDSCAPING @ 10%	6,704.93 m ²
TOTAL REQUIRED	7,954.93 m ²
TRESS/SHRUBS/46 sq. m	173

LANDSCAPING PROVIDED

AREA 1	313.15 m ²
AREA 2	4,636.06 m ²
AREA 3	1,382.78 m ²
AREA 4	408.75 m ²
WETLAND	1,250.00 m ²
TOTAL PROVIDED	7,990.74 m ²

LEGAL DESCRIPTION
LOT 1, BLOCK 1
PLAN 191 0952
NE 1/4 SEC. 32 TWP. 23 RGE 28 W4M

6				
5				
4				
3				
2				
1				
No.	DATE	DESCRIPTION	BY	APPROVED
REVISIONS				

6	MICROFILMED			
5	PLAN OF RECORD			
4	APPROVAL FOR CONSTRUCTION			
3	FOR TENDER			
2	FOR APPROVAL			
1	PRELIMINARY		31MAR20	ARC
No.	DESCRIPTION	DATE	DATE	APPROVED
DRAWING STATUS				

PROJECT

P14583

MARCH 31, 2020

ARCSONS INVESTMENTS INC.

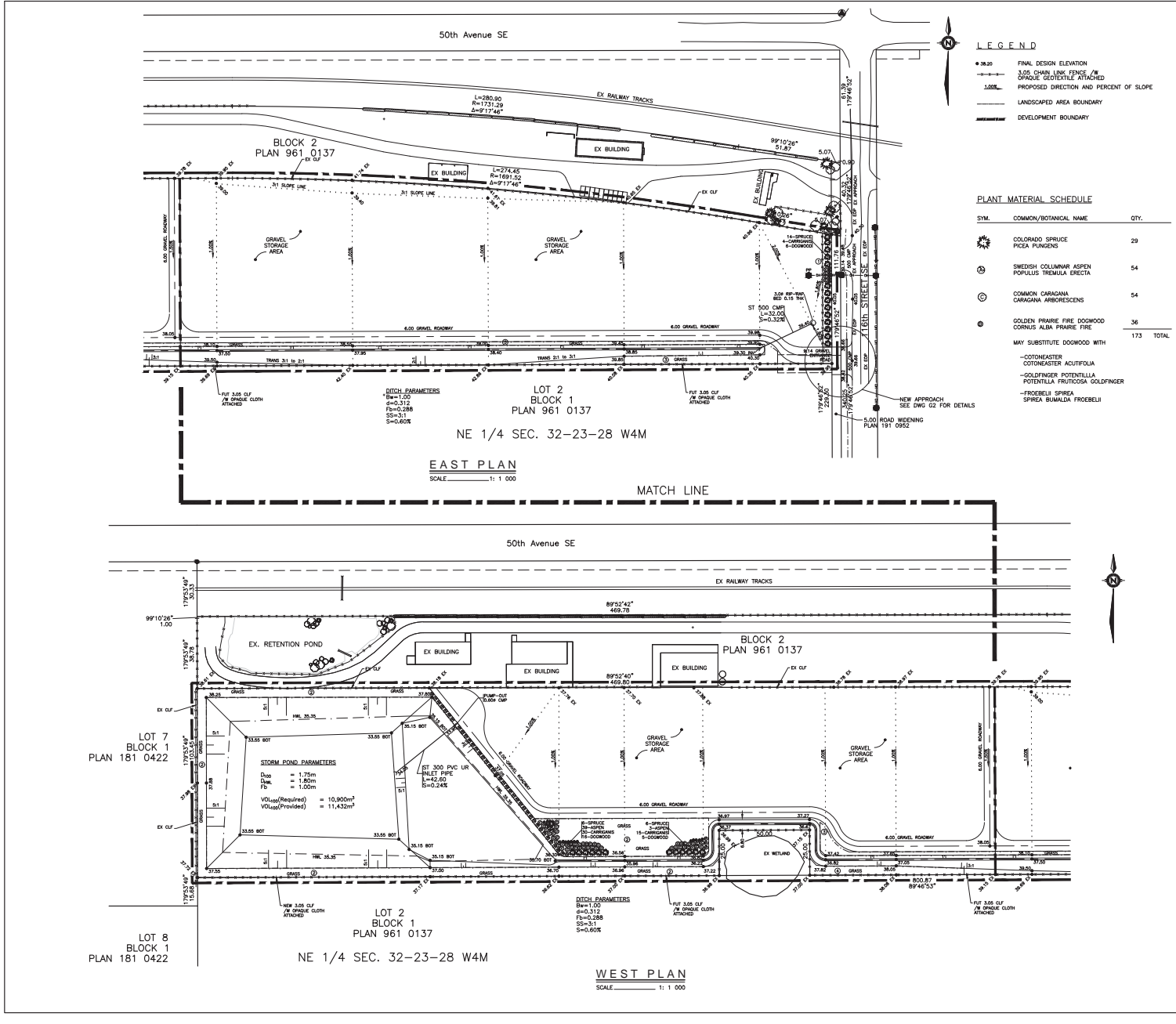
102 Lakeside Views
Strathmore, AB T1P 1Z7
Phone: 403.312.4416
Email: arcsons@shaw.ca

CLIENT
WORX GROUP OF COMPANIES INC.
RECYCLING WORX
STORAGE YARD EXPANSION

DEVELOPMENT PERMIT SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	15JAN2020
ARC	ARC	ARC		
SCALE	1:1 000			
This drawing may not be reproduced or copied without the consent of Arcsons Investments Inc.				125-1
ISSUE NO. 0				DRAWN BY DP

DATE PLOTTED: 02Apr20 DIGITAL FILE NAME: RW Base 2020apr2.dwg



NOTES:

- ALL CONSTRUCTION TO BE ACCORDING TO THE ROCKYVIEW COUNTY AND/OR CITY OF CALGARY PARKS STANDARDS SPECIFICATIONS
- ALL TREE AND SHRUB BEDS TO BE CONSTRUCTED AS PER CITY OF ROCKYVIEW COUNTY SPECIFICATIONS WITH 1.0m DEEP CONTINUOUS TOPSOIL BED AND 75mm THK MULCH
- ALL TREE SPACING AND SETBACK REQUIREMENTS TO ROCKYVIEW COUNTY PARKS STANDARDS
- ALL TREE BEDS TO BE CONSTRUCTED AS PER ROCKYVIEW COUNTY PARKS STANDARDS
- CONTRACTOR TO STAKE ALL TREE LOCATIONS ON-SITE, STAKING TO BE APPROVED BY ENGINEER PRIOR TO START OF ANY PLANTING

LEGAL DESCRIPTION

LOT 1, BLOCK 1
PLAN 191 0952

NE 1/4 SEC. 32 TWP. 23 RGE 28 W4M

NO.	DATE	DESCRIPTION	BY	APPROVED
6				
5				
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REVISIONS

NO.	DATE	DESCRIPTION	BY	APPROVED
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2				
1				

DRAWING STATUS

PROJECT: P14583

CLIENT: WORX GROUP OF COMPANIES INC.

TITLE: RECYCLING WORX STORAGE YARD EXPANSION

LANDSCAPING PLAN

DESIGNED BY: ARC
DRAWN BY: ARC
CHECKED BY: ARC
DATE: 15JAN2020

SCALE: 1:1 000

ALL DIMENSIONS ARE METERS UNLESS OTHERWISE NOTED

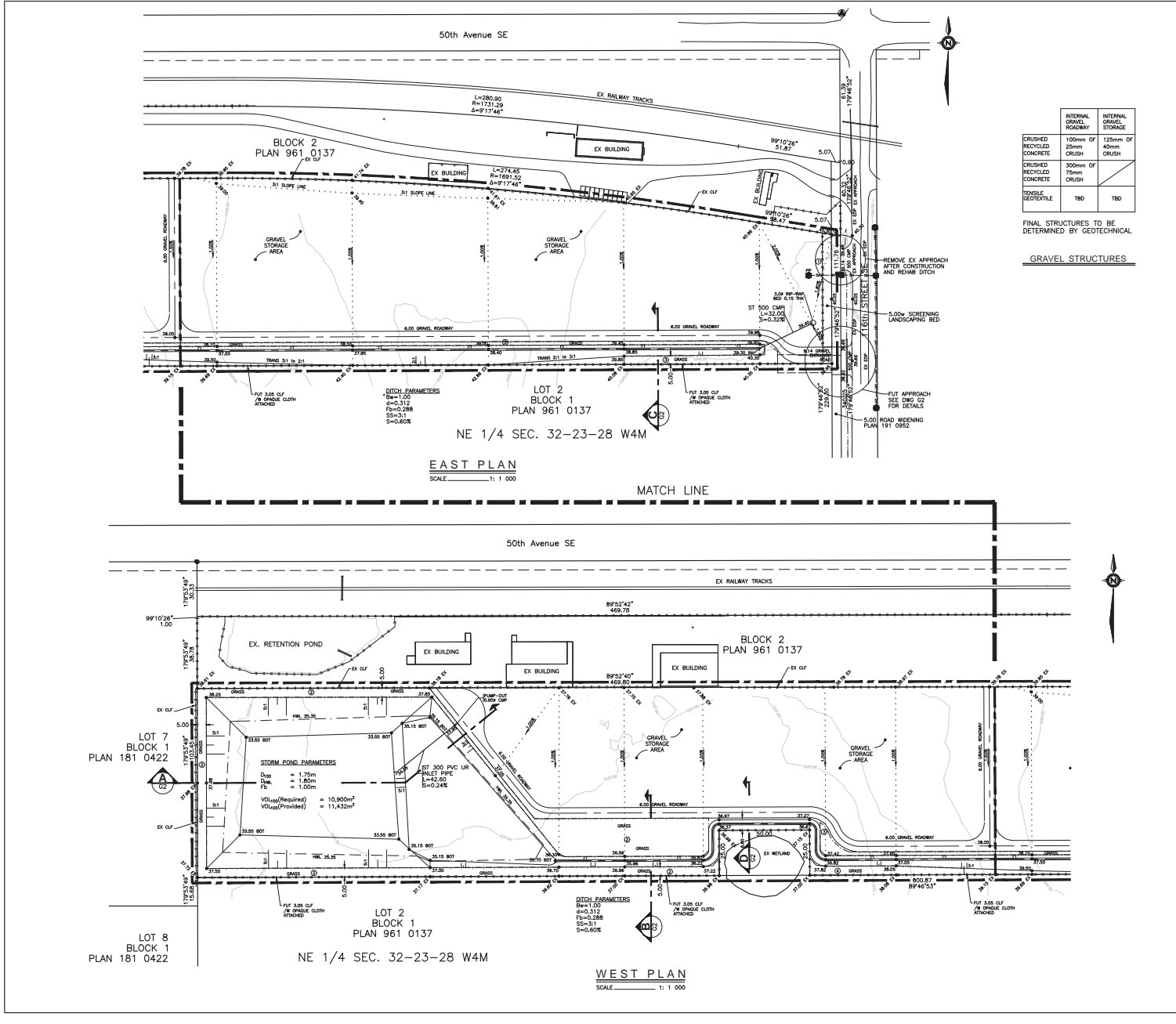
PROJECT NO. 125-1

ISSUE NO. 0

DRAWN BY: LS

DATE PLOTTED: 02Apr20

DIGITAL FILE NAME: RW Base 2020apr2.dwg



- LEGEND**
- 38.20 DESIGN ELEVATION
 - 3.00 CHAIN LINK FENCE / 5000 GEOTEXTILE ATTACHED
 - 1.00% PROPOSED DIRECTION AND PERCENT OF SLOPE
 - LANDSCAPED AREA BOUNDARY
 - ORIGINAL GROUND CONTOUR 0.50 INTERVAL
 - DEVELOPMENT BOUNDARY

	INTERNAL GRAVEL ROADWAY	INTERNAL GRAVEL STORAGE
CRUSHED RECYCLED CONCRETE	100mm OF 25mm CRUSH	125mm OF 40mm CRUSH
CRUSHED RECYCLED CONCRETE	300mm OF 75mm CRUSH	
TONIC GEOTEXTILE	TBD	TBD

FINAL STRUCTURES TO BE DETERMINED BY GEOTECHNICAL

GRAVEL STRUCTURES

LEGAL DESCRIPTION

LOT 1, BLOCK 1
PLAN 191 0952

NE 1/4 SEC. 32 TWP. 23 RGE 28 W4M

No.	DATE	DESCRIPTION	BY	APPROVED
6				
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No.	DATE	DESCRIPTION	BY	APPROVED
6				
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P14583

MARCH 31, 2020

ARCSONS INVESTMENTS INC.

102 Lakeside Views
Strathmore, AB T1P 1Z7
Phone: 403.312.4416
Email: arcsons@shaw.ca

WORX GROUP OF COMPANIES INC.

RECYCLING WORX STORAGE YARD EXPANSION

GRADING PLAN

DESIGNED BY: ARC
DRAWN BY: ARC
CHECKED BY: ARC
DATE: 15JAN2020

SCALE: 1:1 000

ALL DIMENSIONS ARE METERS UNLESS OTHERWISE NOTED

PROJECT No. 125-1

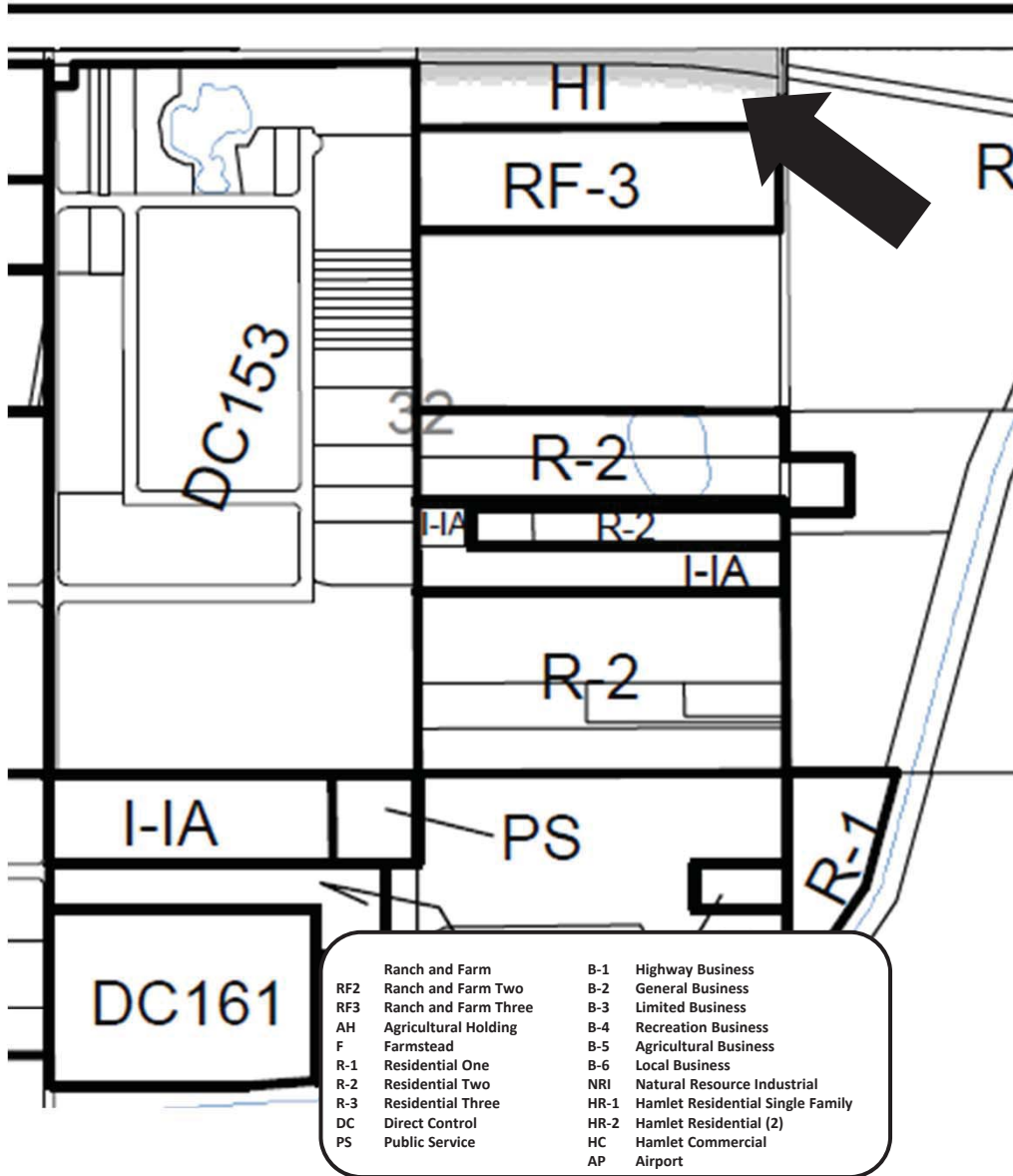
ISSUE No. 0
DRAWING No. G1

DATE PLOTTED: 02Apr20 DIGITAL FILE NAME: RW Box 2020apr2.dwg



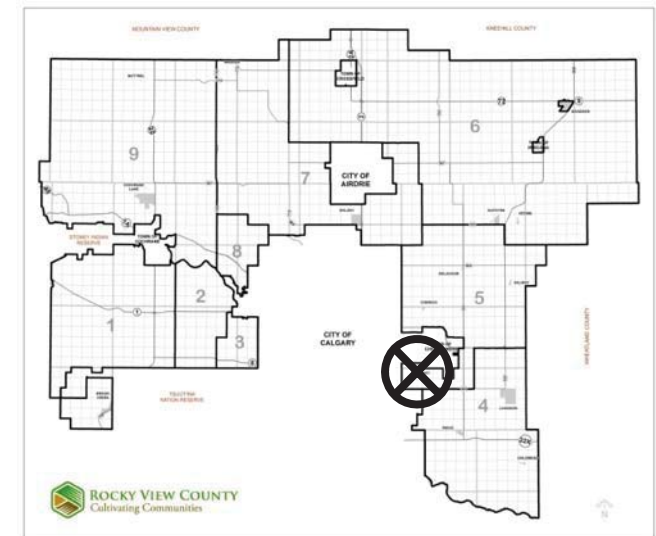
	APPROACH
ASPHALTIC CONCRETE TOP LIFT	40mm OF TYPE 'B'
TACK COAT	YES
ASPHALTIC CONCRETE BASE COURSE	90mm OF TYPE 'A'
PRIME COAT	YES
CRUSHED GRAVEL	150mm OF 25mm CRUSH
PIT-RUN GRAVEL (80mm)	300mm OF PIT-RUN
TENSILE GEOTEXTILE	TBD

DATE PLOTTED: 02Apr20 DIGITAL FILE NAME: RW Base 2020apr2.dwg



Land Use and Location

- The subject land is designated as Hamlet Industrial District (HI), located in the Janet Area Structure Plan, which allows for Industrial Development.



LAND USE MAP

Lot: 1 Block: 1 Plan: 1910952
Division 5; File 03332015





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

2018 Aerial Image

- The subject land consists of an existing business for a recycling operation.
- The proposed stripping and grading is to the south of the existing operation and is approximately 19.66 ac in size.

Options

- Administration recommends approval in accordance with Option #1.
- Option #1:
THAT Development Permit Application PRDP20200955 be approved with the suggested conditions noted in the report.
- Option #2:
THAT Development Permit Application PRDP20200955 be refused as per the reasons noted.



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	DATE: May 25, 2020
DIVISION:	05	APPLICATION: PRDP20200986
SUBJECT:	Development item: Existing General Industry Type II and III (recycling company), expansion of gravel storage area and stormwater management facilities	
Use:	Discretionary, with no Variances	

APPLICATION: General Industry Type II and III (existing recycling company) expansion of gravel storage area and stormwater management facilities.

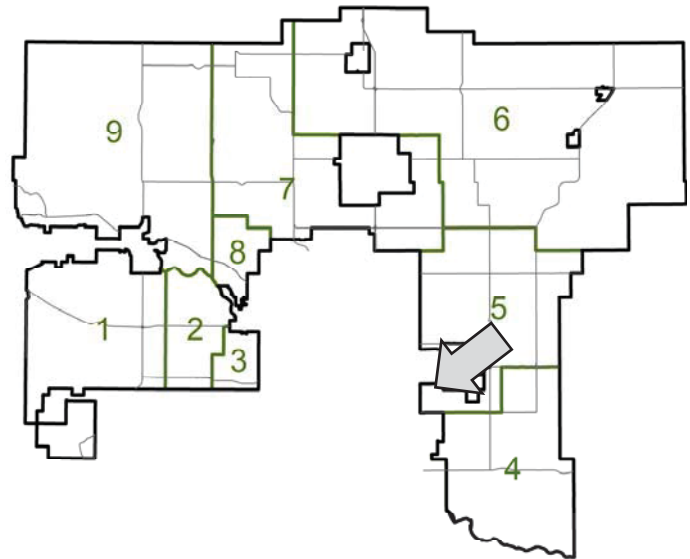
GENERAL LOCATION: Located at the south east junction of Rge. Rd. 284 and Twp. Rd. 240.

LAND USE DESIGNATION: Hamlet Industrial District (HI)

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200986 be approved with the suggested conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20200986 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Johnson Kwan and Nathan Madigan – Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: April 20, 2020	File: 03332015
Application: PRDP20200986	Applicant/Owner: Mark Jette/The Worx Group of Companies Inc.
Legal Description: Lot 1, Block 1, Plan 1910952 within NE-32-23-28-W04M	General Location: Located at the south east junction of Rge. Rd. 284 and Twp. Rd. 240.
Land Use Designation: Hamlet Industrial District (HI)	Gross Area: ± 11.14 hectares (± 27.55 acres)
File Manager: Johnson Kwan	Division: 05

PROPOSAL:

The proposal is for General Industry Type II and III (existing recycling company) expansion of gravel storage area and stormwater management facilities.

- The Applicant applied a concurrent permit for the stripping and grading of approximately 7.95 ha (± 19.66 ac) of the subject land (PRDP20200955).
- This development permit is for the expansion of the existing operation to accommodate a gravel lay down yard for storage of rolling stock and commodities, as well as construction of the stormwater evaporation ponds and the associated landscaping. There are no buildings proposed.
- The Applicant indicated that the proposed expansion will not amount to any additional traffic on municipal roadways, and that the existing infrastructure on-site (e.g. office building, scale, etc.) will still be the heart of the business.

The proposed expansion includes two phases:

- Phase 1 covers approximately ± 4.58 ha (± 11.34 ac) located to the west side of the property, and includes the construction of stormwater ponds 1A, 1B, 2 and 3, the stormwater ponds' linking ditches, the associated landscaping, a 6.00 m (19.68 ft.) wide gravel roadway, as well as the gravel storage area;
- Phase 2 covers approximately ± 3.34 ha (± 8.24 ac) located to the east side of the property, and includes the construction of stormwater ponds 4 and 5, the linking ditches, the associated landscaping, a 6.00 m (19.68 ft.) wide gravel roadway, the gravel storage area, as well as the new approach on Range Road 284.

LAND USE BYLAW:

The subject land is designated as Hamlet Industrial District, in which General Industry Type II and III are listed as discretionary uses under Section 64.3. In accordance with Section 8.1 of the Land Use Bylaw:

- *General Industry Type II means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered as General Industry Type III;*

- *General Industry Type III means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Cultivation or Cannabis Facility;*

The nature of the business operating on the site is a recycling operation for wood waste and other construction materials, which would fall under the definition of General Industry Type III.

Outside storage & Fencing

- Section 26.11 (ff) and (gg). The entire perimeter of any bulk outdoor storage area shall be fenced for security purposes. The location of the fencing shall be around the outdoor storage area and should not be on the property boundary in order to provide space for landscaping. All outdoor storage areas screened with hard materials, including fencing shall incorporate landscaping in order to soften the screening.
- Section 64.7 (c) (i) All exterior work areas, storage areas, and waste handling areas shall be enclosed from view to the satisfaction of the Development Authority
- Section 64.7 (c) (ii) Storage shall be screened to the satisfaction of the Development Authority.
 - Note that Subdivision and Development Appeal Board previously approved over height fence approximately 6.10 m (20.00 ft) in height). See Board Order #40-15 (PRDP20150102) for details.
 - The applicant proposed 3.05 m (10.00 ft.) chain link fencing with opaque geotextile attached around the proposed expansion area.

Landscaping

- Section 64.7 (b) of the Land Use Bylaw, a minimum of 10% of the site shall be landscaped in accordance with the plan approved by the Development Authority

Note that Subdivision and Development Appeal Board previously approved the landscaping variance for the existing operation from 10% (0.79 acres based on previous lot size) to 4%. (0.32 acres based on previous lot size). See Board Order #40-15 (PRDP20150102) for details.
- Based on the Site Plan (Drawing No. DP; dated January 15, 2020), 10% of the proposed development area for this application is 7,954.93 sq. m. (85,626.15 sq. ft.)
 - The applicant proposed that the existing wetland would not be disturbed, and should be counted as part of the landscaping on site. The remaining landscaping required would be 7,954.93 sq. m - 1,458 sq. m (wetland area) = 6,496.93 sq. m.
 - The applicant indicated that ± 6,556.90 sq. m of landscaping is being provided on site, which meets the Bylaw requirement.
- Section 26.5, the required number of trees is one tree per 46.00 sq. m.
 - $7,954.93 \text{ sq. m} / 46 \text{ sq. m} = 173 \text{ trees required}$
- Section 26.3, the proportion of deciduous to coniferous trees shall be approximately 60:40 and the Applicant may substitute up to 50% of the required number of trees with shrubs at a ratio of 3 shrubs to 1 tree for deciduous and 4 shrubs to 1 tree for coniferous.
 - Total 173 tree required – 60% = 104 deciduous trees and 40% = 69 coniferous trees
- Based on the Landscaping Plan (Drawing No. LS; dated January 15, 2020), The applicant proposed 173 trees/shrubs, including:

- Colorado Spruce x 29
- Swedish Columnar Aspen x 54
- Common Caragana x 54
- Golden Prairie Fire Dogwood x 36
- Section 26.11 (d), a landscaped strip of at least 4.00 m width shall be provided in front yards and side yards adjacent to a road. Alternative configurations that provide for equivalent area of landscaping, with a minimum width of 1.00 m may be allowed at the discretion of the Development Authority.
 - Based on the Site Plan and Landscaping Plan, the applicant proposed a 5.00 m wide landscaping bed buffer facing Range Road 284, the western and southern boundary, and around the proposed stormwater ponds.

Signage

- No signage has been proposed. All future signage will require a new Development Permit application as per the permanent condition.

Lighting

- No lighting has been proposed for the gravel storage area. As a condition of the permit, all on-site Lighting will be required to be “dark sky” and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.

DRAWINGS & STUDIES SUBMITTED

- Application Drawings, as prepared by Arcsons Investments Inc. Project No. 125-1,
 - Development Permit Site Plan, Drawing No. DP; dated January 15, 2020;
 - Storm Drainage Areas, Drawing No. BA; dated January 15, 2020;
 - Grading Plan, Drawing No. G1; dated January 15, 2020;
 - Grading Sections and Details, Drawing No. G2; dated January 15, 2020; and
 - Landscaping Plan, Drawing No. LS; dated January 15, 2020.
- Shallow subsoil and Groundwater Site Investigation, prepared by Almor Testing Services Ltd., dated October 2019.
- Stormwater Management and Evaporation Pond Report prepared by LGN Consultant Engineering Ltd. dated April 2020.

DEVELOPMENT PERMIT HISTORY:

- PRDP20200955 for Stripping & Grading of expansion area
- PRDP20150102 Subdivision and Development Appeal Board approved the existing General Industry, Type II and III (recycling company), construction of an office, existing accessory buildings (three oversized shops), an outdoor storage area, an over height fence, and relaxation of the minimum landscaping requirement (Board Order No. 40-15).
- 2007-DP-12913 was issued for General Industry, Type II & III, existing, for recycling, change use of an existing building to an office and shop. The office constructed was not completed and the Landscaping Plan was not implemented
- 2003-DP-10555 was issued for General Industry, Type II and III, for an outdoor storage area

- 2001-DP-9311 was issued for General Industry, Type II and III, including construction of a building and construction of a building, accessory to the Industrial use for a dwelling, security, and offices
- 1994-DP-5797 was issued for the construction of four (4) lumber storage buildings.
- 1998-DP-7695 was issued for light manufacturing (construction of metal bins and wood products for construction use) and outside storage (for sorting of construction waste for recycling).
- A rail right of way was constructed along the north portion of NE-32-23-28-W4M in 1967.

STATUTORY PLANS:

- The subject land is located within the Janet Area Structure Plan and is identified as an Industrial land use. The Area Structure Plan supports industrial uses that do not a significant offsite nuisance impact, have minimal impact on local infrastructure and do not generate large retail traffic volumes. Applications for a Development Permit with a land use approved prior to the adoption of this Plan do not require a *local plan*.
- The subject land is also located within the City of Calgary Intermunicipal Development Plan and the notification area of the City of Chestermere.

INSPECTOR'S COMMENTS:

- Existing recycling operation. Gated property.

CIRCULATIONS:Alberta Environment and Parks

- No comment received at the time of the report

City of Calgary

- No comment received at the time of the report

CN Rail

- No comment received at the time of the report

Planning and Development Services - Engineering**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:

- The applicant provided a Shallow Subsoil and Groundwater Site Condition Report prepared by Almor Testing Service Ltd. dated October, 2019. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development.

Transportation:

- The Subject lands gain access off Range Road 284 via a gravel approach.
- As part of the application, the applicant has indicated that the existing approach would be closed and relocated to the southern edge of the parcel.

- Prior to occupancy, The Owner shall remove and reclaim the existing gravel approach on Range Road 284 as shown on the approved Tentative Plan. The Owner shall contact County Road Operations to arrange a post-removal inspection for final acceptance.
- Prior to occupancy, The Owner shall construct a new paved approach on Range Road 284 in order to provide access to the development. The Owner shall contact County Road Operations to arrange a post-construction inspection for final acceptance.
- Prior to issuance, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be developed. The total levy to be collected will be calculated based on the final site development plan.
 - Estimated TOL payment = Base Levy (\$4,595 per acre) + Special Area 3 Levy (\$9,028 per acre)+Special Area 7(\$884 per acre) = \$215,920 (using 20 acres)

Sanitary/Waste Water:

- As per Policies 22.8 of the Janet ASP, all new developments should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.

Water Supply and Waterworks:

- As per Policies 22.5 of the Janet ASP, all new development should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual subdivision lots should not be supported.
- The applicant is responsible for ensuring proper potable water servicing is provided for the subject lands.

Stormwater Management:

- The applicant provided a Stormwater Management and Evaporation Pond Report prepared by LGN Consultant Engineering Ltd. dated April 2020.
- The Stormwater Report provided an assessment of the subject lands and surrounding areas and provided a stormwater management concept for the proposed development, which consists of the construction of one zero discharge pond as well as a series of ditches to convey the stormwater to the pond to manage stormwater flows from the proposed development.
- **As a permanent condition**, the applicant will be required to operate the site in accordance with the approved SSIP.
- **Prior to occupancy**, Engineering requires Built to Design Certificates and As-built drawings certified by a professional engineer. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP. Following receiving the as-built drawings from the consulting engineer, Engineering shall make an inspection of the site to verify storm water has been completed.
- **Prior to issuance**, the applicant will be required to provide payment of the storm water levy in accordance with Bylaw C-7535-2015 Stormwater Off-Site Levy Bylaw. The total levy to be collected will be calculated based on the final site development plan. Estimated Stormwater Off-Site Levy payment= \$109, 760 (20 X \$5488= \$109,760)

Environmental:

- The County Wetland inventory shows that active wetlands exist on this property. The applicant will be responsible for obtaining the required all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.

OPTIONS:

Option #1 (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That the existing General Industry, Type II and Type III (Recycling Worx), expansion of gravel storage area and construction of stormwater management facilities (approximately 7.95 hectares [19.66 acres]), may commence on the sites in two phases in general accordance with the approved application drawings (prepared by Arcsons Investments Inc. Project No. 125-1, Drawing No. DP, BA, G1, G2, LS; dated January 15, 2020) and information submitted with the application, and includes:
 - i. Outside Storage area (Gravel);
 - ii. Construction of Stormwater Management Facilities; and
 - iii. Construction of an over height fence approximately 3.05 m (10 ft.) in height.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the storm water levy in accordance with Bylaw C-7535-2015 Stormwater Off-Site Levy Bylaw. The total levy to be collected shall be calculated based on the final site development plan.
3. That prior to issuance of this permit, the Applicant/Owner will be required to provide payment of the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be developed. The total levy to be collected shall be calculated based on the final site development plan.
4. That prior to issuance of this permit, Development Permit #20200955 shall be issued.

Prior to Occupancy:

5. That prior to occupancy of the site, the Applicant/Owner shall remove and reclaim the existing paved approach on Range Road 284 as shown on the approved Subdivision Tentative Plan. The Owner shall contact County Road Operations for a post-removal inspection for final acceptance.
6. That prior to occupancy of the site, the Applicant/Owner shall construct a new paved approach on Range Road 284, in order to provide access to the development. The Owner shall contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.
7. 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 (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP. Following receiving the as-built drawings from the consulting engineer, the County (Engineering) shall make an inspection of the site to verify storm water has been completed.
8. That prior to final occupancy of the site that all landscaping and final site surfaces shall be in place and inspection completed by the County.

- i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

9. That all conditions of approval for Development Permit 2001-DP-9311, 2003-DP-1055, 2007-DP-12913, PRDP20150102 and PRDP20200955 shall remain in effect unless otherwise noted in this Development Permit Approval.
10. That all on-site Lighting shall be “dark sky” and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.
11. That any future signage will require a separate Development Permit approval and shall adhere to the Land Use Bylaw.
12. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.
13. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
14. That no stormwater from the subject lands shall be released off-site or towards County Infrastructure, including the regional drainage ditch along the eastern boundary of the subject lands, without written consent from the County.
15. That the dust control shall be maintained on the site at all times and that the Applicant shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
16. That all outside storage materials shall be kept onsite at all times. The Applicant/Owner shall take whatever means necessary to ensure that no materials transfer onto adjacent properties.
17. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
18. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
19. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition, shall be implemented by the Applicant/Owner and adhered to in perpetuity.

Advisory:

20. That the site shall adhere to the approved Weed Management Plan and shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the operations on site shall be maintained in accordance to with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 251/2001.

22. 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. That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.*

Option #2 (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.





ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$1,000.00	File Number 0332015
Date of Receipt APR 29, 2020	Receipt #

Name of Applicant Mark Jette

Email markjette@recyclingworx.ca

Mailing Address

Telephone (B)

For Agents please supply Business/Agency/ Organization Name The Worx Group of Companies 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 $\frac{1}{4}$ Section 32 Township 23 Range 28 West of 4 Meridian
- b) Being all / parts of Lot 1 Block 1 Registered Plan Number 191 0952
- c) Municipal Address 235247 rr 284
- d) Existing Land Use Designation Hamlet Indus Parcel Size 20 Ac Division Five

2. APPLICATION FOR

Stripping, filling and excavating earthworks to prepare placement of gravel storage pads, roadways and the creation of the storm water management facilities

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Christopher Jette 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

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, Christopher M. Jette, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


SignatureApril 6, 2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

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

Name of Applicant Mark Jette

Address of App [REDACTED]

Telephone (C) [REDACTED]

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input checked="" type="checkbox"/> Filling | <input checked="" type="checkbox"/> Stockpiling |
| <input checked="" type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? To complete the earthworks necessary to prepare for the expansion of the recycling operations for the installation of the internal gravel roadways, gravel storage pads and the storm water management facilities.

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable) There is a small wetland on the site. A Wetland Assessment Impact Report is being prepared. The proposed drainage is predominately draining north to south at a slope of 1.00%. A Storm Water Management Report has been prepared and is part of this application to confirm the storm water management facilities proposed for this site.

Will submit WAIR shortly when completed.

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height _____	Volume <u>49,000 cut, 16,000 topsoil</u> meters cubed
Width _____	Truckload _____ (approximately)
Length _____	Slope Factor <u>1%</u> (if applicable)
Area _____ square metres	

*** Please show all measurements in detail on your site plan.**

4. TERMS AND CONDITIONS

(a) General statement about conditions:

- The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
- Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
- The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
- As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

1. Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

Storm Water Management Report, Geotechnical Report and Wetland Assessment and Impact Report
submitted with Site Development Permit.

Christopher Jette hereby certify that
(Print Full Name)

☐ I am the registered owner
☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

Development Permit Cover Letter

To whom it may concern,

The Worx Group of Companies Inc and Recycling Worx Inc are requesting a development permit to develop adjacent land to RWI's current operation. The business has continued to grow over the years, and we are bursting at the seams. The proposed development would allow RWI to be a great neighbor, with added buffer, and to increase efficiency for our daily operations. The majority of the proposed development would be a gravel lay down yard for storage of rolling stock and commodities. The remainder would be grassy areas and storm water evaporation ponds.

- The proposed expansion will not amount to any additional traffic on municipal roadways.
- Our existing infrastructure will still be the heart of our business. (Buildings, scale, etc.)

Thank you for your consideration.

Cheers,

Christopher M Jette
The Worx Group of Companies Inc



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0038 325 669

1910952;1;1

191 088 103

LEGAL DESCRIPTION

PLAN 1910952

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 11.15 HECTARES (27.55 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;28;23;32;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 191 087 862

191 014 730

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 088 103	09/05/2019	SUBDIVISION PLAN		

OWNERS

THE WORK GROUP OF COMPANIES INC.
 OF 166 WEST MEADOWS ESTATES ROAD
 CALGARY
 ALBERTA T3Z 1M5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
781 145 133	12/09/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. " AFFECTS PART OF THIS TITLE "
781 145 134	12/09/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

191 088 103

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

" AFFECTS PART OF THIS TITLE "

021 101 149 27/03/2002 MORTGAGE
 MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
 110, 444-7 AVE SW
 CALGARY
 ALBERTA T2P0X8
 ORIGINAL PRINCIPAL AMOUNT: \$600,000
 " AFFECTS PART OF THIS TITLE "

021 101 150 27/03/2002 CAVEAT
 RE : ASSIGNMENT OF RENTS
 CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
 110, 444-7 AVE SW
 CALGARY
 ALBERTA T2P0X8
 AGENT - J DEBORAH COPPOCK
 " AFFECTS PART OF THIS TITLE "

081 214 509 19/06/2008 MORTGAGE
 MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
 200, 6711 MACLEOD TRAIL SE
 CALGARY
 ALBERTA T2H0L3
 ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
 " AFFECTS PART OF THIS TITLE "

151 169 987 09/07/2015 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES
 CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
 SUITE 110, 444 - 7TH AVENUE S.W.
 CALGARY
 ALBERTA T2P0X8
 AGENT - DALE R SPACKMAN
 " AFFECTS PART OF THIS TITLE "

161 089 587 14/04/2016 UTILITY RIGHT OF WAY
 GRANTEE - ATCO GAS AND PIPELINES LTD.
 " AFFECTS PART OF THIS TITLE "

191 088 104 09/05/2019 CAVEAT
 RE : DEFERRED RESERVE
 CAVEATOR - ROCKY VIEW COUNTY.
 262075 ROCKY VIEW POINT
 ROCKY VIEW COUNTY
 ALBERTA T4A0X2

191 088 107 09/05/2019 EASEMENT
 AS TO PORTION OR PLAN:1910953
 OVER AND FOR BENEFIT OF: SEE INSTRUMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

191 088 103

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

191 096 574	23/05/2019	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
191 096 575	23/05/2019	MORTGAGE MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA. 110 BARCLAY CENTRE 444-7 AVE SW CALGARY ALBERTA T2P0X8 ORIGINAL PRINCIPAL AMOUNT: \$3,700,000
191 096 576	23/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA. 110 BARCLAY CENTRE 444-7 AVE SW CALGARY ALBERTA T2P0X8 AGENT - JAMES D MCFARLANE.

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2020 AT 11:57 A.M.

ORDER NUMBER: 39121852

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

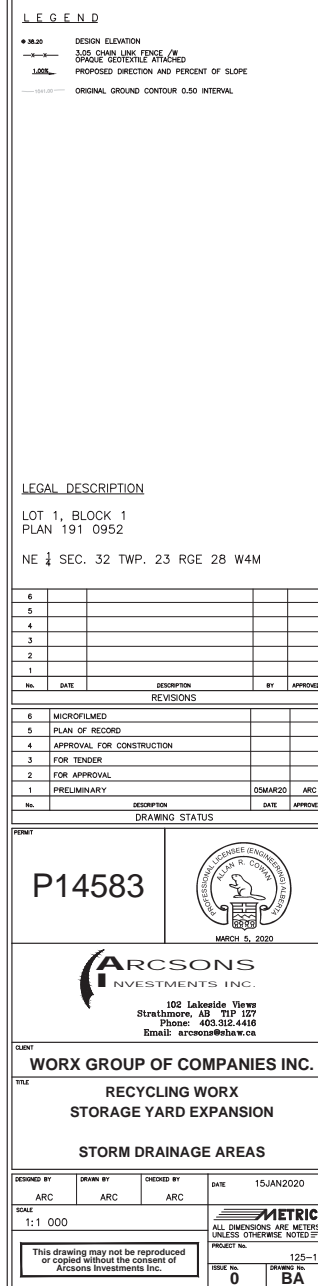
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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

**ROCKY VIEW COUNTY**262075 Rocky View Point
Rocky View County, AB, T4A 0X2403-230-1401
questions@rockyview.ca
www.rockyview.ca**LETTER OF AUTHORIZATION**I, (We) MARK JETTE being the owner (s) ofLot 1 Block 1 Plan 1910952**Legal:**NW ~~NE~~ SE/SW Section 32 Township 23 Range 28 W 4 Mgive Christopher M Jette permission to act on my
(our) behalf in applying for a Development Permit for the above subject property.Signature 

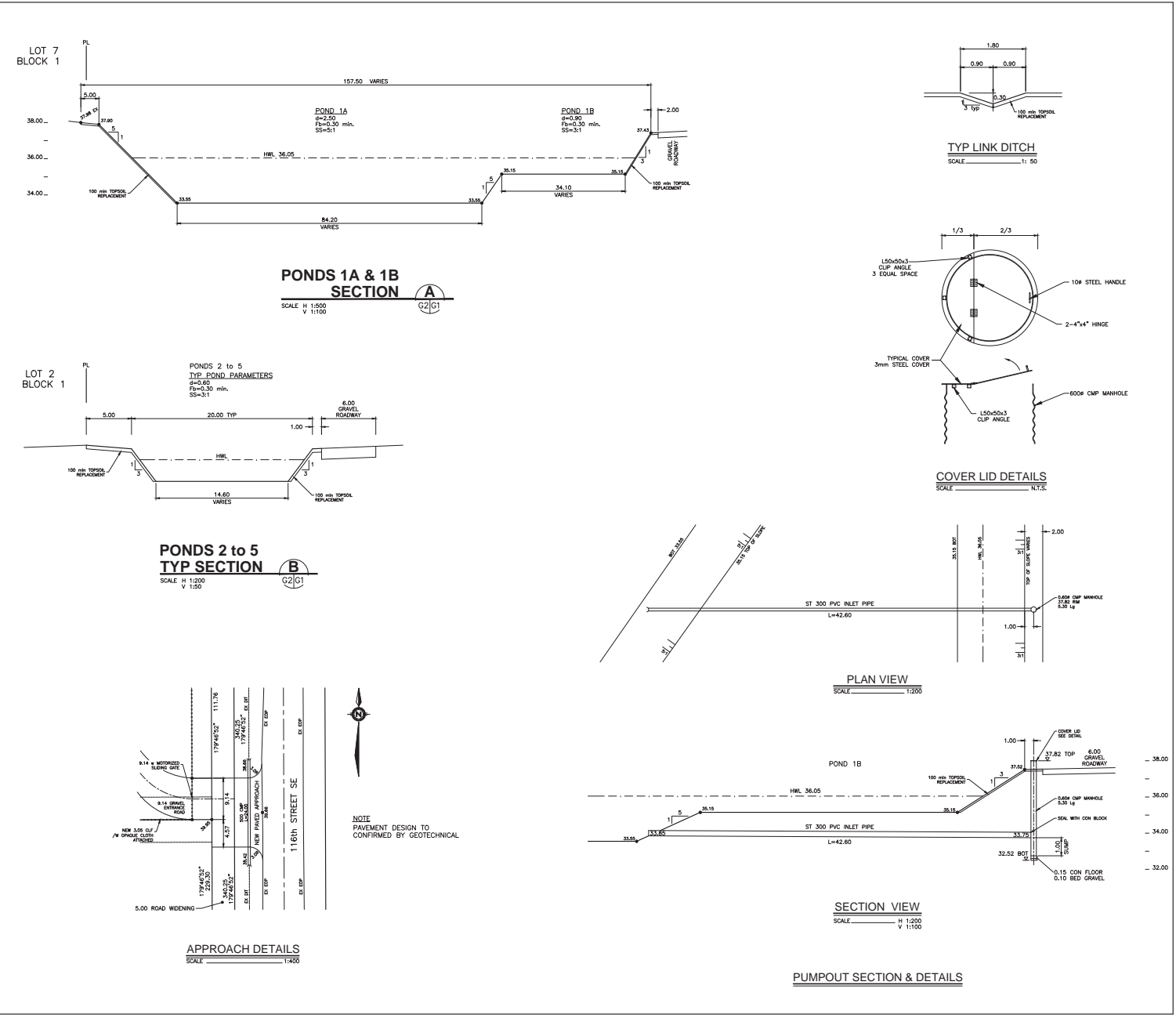
Signature _____

Date April 6, 2020





DATE PLOTTED: 18Mar20 DIGITAL FILE NAME: RW Base.



LEGAL DESCRIPTION
LOT 1, BLOCK 1
PLAN 191 0952
NE 1/4 SEC. 32 TWP. 23 RGE 28 W4M

No.	DATE	DESCRIPTION	BY	APPROVED
6				
5				
4				
3				
2				
1				

REVISIONS

No.	DATE	DESCRIPTION	OSMAR20	ARC
6		MICROFILMED		
5		PLAN OF RECORD		
4		APPROVAL FOR CONSTRUCTION		
3		FOR TENDER		
2		FOR APPROVAL		
1		PRELIMINARY		

DRAWING STATUS

CLIENT
P14583

ARCSONS INVESTMENTS INC.
102 Lakeside Views
Strathmore, AB T1P 1Z7
Phone: 403.312.4416
Email: arcos@arcsonsa.com

WORX GROUP OF COMPANIES INC.
**RECYCLING WORX
STORAGE YARD EXPANSION
GRADING
SECTIONS AND DETAILS**

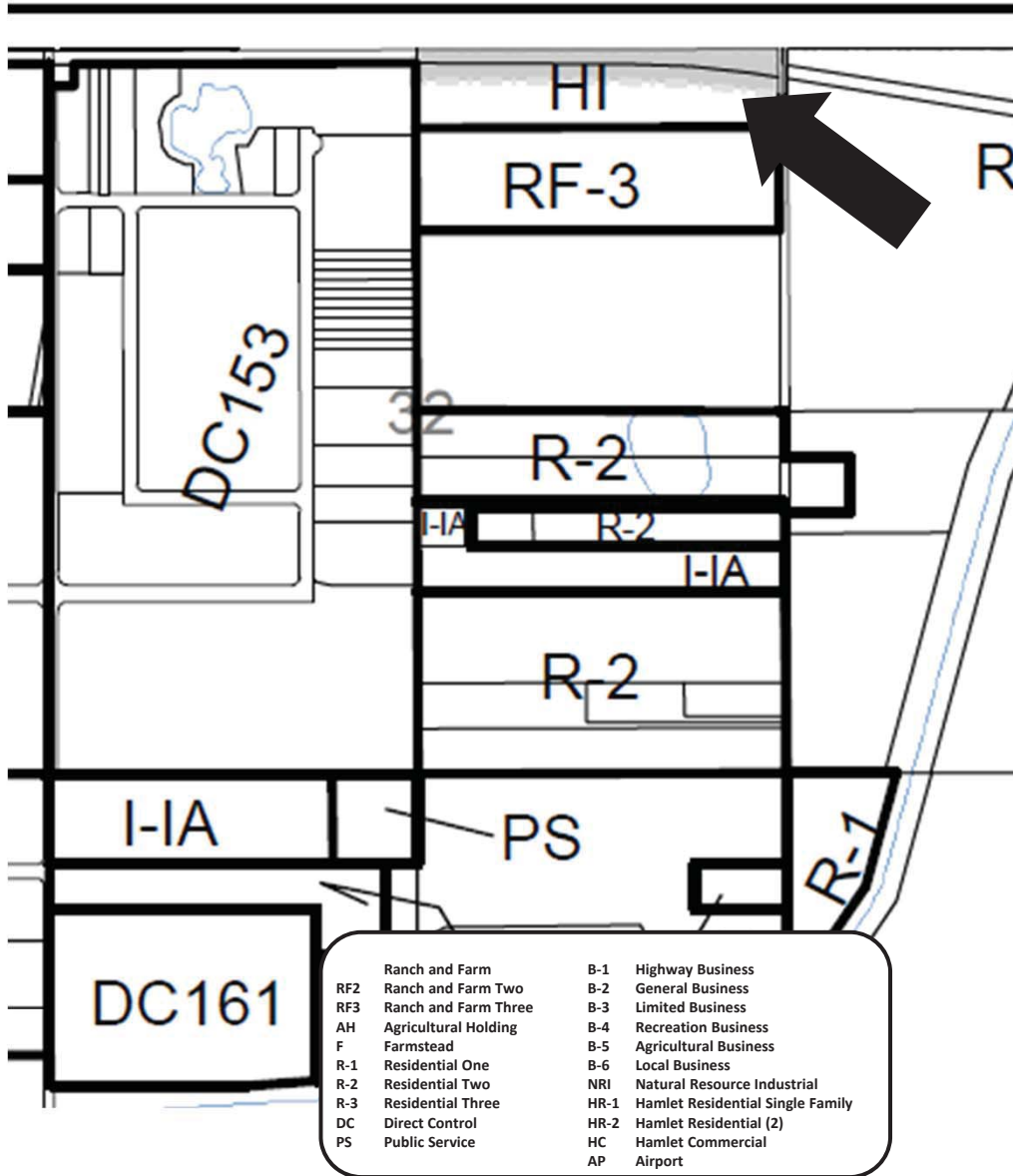
DESIGNED BY: ARC **DRAWN BY:** ARC **CHECKED BY:** ARC **DATE:** 15JAN2020

SCALE: AS SHOWN

METRIC
ALL DIMENSIONS ARE METERS UNLESS OTHERWISE NOTED

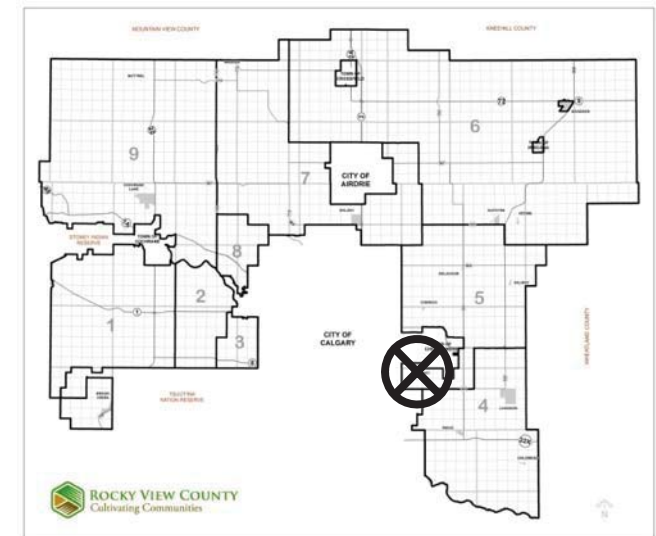
PROJECT No.: 125-1
ISSUE No.: 0 **DRAWING No.:** G2

DATE PLOTTED: 18Mar20 **DIGITAL FILE NAME:** RW Base.dwg



Land Use and Location

- The subject land is designated as Hamlet Industrial District (HI), located in the Janet Area Structure Plan, which allows for Industrial Development.



LAND USE MAP

Lot: 1 Block: 1 Plan: 1910952
Division 5; File 03332015





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

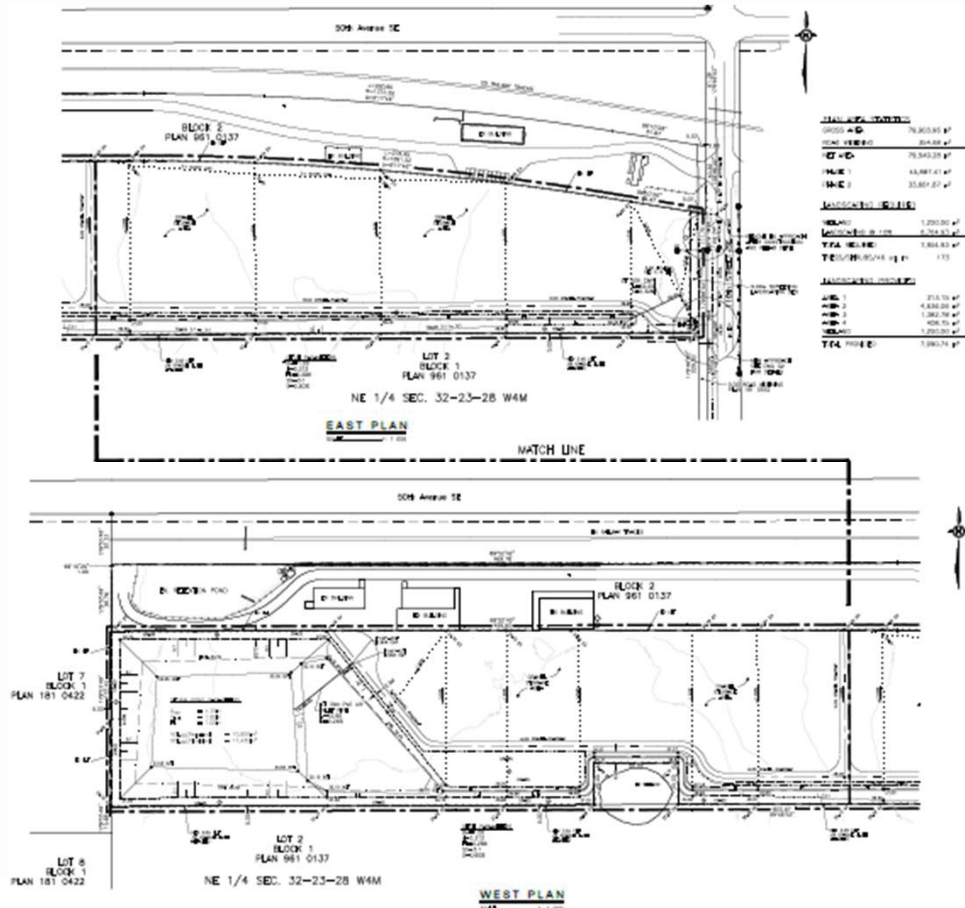
2018 Aerial Image

- The subject land consists of an existing business for a recycling operation.
- The proposed expansion is to the south of the existing operation, and is approximately 19.66 ac in size.
- The expanded area will accommodate a gravel lay down yard for storage of rolling stock and commodities with the associated stormwater infrastructures.

Development Proposal

Application Details:

- The Applicant proposed the expansion to be developed in two phases.
- Phase 1 is approximately 11.34 acres in size, located on the west side of the property.
- Phase 2 is approximately 8.24 acres in size, located on the east side of the property.
- An over height fence that is approximately 3.05 m (10 ft.) tall is proposed around the expansion area.



SITE PLAN

Lot: 1 Block: 1 Plan: 1910952
Division 5; File 03332015



Options

- Administration recommends approval in accordance with Option #1.
- Option #1:
THAT Development Permit Application PRDP20200986 be approved with the suggested conditions noted in the report.
- Option #2:
THAT Development Permit Application PRDP20200986 be refused as per the reasons noted.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: May 25, 2020

DIVISION: 02

APPLICATION: PRDP20200760

SUBJECT: Development Item: Harmony Outdoor Recreation (Beach Building)

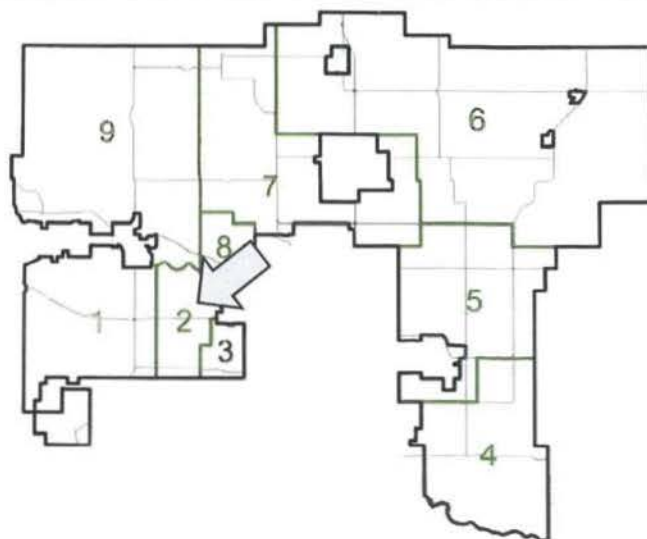
USE: Listed DC Use, with Variances

APPLICATION: Outdoor Recreation, Neighbourhood Area – Construction of an accessory building (beach building).

GENERAL LOCATION: located approximately 2.81 km (1 3/4 miles) north of Twp. Rd. 250 and 2.01 km (1 1/4 miles) east of Rge. Rd. 40

LAND USE DESIGNATION: Direct Control District (DC-129)

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



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Parking Stalls Required	3	0	100%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200760 be approved with the suggested conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20200760 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Johnson Kwan/ Noor Mirza –Planning and Development Services

**DEVELOPMENT PERMIT REPORT**

Application Date: April 6, 2020	File: 05708083
Application: PRDP20200760	Applicant/Owner: Modern Dimensions Design/Owners Association of Harmony
Legal Description: Lot 1, Block 8, Plan 1612694 within SW-8-25-3-W005M	General Location: located approximately 2.81 km (1 3/4 miles) north of Twp. Rd. 250 and 2.01 km (1 1/4 miles) east of Rge. Rd. 40
Land Use Designation: Direct Control District (DC-129)	Gross Area: ±1.16 hectares (± 2.89 acres)
File Manager: Johnson Kwan	Division: 02

PROPOSAL:

The proposal is for Outdoor Recreation, Neighbourhood Area – Construction of a Beach Building and the associated signage.

The proposed Beach Building is for the Owners Association of Harmony and will be a multi-use public accessory building to the outdoor recreation area (beach), in the community of Harmony. Local residents will frequent the beach building and its amenities to rent recreational equipment.

The building is approximately ± 107.07 sq. m (± 1,152.55 sq. ft.), and include the following components:

- A Beach Office ± 21.74 sq. m (± 234.08 sq. ft.) to be used by staff to support the operation of the entrance window where patrons may rent recreational equipment;
- A Storage Room ± 15.45 sq. m (± 166.33 sq. ft.) that will include shelving to be used for storing rental equipment;
- A Janitorial Room ± 23.54 sq. m (± 253.49 sq. ft.) that will be used for the storage of cleaning supplies and maintenance equipment;
- Four indoor washroom facilities/change rooms ± 21.63 sq. m (± 232.89 sq. ft. in total) to be used by patrons and staff; and
- An open roof canopy for shelter ± 24.68 sq. m (± 265.76 sq. ft.).

DRAWINGS SUBMITTED

- Application Drawings, as prepared by Modern Dimensions Design Inc, Project No. 18-006-02, Dwgs A101 to A104; dated April 3, 2020.
- Landscape Plan, as prepared by L.A. West Landscape Architectural Design Consultants, Project No. LQW.060.009.002, Dwgs. L-1, L-4, L-5 and L-8, dated July 24, 2018

PROPOSED USES

- The subject land is located in the Golf Facilities and Open Space Cell (GO) Area A, in which *Outdoor Recreation, Neighbourhood Area* is a listed use under Section 7.3.1



In accordance with Section 10 of DC-129:

- *Outdoor Recreation, Neighbourhood Area* means a development providing facilities for outdoor sports and active recreation that are compatible with neighbourhood uses. Typical facilities would include supports and adventure fields, outdoor athletic fields and courts, naturalized areas, passive recreation infrastructure, and parks.

The proposed development is consistent with the purpose and intent of the GO Cell, which is to provide for community amenity space and to provide recreational based business opportunities in accordance with Section 7.1.0 of the DC Bylaw.

MINIMUM SETBACKS

- Front Required: 6.00 m (19.70 ft.)
- Front **Proposed**: ± 6.32 m (± 20.73 ft.) to the southern property line
- Side Required: 3.00 m (9.80 ft.)
- Side **Proposed**: Plenty, more than 3.00 m (9.80 ft.)
- Rear Required: 6.00 m (19.70 ft.)
- Rear **Proposed**: ± 11.78 m to the northern property line

HEIGHT

- Maximum Allowed: 18.00 m (59.00 ft.)
- **Proposed** Height: ± 4.96 m (16.27 ft.)

SPECIAL REGULATIONS

- In accordance with Section 7.5.3, a Development permit application shall address the potential requirements for limiting the seasons and hours of operation, including maintenance activities. These could include seasonal or other temporary closures.
- According to the Applicant, a total of two employees are anticipated to be required for the operation of the beach building between May to October.
- The anticipated hours of operation will be from 9:00 am to 10:00 pm, seven days a week. The operating hours are subject to change based on seasonality.

LANDSCAPING

- Landscaping is being addressed as part of the greater Harmony trail network. The subject property is ± 2.89 acres in size; the proposed development area consist of a small fraction of the overall site area. The majority of the site is already landscaped with the pathway system.

PARKING & LOADING

- The applicant indicated that the site is intended for the local community with pedestrian and cycling pathway connection to the proposed building. For this reason, Bicycle stalls are being provided in lieu of car parking. Four bike racks are proposed.
- Based on the Land Use Bylaw, the proposed beach building is considered Commercial, General and would require 2.7 stalls per 100.00 sq. m (1,076.40 sq. ft.) gross floor area
- In total: 3 parking stalls would be required ($[2.7 \times 1,152.55 \text{ sq. ft.}] / 1,076.40 \text{ sq. ft.} = 2.89$ stalls. As no parking is proposed for this unit, a variance of 100% is required to permit 0 stalls.
 - Due to the uniqueness of this Development proposal, it is Administration's interpretation that the required parking stalls requirements of the Land Use Bylaw are excessive in this case, does not align with the approved policy for the site and intended use of the proposal and there would be no adverse effect by accommodating the variance request.



- No loading activity is expected for the outdoor recreation area.

LIGHTING

- Exterior lighting is available on the north, east and west elevations (see Elevation Drawing A104). All exterior lighting are to be in compliance with the County's Dark Sky policy.
- Outdoor lighting is in place as part of the pathway system.

SIGNAGE

- Exterior façade sign is proposed on the south elevations facing the pathway system and Harmony Circle (see Elevation Drawing A104 and Site Details Drawing A102-2).
- Signage reads 'HARMONY SOUTH BEACH'. Lettering Colour brushed aluminum to match existing emblems on pillars and to be approved by the Owners Association of Harmony
- 'HARMONY' Size 0.6 m in height by \pm 3.75 m in width
- 'SOUTH BEACH' size 0.25 m in height by \pm 2.125 m in width.

STATUTORY PLANS:

- The subject land is located within the Harmony Conceptual Scheme.

INSPECTOR'S COMMENTS:

- No activity during site visit. See photos provided by the Applicant for summer time.

CIRCULATIONS:

Alberta Health Services

- No comment received at the time of the report

Alberta Environment and Parks

- No comment received at the time of the report

Building Services

- No comment received at the time of the report

Utility Services

- No concerns

Springbank Airport Authority

- No comment received at the time of the report

Planning and Development Services - Engineering

General:

- **That prior to issuance**, the applicant is required to pay the development application engineering review fee in accordance with the Master Rates Bylaw.
- The applicant will be responsible for all required payments of 3rd party reviews and/or inspections required to process this permit as per the Master Rates Bylaw.
- This area of Harmony, including the lake front landscaping, was developed under Stage 1 and pursuant to Phases 1 and 2 of the community. These development agreements have received final acceptance certificates and the roads are now County responsibilities. The Harmony Beach Club was provided service connections inside of PL for water and sewer as part of Stage 1 servicing. The plans requested below will detail the extension of these services to the new building.



- **That prior to issuance**, the applicant shall provide a Site Plan that details all proposed surface improvements on the subject site. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features.

Geotechnical:

- **That prior to issuance**, a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards is required to verify the site is suitable for the proposed buildings, site works, and deep utilities. For areas (if any) with greater than 1.2 m of fill a Deep Fill report is required.

Transportation:

- County records indicate the site provided payment of the Transportation Levy under file PL20110165. Access to the beach area has also been addressed under prior approvals of Stage 1 Harmony. Site plan referenced above should include any proposed changes to hard landscaping on the site as a result of the building.

Sanitary/Waste Water:

- **That prior to issuance**, the applicant shall submit a wastewater flow generation summary for projected sanitary demands on the site, to the satisfaction of Rocky View County. This will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site.
- **That prior to issuance**, the applicant shall submit a detailed site wastewater servicing design that will tie into the Harmony wastewater collection and treatment system. The design shall include the location of sanitary sewer service connection(s) and test manhole(s) on the site for review and approval by the County. Note, the test manhole was installed by HDI as part of previous servicing of Stage 1 Harmony.
- **Prior to occupancy**, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built sanitary infrastructure.

Water Supply and Waterworks:

- **That prior to issuance**, the applicant shall submit a potable water demand summary for projected water demands on the site, to the satisfaction of Rocky View County. This will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site demands.
- **That prior to issuance**, the applicant shall submit a detailed site potable water servicing design, including adequate fire protection for the site, which will tie into the Harmony water distribution and treatment system. The design shall address the need for a pressure reducing valve and backflow preventer.
- **Prior to occupancy**, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built water infrastructure.

Storm Water Management:

- The Harmony Beach Club site and its drainage has been covered as part of Stage 1 servicing and the Harmony Stage 1 Master Drainage Plan. The only requirement is for a site grading plan showing how stormwater generated from the site will be managed.
- **That prior to issuance**, the applicant shall provide a site grading plan detailing the proposed grades for the beach club area and building.

- **That prior to issuance** the owner/applicant shall submit a sediment and erosion control plan and report for on-site construction activities in accordance with County Servicing Standards. The applicant is advised that if the site disturbed area is less than 2ha in size, a full ESC Report is not required.
- **Prior to occupancy**, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built site grades, traplow volumes, inverts and any other information that is relevant to the approved drainage plans. Following receiving the as-built drawings from the consulting engineer, Rocky View County shall complete an inspection of the site to verify infrastructure has been completed as per the stamped "examined drawings".

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description:

- 1) That an Outdoor Recreation, Neighbourhood Area, construction of a Beach building, may be constructed on the subject site, in general accordance with the Site Plan and Drawings, as prepared by Modern Dimensions Design Inc. (Project No. 18-006-02, Dwgs A101 to A104; dated April 3, 2020) and Landscape Plan, as prepared by L.A. West Landscape Architectural Design Consultants (Project No. LQW.060.009.002, Dwgs.L-1,L-4, L-5 and L-8, dated July 24, 2018), subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i) Construction of a Beach Building; approximately 107.07 sq. m (1,152.55 sq. ft.) in area; including an Office, Storage Room, Janitorial Room, Washroom facilities/change rooms and an open roof canopy;
 - ii) Two (2) Exterior façade signage;
 - iii) Site Grading (as required for excavation and final site surfacing)
- 2) That the minimum required parking stall requirements is relaxed from **three (3) to zero (0)**.

Prior to Issuance

- 3) That prior to issuance of this permit, the Applicant/Owner shall provide a Site Plan that details proposed surface improvements on the subject. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features site to the County's satisfaction.

Wastewater Servicing:

- 4) That prior to issuance of this permit, the Applicant/Owner shall submit a wastewater flow generation summary for projected sanitary demands on the site, to the satisfaction of Rocky View County. The wastewater flow generation summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the Harmony wastewater collection and treatment system. The design shall include the location of sanitary sewer service connection(s) and test manhole(s) on the site for review and approval by the County.

Water Servicing:

- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a potable water demand summary for projected water demands on the site, to the satisfaction of Rocky View



County. The potable water demand summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site demands.

- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site potable water servicing design, including adequate fire protection for the site, which will tie into the Harmony water distribution and treatment system. The design shall address the need for a pressure reducing valve and backflow preventer.

Stormwater Management:

- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a site grading plan detailing the proposed grades for the beach club area and building to the County's satisfaction.
- 9) That prior to issuance of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report (ESC) for onsite construction activities in accordance with County Servicing Standards.

Note: a full ESC report is not required if the site disturbed area is less than 2 hectares.

Road Use:

- 10) 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 the master Hauling Agreement for Harmony remain applicable or if additional Road Hauling 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.

Geotechnical:

- 11) That prior to issuance of this permit, a Geotechnical Investigation in accordance with the County Servicing Standards shall be submitted to verify the site is suitable for the proposed buildings, site works, and deep utilities. *Note, for areas (if any) with greater than 1.2 m of fill a Deep Fill report is required.*

Prior to Occupancy

- 12) That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of:
 - i) as-built water infrastructures;
 - ii) as-built sanitary infrastructures;
 - iii) as-built site grades, traplow volumes, inverts and any other information that is relevant to the approved drainage plans.

Note: Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

Permanent:

- 13) 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.



- 14) 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.
- 15) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
- 16) That any signage approved within this permit, shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
- 17) That all on site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 18) That the garbage containers shall be screened from view from all adjacent properties and public thoroughfares. The garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
- 19) That there shall be no customer or business parking at any time along the adjacent Road System.
- 20) 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 unit located on the subject site, to facilitate accurate emergency response.

Note: The address for this building is 1550 HARMONY CIRCLE

- 21) That any outside storage of supplies, equipment and/or materials shall be in accordance with the approved site plan and shall be kept within the Beach Building.
- 22) That if the facility changes commercial usage, the Owner shall submit to the County, a revised description of process and subsequent water and wastewater requirements.
- 23) That water conservation strategies shall be implemented and maintained at all times.
- 24) 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:

- 25) That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 26) That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 27) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 28) That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

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



- 29) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place.
- 30) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- 31) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 32) That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

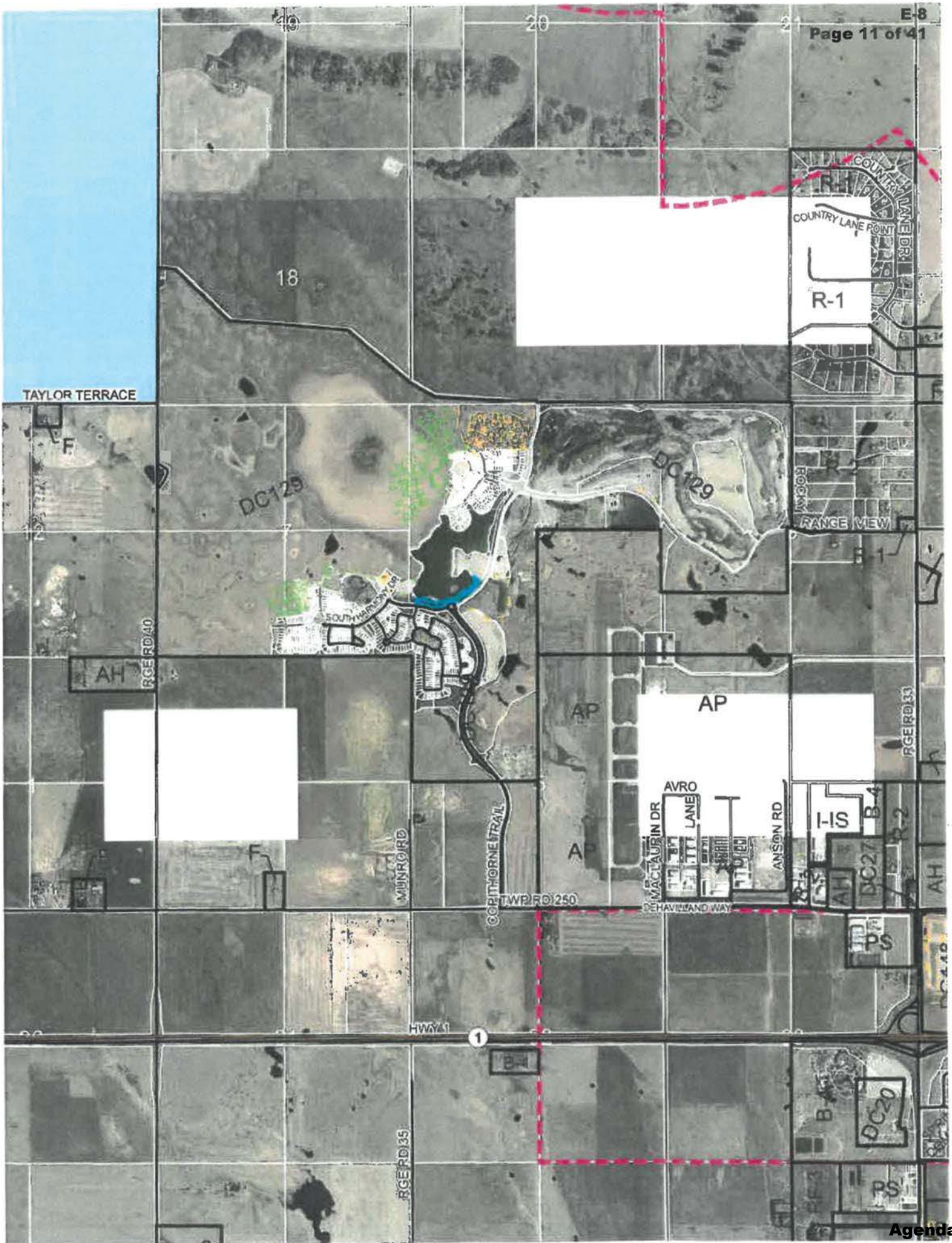
Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.*

Option #2: (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.







ROCKY VIEW COUNTY
Cultivating Communities

**APPLICATION FOR
COMMERCIAL/OFFICE/INDUSTRIAL
DEVELOPMENT PERMITS**

E-8

Page 12 of 41

FOR OFFICE USE ONLY	
Fee Submitted \$1,000.00	File Number 55701083
Date of Receipt	Receipt #

Name of Applicant Modern Dimensions Design Email chantal@moderndimensionsdesign.com
Mailing Address Box 25, Site 5, RR2, Okotoks, AB Postal Code T1S 1A2
Telephone (B) (519) 616 2426 (H) _____ Fax _____
For Agents please supply Business/Agency/ Organization Name Modern Dimensions Design
Registered Owner (if not applicant) OWNERS ASSOCIATION OF HARMONY.
Mailing Address SUITE 100, 5709 - 2ND STREET SE CALGARY ALBERTA Postal Code T2H 2W4
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SW $\frac{1}{4}$ Section 8 Township 25 Range 3 West of 5 Meridian
b) Being all / parts of Lot 1 Block 8 Registered Plan Number 1612694
c) Municipal Address 1550 HARMONY CIRCLE
d) Existing Land Use Designation DC129^(Residential Mixed) Parcel Size (2.89 ACRES) Division _____

2. APPLICATION FOR

The proposed Beach Building for the owners association of harmony will be a single accessory building to the Outdoor Recreation area/neighborhood area in the community of Harmony.

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property (s)? Yes _____ No ☒
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No ☒
(Sour Gas facility means well, pipeline or plant)
c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ☒
d) Does the site have direct access to a developed Municipal Road? Yes - Harmony Circle
e) Has the Design Guidelines checklist been completed? Yes ☒ No _____
f) Has supplementary information been provided? (photos, sketches written descriptions etc.) Yes ☒ No _____
g) Details of additional information _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I CHANTAL KITAMURA of MODERN DIMENSIONS DESIGN 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 Chantal Kitamura Owner's Signature PLEASE SEE AUTHORIZATION FORM

Date 2020-04-03

PLEASE SEE REVERSE

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.

Chantal Kitamura

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

Chantal Kitamura

Signature

2020-04-03

Date

FOR OFFICE USE ONLY

Application: _____

General Location: _____



MODERN DIMENSIONS
DESIGN INC

MARCH 27, 2020

MODERN DIMENSIONS DESIGN INC.
BOX 25, SITE 5, RR2
OKOTOKS, AB T1S1A2

ROCKY VIEW COUNTY
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB
T4A0X2

**RE: SUBMITTAL FOR DEVELOPMENT PERMIT APPLICATION AT LANDS
LEGALLY DESCRIBED AS: SW 1/4 SEC 8 - TWP 25 - RGE 03 - W5M.**

THE PROPOSED BEACH BUILDING FOR THE OWNERS ASSOCIATION OF HARMONY WILL BE A SINGLE ACCESSORY BUILDING TO THE OUTDOOR RECREATION AREA/NEIGHBORHOOD AREA IN THE COMMUNITY OF HARMONY. THE 1050.730 SQUARE FOOT BEACH BUILDING AND ASSOCIATED LANDSCAPING SUPPORTS RECREATIONAL AND BUSINESS OPPORTUNITIES IN THE COMMUNITY OF HARMONY. LOCAL RESIDENTS WILL FREQUENT BEACH BUILDING AND ITS AMENITIES TO RENT RECREATIONAL EQUIPMENT. THE BEACH BUILDING WILL INCLUDE THE FOLLOWING:

- A BEACH OFFICE TO BE USED BY STAFF TO SUPPORT THE OPERATION OF THE ENTRANCE WINDOW WHERE PATRONS MAY RENT RECREATIONAL EQUIPMENT,
- A STORAGE ROOM THAT WILL INCLUDE SHELVING TO BE USED FOR STORING RENTAL EQUIPMENT,
- A JANITORIAL ROOM THAT WILL BE USED FOR THE STORAGE OF CLEANING SUPPLIES AND MAINTENANCE EQUIPMENT, AND
- FOUR INDOOR WASHROOM FACILITIES/CHANGE ROOMS TO BE USED BY PATRONS AND STAFF.

A TOTAL OF TWO EMPLOYEES ARE ANTICIPATED TO BE REQUIRED FOR THE OPERATION OF THE BEACH BUILDING. FROM MAY 1ST TO OCTOBER 1ST, THE ANTICIPATED HOURS OF OPERATION FOR THE BEACH BUILDING ARE 9AM TO 10PM, SEVEN DAYS A WEEK. OPERATING HOURS ARE SUBJECT TO CHANGE BASED ON SEASONALITY.

CONSTRUCTION IS ANTICIPATED TO BEGIN ON MAY 1, 2020 AND THE ANTICIPATED COMPLETION DATE IS MAY 1, 2021.

SINCERELY,

Chantal Kitamura

CHANTAL KITAMURA
PROJECT COORDINATOR
MODERN DIMENSIONS DESIGN



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 400 819 1612694;8;1 161 283 021 +10

LEGAL DESCRIPTION
PLAN 1612694
BLOCK 8
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.17 HECTARES (2.89 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;25;8;SW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 161 281 150

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 283 021	25/11/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

OWNERS ASSOCIATION OF HARMONY.
OF SUITE 100, 5709 - 2ND STREET SE
CALGARY
ALBERTA T2H 2W4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
761 141 577	17/11/1976	ZONING REGULATIONS SUBJECT TO SPRINGBANK AIRPORT ZONING REGULATIONS
161 135 580	13/06/2016	RESTRICTIVE COVENANT
161 135 582	13/06/2016	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

161 283 021 +10

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

		911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6
161 135 583	13/06/2016	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6
161 135 584	13/06/2016	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6
161 277 395	21/11/2016	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE N.E. ALBERTA T2E6X6
161 277 401	21/11/2016	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. AS TO PORTION OR PLAN:1612651
161 281 160	23/11/2016	UTILITY RIGHT OF WAY GRANTEE - HARMONY ADVANCED WATER SYSTEMS CORPORATION. AS TO PORTION OR PLAN:1612696
161 281 161	23/11/2016	UTILITY RIGHT OF WAY GRANTEE - ROCKY VIEW COUNTY. AS TO PORTION OR PLAN:1612696
161 281 163	23/11/2016	UTILITY RIGHT OF WAY GRANTEE - HARMONY ADVANCED WATER SYSTEMS CORPORATION. AS TO PORTION OR PLAN:1612697
161 281 164	23/11/2016	UTILITY RIGHT OF WAY GRANTEE - ROCKY VIEW COUNTY. AS TO PORTION OR PLAN:1612697
161 281 171	23/11/2016	EASEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

161 283 021 +10

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

OVER AND FOR BENEFIT OF: SEE INSTRUMENT
AS TO PLAN/PORTION: SEE INSTRUMENT

161 281 175	23/11/2016	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6 AGENT - KATHERINE L MILANI
161 281 178	23/11/2016	RESTRICTIVE COVENANT
161 281 179	23/11/2016	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
161 281 180	23/11/2016	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
161 283 015	25/11/2016	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT
161 283 020	25/11/2016	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
161 284 660	28/11/2016	RESTRICTIVE COVENANT
161 284 662	28/11/2016	RESTRICTIVE COVENANT
161 284 664	28/11/2016	RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 021

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 20 DAY OF MARCH,
2020 AT 10:41 A.M.

ORDER NUMBER: 39050756

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.

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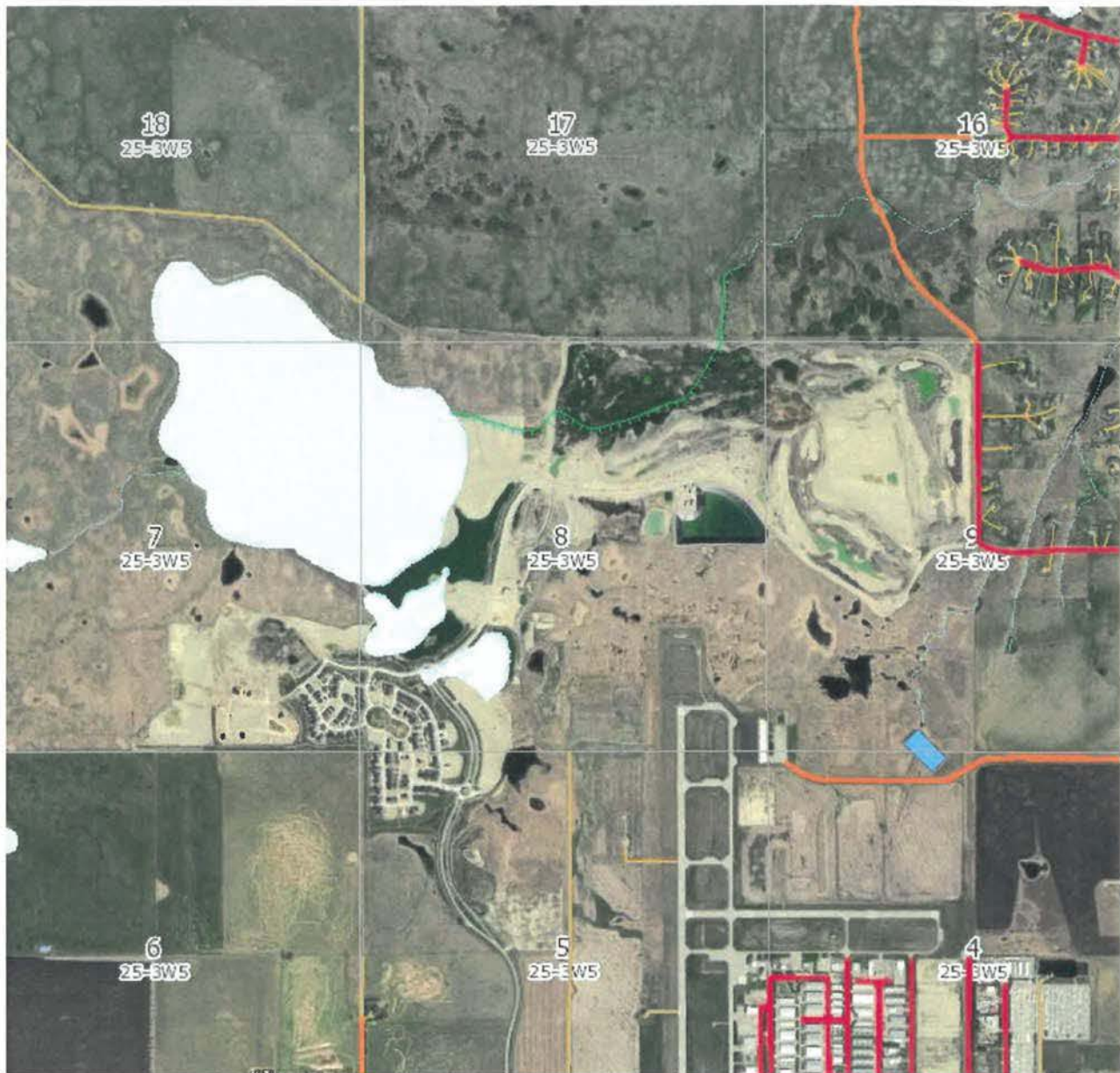












Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 3/27/2020

Date Date (if applicable)

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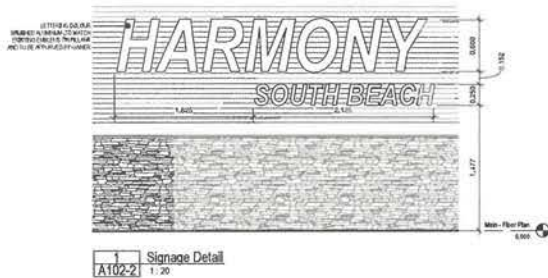
Scale: 36,111.91
0.55 Kilometers 9

Projection and Datum:
WGS84 Web Mercator Auxiliary Sphere



Legend

- Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Road Paved
- Road Gravel
- Road Other
- Driveway
- Winter Road or Truck Trail
- Unimproved or Unclassified Road
- Rail Line
- Rail Line



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	OP Review	2020-04-03
2		
3		
4		
5		
6		
7		
8		
9		
10		

OWNERS ASSOCIATION OF
HARMONY

Beach Building

Site Details

DRAWN BY	J.M.	A102-2
CHECKED BY	B.K.	REVISION
PROJECT NUMBER	18-004-02	
SCALE	1:20	



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	DP Review	2020-04-03
2		
3		
4		
5		
6		
7		
8		
9		
10		

OWNERS ASSOCIATION OF HARMONY

Beach Building

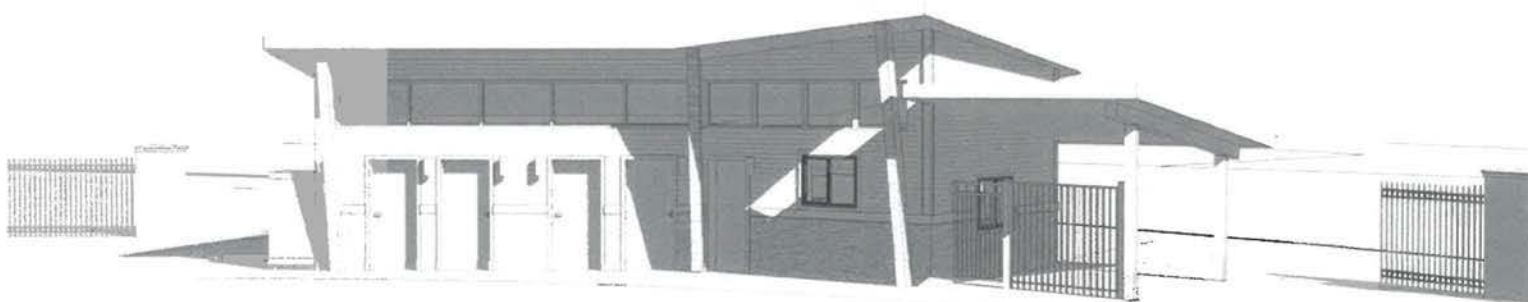
Cover Page

DRAWN BY	J.M.	A101
CHECKED BY	B.K.	REVISION
PROJECT NUMBER	18-006-02	
SCALE	1:1200	

Drawing List	
Sheet Number	Sheet Name
A101	Site Plan
A102	Site Plan
A103	Site Plan
A104	Site Plan
A105	Site Plan

PROPOSED BEACH BUILDING **OWNERS ASSOCIATION OF HARMONY** 1600 HARMONY CIRCLE, ROCKY VIEW COUNTY, AB

REGISTERED OWNER:
OWNERS ASSOCIATION OF HARMONY
DESCRIPTION OF LAND:
MUNICIPAL ADDRESS: 1600 HARMONY
CIRCLE, ROCKY VIEW COUNTY, AB
LEGAL DESCRIPTION: LOT 1, BLOCK 8, PLAN
1812004, SW-25-25-03-W05M



1
A101 Concept View

GENERAL NOTES:

- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
- CONTRACTOR TO PROVIDE FOOTING AND WALL SURVEYS DURING CONSTRUCTION TO CITY ENGINEERING DEPT.
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION.
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF PANEL AND SERVICES.
- ALL CONSTRUCTION, PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
- THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE REGISTERED PROFESSIONAL OF RECORD.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
- ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
- VAPOR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100mm AND OCCUR AT FRAMING MEMBERS, FLOOR OR ROOFING. ALL HOLES THROUGH VAPOR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCT WORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER OVER THE ENTIRE SURFACE.
- THE DESIGN/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
- THERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING REGISTERED PROFESSIONAL AND OTHER CONSULTANTS RESPONSIBLE.
- ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
- DRAWINGS ARE NOT TO BE SCALED.



2
A101 Satellite Plan
1:1200



NOTE:
1. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE
2. ALL LANDSCAPING IS EXISTING

REGISTERED OWNER:
OWNERS ASSOCIATION OF HARMONY
DESCRIPTION OF LAND:
MUNICIPAL ADDRESS: 1900 HARMONY
CIRCLE, ROCKY VIEW COUNTY, MO
LEGAL DESCRIPTION: LOT 1, BLOCK 8, PLAN
1612676, 59-08-25-0400000

SITE INFORMATION:

LOT AREA: 1588.43 MP / 1.168
PROPOSED DENSITY: 0.8%
ZONING: OPEN SPACE CELL (OS)
OUTDOOR RECREATION, NEIGHBOURHOOD AREA
(OS-10R)

SITE NOTES:

- CONFIRM ALL REQUIRED SURFACES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- CONFIRM ALL EXISTING AND PROPOSED UNDERGROUND UTILITY RIGHT OF WAY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE REGISTERED PROFESSIONAL OF RECORD.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- ALL SERVICES TO BE LOCATED IN CONFORMANCE WITH TYPE 142 AS PER STANDARD DETAIL, BELOW.
- ALL UTILITY ELEVATIONS SHOWN WERE COMPILED FROM PROVIDED PREVIOUS THIRD PARTIES. ALL UTILITIES ARE TO BE FIELD LOCATED AND MARKED PRIOR TO EXCAVATION.

SITE NOTES - CONTINUED:

- ASPHALT & SURFACE DESIGN PER SOILS REPORT.
- CONTRACTOR TO PROVIDE FOOTING @ WALL SURVEYS BY REGISTERED & ALL SURVEYING CONSTRUCTION, SUBMIT COPIES TO THE AUTHORITY HAVING JURISDICTION.
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & NOISE BINS.
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.
- SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPING.
- SEE ELECTRICAL DRAWINGS FOR DETAILS OF ALL EXTERIOR INCLUDING SITE LIGHTING.
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.



1 Key Plan
A102 1:500



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	DP Review	2020-04-01
2		
3		
4		
5		
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8		
9		
10		

OWNERS ASSOCIATION OF
HARMONY

Beach Building

Key Plan

DRAWN BY	J.M	A102
CHECKED BY	B.K	REVISION
PROJECT NUMBER	18-006-02	
SCALE	1:500	

PROFESSIONAL OF RECORD

CONSULTANT

OWNERS ASSOCIATION OF
HARMONY

Site Plan

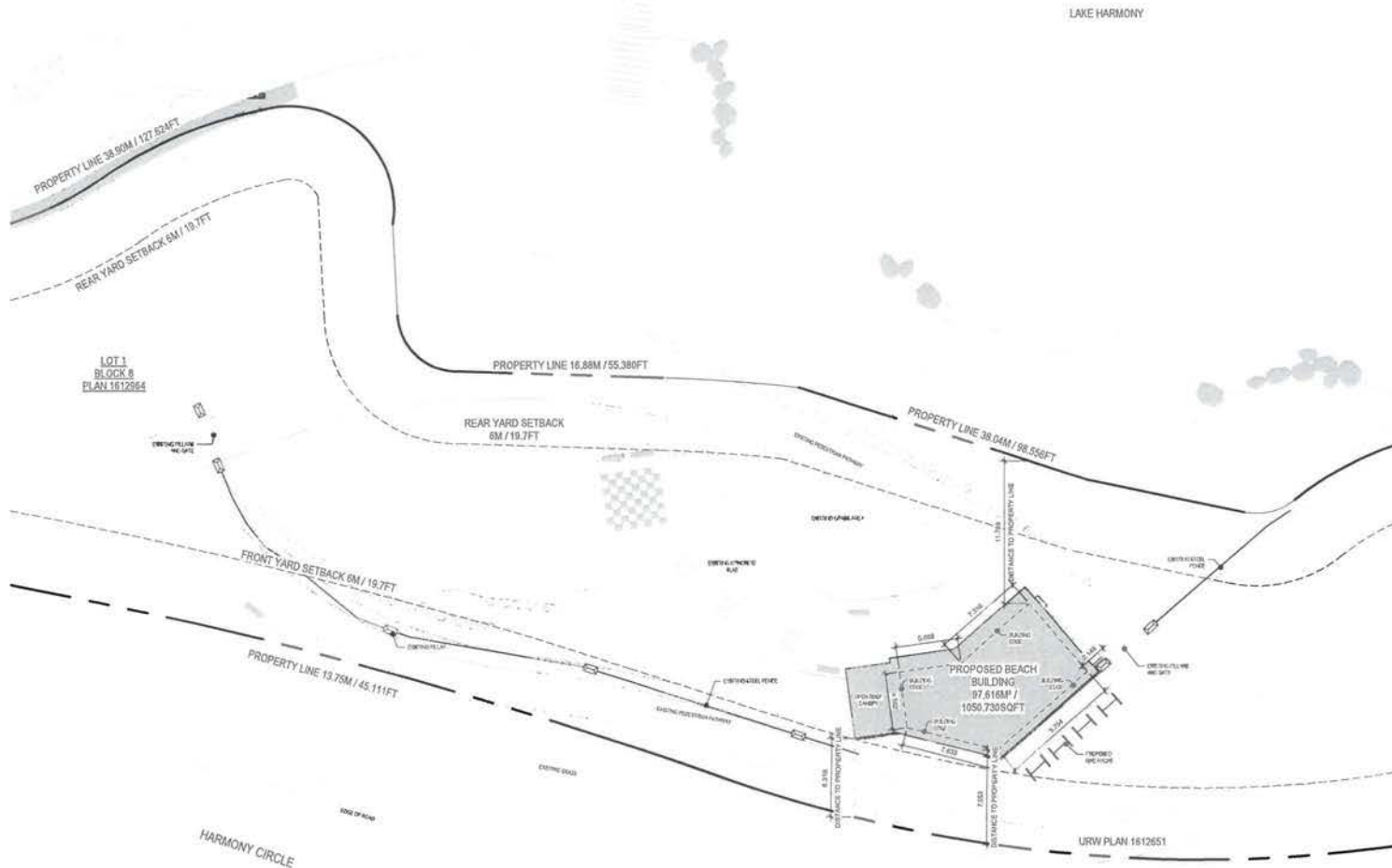
DRAWN BY	J.M	<div style="text-align: right;"> A102-1 REVISION </div>
CHECKED BY	B.K	
PROJECT NUMBER	18-006-02	
SCALE	1:120	

REGISTERED OWNER:
OWNERS ASSOCIATION OF HARMONY
DESCRIPTION OF LAND
MUNICIPAL ADDRESS: 1800 HARMONY
CIRCLE, ROCKY VIEW COUNTY, AB
LEGAL DESCRIPTION: LOT 1, BLOCK 8, PLAN
1612894, SW-08-25-03-W02M

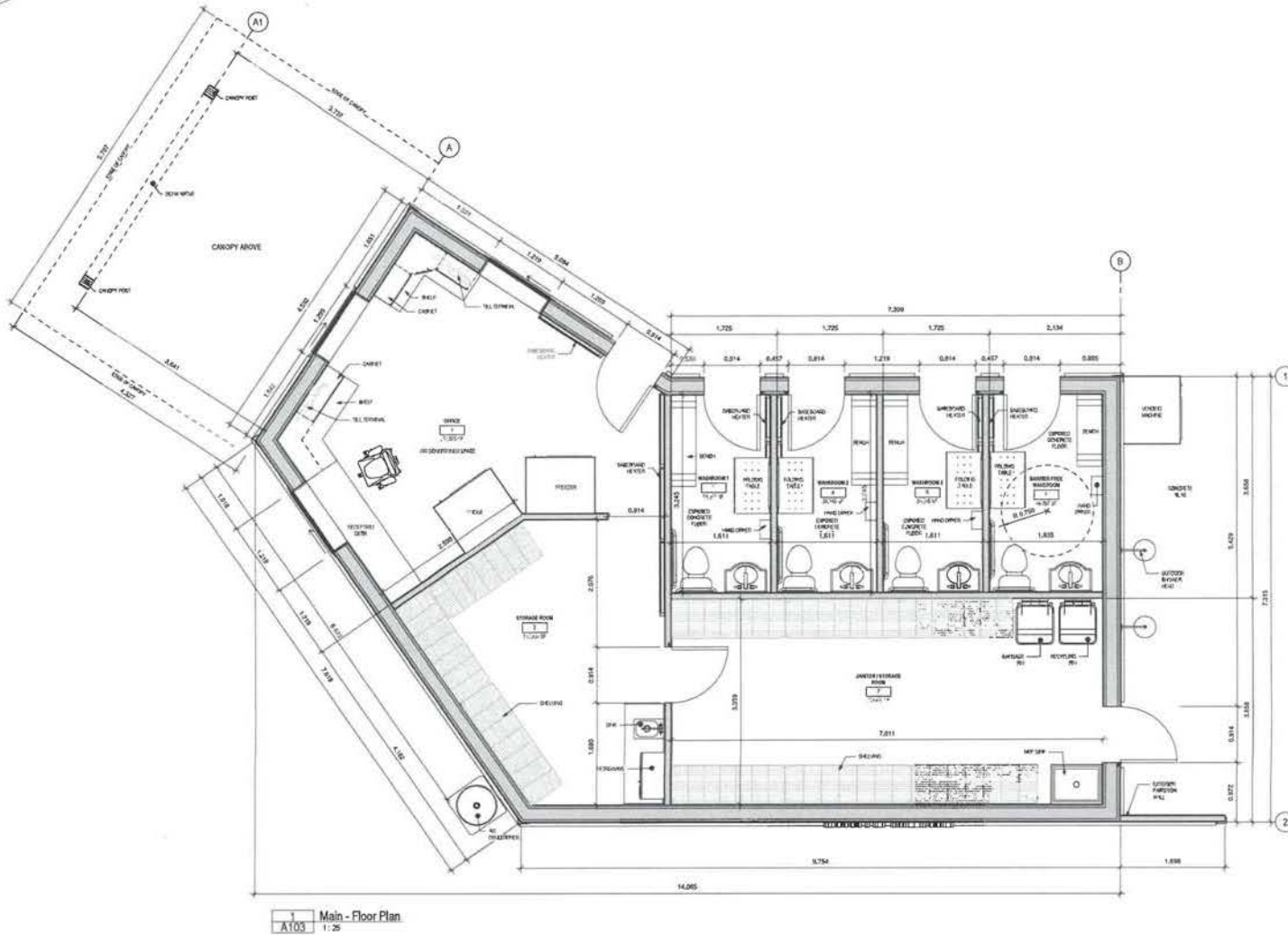
ZONING: OPEN SPACE CELL (GO)
OUTDOOR RECREATION, NEIGHBORHOOD AREA A (DC129)

- * CONFIRM ALL REQUIRED SURFACES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- * CONFIRM ALL EXISTING AND PROPOSED UNDERGROUND UTILITY RIGHT OF WAY PRIOR TO CONSTRUCTION.
- * CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE REGISTERED PROFESSIONAL OF RECORD.
- * CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.
- * ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- * ALL SERVICES TO BE DEEDED IN CONFORMANCE WITH TYPE 162 AS PER STANDARD DETAIL BELOW
- * ALL UTILITY ELEVATIONS SHOWN WERE COMPILED FROM PROVIDED PREVIOUS THIRD PARTIES. ALL UTILITIES ARE TO BE FIELD LOCATED AND MARKED PRIOR TO EXCAVATION.

- ASPHALT & SURFACE DESIGN PER SOILS REPORT
- CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.C.S.I.) DURING CONSTRUCTION. SUBMIT COPIES TO THE AUTHORITY HAVING JURISDICTION
- SEE MECHANICAL ENGINEERS DRAWINGS FOR PINK LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBS
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
- SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING
- SEE ELECTRICAL DRAWINGS FOR DETAILS OF ALL EXTERIOR BUILDING & SITE LIGHTING
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY



1	Site Plan
A102-1	1:130



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	DP Review	2023-04-03
2		
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OWNERS ASSOCIATION OF
HARMONY

Beach Building

Floor Plan

DRAWN BY	T.L.	A103 REVISION
CHECKED BY	B.K.	
PROJECT NUMBER	18-004-02	
SCALE	1:25	



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

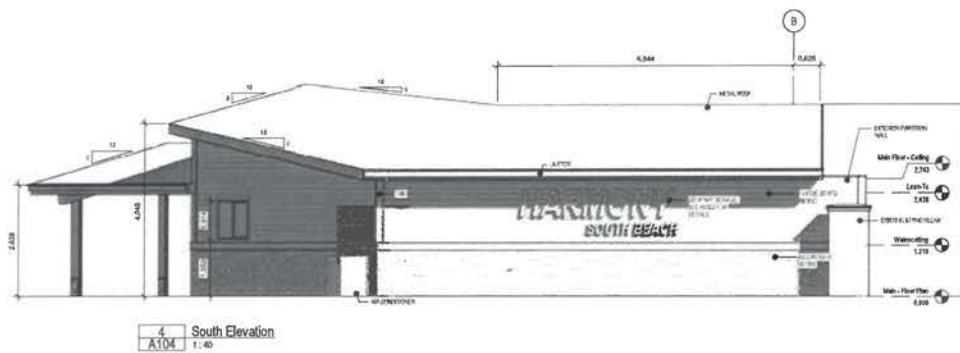
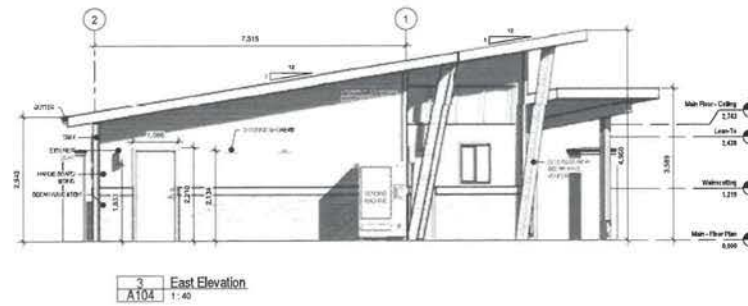
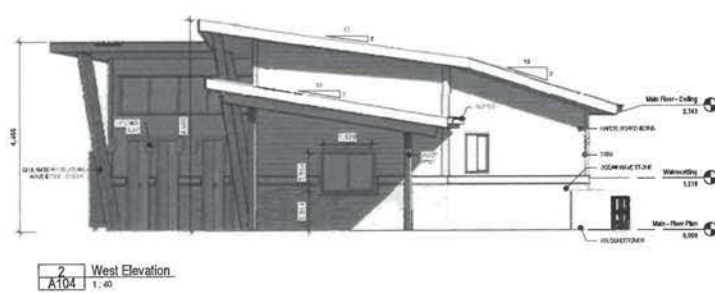
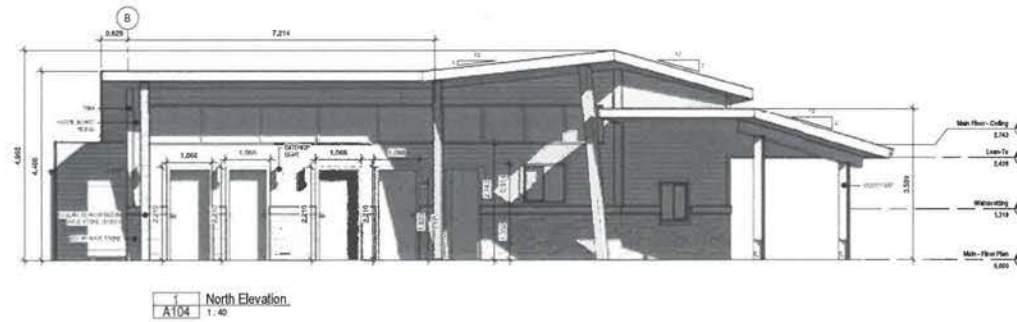
#	DESCRIPTION	DATE
1	DP Review	2020-04-03
2		
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OWNERS ASSOCIATION OF
HARMONY

Beach Building

Elevations

DRAWN BY	T.L.	A104
CHECKED BY	B.K.	REVISION
PROJECT NUMBER	18-006-02	
SCALE	1:40	



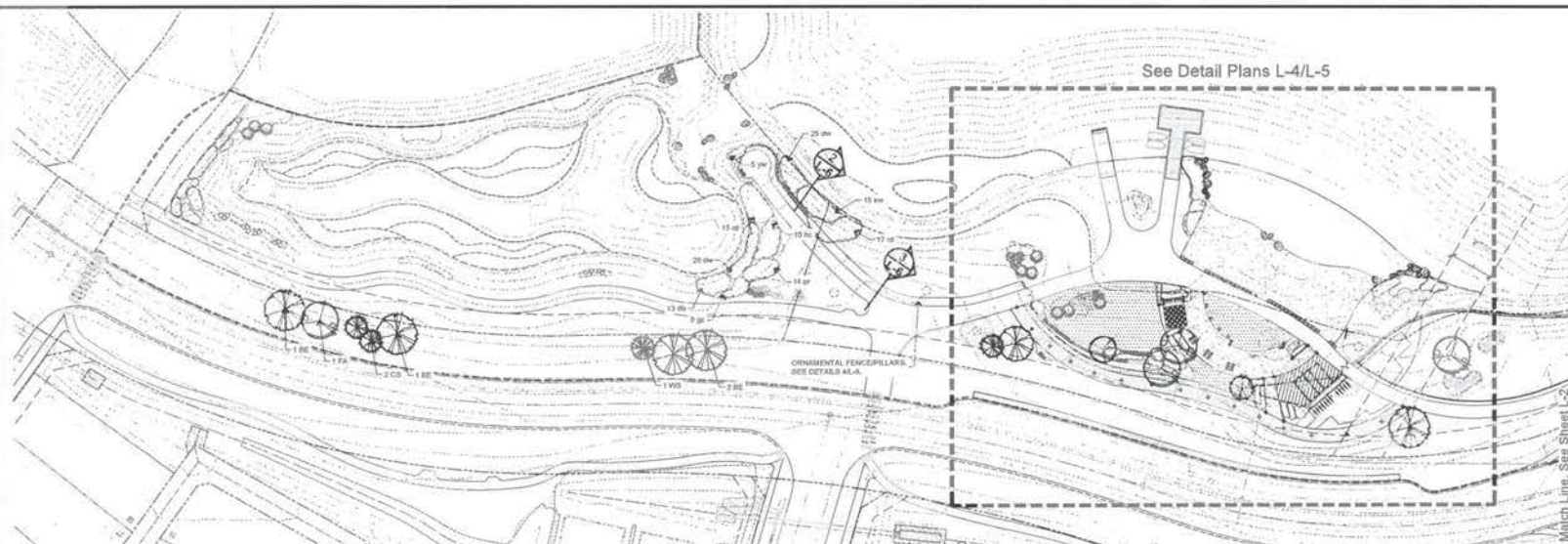
L.A. West

Landscape Architectural Design & Consulting
467 - 31st Avenue NW, Calgary, AB T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927



Laurie J. Burrows

B 11.23.18 ISSUE FOR CONSTRUCTION
A 07.24.18 COUNTY OF ROCKY VIEW SUBMISSION



Layout and Planting Plan

Layout Legend

- SURVEY POINTS FOR PATHWAY LAYOUT
- CONCRETE PLAZA AREA - 100mm THICK 37mpa STANDARD GRAY 100mm THICK, 27mpa CONCRETE - SAW CUT EXPANSION JOINTS @ 2.5m O.C. OR AS REQUIRED.
- LIGHT SANDS ARE THICK, COLOUR AND SANDS ARE TO BE PROVIDED AND APPROVED PRIOR TO COMPLETION.
- CONCRETE PLAZA AREA - 100mm THICK 37mpa STANDARD GRAY 100mm THICK, 27mpa CONCRETE - SAW CUT EXPANSION JOINTS @ 2.5m O.C. OR AS REQUIRED.
- MEDIUM SANDS ARE THICK, COLOUR AND SANDS ARE TO BE PROVIDED AND APPROVED PRIOR TO COMPLETION.
- PLANTING BED EDGE
- ASPHALT PATHWAYS - MINIMUM 2.0% CROSSFALL FOR POSITIVE DRAINAGE, NO SLOPE TO EXCEED MAX. 6.0% (2.0% LOCAL, 7.0% REGIONAL)
- EXISTING PATHWAY
- APPROXIMATE ROCK WALL - NOT TO EXCEED 1.5m HT.

Planting Legend

- SHRUB BED EDGE
- BEACH AREA
- SOO ON MIN. 150mm DEPTH TOPSOIL

Site Furnishings

SYM	ITEM	QTY	MODEL # / DESCRIPTION	AVAILABLE FROM
A	BENCH WITH BACK	4	IF TUBULAR BENCH (TUB) ALL METAL COMPONENTS TO BE POWDER COATED "PHANTOM BRONZE" w/ "WALNUT" RECYCLED PLASTIC LUMBER. SURFACE MOUNT AS PER MANUFACTURER'S SPECIFICATIONS.	Walden Industries Ltd. (844) 624-6476
B	BENCH	1	IF TUBULAR BENCH (TUB) ALL METAL COMPONENTS TO BE POWDER COATED "PHANTOM BRONZE" w/ "WALNUT" RECYCLED PLASTIC LUMBER. SURFACE MOUNT AS PER MANUFACTURER'S SPECIFICATIONS.	Walden Industries Ltd. (844) 624-6476
C	TRASH RECEPTACLE	1	MEDIUM CURVED TOP DOUBLE RECYCLING STATION (DUSTBIN). ALL METAL COMPONENTS TO BE POWDER COATED "PHANTOM BRONZE" w/ "WALNUT" RECYCLED PLASTIC LUMBER. SURFACE MOUNT AS PER MANUFACTURER'S SPECIFICATIONS.	Walden Industries Ltd. (844) 624-6476
D	PICNIC TABLE	3	IF PAPER PICNIC TABLE (PPT) ALL METAL COMPONENTS TO BE POWDER COATED "PHANTOM BRONZE" w/ "WALNUT" RECYCLED PLASTIC LUMBER. SURFACE MOUNT AS PER MANUFACTURER'S SPECIFICATIONS.	Walden Industries Ltd. (844) 624-6476
E	BIKE RACK	12	SPECIFICATIONS TO BE CONFIRMED	
F	SOLLARD LIGHTS	16	1800 LBS. 4" ROUND, 1000 DEGREE SOLAR POWERED LED SOLLARD. 16" TALL, 1000 DEGREE, 1000A, COLOR TEMPERATURE: 4000K, DISTRIBUTION: 90° BROAD BEAM, VOLTAGE: 120V, FINISH: OILPAINT TEXTURED BLACK.	The Outdoor Lighting Company Ltd. (403) 296-1099

Planting Notes

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE w/ ROCKY VIEW COUNTY LANDSCAPE SPECIFICATIONS - CURRENT EDITION.
- CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START. CALL BEFORE YOU DIG (1-800-240-3447).
- ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE BRUSH STEW ATON - UNLESS OTHERWISE SPECIFIED AND SHALL BE SOO AND INSTALLED TO CURRENT DATA STANDARDS.
- L.A. WEST RESERVES THE RIGHT TO RECTIFY ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS & SHALL INSPECT PLANT MATERIAL PRIOR TO INSTALLATION FOR INADEQUATE DEFECTS, TRANSPORT DAMAGE & ROOTBALL SIZE.
- ALL SHRUB MATERIAL AND CONIFEROUS TREES SHALL BE GROUPED IN MULCHED PLANTING BEDS. BEDS TO BE EXCAVATED TO A MINIMUM DEPTH, MULCH TO BE AS PER ROCKY VIEW COUNTY SPECIFICATIONS AND SHALL BE INSTALLED TO A 10mm DEPTH.
- FINAL SITE MAP LOCATION OF TREES SHALL BE APPROVED BY L.A. WEST PRIOR TO INSTALLATION. L.A. WEST RESERVES 24 HRS NOTICE PRIOR TO SITE VISIT.
- ALL SEEDS SHALL BE INSTALLED ON MIN. 150mm DEPTH OF TOPSOIL - UNLESS OTHERWISE NOTED.
- TOPSOIL TO BE ROCK PICKED & CLEANED PRIOR TO SOO AND INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SUB-GRADE, TOPSOIL, & PLANT MATERIAL INSPECTIONS & TESTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CARE, MAINTENANCE AND ESTABLISHMENT OF SITE DURING CONSTRUCTION.
- MAINTENANCE OF SITE FROM CONSTRUCTION COMPLETION (SOO) TO FINAL ACCEPTANCE (FAC) SHALL BE UNDERTAKEN BY THE CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN ALL CITY SPECIFIED MINIMUM SETBACKS FROM HARD SURFACES, FENCES & PROPERTY LINES FOR PLANT MATERIAL INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PROTECTION MEASURES TO PREVENT ROOT DAMAGE.
- CONTRACTOR SHALL NOTIFY L.A. WEST OF ANY DISCREPANCIES BETWEEN PLANT LIST AND DRAWINGS.
- CONTRACTOR TO PROVIDE SEED CERTIFICATES TO PARKS INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO SEED APPLICATION. ALL SEEDS SUBSTITUTIONS WILL REQUIRE ADDITIONAL APPROVAL FROM THE COUNTY.

Layout Notes

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE w/ ROCKY VIEW COUNTY LANDSCAPE SPECIFICATIONS - CURRENT EDITION, ALTERNATIVES, CITY OF CALGARY SPECIFICATIONS TO BE FOLLOWED.
- ENSURE ALL UTILITY INSTALLATIONS HAVE BEEN COMPLETED PRIOR TO ANY EARTHWORK. CONTRACTOR TO ENSURE THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START. CALL BEFORE YOU DIG (1-800-240-3447).
- ALL HARD SURFACE ELEMENTS (PATHWAYS, BENCHES, BENCHES, TABLES ETC.) SHALL BE SURVEY STAKED ON-SITE BY SITE ENGINEER AND APPROVED BY L.A. WEST PRIOR TO CONSTRUCTION. MAX. 2 TIPS TO SITE SHALL BE PROVIDED FOR SURVEY LAYOUT. COMBAT DART REQUIRED & 48 HRS NOTICE PRIOR TO LAYOUT.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
- CONTRACTOR RESPONSIBLE FOR ALL SUB-GRADE AND FINISH GRADE INSPECTIONS. A REPRESENTATIVE FROM L.A. WEST SHALL BE PRESENT AT ALL PARKS INSPECTIONS.
- ALL SITE FURNISHINGS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

Plant List (MR)

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES						
PS	2	Paper Birch	<i>Betula papyrifera</i> 'Silver Chisel'	75mm CAL	AS SHOWN	8 & 8
OB	1	Ohio Buckeye	<i>Aesculus glabra</i>	75mm CAL	AS SHOWN	8 & 8
PA	12	Pinkish Green Ash	<i>Fraxinus pennsylvanica</i> 'Honey'	75mm CAL	AS SHOWN	8 & 8
GP	3	Golden Plover	<i>Populus balsamifera</i>	60mm CAL	AS SHOWN	8 & 8
LL	11	Laurel Leaf Willow	<i>Salix purpurea</i>	75mm CAL	AS SHOWN	8 & 8
CONIFEROUS TREES						
WS	3	White Spruce	<i>Picea glauca</i>	2.5m HT	AS SHOWN	8 & 8
CS	10	Colorado Spruce	<i>Picea pungens</i>	2.5m HT	AS SHOWN	8 & 8
DECIDUOUS SHRUBS						
as	11	Baccharis	<i>Amelanchier alnifolia</i>	#5 pot	AS SHOWN	container
do	119	Dwarf Birch	<i>Betula glandulosa</i>	#5 pot	AS SHOWN	container
sa	156	Red Osier Dogwood	<i>Cornus sericea</i>	#5 pot	AS SHOWN	container
gr	170	Golden Flowering Currant	<i>Ribes aurum</i>	#5 pot	AS SHOWN	container
g	53	Glossy Yew	<i>Taxus canadensis</i>	#5 pot	AS SHOWN	container
pr	179	Pinkish Wild Rose	<i>Rosa acicularis</i>	#5 pot	AS SHOWN	container
tw	32	Blue Fox Willow	<i>Salix baccata</i>	#5 pot	AS SHOWN	container
sw	74	Shining Willow	<i>Salix lucida</i>	#5 pot	AS SHOWN	container
fw	81	Yellow Twig Willow	<i>Salix alba</i>	#5 pot	AS SHOWN	container
dw	111	Dwarf Arctic Willow	<i>Salix purpurea</i> 'Nana'	#5 pot	AS SHOWN	container
nc	50	Highbush Cranberry	<i>Viburnum ciliatum</i>	#5 pot	AS SHOWN	container
at	131	African Compact Cornus	<i>Viburnum ciliatum</i> 'African'	#5 pot	AS SHOWN	container
CONIFEROUS SHRUBS						
as	18	Dwarf Stage Pine	<i>Pinus mugo</i> 'Var. Plum'	#5 pot	AS SHOWN	container
PERENNIALS/GRAZERS						
ky	16	Kent Plover Feather Reed Grass	<i>Calamagrostis canadensis</i> 'Kent Plover'	#1 pot	AS SHOWN	container
hw	27	Blue Owl Grass	<i>Habenaria canadensis</i>	#1 pot	AS SHOWN	container
lv	12	English Lavender	<i>Leucadendron angustifolium</i> 'Blumend'	#1 pot	AS SHOWN	container

project
HARMONY

Lake Interface: Landscape Enhancements

LAYOUT AND
PLANTING PLAN



AFG LAW.060.009.002

design

LJB

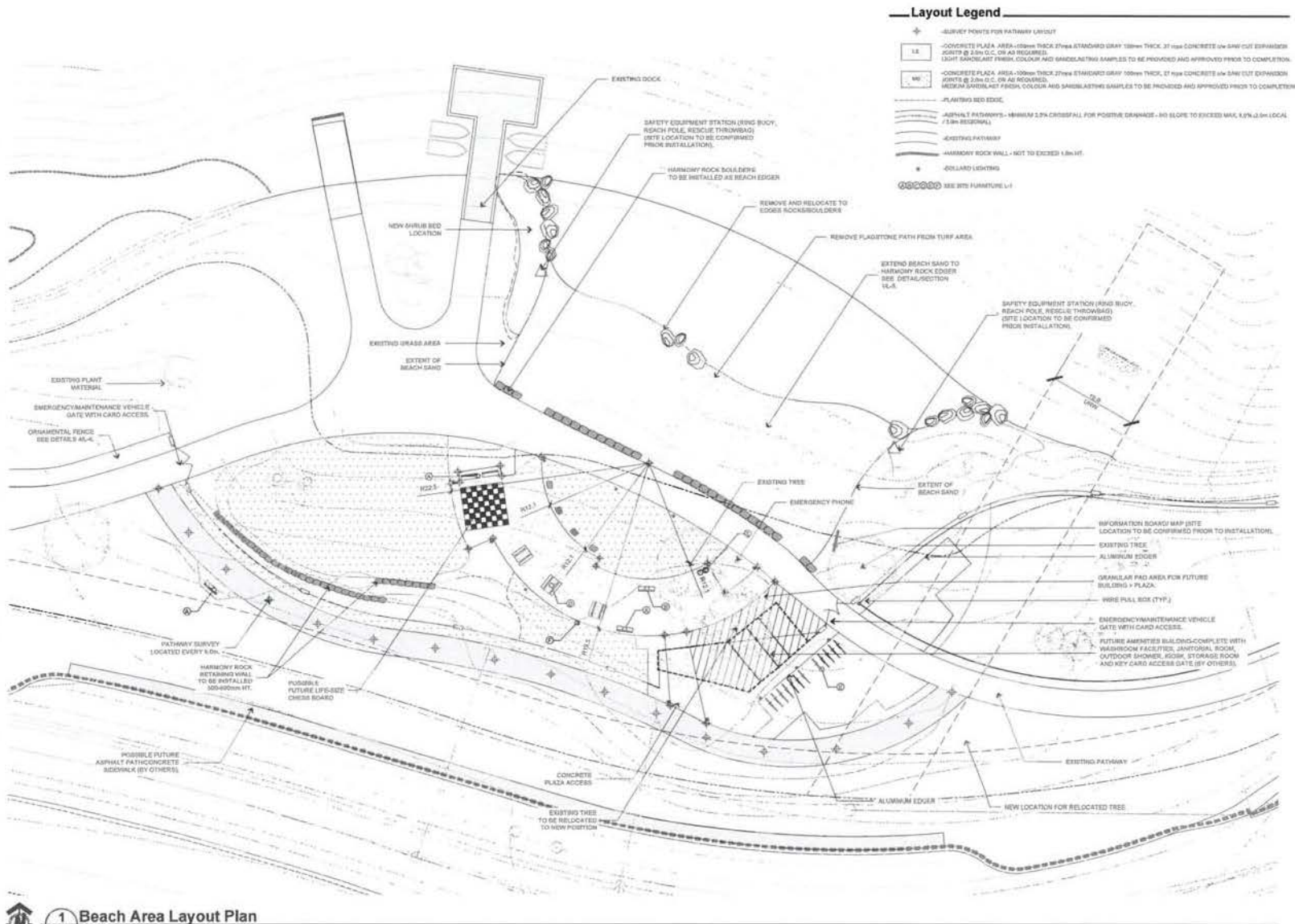
date

July 24, 2018

L-1



B	11.23.18	ISSUE FOR CONSTRUCTION
A	07.24.18	COUNTY OF ROCKY VIEW SUBMISSION
no.	date	description



HARMONY

Lake Interface: Landscape Enhancements

LAYOUT PLAN

467 - 31st Avenue NW, Calgary, AB T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927



Launie J. Burrows

B	11.23.18	ISSUE FOR CONSTRUCTION
A	07.24.18	COUNTY OF ROCKY VIEW SUBMISSION
NO.	4381	PROJECT

Lake Interface: Landscape Enhancements

drawing the

PLANTING AND GRADING PLAN



AFG 14/060.000.003

design input no.

LJB

July, 24, 2018

L-5

Grading Legend

14.50 PERIMETER DESIGN CRACKS SET BY DESIGN ENGINEER

4326 30' - PROPOSED CONTOUR LINE, 3.5m CONTOUR INTERVAL

N.P. 1118.25 PROPOSED HIGH POINT SPOT ELEVATION

2.5% → -DIRECTION AND SLOPE PERCENTAGE OF TYPICAL OVERLAND DRAINAGE AND SIDE SLOPES - MINIMUM 2.5% SLOPE FOR POSITIVE DRAINAGE - NOT TO EXCEED MAX. 30%

MIN. DIRECTION & SLOPE PERCENTAGE OF ASPHALT PATHWAYS - MINIMUM 1.0% CROSSFALL FOR POSTTENSILE DRAINAGE - NO SLOPE TO EXCEED MAX. 2.0% (2.0% LOCAL / 1.5% REGIONAL)

1 Beach Area Planting and Grading Plan

SCALE = 1 : 200

L.A. West
Landscape • Architectural • Design • Consultants

467 - 31st Avenue NW, Calgary, AB T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927

B 11.23.18 ISSUE FOR CONSTRUCTION
A 107.27.18 COUNTY OF ROCKY VIEW SUBMISSION

HARMONY

Lake Interface: Landscape Enhancements

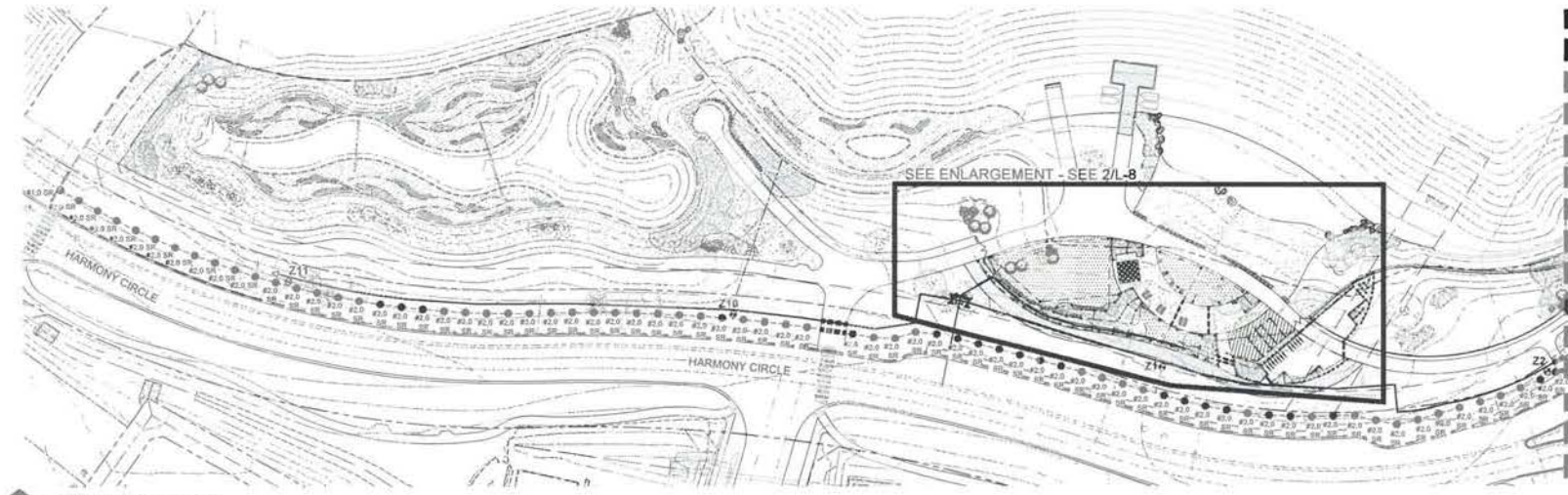
IRRIGATION PLAN

AS SHOWN

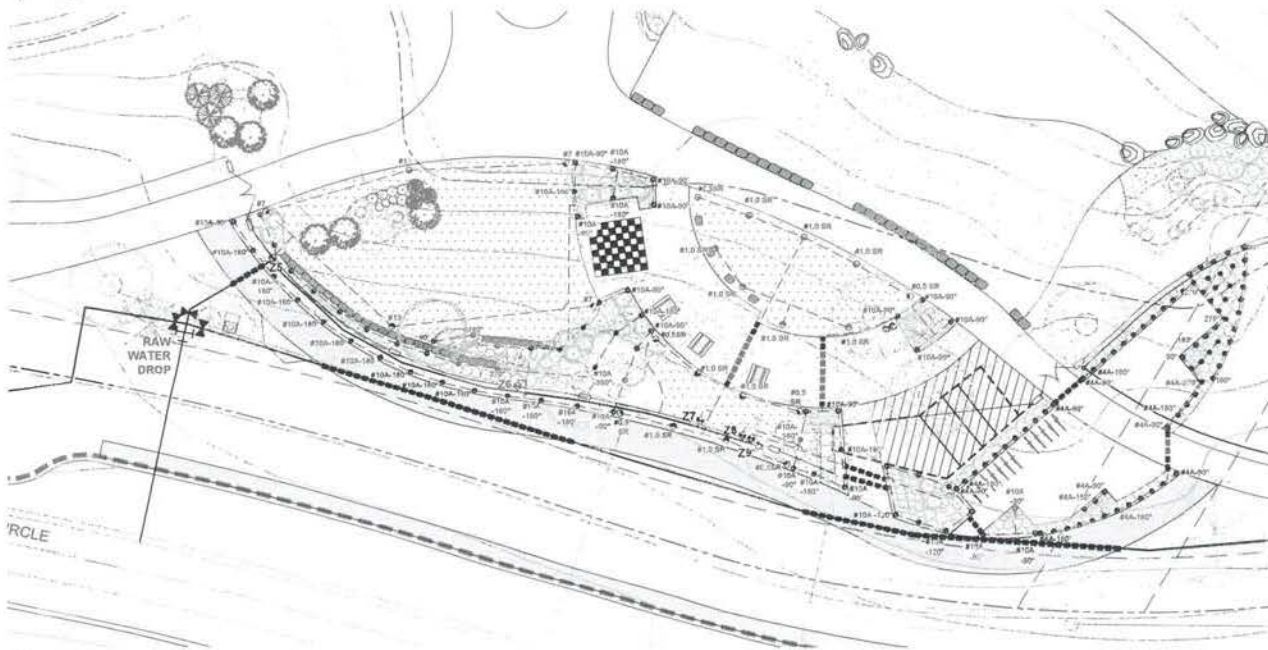
L-8

July, 18, 2018

NOTE:
- REFER TO SHEET L-9 AND L-10
FOR IRRIGATION SCHEDULES &
LEGEND

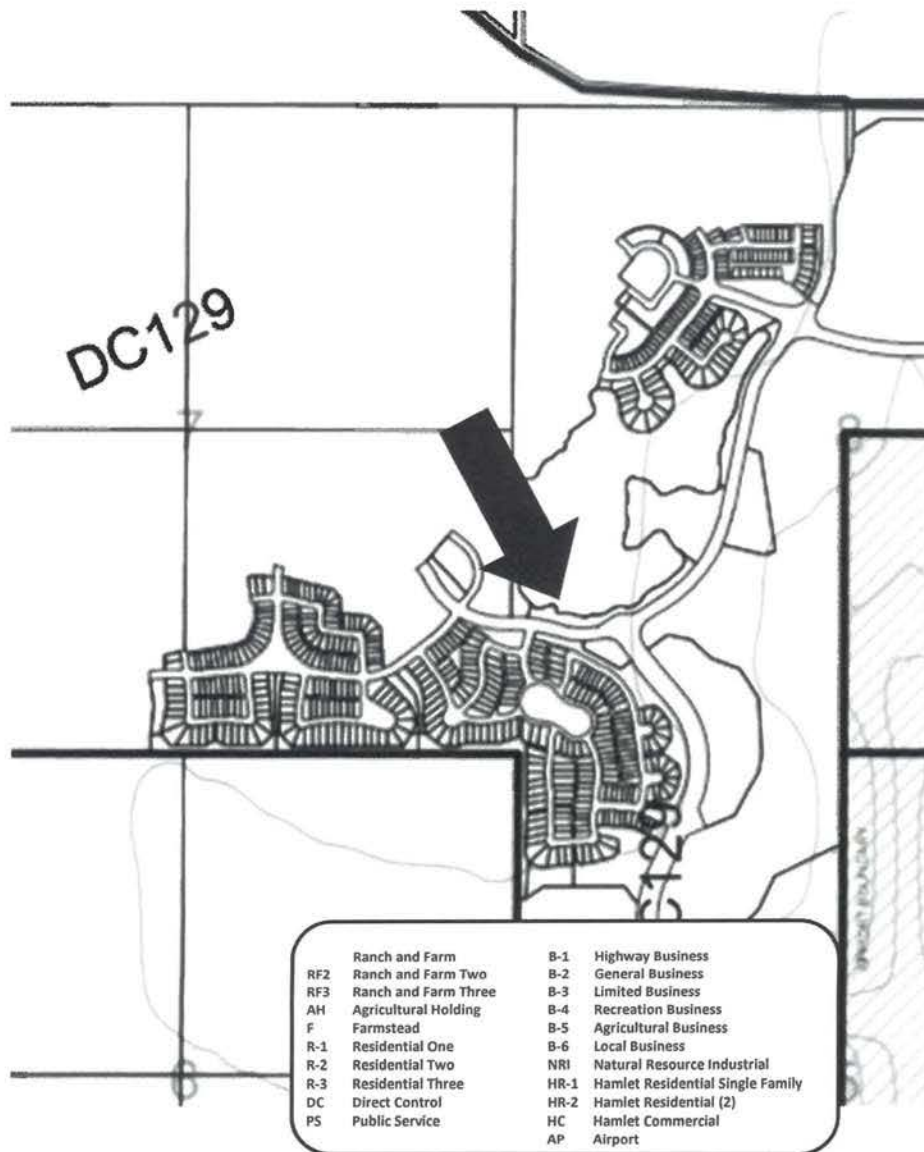


1 Irrigation Plan
L-8
SCALE: 1:500



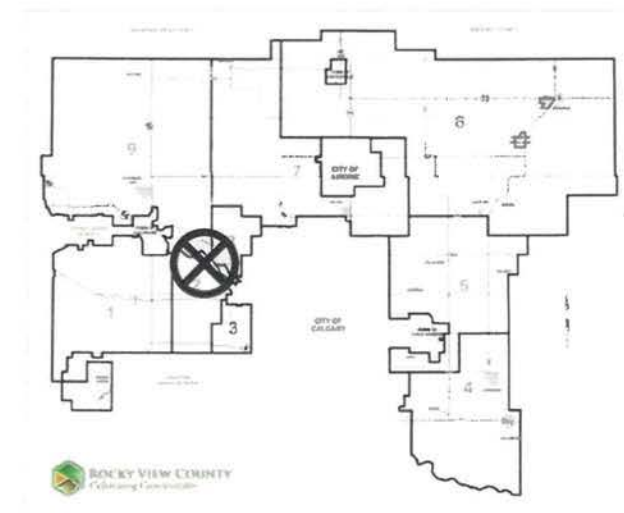
2 Irrigation Plan
L-8
SCALE: 1:200

Project: L.A. West, 31st Avenue NW, Calgary, AB T2M 2P5. Design: L.A. West, 31st Avenue NW, Calgary, AB T2M 2P5. Date: July 18, 2018. Scale: 1:500. Sheet: E-8 of 41.



Land Use and Location

- The subject land is designated as Direct Control District (DC129), located in the hamlet of Harmony just north of Harmony Circle.



LAND USE MAP

Lot: 1 Block: 8 Plan: 1612694
Division 2; File05708083





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

2018 Aerial Image

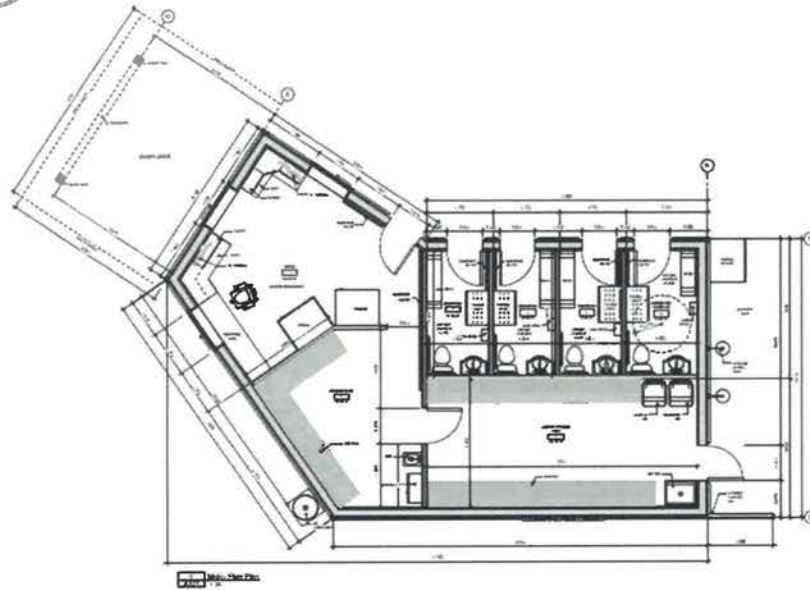
- The subject land is part of the Harmony Trail Network, and is part of the GO Cell intended to provide for community amenity space and to provide recreational based business opportunities.

AIR PHOTO
Spring 2018

Lot: 1 Block: 8 Plan: 1612694
Division 2; File05708083



ROCKY VIEW COUNTY



Development Proposal

Application Details:

- The Applicant proposed the construction of a Beach Building for the Owners Association of Harmony, which includes:
 - A Beach Office
 - A Storage Room
 - A Janitorial Room;
 - Four Indoor washroom facilities/change rooms; and
 - A open roof canopy for shelter.

SITE PLAN

Lot: 1 Block: 8 Plan: 1612694
Division 2; File05708083

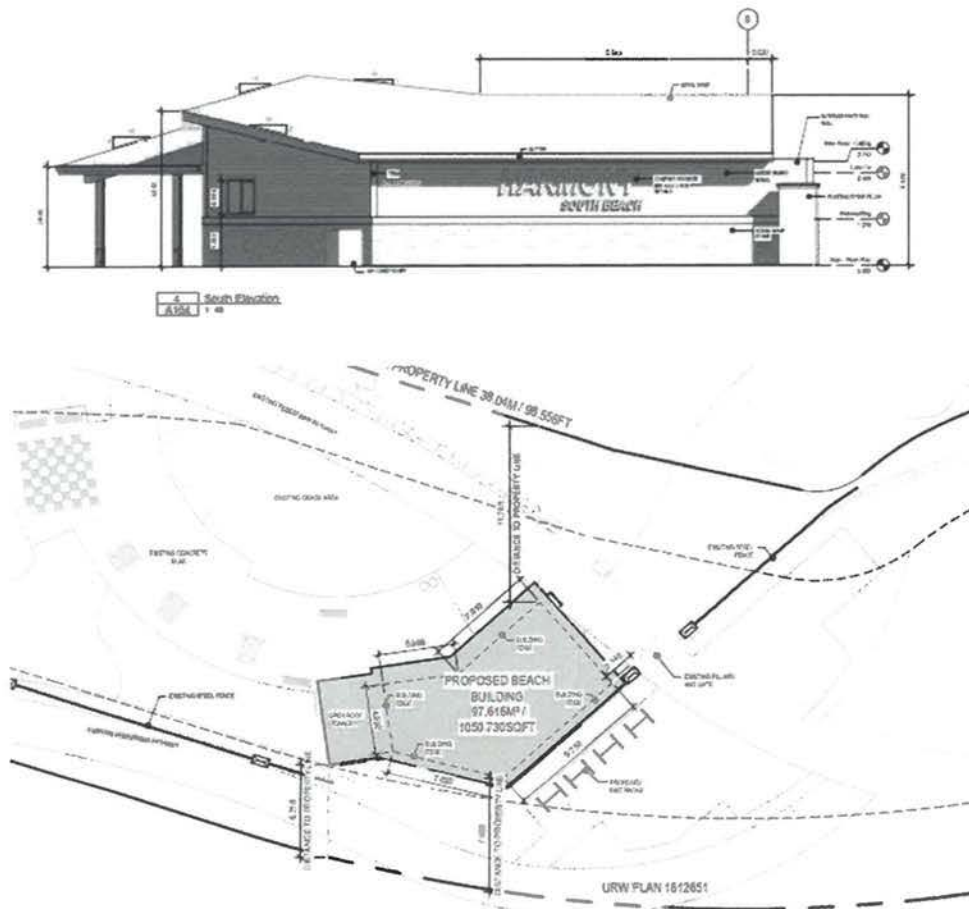


ROCKY VIEW COUNTY

Development Proposal

Application Details:

- The proposed building meets all setback requirements and maximum height regulation.
- An exterior signage is proposed on the south side facing the pathway and Harmony Cycle.
- Landscaping is being addressed as part of the Harmony Trail Network.
- The Applicant proposed zero parking for the building as the building is intended for local use and access to the facility is via the Harmony Trail Network.



SITE PLAN

Lot: 1 Block: 8 Plan: 1612694
Division 2; File05708083





SITE PHOTO
FACING EAST

Lot: 1 Block: 8 Plan: 1612694
Division 2; File05708083



ROCKY VIEW COUNTY



SITE PHOTO
FACING WEST

Lot: 1 Block: 8 Plan: 1612694
Division 2; File05708083



Options

- Administration recommends approval in accordance with Option #1.
- Option #1:
THAT Development Permit Application PRDP20200760 be approved with the suggested conditions noted in the report.
- Option #2:
THAT Development Permit Application PRDP20200760 be refused as per the reasons noted.

OPTIONS

Lot: 1 Block: 8 Plan: 1612694
Division 2; File05708083



ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: May 25, 2020

DIVISION: 03

APPLICATION: PRDP20200706

SUBJECT: Development Item: Single-lot regrading (temporary stockpiling)

USE: Discretionary, with no Variances

APPLICATION: Single-lot regrading and the placement of clean topsoil (temporary stockpiling)

GENERAL LOCATION: located at the southeast junction of Hwy. 1 and Rge. Rd. 31

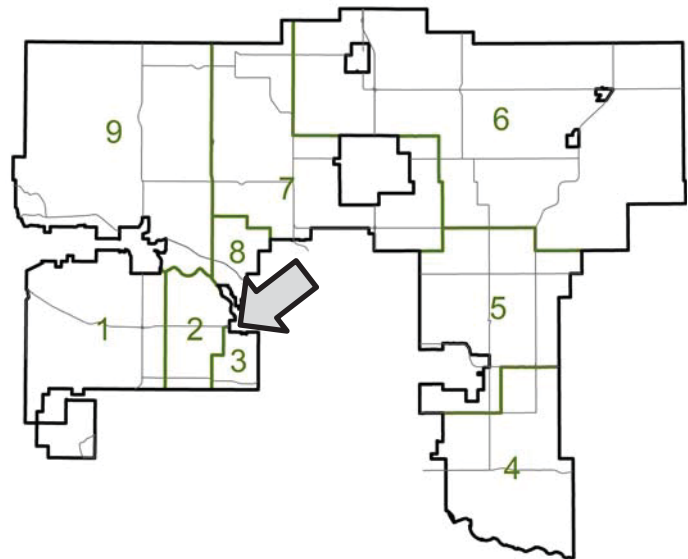
LAND USE DESIGNATION: Ranch and Farm District t (RF)

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

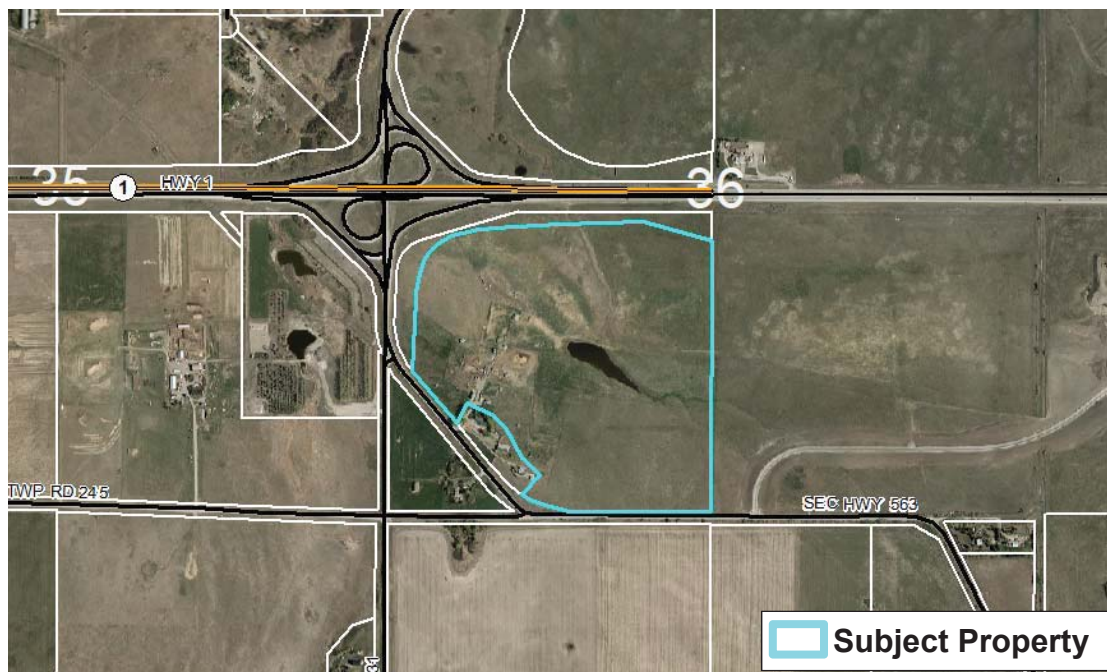
OPTIONS:

Option #1: THAT Development Permit Application PRDP20200706 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20200706 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Jacqueline Targett – Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: March 27, 2020	File: 04736011
Application: PRDP20200706	Applicant/Owner: Sureway Construction Group Ltd. (Laura Royer)
Legal Description: Lot 1, Block 2, Plan 0313363, SW-36-24-03-05	General Location: located at the southeast junction of Hwy. 1 and Rge. Rd. 31
Land Use Designation: Ranch and Farm District	Gross Area: ±44.78 hectares (±110.66 acres)
File Manager: Jacqueline Targett	Division: 03

PROPOSAL:

The proposal is for Single-lot regrading and the placement of clean topsoil (temporary stockpiling).

This proposal will include the temporary stockpiling of native and imported clean topsoil. The storage of topsoil is to support to the West Calgary Ring Road Project. Topsoil generated from the Ring Road project will be stored on the subject site. The topsoil will then be reused in the development of the Ring Road project and future projects by the landowner. No topsoil will be spread on the subject site at this time, only stockpiled and/or reused. The application development area will include the north east portion of the site, with approximately a total area of 97,500.00 sq. m (1,049,481.26 sq. ft.) [9.71 hectares (24.00 acres)].

The subject site does include a tributary of the Bow River, which runs south from Hwy. 1 and collects in a low-lying area, in the central portion of the property.

Stockpile Details:

- **Stockpile #1**

A smaller stockpile will be 2.00 m (6.56 ft.) high, stored at a minimum of 3:1 side slopes, and will include a volume 200 mm of native topsoil, that will be salvaged and stockpiled along the north edge of the site, 60.00 m (196.85 ft.) from the Hwy. 1 right-of-way and 30.00 m (98.42 ft.) from the riparian protection area.

- **Stockpile #2**

The main stockpile will be 6.00 m (19.68 ft.) high, stored at a minimum of 3:1 side slopes, and will include a volume of 150,000.00 cu. m of topsoil. The application advises that 200 truckloads a day will be required until the total volume is achieved. Access will be through a temporary approach off Hwy. 1, on the north east side of the site and an approach off Hwy. 563, on the south east side of the site. This stockpile will be located south of stockpile #1 and will be 30.00 m (98.42 ft.) from the riparian protection area.

The stockpiles will be seeded to help with sediment and erosion control measures. The site will also be monitored for weeds, as per the Weed Control Act. Upon completion of the project, the 200 mm of topsoil salvaged will be replaced and any pre-disturbance drainage patterns will be maintained.

Permanent stockpiling of materials is defined as *Outdoor Storage*. However, temporary stockpiling of clean topsoil or fill is considered discretionary under *Stripping, Filling, Excavation, and Grading*. As the storage on the site will occur for a limited time only, with site reclamation occurring once completed, a



time limit will be applied to this permit. Upon expiry, if additional time is required for the stockpiling of materials, a renewal application will be required.

Property History:

Planning Applications, Building Permits:

- No property history

Development Permits:

- PRDP20173290 (Signage, five (5) billboards with nine (9) signs); Refused

Assessment:

- Dwelling, Single Detached 1940
- Dwelling, Single Detached 1956

Land Use Bylaw:

Section 8 Definitions:

GLACIAL TILL means coarsely graded and extremely heterogeneous sediments of glacial origin or water/wind deposited substrate, as determined by the Alberta Geological Survey or by a qualified professional;

OUTSIDE STORAGE means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements;

RIPARIAN PROTECTION AREA means the lands adjacent to naturally occurring watercourses, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta's "Stepping Back From the Water Guidelines: A Beneficial Management Practices Guide For New Development Near Water Bodies in Alberta's Settled Region" as amended".

Section 33 Stripping, Filling, Excavation, and Grading

33.1 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) require a Development Permit.

- As the subject application is for the site stripping of topsoil and the temporary storage of topsoil, a Development is required;

33.6(a) The placing or storage of fill and topsoil may be allowed in any land use district, providing that a Development Permit and/or other County approved mechanism for approval has been issued to verify there is no adverse effect on adjacent lands as a result of any drainage alteration.

- Conditions of this permit will ensure that no adverse effect on adjacent lands or highway infrastructure will occur

33.6(d) Notwithstanding Section 33.6(b), the County requires a Road Use Agreement (RUA) or a written confirmation from the County that a Road Use Agreement is not required for the hauling of fill and topsoil.

- Based on the application, only highways will be utilized. However, confirmation will be required to ensure that no County roads will be needed to be used.



33.6(e) *Notwithstanding Section 33.6(a) and (b), no fill and topsoil shall be place and stored in a Flood Hazard Area, wetlands, Riparian Protection Area, and drainage courses, unless otherwise approved by the Development Authority and the applicable authority.*

- The subject application site plan indicates that the required 30.00 m (98.42) riparian protection area shall be adhered to.

Section 41 Riparian Protection

Determining the Riparian Protection Area

Section 41.2 *The extent of the Riparian Protection Area shall be determined by the County on the basis of the lands soil type as follows:*

(a) *Minimum of 30 metres (98.43 ft.) if the soil type is glacial till.*

(b) *Minimum of 60 metres (196.86 ft.) if the soil type is alluvial sediments.*

- The Bow River Tributary includes a 30.00 m (98.42 ft.) Riparian Protection Area as the soil type is Glacial till.

STATUTORY PLANS:

This property falls under the City of Calgary Intermunicipal Development Plan and the Central Springbank Area Structure Plan (ASP). The City of Calgary did not provide a circulation response and the ASP does not provide specific guidance on the nature of this application. The application was also evaluated in accordance with the County's Land Use Bylaw.

INSPECTOR'S COMMENTS:

Inspection: April 22, 2020

- Development has not started;
- No access from Hwy 1 constructed;
- The parcel is highly irregular in terms of elevation and slope;
- Parcel is currently being used as a pasture by an adjacent owner as part of an agreement with current owner; and
- No issues with DP application at this time.

CIRCULATIONS: Requested comments by April 20, 2020

Alberta Transportation (April 22, 2020)

AT Reference No.: RSDP029974

AT File Number: SW-36-24-3-W5M (01)

- AT issues an exemption in requiring a Roadside Development permit,

City of Calgary

- No response received at the time of this report

Development Compliance Officer Review (April 20, 2020, 2020)

- How much material will be put back into the ring road and how much will stay on site. Is some of the material being used off site in area developments?
- We do not appear to have any outstanding enforcement on the property. However, if you agree, I would recommend an operating compliance deposit to ensure that the material is removed



within the timeline provided by Rocky View County and that they do not deviate from their conditions

Agricultural Services Review (April 23, 2020)

- Agricultural Services Staff Comments: Is there a timeframe for how long the topsoil will be temporarily stored? It may be of benefit to the applicant to create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds. The applicant will need to ensure compliance with the Alberta Weed Control Act.
- If the soil is just being stored temporarily we won't need any additional submission such as a topsoil analysis or certified agroloist letter however if it's going to be spread on the land we would.

Utility Services Review (April 21, 2020)

- No Concerns.

Road Operations Review (May 7, 2020)

- We would just want confirmation from the Applicant that no County roads will be used as part of the DP and that they will be utilizing Hwy 563 and Hwy 1.

Engineering Services Review (May 12, 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 provide reclamation security of \$5,000 per disturbed acre as per the County Servicing Standards.
- Prior to issuance, the applicant 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 subject land is adjacent to Highway 1.

Geotechnical:

- Prior to issuance, the applicant/owner is required to submit a geotechnical report that is conducted and stamped by a professional geotechnical engineer and provides recommendations on the placement of the stockpile material as the stockpile height is greater than 1.2m.
- As a permanent condition, the applicant/owner shall demonstrate that the stockpile has been stabilized when the stockpiling work has been completed.

Transportation:

- Prior to issuance, the applicant/owner will be required to obtain confirmation from Alberta Transportation on the location of the temporary access or if an alternate access road will be required. Should a new road approach be required, the applicant/owner shall construct a new road approach to the satisfaction of the County and Alberta Transportation.

County Comment: Alberta Transportation has issued an exemption for this application under AT Reference No.: RSDP029974



- Prior to the issuance, the applicant 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.
- The applicant/owner will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, as the proposed development is located within the agricultural land use district and is not expected to increase traffic within the local road network (the applicant confirmed that the hauling route does not include County roads).

Sanitary/Waste Water:

- Engineering has no requirements at this time.

Water Supply And Waterworks:

- Engineering has no requirements at this time.

Storm Water Management:

- Prior to issuance, the applicant/owner will be required to submit a Site-Specific Stormwater Implementation Plan that is in accordance with the Springbank Master Drainage Plan and the County Servicing Standards.
- The proposed development covers a large area of the subject land and as a result may be impacting the imperviousness of the subject land. The stockpile also appears to be impacting existing drainage flows as it is being placed over top of a natural slope that slopes eastward that appears to be directing stormwater towards the stream running through the subject land.

Environmental:

- Prior to issuance, the applicant/owner will be required to submit an Erosion and Sedimentation Control Plan to address impacts and provide mitigation measures that the proposed development may have on the adjacent highway and the stream that runs through the subject land as per County policy 419 *Riparian Land Conservation and Management*.
- Should the proposed development infringe on the riparian setback, prior to issuance, the applicant/owner will be required to conduct a biophysical impact assessment that assess the impacts and provides recommendations on how to mitigate the impacts as per County policy 419 *Riparian Land Conservation and Management*. The applicant/owner shall be responsible for adhering to the recommendations of the BIA.
- As an advisory condition, the applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands.

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, for the following reasons:

Description:

1. That single-lot regrading and the placement and the stockpiling of clean topsoil, shall be permitted in general accordance with the drawings submitted with the application, as prepared by Sureway Construction Ltd., "*West Calgary Ring Road Temporary Soil Storage Application*"; Dwgs. (5), dated March 2020, as amended through conditions.
 - i. Stockpile of native topsoil, approximately 200 mm
 - ii. Stockpile of imported topsoil, approximately 150,000.00 cu. m

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Weed Management Plan, to ensure compliance with the Alberta Weed Control Act, to the satisfaction of the County.
3. That a \$25,000 Irrevocable Letter of Credit or refundable security shall be deposited with the County, to ensure the site is reclaimed to its natural state, once the stockpiles have been removed/spread from the site. If the site is not reclaimed to its natural state, the County may use the funds and enter onto the described land and carry out the work necessary to meet the condition.
4. That prior to issuance of this permit, the Applicant/Owner shall submit confirmation that all truck hauling routes will be utilizing the Provincial Highway Network (Hwy. 1 & Hwy. 563) and that no County roads will be utilized.
 - i. If County roads will be utilized, the Applicant/owner shall contact County Road Operations with haul details for materials and equipment needed during the development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
5. 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, and all other relevant construction management details.
6. That prior to issuance of this permit, the Applicant/Owner shall submit a geotechnical report, conducted and stamped by a geotechnical engineer and provides recommendations on the placement of the stockpile material as the stockpile height is greater than 1.2m., in accordance with County Servicing Standards.
7. 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, Springbank Master Drainage Plan, to the satisfaction of the County.
8. That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) plan to address impacts and provide mitigation measures (ie. Silt fencing, seeding of topsoil, etc.) that the proposed development may have on the adjacent highway and the stream that runs through the subject land as per County Policy 419 *Riparian Land Conservation and Management*.

Permanent:

9. That upon completion of the development, the Applicant/Owner shall submit written documentation or demonstrate that the large stockpile has been stabilized when the stockpiling work has been completed.
10. That no imported topsoil shall be spread on the subject site unless written confirmation is received by the County or a separate Development Permit application has been issued.



11. That it shall be the responsibility of the Applicant/Owners to ensure the topsoil has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
12. That the Applicant/Owner shall seed or treat the stockpiles with vegetative cover within 45 days of the commencement of the growing season, in accordance with the County Servicing Standards.
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 no native topsoil shall be removed from the site. All imported topsoil shall be removed.
15. 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.
16. 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.
17. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands or road infrastructure from drainage alteration.
18. That the stockpiling of topsoil shall not infringe in the Riparian Setback of the Bow River Tributary at any time. The Applicant/Owner shall maintain appropriate riparian area setbacks/buffers from the Tributary at all times.
19. That for any on-site private lighting required shall be dark sky, and shall be designed to conserve energy, reduce glare, and reduce uplift. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
20. That any 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.
21. 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.
22. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.

Advisory:

23. 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*, if the property is located within Rocky View County, prior to placement.



24. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
25. 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*].
26. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - i. The Applicant/Owner shall adhere to any requirements of Alberta Transportation, AT Reference No: RSDP029974;
27. 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.
28. That this Development Permit, once issued, shall be valid until **June 30, 2022**.

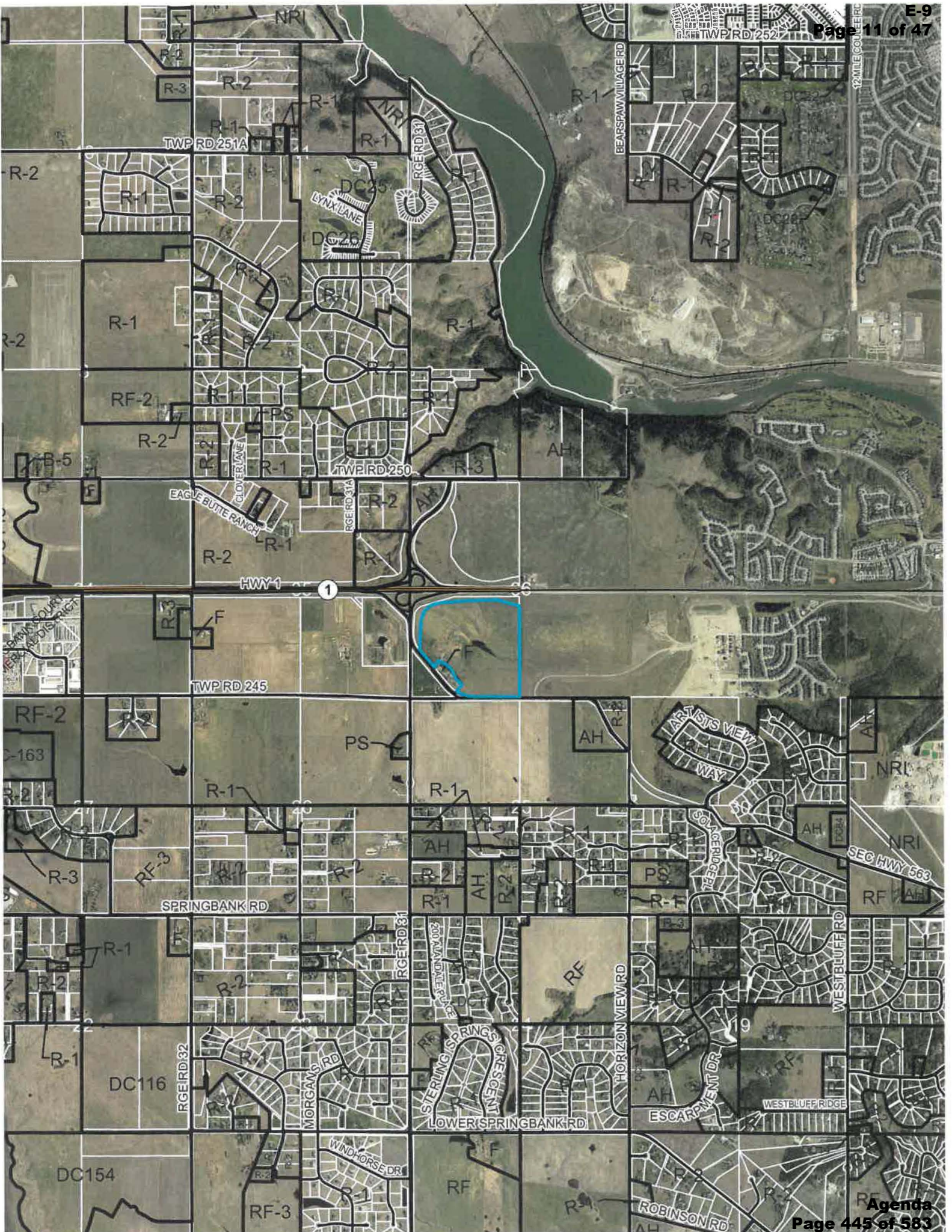
Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland or waterbody is impacted by the proposed development.

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

REFUSAL, for the following reasons:

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







ROCKY VIEW COUNTY
Cultivating Communities

20200706

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$ 1000.00	File Number 04736011
Date of Receipt Mar 18/20	Receipt # 023794

Name of Applicant Sureway Construction Group Ltd. Email laura.royer@sureway.ca
Mailing Address 9175 14 Street, Edmonton, Alberta

Postal Code T6P 0C9
Telephone (B) 780 486 6336 (H) _____ Fax _____

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) Qualico Developments West Ltd

Mailing Address 200, 5709 - 2 St. SE
Calgary, Alberta Postal Code T2H 2W4

Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SW $\frac{1}{4}$ Section 36 Township 024 Range 03 West of 5 Meridian
b) Being all / parts of Lot 1 Block 2 Registered Plan Number 0313363
c) Municipal Address A 30288 Old Banff Coach Road
d) Existing Land Use Designation RF Parcel Size 110.66 acres Division 3

2. APPLICATION FOR

Temporary soil storage stockpile in support of the West Calgary
Ring Road Project.

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 Laura Royer 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.

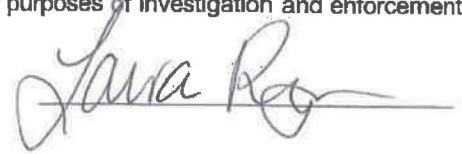
**Affix Corporate Seal
here if owner is listed
as a named or
numbered company**

Applicant's Signature Laura Royer
Date Mar 10, 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, Laura Royer, 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 10, 2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted	File Number 04 736011
Date of Receipt	Receipt # 2020 023794

Name of Applicant Sureway Construction Group Ltd.

Address of Applicant 9175 14 Street Edmonton, Alberta T6P 0C9

Telephone (C) 780 486 6336

(H) _____

(Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

☒ Site stripping

☐ Re-contouring

☐ Filling

☒ Stockpiling

☒ Excavation (including removal of topsoil)

☐ Construction of artificial water bodies and/or dugouts

☐ Grading

☐ Other _____

2. PURPOSE

What is the intent of the proposal? This will be a temporary soil storage stockpile in support of the West Calgary Ring Road Project. The intent is to store soil generated from the Ring Road Project to be used for the Ring Road and to be used in future projects by the landowner.

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable) _____

There will be no anticipated effects on any existing drainage patterns or environmentally sensitive areas. These areas will be avoided, and protected using erosion and sediment control measures if necessary.

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height 6m +/-

Volume 150,000 meters cubed

Width _____

Truckload aprox 200/day (approximately)

Length _____

Slope Factor _____ (if applicable)

Area 500,000 square metres

** Please show all measurements in detail on your site plan.*

4. TERMS AND CONDITIONS

(a) General statement about conditions:

1. The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
3. The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
4. As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
- Transportation Offsite Levy Bylaw;
 - Water and Wastewater Offsite Levy Bylaw; and
 - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.

6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

- Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

I Laura Royer hereby certify that
(Print Full Name)

☐ I am the registered owner

☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.



9175 - 14 St NW Edmonton, AB T6P 0C9
T. 780.440.2121 F. 780.440.1092

March 9, 2020

Rocky View County Development Department
C/O Rocky View County Hall
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: West Calgary Ring Road Project Temporary Soil Storage in SW 36-024-03 W5M

To whom it may concern:

Sureway Construction (Sureway) is hereby submitting a Stripping and Grading Development Permit application for the purpose of temporarily using a portion of SW 36-024-36 W5M for soil stockpile storage to support the West Calgary Ring Road Project. The Development Permit Application Form has been included as Attachment A.

Introduction

Sureway will be working on the West Calgary Ring Road (WRCC) Project between Crestmont and Old Banff Coach Road. The land involved in this proposal is located south of The TransCanada Highway in SW 36-024-03 W5M and is owned by Qualico Communities. A Certificate of Title and Letter of Authorization is included as Attachment B. The maximum disturbance area of the proposed activity is 55.27 ha (136.6 ac.). This project would consist of an access road, a storage area for a soil stockpile, and the stripping and salvage of topsoil resources on site.

Proposed Project

As there is limited space alongside the TransCanada Highway, the land would be used as temporary soil storage for excess soil generated from the West Calgary Ring Road Project. The intention is to salvage and store approximately 200 mm of topsoil along the north edge of the site in order to facilitate storage of clean soil material. The salvaged topsoil will be stored separately and used for reclamation of the site when the project is complete. Sureway is anticipating the stockpile would be approximately 150,000 m³ of soil to a maximum of 6 m in height and a minimum of 3:1 side slopes. The soil will be stockpiled for future use by Qualico. During soil import to the storage site, Sureway is anticipating a maximum of 200 buggy loads per day. This will not be common occurrence over the long run of the project. As shown in the drawings in Appendix C, the West Calgary Ring Road Project foot print is directly north of the proposed soil storage area. Buggies will deliver soil to the site via the existing project foot print along the north boundary of the site. Please see drawings for the proposed temporary access for the buggies to access the site from the north. An additional access road will be constructed from Township Road 245 for longer term fleet vehicle access, per the attached drawings.

During topsoil salvage and imported material storage, existing surface water drainage patterns will be maintained on site. Further, there will be no disturbance to groundwater or groundwater flows. The topsoil stockpile will be

seeded to ensure no erosion takes place. The site will be monitored for the encroachment of weeds as per the Weed Control Act.

According to the Alberta Energy Regulator (AER) Abandoned Wells Map Viewer there are no abandoned wells on this property. Appendix D shows a copy of the map generated from the AER website.

Reclamation

Once the landowner has depleted the material stockpile, the topsoil salvaged during stripping will be replaced by the landowner. Pre-disturbance drainage patterns will be maintained at the time of reclamation.

Please contact myself at 780-486-6336 or laura.royer@sureway.ca if you have any questions.

Sincerely,



Laura Royer
Sureway Construction

Attachments

- Attachment A. Development Permit Application Form
- Attachment B. Current Title and Landowner Letter of Authorization
- Attachment C. Site Drawings
- Attachment D. AER Abandoned Wells Map

Jacqueline Targett

From: Laura Cline <laura.cline@sureway.ca>
Sent: May 11, 2020 12:18 PM
To: Jacqueline Targett
Subject: RE: [EXTERNAL] - RE: Sureway Soil Storage Application

Categories: CityView Permitting Attachment

Hi Jacqueline,

The answer to your recent questions (both emails) are as follows:

1. What is the timeline for the storage? The application would depict a minimum time frame that co-aligns with the Ring Road development but then references that Qualico will keep after the fact and use when needed.
 - The current timeline of the 'grading' activities within the Qualico land is starting this May and up to May 31 of 2021. The area disturbed with our work will be reclaimed with topsoil and seed, and the remaining common/clay stockpile will not be topsoiled.
 - Timeline for the future handling of the common/clay stockpile by Qualico is unknown, but potentially within the next few years.
 - This DP would just be related to our work this year, up to May 31 2021.
2. How much material will be put back into the ring road and how much material will remain/stay on site.
 - There will be approximately 150,000 m3 of common/clay material that will be put in stockpile and remain in place on the Qualico land.
 - Some minor amounts of topsoil from the ring road may be temporarily stockpiled within the Qualico land, but will all be put back to the ring road.
3. Is some of the material being used off site in area developments?
 - As part of Sureway's involvement in the Ring Road Project and this associated stockpile storage, we will not be taking any common/clay material from the Qualico land offsite.
 - As mentioned, there is potential for future use of the material by Qualico in nearby projects but the exact timeline and volumes is currently unknown.
 - We understand the permit is discretionary and would be required to be renewed year to year. Once our involvement in the project is over, Qualico would continue monitoring and permitting of the pile location.
4. Is there any proposed screening of the stockpiles?
 - There will be no screening of the stockpiles.
5. Based on the application it would seem that all material will be stockpiled onsite and then removed accordingly.
 - a. Can you confirm if any material will be spread onsite?
 - Our current work is for stockpile only, no material spread onsite. If in the future the development group/landowner has grading to do, they would get another development permit.
6. Looking at the transportation routes + access, it would seem that all hauling to and from the site will occur on Hwy 1 and Hwy. 563 and a temporary access is being proposed off Hwy. 563.
 - a. Can you confirm if there will be any hauling routes using the County road network or will all access be through the Highways?
 - There would be no dirt hauling using the county road networks.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 409 900 0313363;2;1 191 173 140 +3

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 0313363
BLOCK 2
LOT 1
CONTAINING 48.52 HECTARES (119.90 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1911250 PLAN	3.74	9.24	(AREA E)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;3;24;36;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 031 416 572

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 173 140	26/08/2019	TRANSFER OF PART OF LAND		

OWNERS

COACH CREEK DEVELOPMENTS INC.
OF C/O QUALICO DEVELOPMENTS WEST LTD
200, 5709-2 ST SE
CALGARY
ALBERTA T2H 2W4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
981 071 211	09/03/1998	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY (CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

191 173 140 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LIMITED.

909 ELEVENTH AVENUE S.W., CALGARY

ALBERTA

981 113 457 23/04/1998 UTILITY RIGHT OF WAY
GRANTEE - TELUS COMMUNICATIONS INC.

981 114 174 23/04/1998 EASEMENT
OVER BLOCK A ON PLAN 9811156 FOR BENEFIT
OF SW 36 24 3 W5M
(AS TO PLAN 9811157)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF MARCH,
2020 AT 01:15 P.M.

ORDER NUMBER: 38985745

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



ROCKY VIEW COUNTY

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

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

LETTER OF AUTHORIZATION

I, (We) Crestmont Developments Inc. being the owner (s) of

Lot 1 Block 2 Plan 03/3363

Legal:

NW/NE/SE/SW Section _____ Township _____ Range _____ W _____ M

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

Signature

Ryan McManis
Development Manager

Signature

Date

March 10/20



ROCKY VIEW COUNTY

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

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

SW
Date: April 20, 2020

Jacqueline

Inspection Request

Roll #: 04736011 DP #: PRDP20200706

Applicant/Owner: Sureway Construction Group Ltd. (Laura Royer)
Legal Description: Lot 1 Block 2 Plan 0313363, SW-36-24-03-05
Municipal Address: A 30288 OLD BANFF COACH ROAD
Land Use: RF
Reason for Inspection: Single-lot regrading and the placement of clean fill (temporary stockpiling)

Inspection Report

Date of Inspection: 2020-04-22

Permission granted for entrance? Yes

Observations:

Development has not started, no access from HWY 1 have been built yet. The parcel is highly irregular in terms of elevation and slope.
~~There is currently~~ Parcel is currently being used as a pasture by an adjacent owner as part of an agreement with current owners.
No issues w/ DP application at this time.

Signature: _____



21 04 2020



21 04 2020



21 04 2020



21 04 2020



21 04 2020



21 04 2020



21 04 2020



21 04 2020



21 04 2020



21 04 2020



21 04 2020



21 04 2020



CLIENT: Sureway Construction Ltd
H-SCALE: 1:4000 V-SCALE: N/A
DATE: March 2020
DWN. BY: Jodi Bagshaw
DATE REVISED: -----
REVISED BY: -----
West Calgary Ring Road Temporary Soil Storage Application
LEGAL LAND DESCRIPTION SW 36-024-03 W5M
Rocky View County -----
DWG. NO: 1 of 5 Existing Conditions
LEGEND: ----- Section Lines ----- Atco Gas Pipeline ----- West Calgary Ring Road Project Area
NOTE: - Distances are in Meters
Sureway Construction Group Ltd. 9175 - 14 STREET NW EDMONTON, AB T6P 0C9



Quailico Lands - Abandoned Well Map

Base Data provided by: Government of Alberta

Author Sureway Construction

Printing Date: 3/5/2020

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 9,027.98

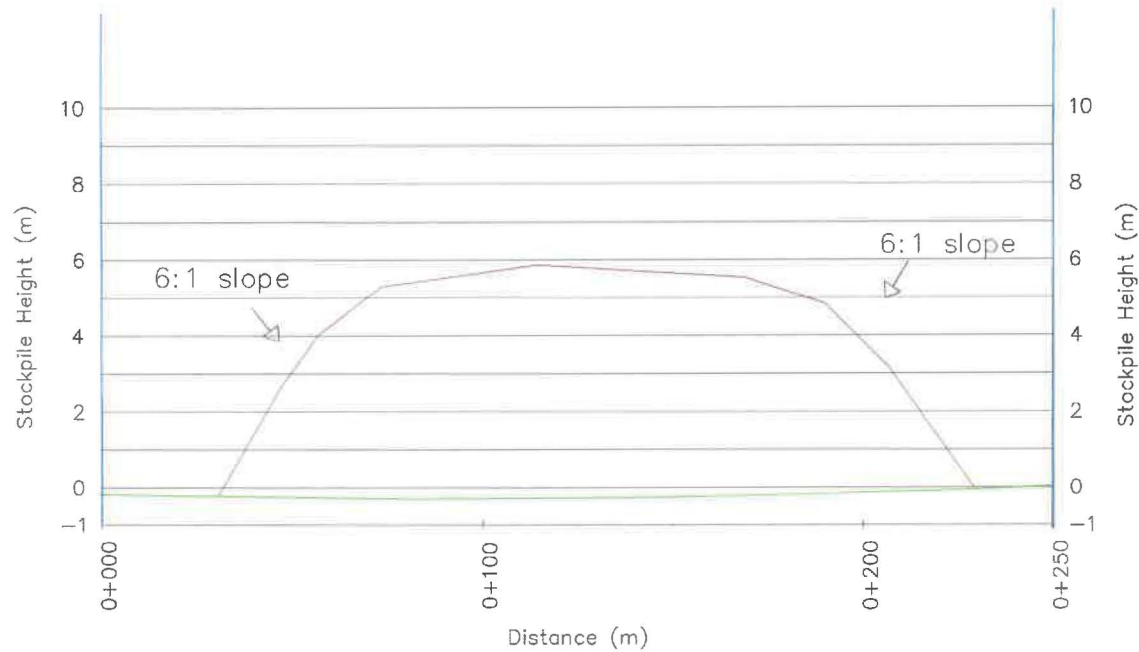
0.14 Kilometers

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



Temporary Topsoil and Stockpile Dimensions B – B'



CLIENT: Sureway Construction Ltd

H-SCALE: 1:4000
V-SCALE: N/A

DATE: March 2020

DWN. BY: Jodi Bagshaw

DATE REVISED: -----

REVISED BY: -----

West Calgary Ring Road
Temporary Soil Stockpile Application

LEGAL LAND DESCRIPTION

SW 36-024-03 W5M

Rocky View County

DWG. NO: 5 of 5
Cross Section B

LEGEND:

- Limit of Disturbance
- Existing Ground Profile

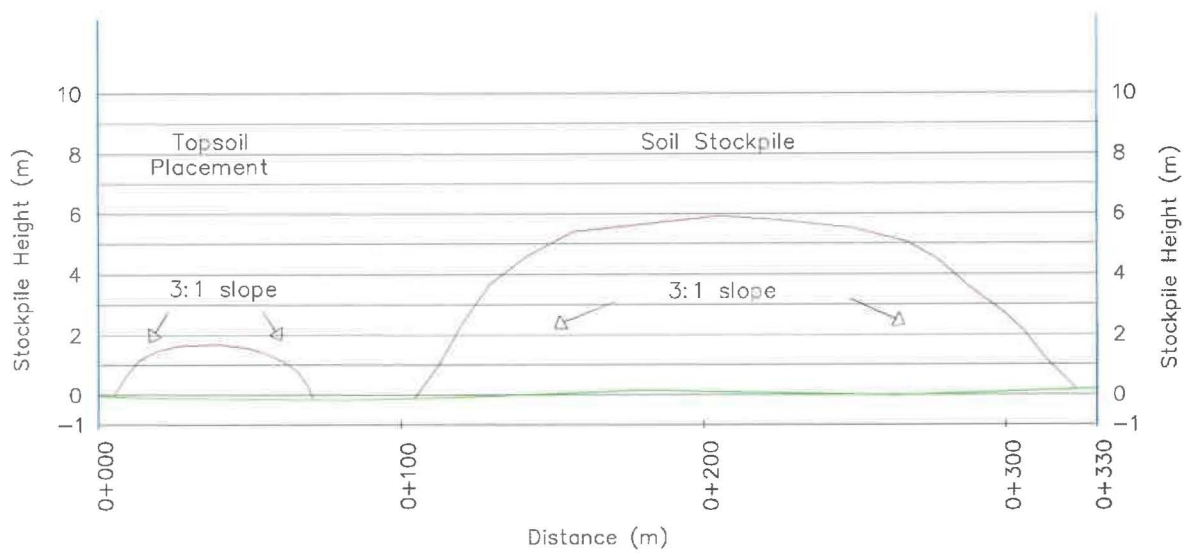
NOTE:

- Distances are in Meters

Sureway
Construction Group Ltd.

9175 - 14 STREET NW
EDMONTON, AB
T6P 0C9

Temporary Topsoil and
Stockpile Dimensions
A-A'



CLIENT: Sureway Construction Ltd

H-SCALE: 1:4000

V-SCALE: N/A

DATE: March 2020

DWN. BY: Jodi Bagshaw

DATE REVISED: -----

REVISED BY: -----

West Calgary Ring Road
Temporary Soil Storage Application

LEGAL LAND DESCRIPTION

SW 36-024-03 WSM

Rocky View County

DWG. NO: 4 of 5

Cross Section A

LEGEND:

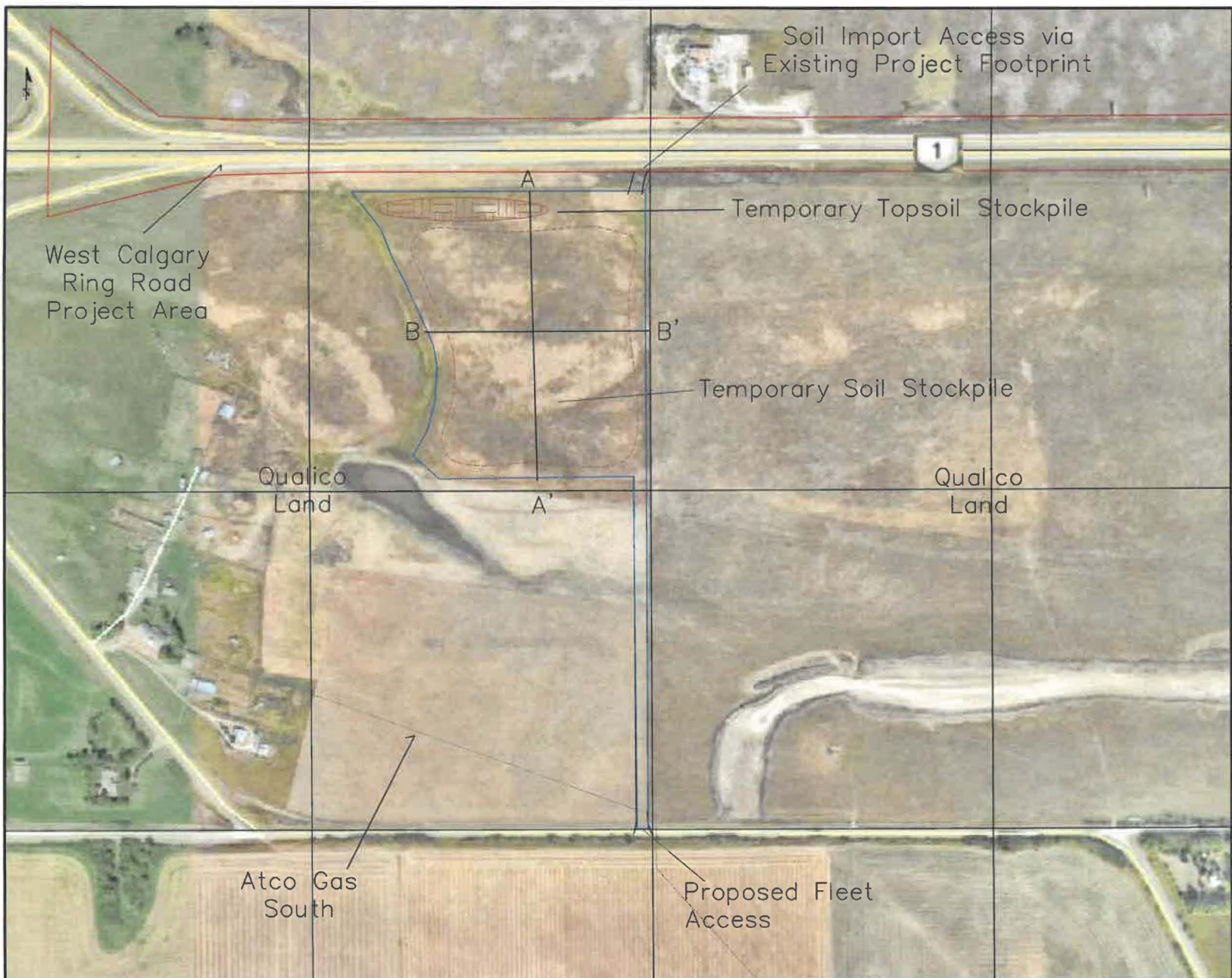
- Limit of Disturbance
- Existing Ground Profile

NOTE:

- Distances are in Meters



9175 - 14 STREET NW
EDMONTON, AB
T6P 0C9



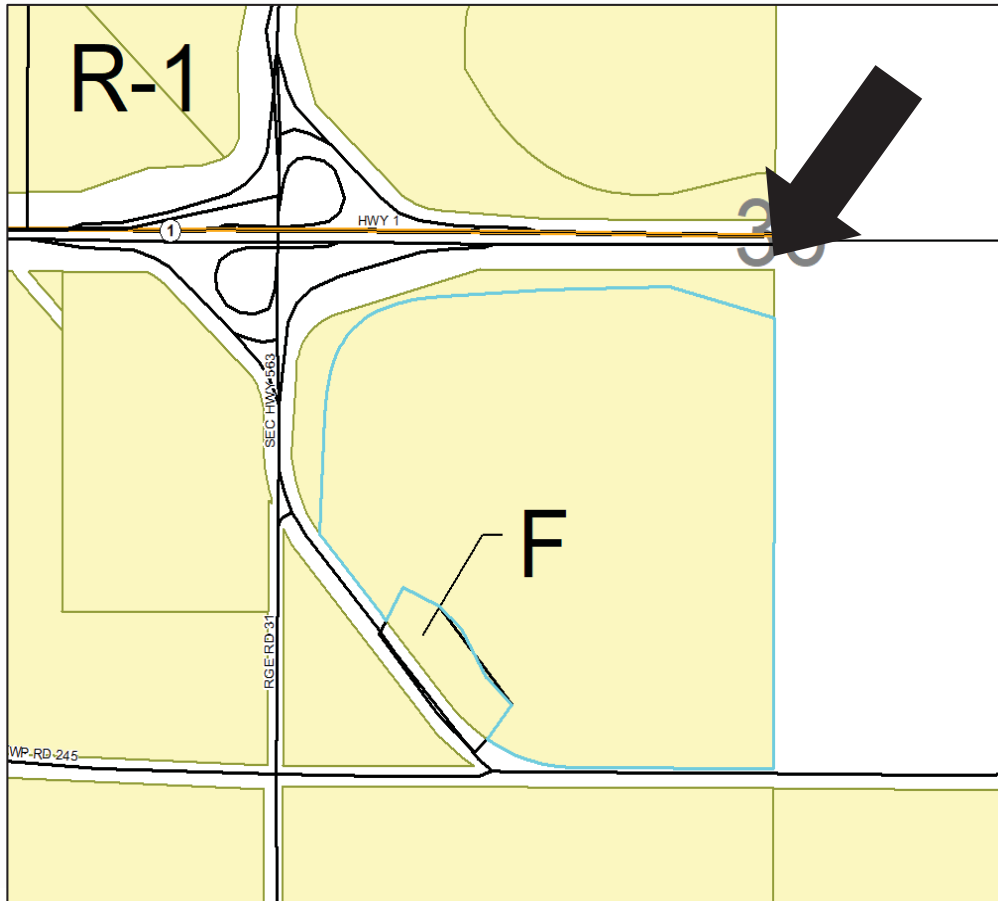
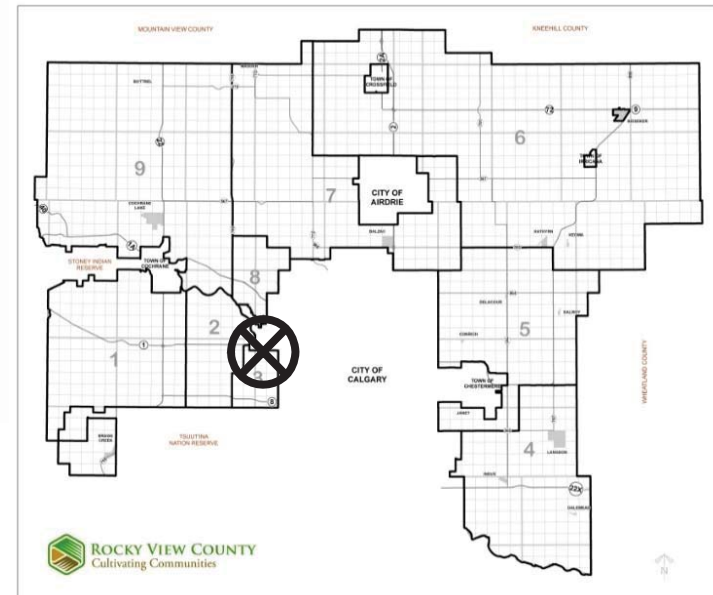
CLIENT: Sureway Construction Ltd	
H-SCALE:	1:4000
V-SCALE:	N/A
DATE:	March 2020
DWN. BY:	Jodi Bagshaw
DATE REVISED:	-----
REVISED BY:	-----
West Calgary Ring Road Temporary Soil Storage Application	
LEGAL LAND DESCRIPTION SW 36-024-03 W5M	
Rocky View County -----	
DWG. NO: 2 of 5 Stockpile Placement	
LEGEND: —— Section Lines ----- Atco Gas Pipeline —— Limit of Disturbance —— West Calgary Ring Road Project Area —— Topsoil Storage —— Soil Storage Stockpile	
NOTE: — Distances are in Meters	
 9175 - 14 STREET NW EDMONTON, AB T6P 0C9	



CLIENT: Sureway Construction Ltd.
H-SCALE: 1:4000
V-SCALE: N/A
DATE: March 2020
DWN. BY: Jodi Bagshaw
DATE REVISED: -----
REVISED BY: -----
West Calgary Ring Road Temporary Soil Storage Stockpile
LEGAL LAND DESCRIPTION SW 36-024-03 W5M
Rocky View County -----
DWG. NO: 3 OF 5 Enlarged Overview
LEGEND: ----- Section Lines ----- Limit of Disturbance ----- West Calgary Ring Road Project Area ----- Topsoil Storage ----- Soil Storage Stockpile
NOTE: - Distances are in Meters
Sureway Construction Group Ltd. 9175 - 14 STREET NW EDMONTON, AB T6P 0C9

Land Use and Location

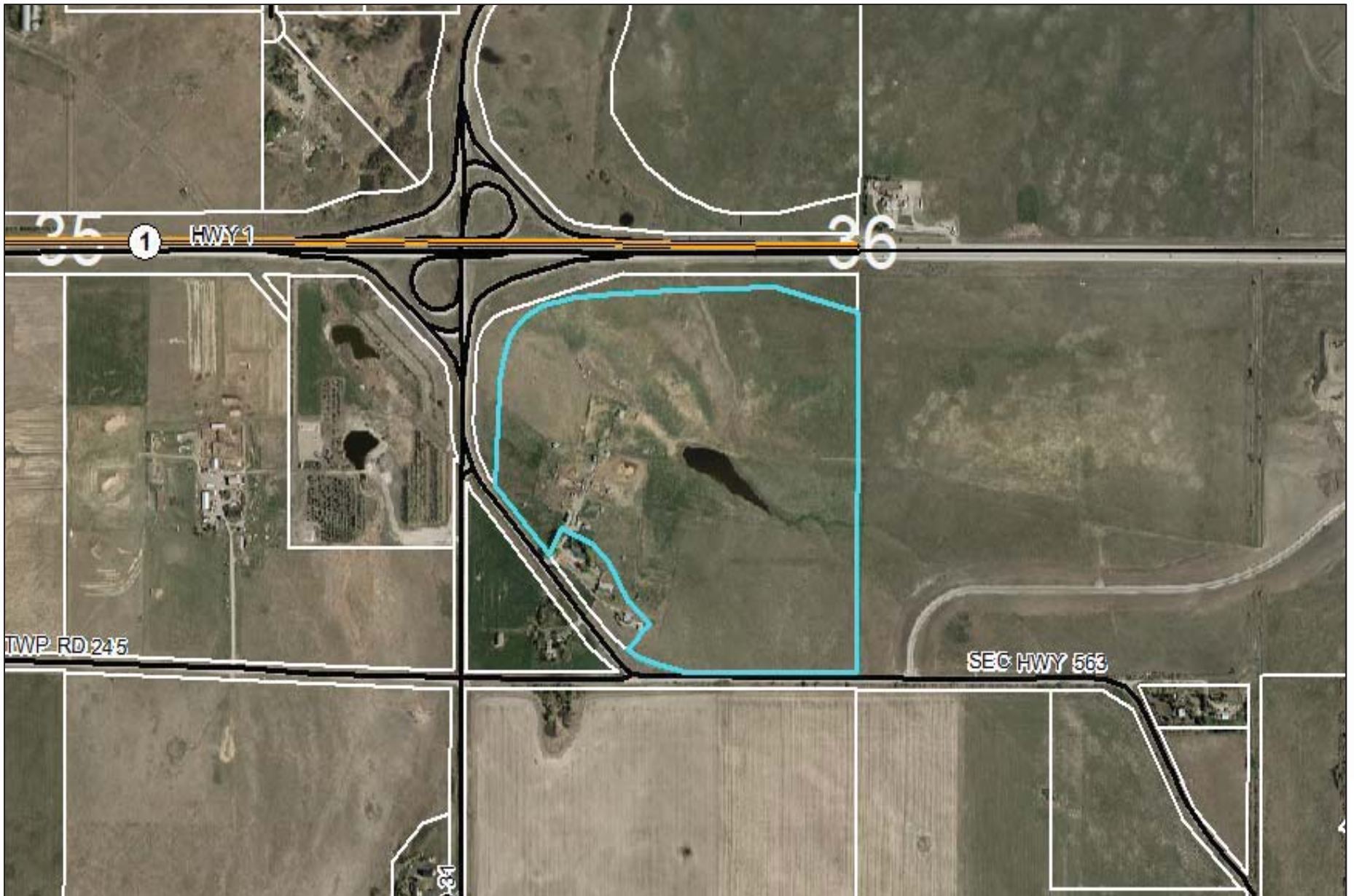
- Property is within the City of Calgary Intermunicipal Development Plan and the Central Springbank Area Structure Plan.
- Ranch and Farm District (RF).
- Surrounded by agricultural uses, residential uses, and the City of Calgary



LAND USE MAP

Lot 1, Block 2, Plan 0313363
SW-36-24-03-05;
Division 3; File 04736011





AIR PHOTO
Spring 2018

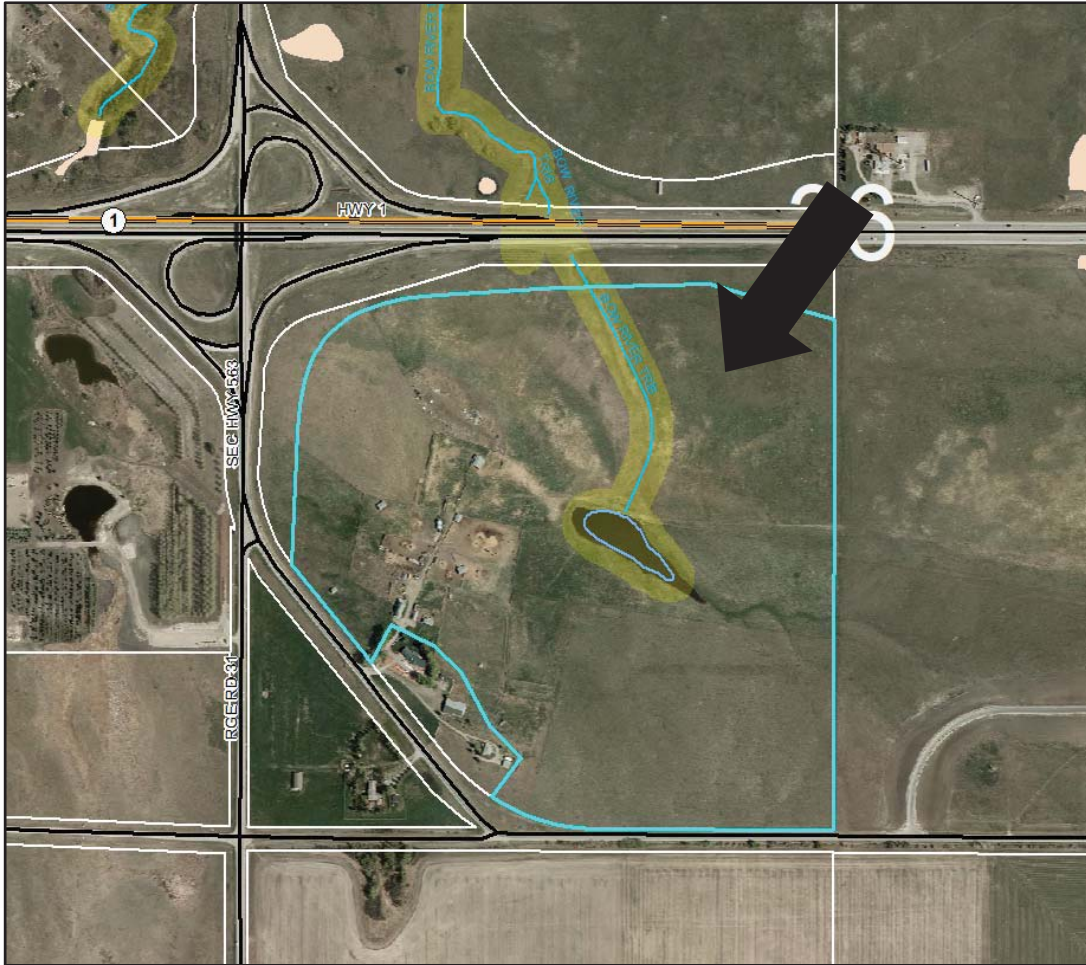
Lot 1, Block 2, Plan 0313363
SW-36-24-03-05;
Division 3; File 04736011

 **ROCKY VIEW COUNTY**

Land Use and Location

Bow River Tributary

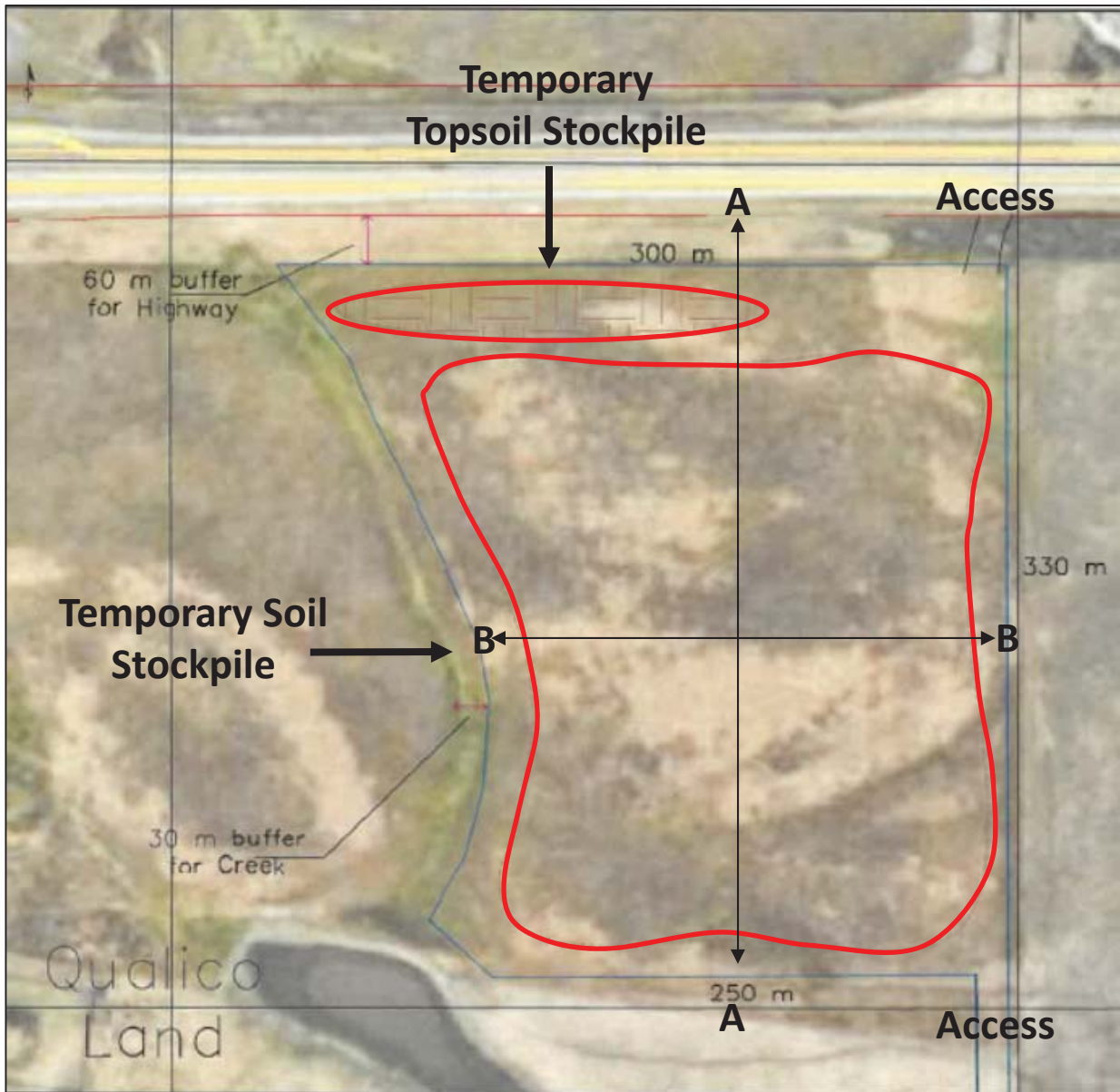
- A tributary of the Bow River flows south through this property
- The tributary collects in a low-lying area in the center of the property
- The Riparian Protection Area for the tributary is 30.00 m (98.42 ft.) from the center of the tributary



**Elbow River
Protection Area**

Lot 1, Block 2, Plan 0313363
SW-36-24-03-05;
Division 3; File 04736011





Request Proposal

Use:

- Single-lot regrading and the placement of clean topsoil (temporary stockpiling)

Development Area:

- 9.71 hectares
(24.00 acres)

Rationale:

- Storage of topsoil is to support the West Calgary Ring Road Project

Other:

- No variances
- Time-Limited

SITE PLAN

Lot 1, Block 2, Plan 0313363
SW-36-24-03-05;
Division 3; File 04736011



ROCKY VIEW COUNTY

Request Proposal

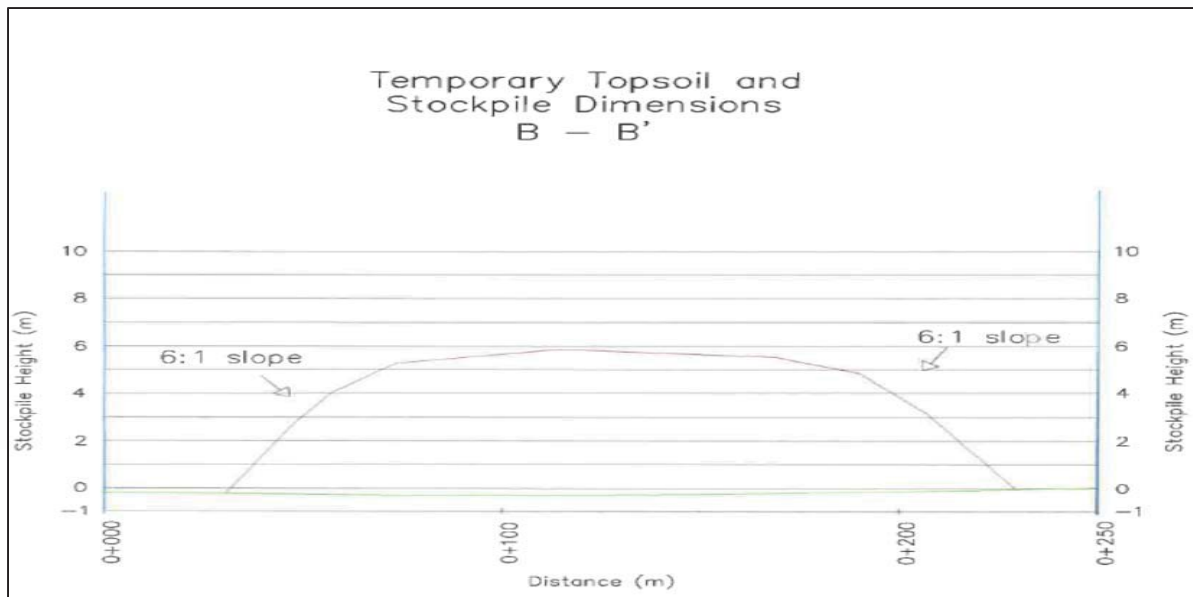
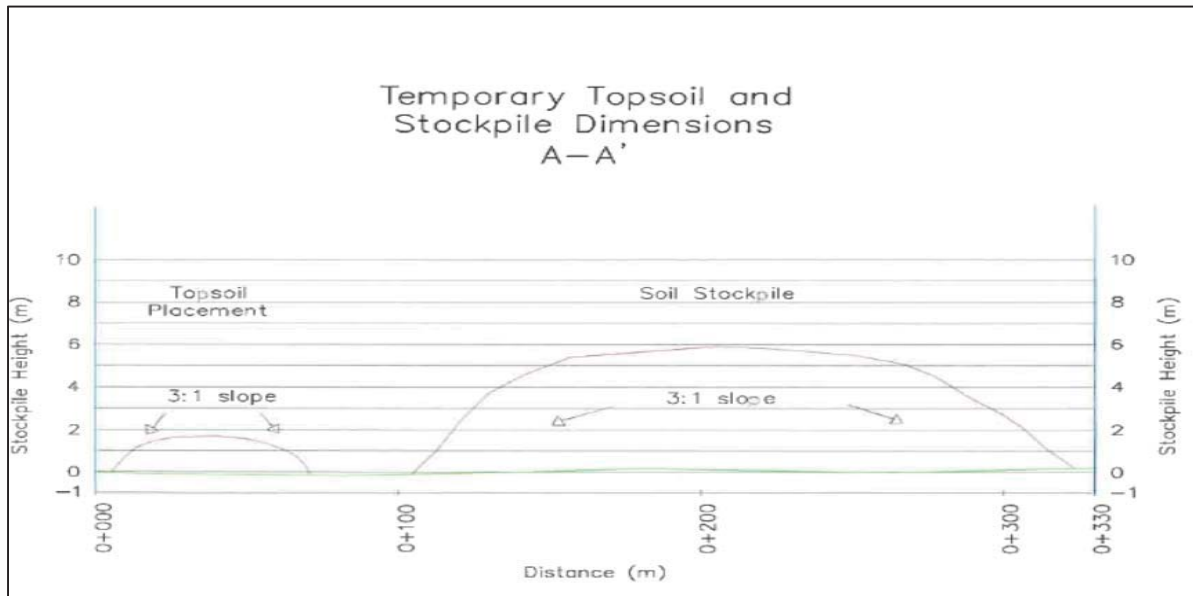
Stockpile Details:

Stockpile #1

- 2.00 m (6.56 ft.) high
- 3:1 side slope
- 200 mm native topsoil
- 60.00 m (196.85 ft.) south of Hwy. 1
- Seeded

Stockpile #2

- 6.00 m (19.68 ft.) high
- 3:1 side slope
- 150,000.00 cu. m
- South of Stockpile #1
- Seeded



SITE PLAN

Lot 1, Block 2, Plan 0313363
SW-36-24-03-05;
Division 3; File 04736011





**SITE INSPECTION
PHOTOS**
(April 2020)

Lot 1, Block 2, Plan 0313363
SW-36-24-03-05;
Division 3; File 04736011



Options

- Administration recommends that Development Permit PRDP20200706 be approved, in accordance with **Option #1**.
- Option #1:
THAT Development Permit Application PRDP20200706 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2:
THAT Development Permit Application PRDP20200706 be refused as per the reasons noted.

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: May 25, 2020

DIVISION: 05

APPLICATION: PRDP20200703

SUBJECT: Development Item: Home-Based Business, Type II (renewal)

USE: Discretionary, with Variances

APPLICATION: This proposal is for the renewal of a home-based business, type II, for the operation of a trucking company.

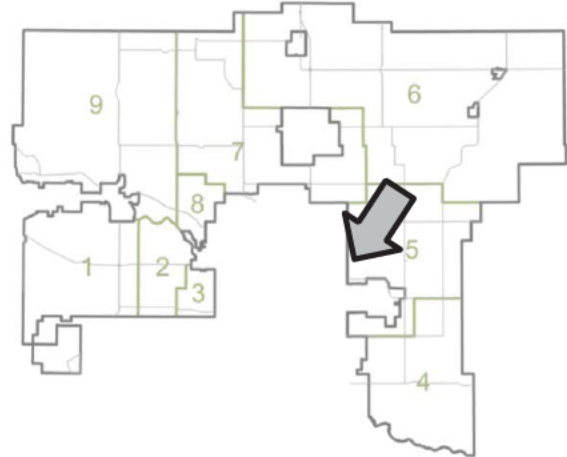
GENERAL LOCATION: located approximately 1.61 km north of Hwy. 1 and on the east side of Rge. Rd. 290

LAND USE DESIGNATION: Farmstead (F)

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

VARIANCE SUMMARY:



Variance	Requirement	Proposed	Percentage
Outside Storage	400.00 m (4,305.56 sq. ft.)	2,900.00 sq. m (31,215.34 sq. ft.)	750.00%
# of Employees	2	12	500.00%
Vehicle Visits per Day	8	16	100.00%

OPTIONS:

Option #1: THAT Development Permit Application PRDP20200703 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20200703 be refused as per the reasons noted.

AIR PHOTO DEVELOPMENT CONTEXT:



Administration Resources

Evan Nielson, Planning and Development Services

Application No.	PRDP20200703 (Roll 04331006)	File Manager	Evan Neilsen
District	F	Gross Area (ha)	6.41 ha
Proposed Business	Renewal of Home-Based Business, Type II, for a trucking company		

Use and District Intent Check	Yes/No
Is the proposed development a listed use?	Yes
Does the proposed development meet the use definition?	No
Does the proposed business meet the Purpose and Intent? - 12.3(b)	No

VARIANCE
VARIANCE

Comments
This HBB Type II is a listed discretionary use for the zoning under section 47.3, however this application falls outside of the definition of the use. As there was variances requests, it would appear that the business no longer meets the purposes and intent of the Farmstead district.

Compatibility Check	Yes/No
22.1 (c) Variation in parcel appearance or character?	No
(d) Excessive or unacceptable traffic?	Yes
(f) Offensive or excessive noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter?	No
21.3 (a) Include structures other than SDD or Acc. Buildings?	No
(c) Secondary to the residential use?	Yes
(d) Variation in parcel appearance or character?	No
(f) Include a general store?	No
(g) Outdoor storage screened from adjacent lands?	Yes

VARIANCE

Comments
With intensifying variance requests through the years, this application has successfully been able to obtain permits over the last 14 years. This indicates that the business is compatible with the residential use and has not generated excessive negative impacts to adjacent properties. The last approval, PRDP20155089, was issued by the Subdivision and Development Appeal Board on June 24, 2015; Expiry: April 30, 2020.

Regulation	Max	Proposed	Δ	Variance
21.3 (b) Business Trips	8.00	16.00	8.00	100.00%
(e) Non-Resident Employees	2.00	12.00	10.00	500.00%
35.11 (a) No. of Signs	1.00	0.00	-1.00	-100.00%
(b) Sign length	1.00	0.00	-1.00	-100.00%
(b) Sign width	0.60	0.00	-0.60	-100.00%

VARIANCE
VARIANCE

Comments
The applicant has indicated there will be 16 visits per day and advised the inspector during their visit that there are 12 employees. This business operates 13 trucks.

Outdoor Storage Calculation (m ²) - 21.3(g)					
1% of Parcel:	641.02	Over 400m ² ?	TRUE	Max Area Permitted:	400
Proposed Outdoor Storage Area (m ²)			Δ	Variance	
3,400.00			3000.00	750.00%	
Does Proposed Outdoor Storage Area Meet District Setbacks?					

VARIANCE

Comments
This business utilizes 3,400 sq. m(36,598.00 sq. ft.) of outdoor storage area. The truck storage area is screened by a fence and meets all required setbacks.

Front	Side 1	Side 2	Rear
Yes	Yes	Yes	Yes

Proposed Operations			
Days Open	Monday - Saturday	Hours	6:00 AM - 6:00 PM

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

Doc Type	Policy Name	Applicable Policies?	Compliance with Policies
IGP	Interim Growth Plan	No	N/A
IDP	RVC/ City of Calgary	Yes	Yes
MDP	County Plan	No	N/A
ASP	none	No	N/A
CS	none	No	N/A

BP/DP History	Enforcement File EF-1047 was opened on Jan 5, 2006 and resulted in the first application for a home-based business (2006-DP-11867). The applicant has subsequently attempted to renew the application four times since the original application (2007-DP-12455, 2010-DP-138922, PRDP20150839 and the current application). Each application/renewal has resulted in an appeal by the applicant to SDAB and the applicant has been successful in each appeal.
Inspector Comments	(April 17, 2020) 2 Employees on site at time of inspection, applicant indicated 12. Counted 9 trucks on site w/ one leaving as I arrived. Storage area is paved with some personal storage on the eastern side of storage area. A small amount of parking is provided on the south-west of parcel. Main residence is to the east of parcel. They are using a seacan to separate the personal storage and the business storage. Could find no signs on the parcel or around it advertising.
Overall Assessment	The applicant has increased the number of employees by 50% (8-> 12) since the last approved application. The applicant has had to appeal their application/renewals to the SDAB due to the number of employees and outdoor storage area being significantly outside of the regular bylaws governing the operation of a home-based business type II would allow. It is the interpretation of Administration, that this application exceeds the intent of the Farmstead district and the definition of a Home-Based Business, Type II as it would appear commercial in nature. A redesignation of the lands, to accommodate a commercial use would appear more suitable.
Non-Standard	No new non-standard conditions applied. Previous conditions have been updated in accordance with this application;

--

Comments
The hours are consistent with the hours indicated in their previous application (PRDP20150839).

Comments
There is no recent enforcement activity or complaints received for activities on parcel. The storage area appears to be screened by the trailer on one side.

Comments
The application appears to meet the purpose & intent of policies 7.1.4 and 7.1.6 of the City of Calgary/ Rocky View County IDP. The application was also evaluated as per the Land Use Bylaw, HBB Type II Section 21.

Conditions

PRDP20200703 Development Permit Options

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description:

1. That a Home-Based Business, Type II, for a trucking company may operate on the subject parcel in accordance with the approved site plan and Conditions #2 - #17.
 - i. That the maximum number of non-resident employees is relaxed from **two (2) to twelve (12) employees at any time;**
 - ii. That the maximum number of business-related visits per day is relaxed from **eight (8) to sixteen (16).**
 - iii. That the maximum allowable outside storage area is relaxed from **400.00 sq. m (4,305.56 sq. ft.) to 3,400.00 sq. m (36,598.0 sq. ft.).**

Permanent:

2. 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 Home-Based Business shall not change the residential character and external appearance of the land and buildings.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That the Home-Based Business shall be limited to the dwelling, accessory buildings and the outside storage area.
8. That all outside storage, that is a part of the Home-Based Business shall be contained within the existing storage area, which shall meet the minimum setback requirements for buildings, shall remain screened and shall not exceed **36,598.0 sq. ft. (3,400 sq. m.).**
9. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or storage area.
10. That any garbage or debris, accumulated from the business, shall be contained in weather proof and animal proof containers and transported offsite to an approved site for disposal.
11. That if the business vehicles entering or leaving the subject site, track any mud onto the municipal roadway, the roadway is to be cleaned immediately by this home-based business.
12. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
13. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.

Advisory:

14. That any other government permits, approvals, or compliances are the sole responsibility of the applicant.
15. That this Development Permit shall be valid until **May 25, 2025.**

Option #2: (this would not allow the development to proceed)

REFUSAL, for the following reasons:

1. The amount of outside storage exceeds the maximum amount permitted which is in contravention of Section 21.3(g) of Land Use Bylaw C-4841-97.

**(permitted maximum amount of outside storage – 400.0 sq. m (4,305.7 sq. ft.);
existing amount of outside storage – 3,400.0 sq. m (36,598.0 sq. ft.)**

2. The number of business-related visits per day exceeds the maximum permitted number allowed as defined in Section 21.3(b) of Land Use Bylaw C-4841-97.

(permitted vehicle visits per day - 8; proposed vehicle visits per day - 16)

3. The number of employees of the Home-Based Business, Type II exceeds the maximum number of non-resident employees which is in contravention of Section 21.3(e) of Land Use Bylaw C-4841-97.

(permitted employees - 2; existing number of employees - 12)

4. This business is considered as a General Industry, Type II business, which should be in a land use district in which Commercial/Industrial uses are encouraged. Continued operation of this home-based business, type II could negatively impact surrounding/adjacent parcels.
5. 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.











ROCKY VIEW COUNTY
Cultivating Communities

20200703

**APPLICATION TO OPERATE A
HOME-BASED BUSINESS**

FOR OFFICE USE ONLY	
Fee Submitted \$200.00	File Number 04331006
Date of Receipt Apr 2/20	Receipt # 2020 023804

Name of Business

ALNOOR NELJI

Address of Business

Postal Code

Telephone (B)

(H)

Fax

1. PROPERTY INFORMATION

Is this on your property? ☒ Yes ☐ No

At your customers locations? Yes/No

Both? Yes/No

How many square feet are being used for business purposes in the following: 3400 m² - Same

House

Accessory Building

Outdoors ☒

2. VEHICLES

How many vehicles come to your home/property

Per day

Per week

Please describe the number and type of vehicles used in the business

Truck & trailers.

Where will these vehicle(s) be parked? Yard location, away from house, same as before the last 2 terms.
* Please show parking and storage area on your site plan.

3. EMPLOYEES

Including the Applicant, how many people are employed by the Home-Based Business?

(An employee is a person who attends the site more than once in a seven (7) day period for business purposes)

Full Time

Part Time

Including the Applicant, how many of the above persons live on this property?

Full Time Employees

Part Time Employees

4. OPERATION

What are your days of operation? Mon-Sat What are your hours of operation? 6-6

5. STORAGE AND SIGNAGE

Is outside storage requested? YES/NO

If yes - how many square feet?

Will a sign be required? YES/NO If yes - Please provide detailed sketches of the proposed sign on a separate sheet

6. ADDITIONAL INFORMATION

Seasonal - Continue normal as before for the last 13 yrs. Working on Conceptual scheme with B&A for the area.

Signature of Applicant

Date:

Mar 17/2020

PLEASE PROVIDE A COVERING LETTER DETAILING THE NATURE OF THE BUSINESS
PLEASE PROVIDE ALL OF THE ABOVE INFORMATION, EVEN IF THIS IS A RENEWAL. THANK YOU



ROCKY VIEW COUNTY
Cultivating Communities

20200703

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted	File Number
8200.00	04331006
Date of Receipt	Receipt #

Name of Applicant ALNOOR VELTI Email [REDACTED]Mailing Address [REDACTED]Postal Code [REDACTED]Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]For Agents please supply Business/Agency/ Organization Name [REDACTED]Registered Owner (if not applicant) [REDACTED]Mailing Address [REDACTED]Postal Code [REDACTED]Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NN $\frac{1}{4}$ Section 31 Township 24 Range 28 West of 4 Meridian
- b) Being all / parts of Lot 1 Block [REDACTED] Registered Plan Number 9011064
- c) Municipal Address 245152 84 St NE 84 St / McLaughlin Blvd NE
- d) Existing Land Use Designation F Parcel Size 15.85 Acres Division [REDACTED]

2. APPLICATION FOR

Renewal of a home based business Type II for a
training company.

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I ALNOOR VELTI hereby certify that ✓ I am the registered owner
(Full Name in Block Capitals)

I am authorized to act on the owner's behalf

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

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

Applicant's Signature [Signature]Date Mar 17/20Owner's Signature [Signature]Date Mar 17/20

5. RIGHT OF ENTRY

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

DocuSigned by:

Alnoor Velji

Z27C4A2A68FB4FA...

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.

Alnoor Velji

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

DocuSigned by:

Alnoor Velji

Signature A68FB4FA...

27-Mar-2020 | 6:12 PM MDT

Date



ROCKY VIEW COUNTY

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

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

Inspection Request

Evan-SE
MPC-May 19th
2020

Roll #: 04331006

DP #: PRDP20200703

Applicant/Owner: Velji, Alnoor & Shellina A.
Legal Description: Lot 1 Plan 9011064, NW-31-24-28-04
Municipal Address: 245148 84 ST NE, Rocky View County, AB
Land Use: F
Reason for Inspection: renewal of Home-based business Type II, trucking company

Inspection Report


Can you please confirm the number of trucks on site and any employees on site at time of inspection?
Thank you!

Date of Inspection: 2020-04-17

Permission granted for entrance? Yes

Observations:

2 employees on site at the time of inspection, applicant indicated 12.
Counted 9 trucks on site w/ one leaving as I arrived. Storage area
is paved with some personal storage on the eastern side of storage
area. A small amount of parking is provided on the South-West
of parcel. Main residence is to the East of parcel. They are using
a seacan to separate the personal storage and the business
storage. Could find no signs on the parcel or around it advertising.

Signature: 



16 04 2020



16 04 2020



16 04 2020



16 04 2020



16 04 2020



16 04 2020



16 04 2020



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16 04 2020



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16 04 2020



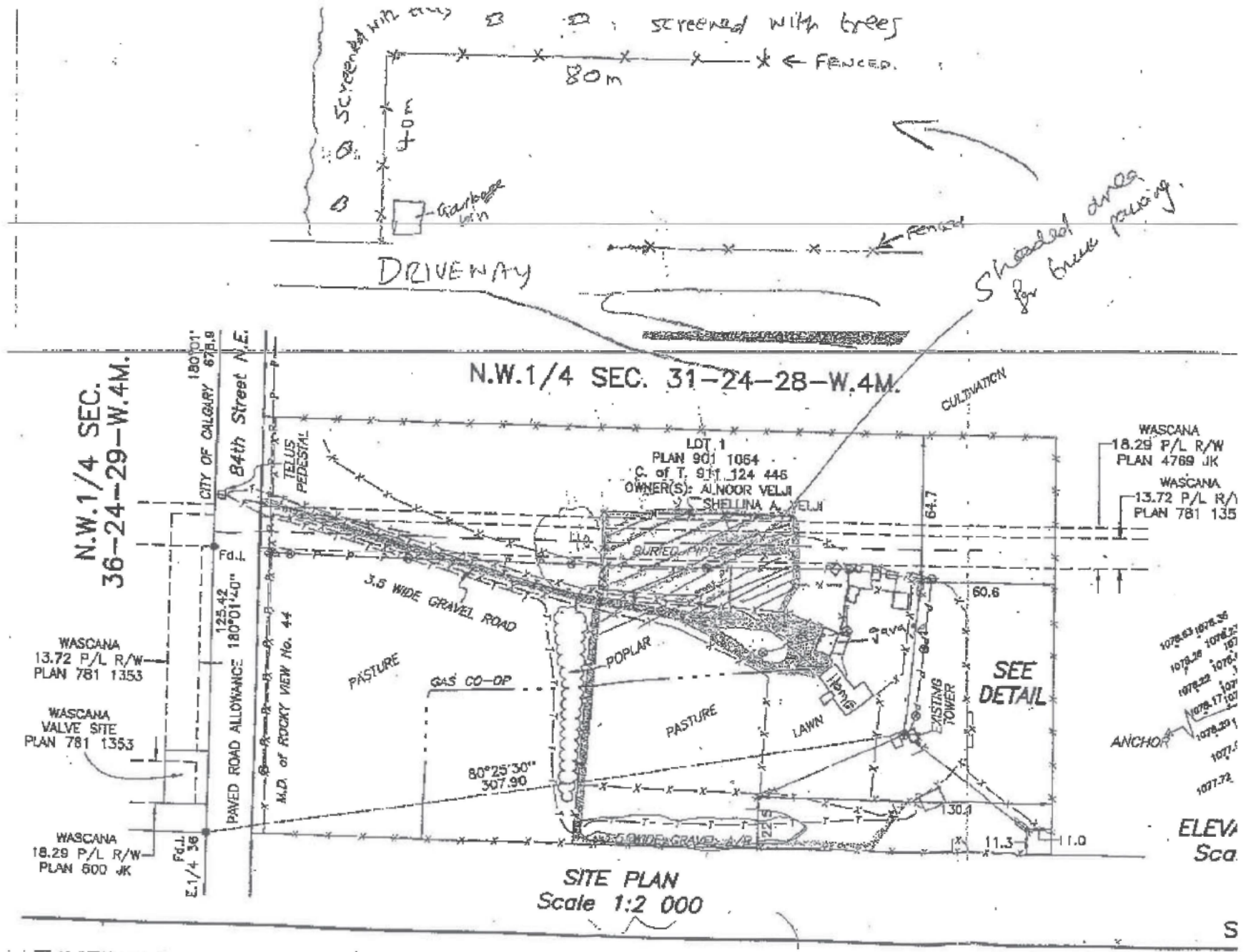
16 04 2020

Page:1/1

To:4035929323

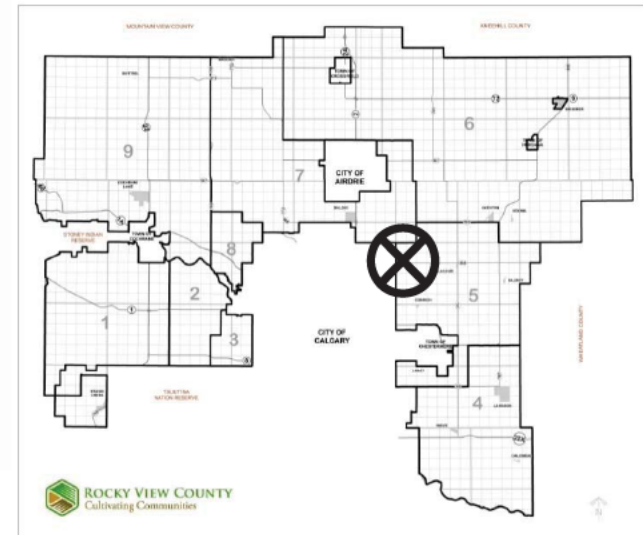
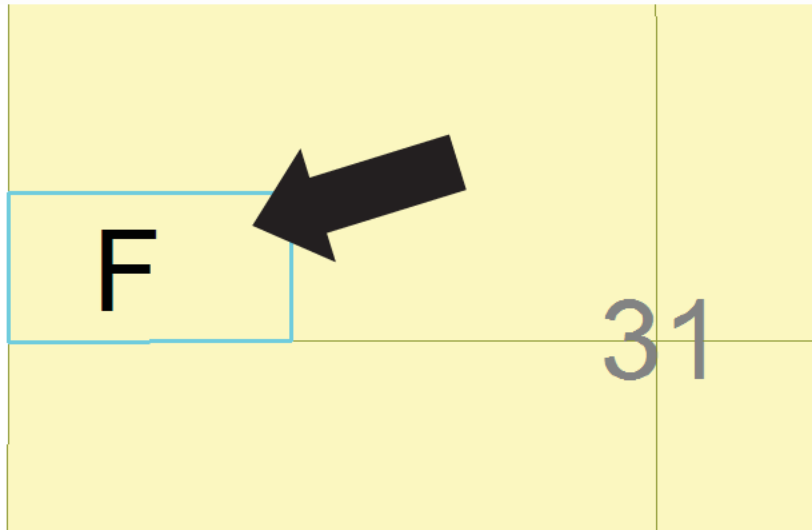
4032809279

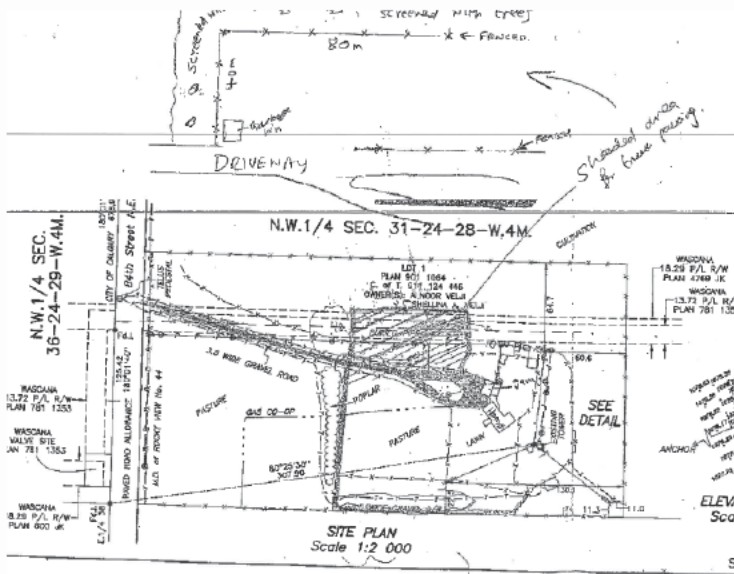
MAR-31-2022 18:22 From:



Land Use and Location

- Farmstead district
- Parcel is adjacent to City of Calgary and is otherwise surrounded by agricultural land





Development Proposal

Uses:

- Home-Based Business Type II, with variances
- Relaxation of number of employees (2 → 12)
- Relaxation of total outdoor storage area (400.00 sq. m [4305.56 sq. ft. → 3400.00 sq. m [36598.0 sq. ft.)

Requirement	Required	Proposed	% relaxation
Outdoor Storage area	400.0 sq. m	3400 sq. m.	750%
# of site visits	8	16	100%
# of employees	2	12	500%

SITE PLAN

NW-31-24-28-04

Division 5; File 04331006

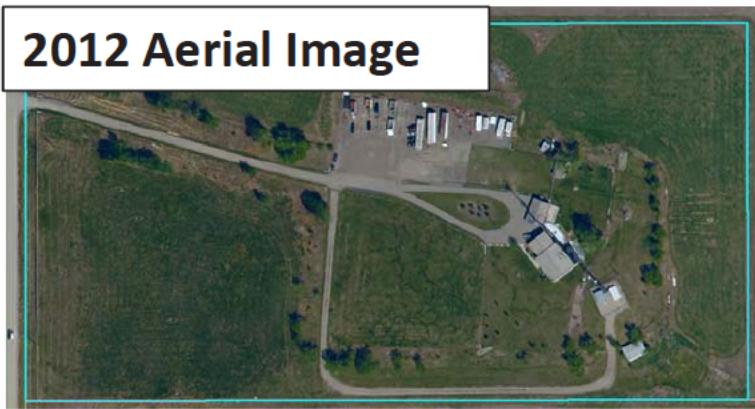


ROCKY VIEW COUNTY

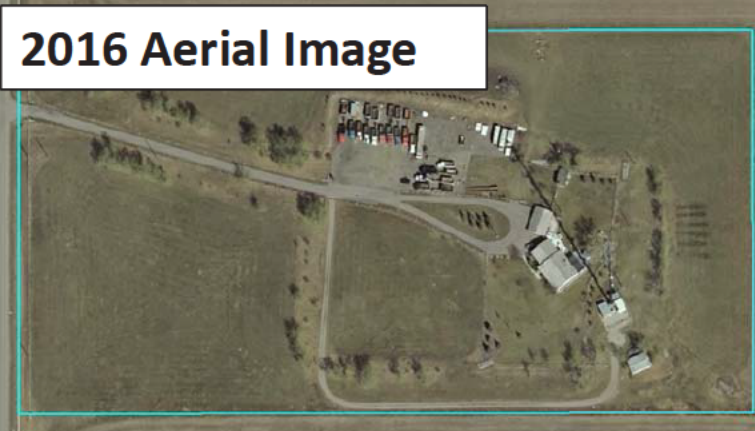
2018 Aerial Image



2012 Aerial Image



2016 Aerial Image



2010 Aerial Image

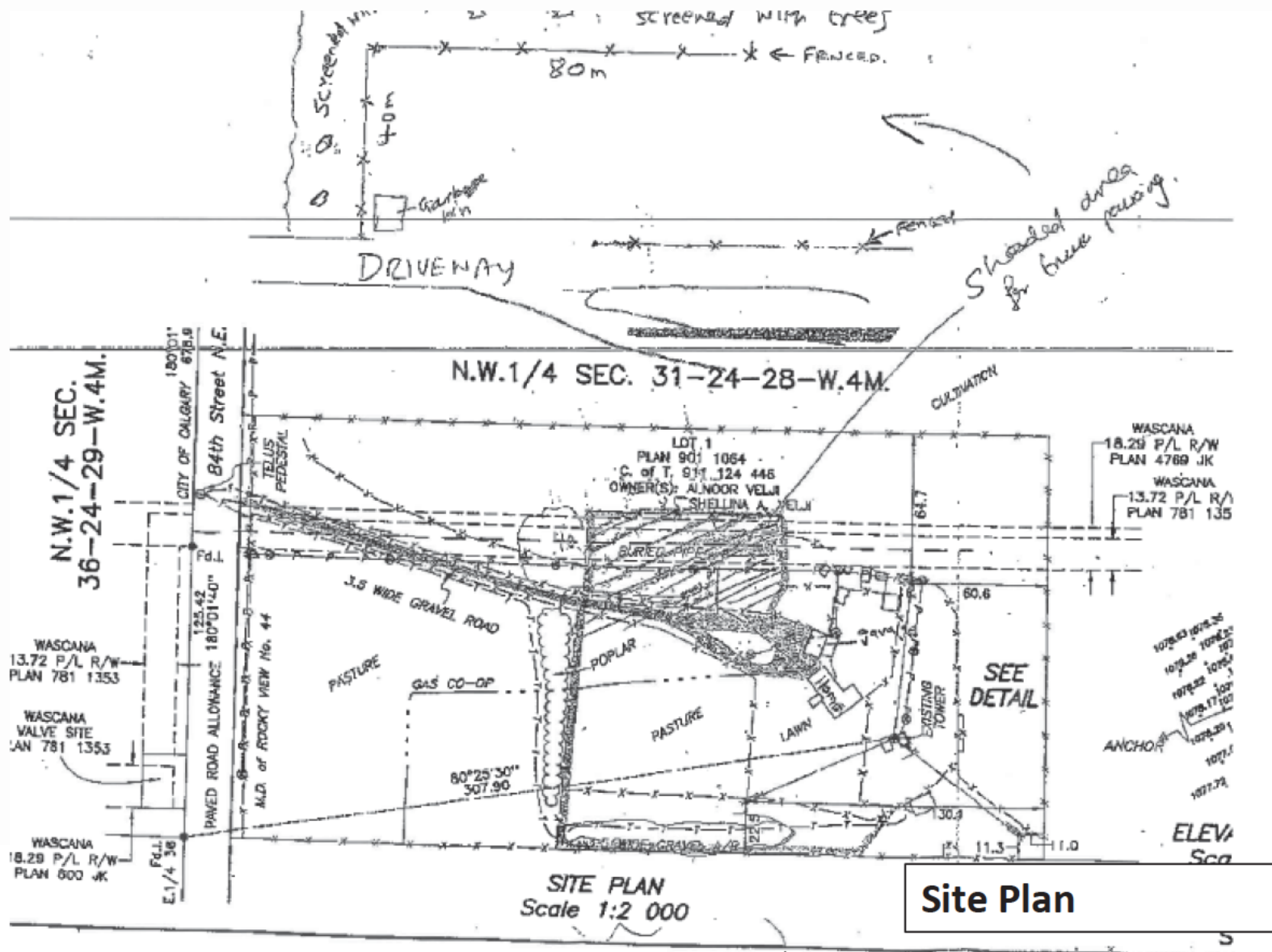


2014 Aerial Image



2007 Aerial Image





SITE PLAN

SW-28-25-28-04

Division 1; File 04823001



Mostly industrial vehicles parked in storage area –
area is screened by fencing



Some residential storage adjacent to industrial
storage – screened from industrial storage by white
seacan



Residence on site with radio tower



No signage other than municipal address on site



Application History

DEVELOPMENT PERMIT REFUSAL

Velji, Alnoor & Shellina A.
Box 6, Site 3, RR #6
Calgary, AB T2M 4L5

Development Permit #: PRDP20150839

Date of Issue: Wednesday, April 29, 2015

Roll #: 04331006

Your Application dated March 09, 2015 for a Development Permit in accordance with the provisions of the Land Use Bylaw C-4841-97 of Rocky View County in respect of:

renewal of a Home-Based Business, Type II for a trucking company

Velji, Alnoor & Shellina A.
Box 6, Site 3, RR #6
Calgary, AB T2M 4L5

Development Permit No.: PRDP20150839

Date of Issue: June 24, 2015

Roll(s) 04331006

Your Application dated March 09, 2015 for a Development Permit in accordance with the provisions of the Land Use Bylaw in respect of:

renewal of a Home-Based Business, Type II for a trucking company

at Lot 1 Plan 9011064, NW-31-24-28-04; (245152 84 ST NE)

in accordance with Board Order 36-15 of the Development Appeal Committee of the Subdivision and Development Appeal Board is approved subject to the following conditions:

- A letter was sent to the applicant by Development compliance on Jan 17, 2006 identifying that their business-use required a development permit
- Original application (2006-DP-11867) was made on January 30, 2006
 - Application was approved by DAB on April 19, 2006 granting relaxations to the number of employees, site visits and outdoor storage area.
- This will be the 4th renewal, all have been required to be appealed through DAB/SDAB due to the relaxations being requested
 - 2007-DP-12455
 - 2010-DP-13922
 - PRDP20150839
 - PRDP20200703 (current application)



Options

- Administration recommends Refusal in accordance with Option #2.
- Option #1:
THAT Development Permit Application PRDP20200703 be approved with the conditions noted in the report, as proposed by Administration.
- Option #2:
THAT Development Permit Application PRDP2020703 be refused as per the reasons noted.



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	DATE:	May 25, 2020
DIVISION:	06	APPLICATION:	PRDP20200743
SUBJECT:	Development Permit: Farm Dwelling, Mobile Home		
USE:	Discretionary, with no Variances		

APPLICATION: Farm Dwelling, Mobile Home

GENERAL LOCATION:

located approximately 1.61 km (1 mile) west of Rge. Rd. 270 and 3.2 km (2 miles) north of Twp. Rd. 270

LAND USE DESIGNATION:

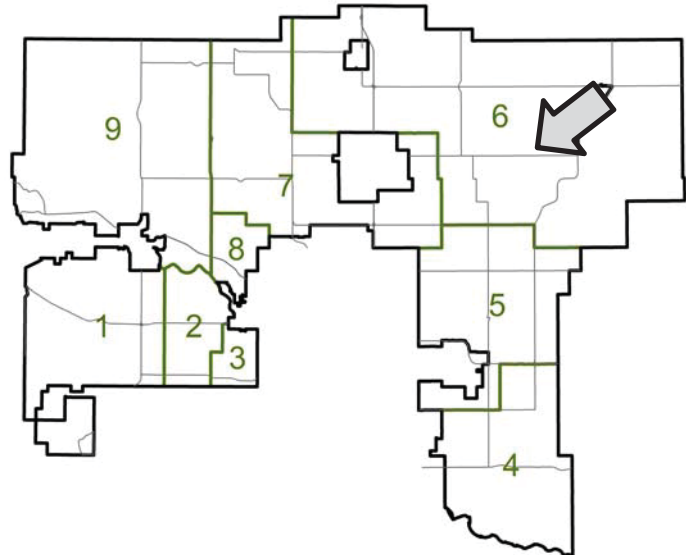
Ranch and Farm (RF)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200743 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200743 be refused.



AIR PHOTO & DEVELOPMENT CONTEXT:--



Administration Resources

Natalie Robertson – Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: April 7, 2020	File: 07214001
Application: PRDP2020743	Applicant/Owner: Linda Wright
Legal Description: SE-14-27-04	General Location: Located approximately 1.61 km (1 mile) west of Rge. Rd. 270 and 3.2 km (2 miles) north of Twp. Rd. 270
Land Use Designation: Ranch and Farm (RF)	Gross Area: ± 64.75 hectares (± 160 acres)
File Manager: Natalie Robertson	Division: 06

PROPOSAL:

The application is for a “*Farm Dwelling, mobile home*” at the above-noted parcel.

The subject site contains a dwelling, single detached and various farm-related out-buildings.

DEVELOPMENT HISTORY:

N/A

LAND USE BY-LAW:

Section 8 Definitions - Farm Dwelling, mobile home means a dwelling, mobile home, that is used as a residence by individuals assisting in the farming operations conducted on, or associated with the parcel upon which the dwelling, mobile home is located.

Section 29.1 The Development Authority may issue a Development Permit to allow a farm dwelling, mobile home, on a parcel if that unit is to be occupied by a person who is engaged on a full time basis for at least six (6) months each year in an agricultural pursuit on agricultural lands that includes the parcel that is the subject of the application

Section 29.2 The maximum term of the Development Permit, at the discretion of the Development Authority, shall not exceed five (5) years.

Section 43.10 Uses, Discretionary – Farm Dwelling, mobile home

APPLICATION DETAILS

The following farming operation details are proposed:

FARMING OPERATION	EXISTING
Farming (on-site):	Cereal Crops and Livestock
Type of farming	148 acres - Cereal
Area of farming	
Number of animals	30
Breed of animals	Sheep
Total Farming (on & off-site):	218 acres
Area planted in:	N/A
Total number of animals:	N/A

Breed of animals:	
DWELLINGS	
Dwellings NOT including mobile home (on-site)	1
Dwellings NOT including mobile home (on total farming land)	1
OCCUPANTS	
Mobile home occupant(s) providing farm help	YES
Number of adult and children occupants	1 adult
Hours per day	4-5
Days per week	7
Months per year	12

FARM DWELLING DETAILS:

- The farm dwelling, mobile home is a pre-owned single-wide mobile home
- The home is 18.28 m (60.00 ft.) x 4.87 m (16.00 ft.) = 89.02 sq. m (958.24 sq. ft.) in area
- The mobile home is located in the northeast section of the property, in the northwest section of the homestead area
- The mobile home meets the setback requirements as follows:

Setbacks – Section	Required	Proposed/ Existing
Front (east) – County Road	45.00 m (147.64 ft.)	221.26 m (725.91 ft.)
Side (north) – Internal yard	6.00 m (19.68 ft.)	47.12 m (154.59 ft.)
Side (south) – Highway Road	60.00 m (196.85 ft.)	Well away
Rear (west) – All other	15.00 m (49.21 ft.)	Well away

STATUTORY PLANS:

The subject property does not fall under any approved Area Structure Plan or Intermunicipal Development Plan. The application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

No inspection was completed at the time of this report.

CIRCULATIONS:

Building

- Advisory condition- Applicant is required to submit a Building permit application prior to the mobile home being placed on site.
- Construction drawings and related documents referenced in the above checklist (items 1-12) shall be provided for a BP submission.
- 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.

Development Compliance

- No comments received
- No enforcement activity related to mobile home.

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, for the following reasons:

Description:

- 1) That the farm dwelling, mobile home may be placed on the parcel, in accordance with the approved site plan, application details, and conditions below.

Permanent:

- 2) That the Applicant/Owner shall contact County Road Operations and obtain an overweight/over dimension permit for travel on the portions of the County road system for the subject dwelling unit move, as there maybe the presence of County road ban restrictions.
- 3) That the use of the dwelling, mobile home shall be for a residence for full-time farm help.
- 4) That within thirty (30) days of the dwelling, mobile home not being required as a residence for full-time farm help, the dwelling, mobile home shall be removed from the parcel.
- 5) 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.

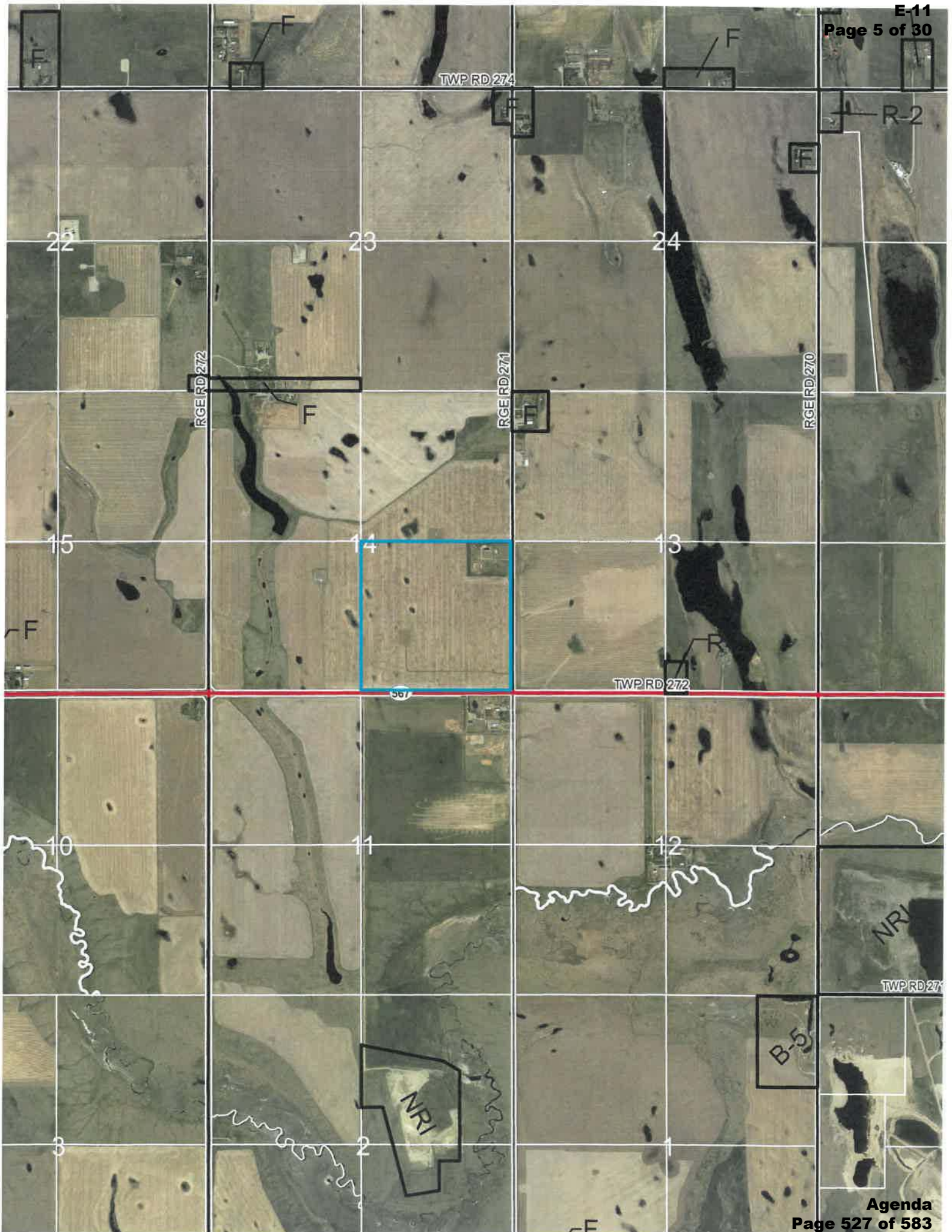
Advisory:

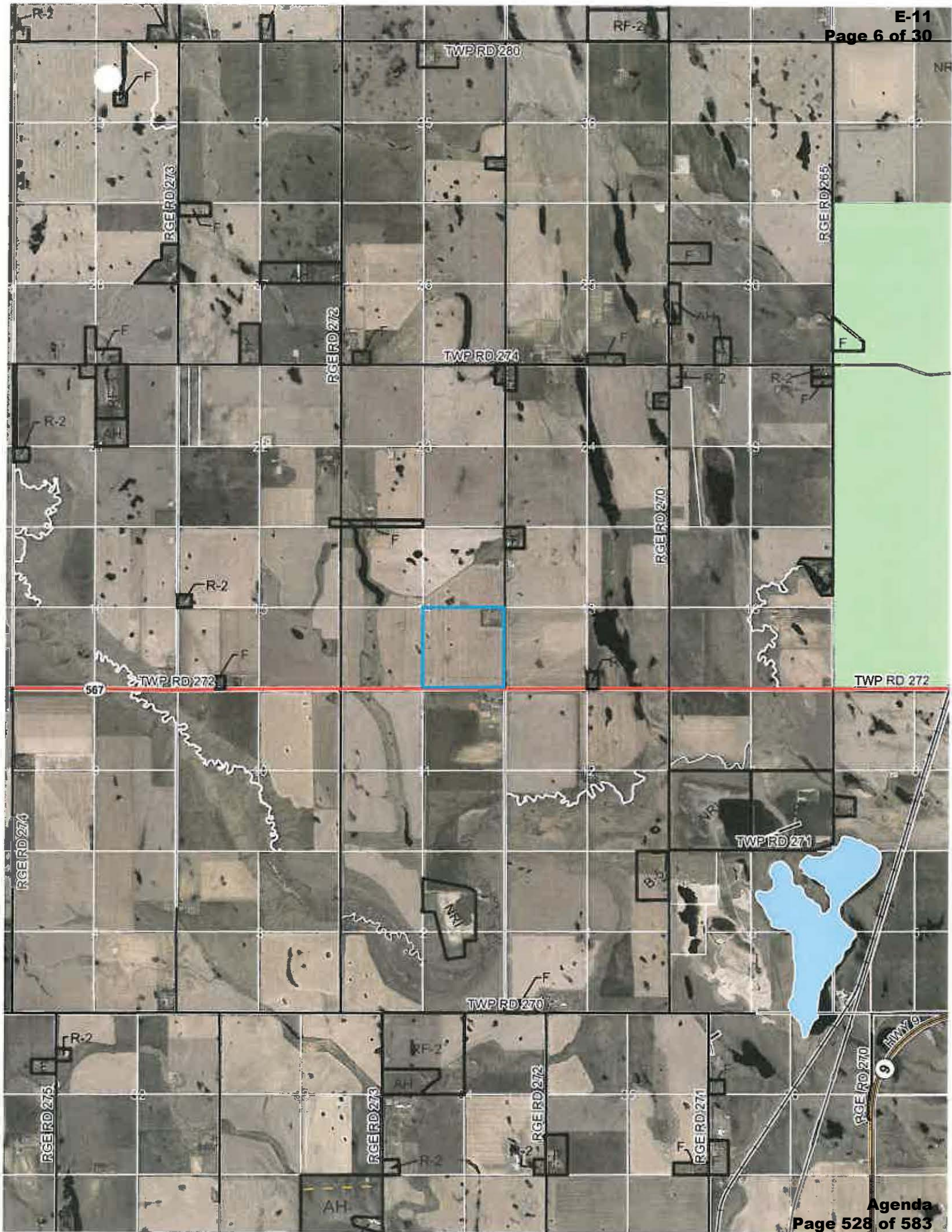
- 6) That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, using the Mobile Homes for Farm Help checklist, prior to the placement on the subject parcel.
- 7) That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner including a Roadside Development Permit through Alberta Transportation.
- 8) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
- 9) That the permit shall be valid until **JUNE 24, 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.







ROCKY VIEW COUNTY
Cultivating Communities

20200743
APPLICATION FOR A
DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$125	File Number 07214001
Date of Receipt	Receipt #

Name of Applicant LINDA D. WRIGHT Email [REDACTED]
Mailing Address [REDACTED] Postal Code [REDACTED]
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]
For Agents please supply Business/Agency/ Organization Name [REDACTED]

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

1. LEGAL DESCRIPTION OF LAND

- a) All part of the SE ¼ Section 14 Township 27 Range 27 West of 4 Meridian
b) Being all / parts of Lot — Block — Registered Plan Number —
c) Municipal Address 272019 Rge Rd 271
d) Existing Land Use Designation AF ER Parcel Size 160 ACRES Division — 06

2. APPLICATION FOR

FARM HELP

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 LINDA D. WRIGHT hereby certify that ☒ I am the registered owner
(Full Name in Block Capitals)

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

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

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

Applicant's Signature [Signature]

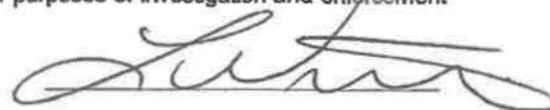
Date MARCH 28/2020

Owner's Signature [Signature]

Date MARCH 28/2020

5. RIGHT OF ENTRY

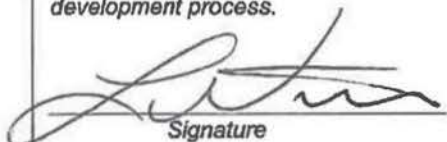
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



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, LINDA D. WRIGHT, 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 28/2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR DWELLING, MOBILE HOME FOR FARM HELP

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

1. FARMING

What type of farming is being carried out on this parcel? CEREAL CROPS + LIVESTOCK.

How many acres of this parcel are planted in:

Cereal 148 Crops _____ Hay _____ Grazing _____ Other _____

How many animals are involved on this parcel? 30

What breed(s) of animals? SHEEP

How many acres do you farm in total? 218

Of your TOTAL farming operation, how many acres are planted in:

Cereal 218 Crops _____ Hay _____ Grazing _____ Other _____

How many animals are involved at your other locations (parcels)? —

What breed(s) of animals are involved? _____

2. DWELLINGS

How many dwellings NOT including mobile homes, are on this parcel? 1 How many dwellings not including mobile homes, are on all the land that you farm? 1

3. OCCUPANTS

Will an occupant of the mobile home be farm help? Yes/No

If yes how many:

Hours per day? 4+ Days per week? 7 Months per year? 12

Number of adults occupying mobile home? 1 Number of children occupying mobile home? —

Signature of Applicant [Signature]

Date MARCH 28, 2020

*Please be advised that on a new mobile home application, plumbing, gas and electrical permits are required from Rocky View County, Building Services Dept. prior to occupancy of the mobile home.

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION EVEN IF THIS IS A RENEWAL. THANK YOU

Rockyview County Building Services

March 28, 2020

262075 Rocky View Point

Rocky View County, AB. T4A 0X2

To whom it may concern,

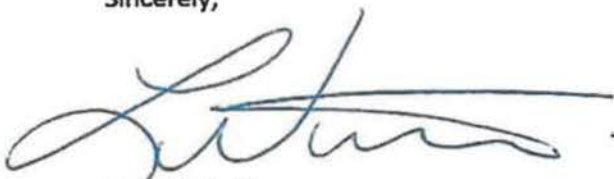
Please find attached a development permit and Dwelling, mobile home for farm help applications for my son to move to the farm and assist with the day to day farming and assist in growth of farming for our family.

Ben is 4th generation to have lived on the farm. The Wright family just celebrated our 100 years farming this past July. I would like Ben to come home and live to assist with the farming operations and in the future to help me to continue to live on farm as I age.

As per my phone conversations with the planning department, I am hopeful that the development application process will go as quickly as possible and look forward to working closely with the department to make this happen,

For further information please confer with Evan Neilson to update on the history of the development permit application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Linda Wright', with a long horizontal flourish extending to the right.

Linda Wright

[REDACTED]

[REDACTED]



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 678 875 4;27;27;14;SE 151 104 180

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 27
SECTION 14
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD WIDENING	8410251	0.418	1.033

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

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 041 454 740 +1

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
151 104 180	24/04/2015	AFFIDAVIT OF SURVIVING JOINT TENANT		

OWNERS

LINDA D WRIGHT
OF [REDACTED]

AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
751 071 953	14/07/1975	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

151 104 180

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

751 098 542	10/09/1975	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.
041 454 750	30/11/2004	MORTGAGE MORTGAGEE - ROBERT H WRIGHT MORTGAGEE - DOROTHY JOYCE WRIGHT BOTH OF: [REDACTED] [REDACTED] [REDACTED] ORIGINAL PRINCIPAL AMOUNT: \$100,000
041 485 686	29/12/2004	MORTGAGE MORTGAGEE - MOUNTAIN VIEW CREDIT UNION, LIMITED. PO BOX 440 BEISEKER ALBERTA TOMOGO ORIGINAL PRINCIPAL AMOUNT: \$150,000
041 485 687	29/12/2004	CAVEAT RE : ASSIGNMENT OF RENTS CAVEATOR - MOUNTAIN VIEW CREDIT UNION, LIMITED. BOX 40 BEISEKER ALBERTA TOMOGO AGENT - E BRUCE CORENBLUM
041 485 689	29/12/2004	POSTPONEMENT OF MORT 041454750 TO MORT 041485686
041 489 800	31/12/2004	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - MOUNTAIN VIEW CREDIT UNION, LIMITED. PO BOX 440 BEISEKER ALBERTA TOMOGO AGENT - AL HENUSET
051 139 996	27/04/2005	UTILITY RIGHT OF WAY GRANTEE - CENTRAL ALBERTA RURAL ELECTRIFICATION ASSOCIATION LIMITED.
071 335 392	04/07/2007	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

151 104 180

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

(DATA UPDATED BY: CHANGE OF ADDRESS 131114853)

(DATA UPDATED BY: TRANSFER OF CAVEAT

151029329)

071 567 094 20/11/2007 UTILITY RIGHT OF WAY
 GRANTEE - EMBER RESOURCES INC.
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 151182891)

071 584 377 30/11/2007 UTILITY RIGHT OF WAY
 GRANTEE - EMBER RESOURCES INC.
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 151182891)

101 100 982 09/04/2010 CAVEAT
 RE : LEASE INTEREST UNDER 20 ACRES
 CAVEATOR - EMBER RESOURCES INC.
 PO BOX 20083, BOW VALLEY RPO
 CALGARY
 ALBERTA T2P4H3
 AGENT - SEAL.
 (DATA UPDATED BY: CHANGE OF ADDRESS 131086763)
 (DATA UPDATED BY: TRANSFER OF CAVEAT
 151029923)

101 175 674 14/06/2010 UTILITY RIGHT OF WAY
 GRANTEE - EMBER RESOURCES INC.
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 151183843)

181 160 409 01/08/2018 DISCHARGE OF MORTGAGE 041454750
 AFFECTED PARTY: ROBERT H WRIGHT

TOTAL INSTRUMENTS: 014

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF
 TITLE REPRESENTED HEREIN THIS 3 DAY OF APRIL,
 2020 AT 02:58 P.M.

ORDER NUMBER: 39116776

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) .



ROCKY VIEW COUNTY

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

403-230-1411
questions@rockyview.ca
www.rockyview.ca

LETTER OF AUTHORIZATION

I, (We) LINDA WRIGHT +1 DOROTHY JOYCE WRIGHT being the owner (s) of

Lot _____ Block _____ Plan _____

Legal:

NW/NE/SE/SW Section 14 Township 27 Range 27 W 4 M

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

[Signature]
Signature

Joyce Wright
Signature

March 28, 2020
Date

Silverwood

FEATURES & SPECIFICATIONS

GENERAL CONSTRUCTION

- Built to the A-277 code zone 7A
- 8' Flat Ceilings
- Maintenance free vinyl lap siding and metal fascia
- Architectural asphalt shingle roof (limited lifetime warranty)
- 7/16" roof sheathing
- Engineered full 4-12 pitch roof trusses
- 18" front vented eaves (no side or rear eaves)
- Textured (primed) gyproc ceilings
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- Covered gyproc throughout
- 5/8" T & G OSB Floor Decking glued and screwed
- Heavy tubular steel frame
- 2"x10" Floor joists @ 16" o.c. (16' & 20' wides)
- Decorative insulated 32" entry doors with dead bolt and peephole
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential 1.6U-value, maintenance free Low E Argon Filled (R-5) PVC vinyl windows
- PVC windows, screens and security locks
- Exterior GFI electrical outlet
- Insulation meets zone requirements as per zone 7A/7B/8 of the 9.36 Energy Code: Floors R-48, Walls R-22 & Ceiling R-40 (min)

TASTEFUL INTERIORS

- Plush Saxony carpet in Living Room, all bedrooms, and hallways in 20' wides (lino in hallways of 16' wides)
- Quality cushioned linoleum flooring all other areas
- Switched receptacles in bedrooms
- Pre-finished interior passage doors in Crystal White colour

BRIGHT, BEAUTIFUL KITCHENS

- Exterior vented range hood with light
- Double stainless steel sink
- Doweled, full modular cabinetry
- Three distinctive colors of cabinet doors to choose from with matching moulding & trim colour
- Window over kitchen sink (most models)
- Peninsula Kitchen (20' wides only)
- Deluxe Tile Backsplash 3 3/4" x 12"

SPACIOUS BATHS

- One-piece quality fiberglass tub and shower units
- Single lever faucet on tub/shower unit
- Expansive vanity mirrors
- GFI receptacle
- Exhaust fan(s)
- Deluxe Tile Backsplash 3 3/4" x 12"

UTILITY SERVICES

- 100 amp electrical panel
- Programmable thermostat
- Upgraded building envelope to meet 0.20 L/M2S
- 3m Insulated water lines on hot & cold sides at W/H
- Smoke detectors in bedrooms
- Arc Fault protection in public areas of home
- High efficiency (95.1+AFUE) gas furnace with condensation pump
- 39 Imp. (40 US) gallon electric hot water tank 9.36 compliant
- Primary exhaust fan c/w dehumidistat & switch
- CO/Smoke Detector(s) c/w battery backup
- GFI protected receptacle for heat tape
- Wired, plumbed and vented for washer and dryer
- Communication outlet

**NO CUSTOM CHANGES
DECORS ARE SUBJECT TO CHANGE WITHOUT NOTICE**

December 2018





32 34 36 38 40 42 44 46 48

33 35 37 39 41 43 45 47

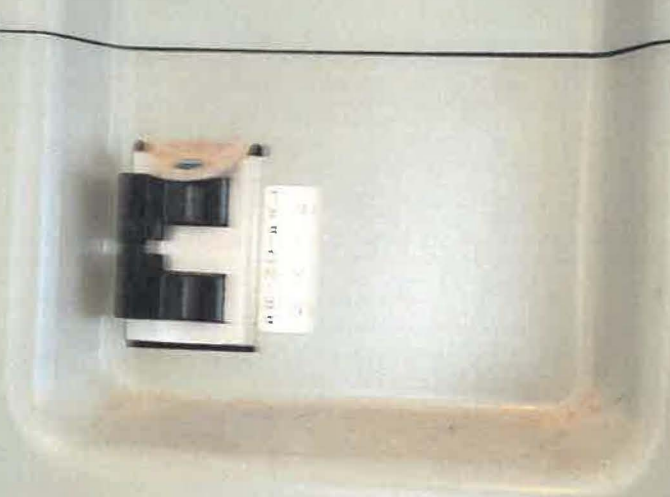
Federal Pioneer Toronto, Ontario

SEARCH-101

SEARCH-101

33 35 37 39 41 43 45 47

Federal Pioneer Toronto, Ontario



PROFESSIONAL
Electrical Engineering Firm

- Commercial - Residential
- Maintenance - Training

FE-50000000
Phone: 416-291-1111 Fax: 416-291-1111
Service Center

MODULAR HOME
MAISON MODULAIRE

1-800-367-1234

FEDERAL PIONEER

90-11247

Alberta
LABOR

THIS BUILDING WAS DESIGNED TO CONFORM TO REGULATIONS UNDER THE SAFETY CODES ACT WHICH WERE IN FORCE AT THE TIME OF CONSTRUCTION.

DO NOT REMOVE / NE PAS ENLEVER

MANUFACTURED HOME CSA SPECIFICATION NAMEPLATE

PLAQUE SIGNALÉTIQUE TECHNIQUE ACNOR POUR MAISON FABRIQUÉE

MANUFACTURER/FABRICANT Moduline Industries (Canada) Ltd. YEAR OF MANUFACTURE 1997
FACTORY ADDRESS/ADRESSE DE L'USINE 1421 Brier Park Cres., Medicine Hat, Alberta
MODEL NO./NO DE MODELE 16741 SERIAL NO./NO DE SERIE 16- 0880 LABEL NO./ÉTIQUETTE NO 29974
PROVINCE OF DESTINATION/PROVINCE DE DESTINATION Alberta

STRUCTURAL SYSTEM/SYSTEME DE CHARPENTE

DWG NOS./DESSINS NOS Model 16741
GROUND SNOW LOAD 3.19 kPa DESIGN SNOW LOAD 1.91 kPa ATTIC LOAD 0.5 kPa
CHARGE DE NEIGE AU SOL CHARGE DE NEIGE CALCULÉE CHARGE DES COMBLES

PLUMBING SYSTEM/SYSTEME DE PLOMBERIE

DWG NOS./DESSINS NOS Model 16741
TYPE OF DWV SYSTEM ABS TYPE OF POTABLE WATER SYSTEM Polybutylene
TYPE DU SYSTEME DWV TYPE DU SYSTEME D'EAU POTABLE
POTABLE WATER TESTED AT 700kPa FOR 0.25 HOURS SYSTEME D'EAU POTABLE EPROUVE A 700kPa 0.25 HEURES

ELECTRICAL SYSTEM/SYSTEME ELECTRIQUE

DWG NOS./DESSINS NOS Model 16741
120/240 VOLTS 60 Hz 100 AMPERES NO. OF ENERGIZED CIRCUITS 19
N. DE CIRCUITS SOUS TENSION

HEATING SYSTEM/SYSTEME DE CHAUFFAGE

DWG NOS./DESSINS NOS Model 16741 FIELD INSTALLED/INSTALLE SUR LE SITE No
TYPE OF HEATING: OIL No GAS Yes ELECTRICAL No FACTORY INSTALLED Yes
TYPE DE CHAUFFAGE: HUILE GAZ ELECTRICITE INSTALLE EN USINE

THIS HOUSE IS DESIGNED TO MEET HEAT LOSS REQUIREMENTS WITH AN AVERAGE INDOOR TEMPERATURE OF 22C AT THE FOLLOWING OUTDOOR DESIGN TEMPERATURES:
-40° C

CETTE MAISON EST CONÇUE POUR SATISFAIRE AUX PRÉSCRIPTIONS DE PERTE DE CHALEUR A LA TEMPÉRATURE INTÉRIEURE MOYENNE DE 22C ET A LA TEMPÉRATURE EXTERIEURE DE CALCUL SUIVANTE.
-40° C

DESIGN HEAT LOSS OF HOUSE 10.2 / 34.7 Kw/MBTUH
FURNACE OUTPUT 16.7 / 57.0 Kw/MBTUH
THERMAL INSULATION Ceiling: R 36 (insulation only). R 37.5 (total).
Floor: R20.0 (insulation only). R21.5 (total).
ISOLATION THERMIQUE Plafond: R 36 (isolant seulement). R 37.5 (total).
Plancher: R20.0 (isolant seulement). R21.5 (total).

PERTE DE CHALEUR CALCULÉE DE LA MAISON 10.2 / 34.7 Kw/MBTUH
DEBIT CALORIFIQUE DE LA FOURNAISE 16.7 / 57.0 Kw/MBTUH
(total): Walls: R20.0 (insulation only). R21.5 (total).
(total): Murs: R20.0 (isolant seulement). R21.5 (total).

NOTES:

1. THIS HOUSE IS NOT CERTIFIED FOR AREAS WHERE THE GROUND SNOW LOAD (AS SPECIFIED IN THE SUPPLEMENT TO THE NATIONAL BUILDING CODE) EXCEEDS THE GROUND SNOW LOAD SPECIFIED ABOVE.
2. THIS SPECIFICATION PLATE AND THE EXTERIOR CSA LABEL PROVIDES THE ONLY EVIDENCE OF CSA CERTIFICATION.
3. THIS CERTIFICATION DOES NOT COVER THE FOLLOWING: PREPARATION OF THE SITE, FOOTINGS OR FOUNDATIONS; INTERCONNECTION OF MODULES OR COMPONENTS ON SITE; COMPLETION OF THE STRUCTURAL, PLUMBING, ELECTRICAL AND HEATING SYSTEMS ON SITE; CONNECTION TO SERVICES AS SPECIFIED IN THE ELECTRICAL AND BUILDING PERMITS. ALL OF THE ABOVE ARE SUBJECT TO INSPECTION BY THE LOCAL AUTHORITY HAVING JURISDICTION.
4. CSA CERTIFICATION IS AS NOTED ABOVE AND COVERS THE APPLIANCES DESCRIBED BELOW ONLY WHEN INSTALLED IN THE FACTORY.

NOTES:

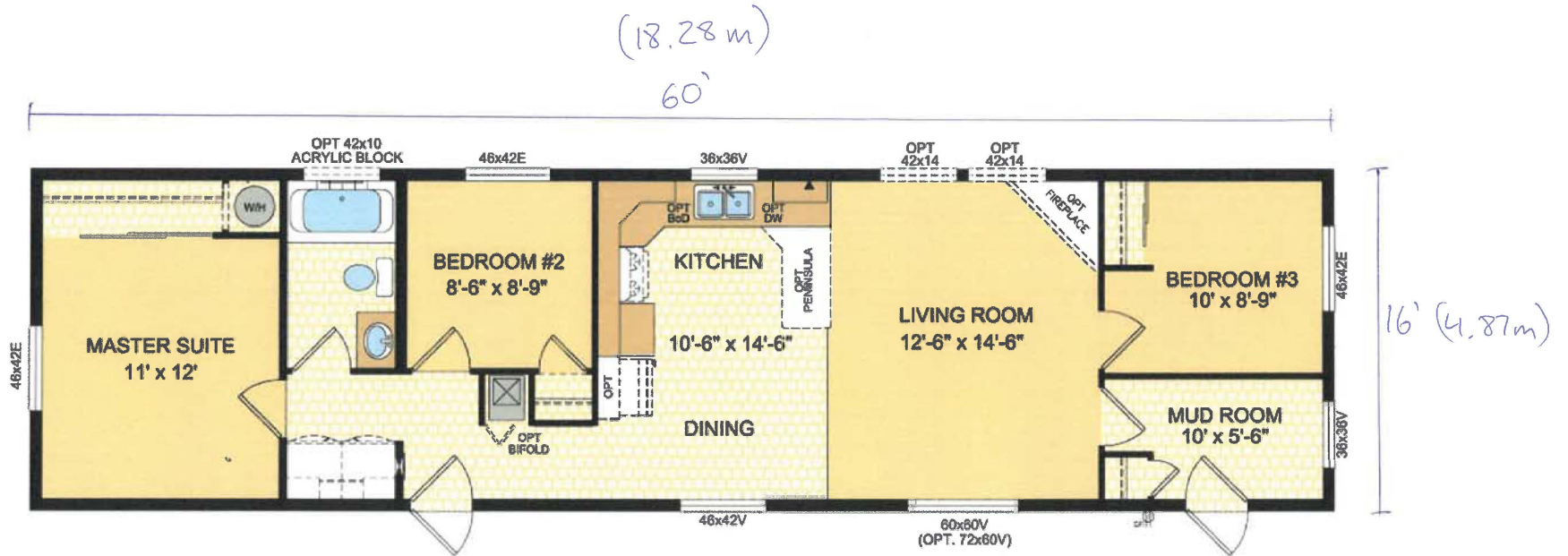
1. CETTE MAISON N'EST PAS CERTIFIÉE POUR DES RÉGIONS OU LA CHARGE DE NEIGE AU SOL (TEL QUE SPÉCIFIÉ AU SUPPLÉMENT DU CODE NATIONAL DU BATIMENT) EXCÈDE LA CHARGE SPÉCIFIÉE CI-DESSUS.
2. LA PLAQUE DE CERTIFICATION ET L'ÉTIQUETTE ACNOR PLACÉE À L'EXTÉRIEUR SONT LES SEULES PREUVES DE CERTIFICATION ACNOR.
3. CETTE CERTIFICATION NE COUVRE PAS CE QUI SUIT: PRÉPARATION DU SITE, DES FONDATIONS OU EMPATTEMENT; MONTAGE DES MODULES OU ÉLÉMENTS SUR LE SITE; ACHEVEMENT DES SYSTÈMES DE CHARPENTE, DE PLOMBERIE, DE CHAUFFAGE ET D'ÉLECTRICITÉ SUR LE SITE; RACCORDEMENT AUX SERVICES PUBLICS, TEL QUE SPÉCIFIÉ AUX PERMIS D'ÉLECTRICITÉ ET DE CONSTRUCTION. TOUT CE QUI PRÉCÈDE DOIT FAIRE L'OBJET D'INSPECTION PAR LES AUTORITÉS COMPÉTENTES LOCALES.
4. LA CERTIFICATION ACNOR EST TELLE QUE SPÉCIFIÉE CI-DESSOUS ET COUVRE LES APPAREILS DÉCRITS CI-DESSOUS ET INSTALLÉS SEULEMENT EN USINE.

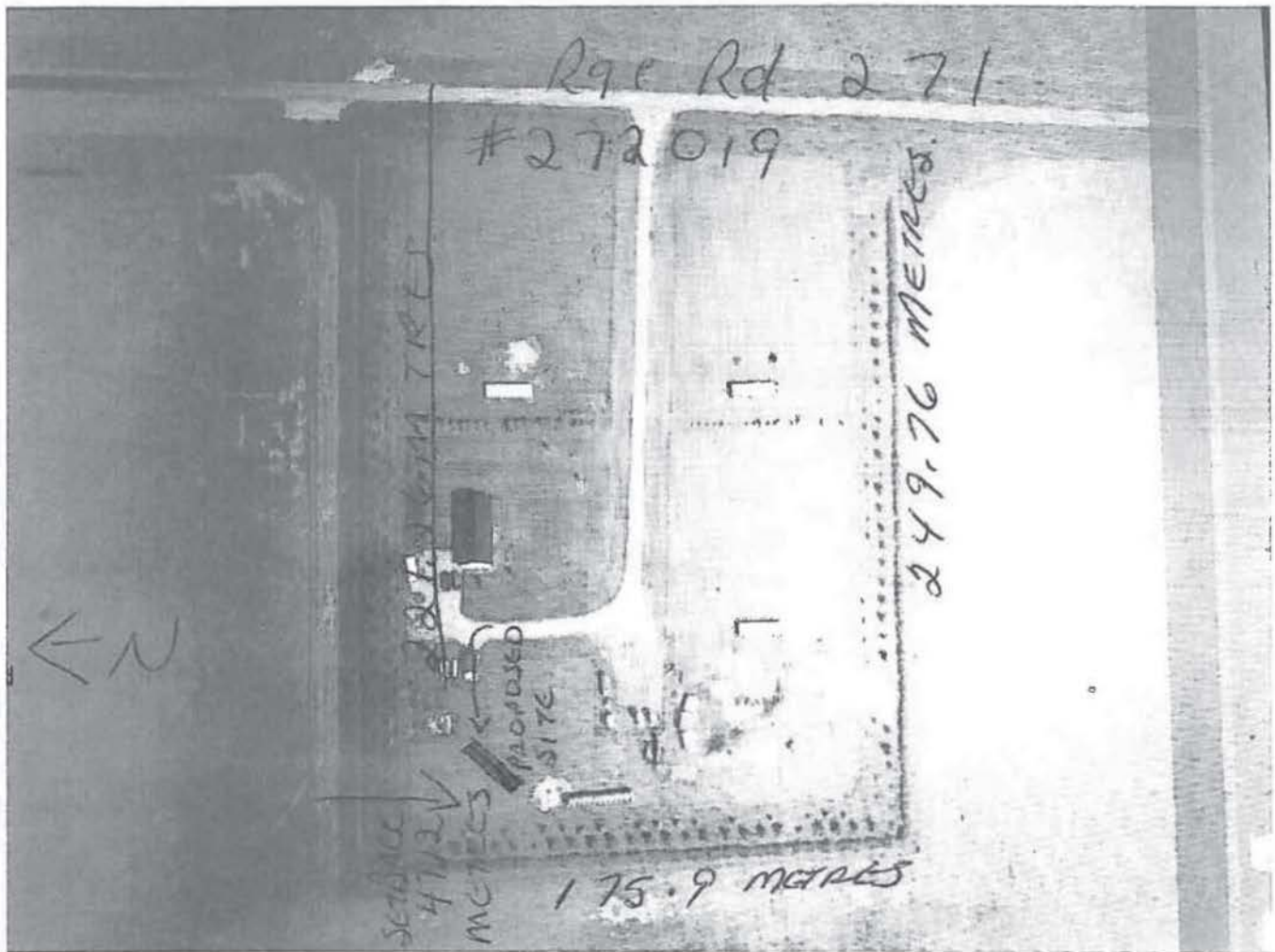
FACTORY INSTALLED APPLIANCES/APPAREILS INSTALLÉS EN USINE

NOTE: "N/A" MUST BE MARKED IF APPLIANCE NOT INSTALLED.

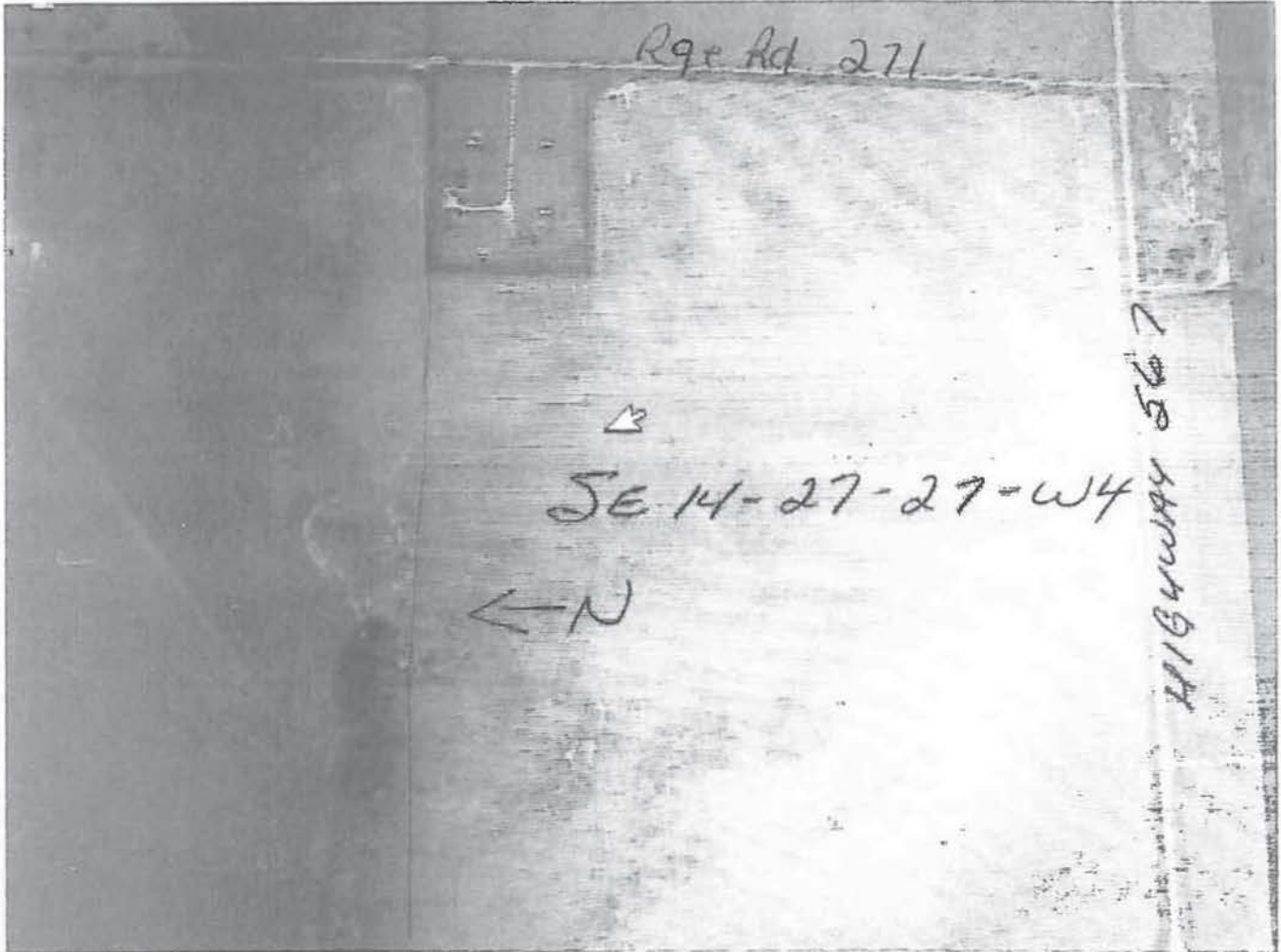
NOTE: "N/F" DOIT ÊTRE INSCRIT SI L'APPAREIL N'EST PAS INSTALLÉ.
FUEL (NATURAL GAS, PROPANE, OIL OR ELECTRIC)
COMBUSTIBLE (GAZ NATUREL, PROPANE, HUILE OU ÉLECTRICITÉ)

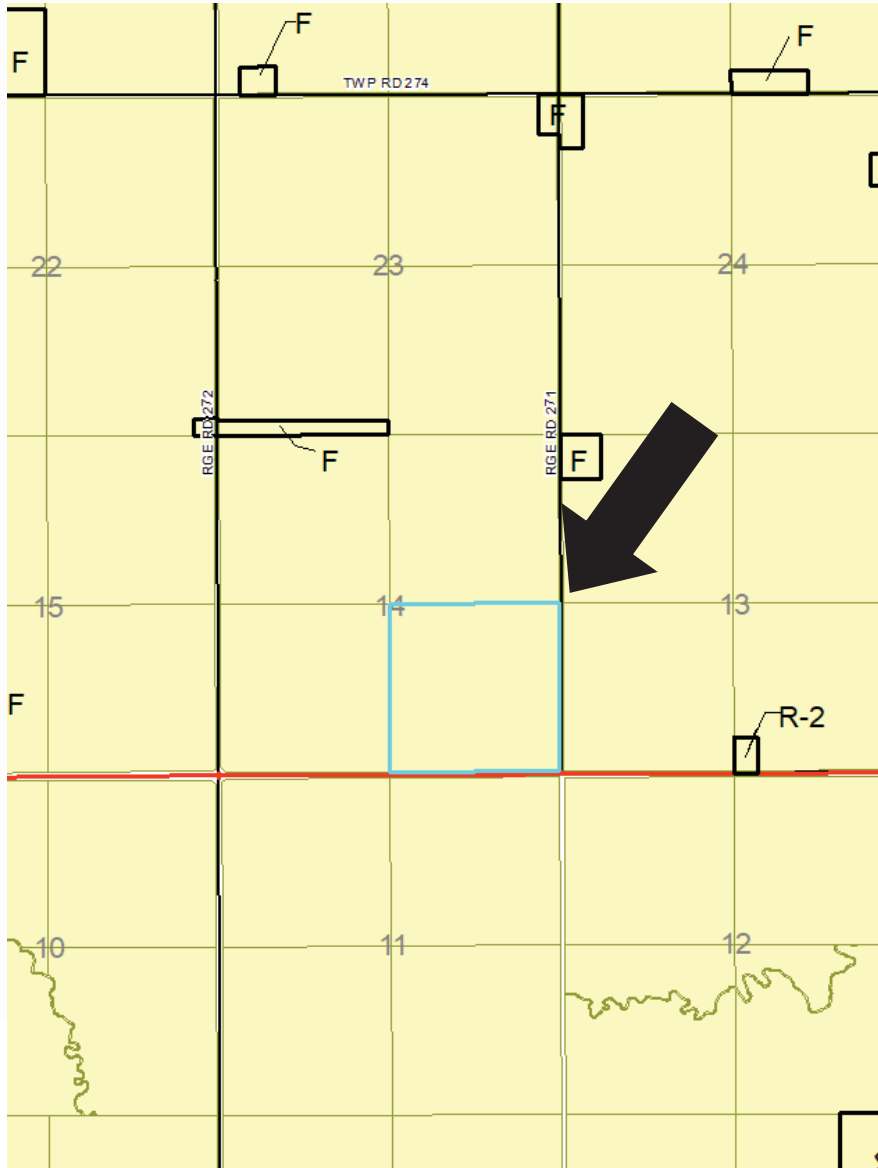
	MAKE MARQUE	MODEL MODELE		
1. FURNACE	<u>Miller</u>	<u>MMHA(B)070</u>	<u>Natural Gas/Propane</u>	<u>FOURNAISE</u>
2. WATER HEATER	<u>John Wood</u>	<u>JW402NA</u>	<u>Natural Gas</u>	<u>CHAUFFE-EAU</u>
3. RANGE	<u>GE</u>	<u>GRMF3202</u>	<u>Electric</u>	<u>CUISINIÈRE</u>
4. DRYER	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>SECHEUSE</u>
5. WASHER	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>LAVEUSE</u>
6. DISHWASHER	<u>GE</u>	<u>VFB4129VB</u>	<u>Electric</u>	
7. MICROWAVE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	





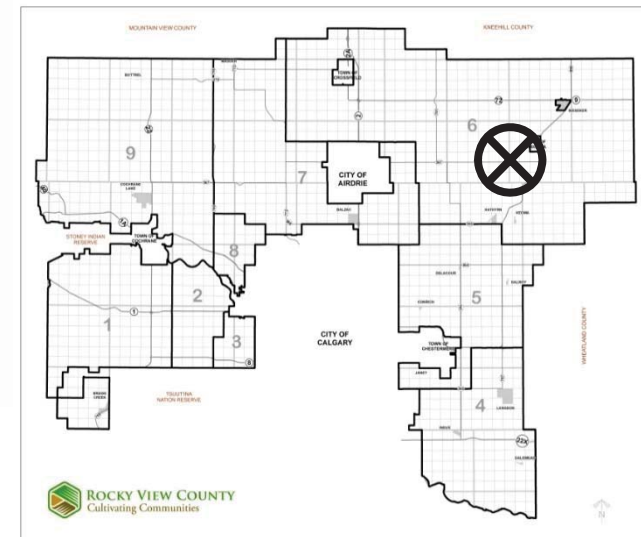
- HOMESTEAD IS IN THE NE CORNER OF SE 14-27-27-W4
- PROPOSED SITE FOR MOBILE IS IN NW CORNER OF HOMESTEAD SITE,
- PROPOSED SITE IS 47.12 METRES FROM NORTH BOUNDARY LINE
- PROPOSED SITE IS 221.26 METRES FROM R9 ROAD 271.

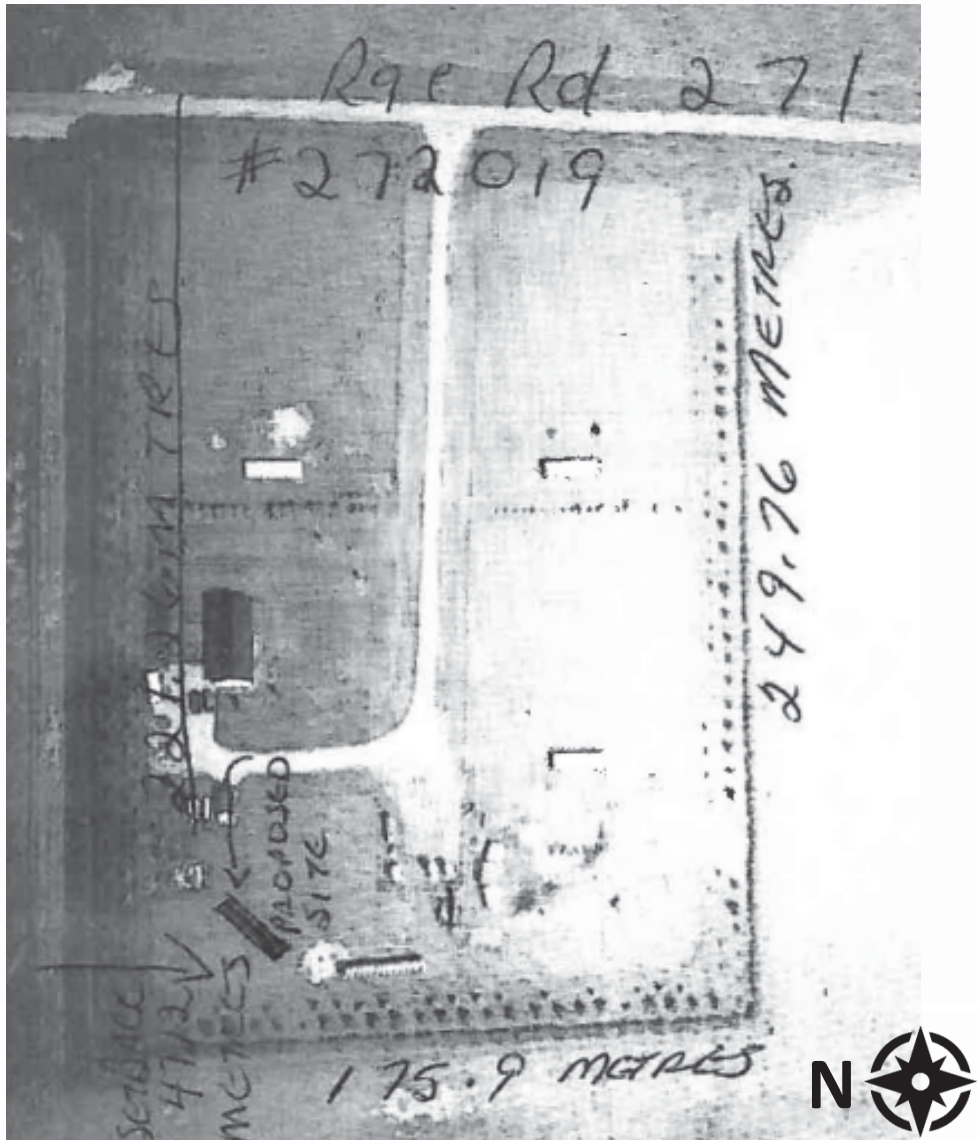




Land Use and Location

- Ranch and Farm (RF).
- Surrounded by Ranch and Farm (RF) parcels on all sides.





Development Proposal

Use:

- Farm Dwelling, Mobile Home

Variances:

- None

Site Location

- Homestead is in the north east corner of the parcel
- Propose mobile home is the north west corner of the Homestead site
- Compatible with all required setbacks

SITE PLAN

SE-14-27-27-04

Division 6; File 07214001

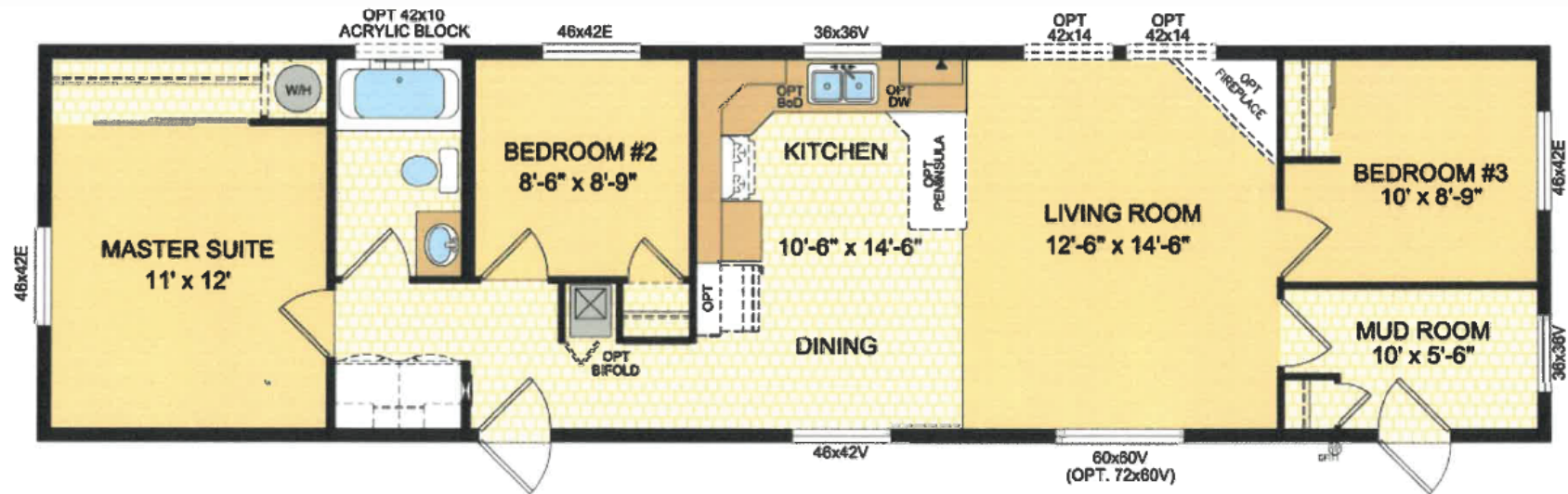


ROCKY VIEW COUNTY

Proposed Development

Mobile Home

- Pre-owned mobile home
- 18.28m x 4.87m (60' x 16')
- CSA approved



FLOOR PLAN

SE-14-27-27-04

Division 6; File 07214001



ROCKY VIEW COUNTY



PHOTOS

SE-14-27-27-04

Division 6; File 07214001



ROCKY VIEW COUNTY



PHOTOS

SE-14-27-27-04

Division 6; File 07214001



ROCKY VIEW COUNTY



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

Options

- Administration recommends approval in accordance with Option #1.
- Option #1:
THAT Development Permit Application PRDP20200743 be approved as proposed by Administration, subject to a Building Inspection
- Option #2:
THAT Development Permit Application PRDP20200743 be refused.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 05
SUBJECT: Development Item: Accessory Building
USE: Listed Discretionary Use, no Variances

DATE: May 25, 2020
APPLICATION: PRDP20200762

APPLICATION: construction of an Accessory Building (oversize cold storage)

GENERAL LOCATION: Located at the southeast corner of Twp. Rd. 250 and Rge. Rd. 24.

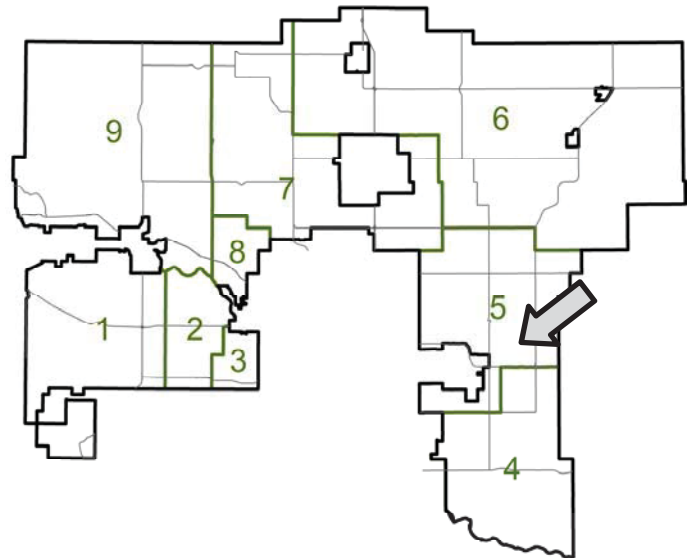
LAND USE DESIGNATION: Ranch and Farm District (RF)

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200762 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200762 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



DEVELOPMENT PERMIT REPORT

Application Date: April 3, 2020	File: 04233003
Application: PRDP20200762	Applicant/Owner: Dugdale, Keith
Legal Description: NW-33-22-27-03 (245152 Range Road 274)	General Location: Located at the southeast corner of Twp. Rd. 250 and Rge. Rd. 274.
Land Use Designation: Ranch and Farm District (RF)	Gross Area: ± 58.68 hectare (±144.99 acres)
File Manager: Sangeeta Vishwakarma	Division: 05

PROPOSAL:

Construction of an *Accessory Building* (oversize cold storage), for the housing and security of large-scale agricultural equipment.

- Use:** Listed, Discretionary (no Variances)
[Accessory building greater than 500.00 sq. m (5,381.95 sq. ft.)] - no maximum
- Size:** 67.10 m (220.00 ft.) x 24.40 m (80.00 ft.)
- Area:** 1,635.10 sq. m (17,600 sq. ft.)
- Height:** 9.80 m (32.00 ft.)
- Material:** Post frame structure building (gray, white and black)
- Location:** South portion of site, east of existing accessory building (Quonset) on site
- Signage:** *None proposed*
- Variance:** *None requested*
- Grading:** There is no regrading being done to the site other than some minimal levelling where the building is proposed per applicant

Note:

- Applicant revised location and orientation of proposed building on May 4, 2020. Revised Site Plan provided. Circulation responses confirmed no issues with relocation of building.

SITE INFORMATION:

- Subject parcel is surrounded by agricultural parcels.
- Access to the site is from Range Road 274.
- Existing site contains a dwelling, single detached, two Quonsets, one barn, and approximately 26 grain bins. No permits within the legal file for these buildings. Applicant has confirmed all existing buildings were built within the past 30-40 years. No Real Property Reports done in the past for this site. Aerials confirm
- There are no environmental restrictions near the proposed building location
- There are no gas/ sour gas lines crossing the site

APPLICABLE LAND USE BYLAW REGULATIONS: (Bylaw C-7968-2019):

Section 43 Ranch and Farm District (RF)

REGULATIONS FOR LARGE PARCELS GREATER THAN OR EQUAL TO 8.10 HECTARES (20.01 ACRES) IN SIZE

Section 43.10 Uses, Discretionary

Accessory Buildings greater than 500.00 sq. m (5,381.95 sq. ft.)

Proposed Area: 1635.1 sq. m (17,600 sq. ft.) [67.10 m (220.00 ft.) x 24.40 m (80.00 ft.)]

Section 43.12 Minimum and Maximum Requirements

- (a) Yard, Front: (i) 45.00 m (147.64 ft.) from any road, County:
- (b) Yard, Side: (i) 45.00 m (147.64 ft.) from any road, County:
(iv) 6.00 m (19.69 ft.) all other.
- (c) Yard, Rear: (ii) 15.00 m (49.21 ft.) all other.

Proposed Yards	Accessory building (cold storage)
Front (West) – County Road	Lots [197.00 m (645.00 ft.)]
Side 1 (North) – County Road	Lots
Side 2 (South) – internal yard	Lots [106.00 m (347.00 ft.)]
Rear (East) – internal yard	Lots

STATUTORY/ NON-STATUTORY PLANS:

The site does not fall under an Area Structure Plan, Intermunicipal Development Plan, or Conceptual Scheme. Application assessed in accordance with above sections of the Land Use Bylaw.

INSPECTOR'S COMMENTS:

Inspection date – April 17, 2020

- Proposed building area is dependent on where the water flow is located on parcel.
- Owner indicated they will construct on the high points of the area, potentially behind the Quonset on the south side of the parcel.
- Applicant owns both the ¼ sections and work on the building has not started.
- No major concerns with the application at this time other than uncertainty as to where the structure will be finalized on.

CIRCULATIONS:

Agricultural Services (April 9 & May 7, 2020)

- No concerns with application and relocation of building.

Building Services Review (April 15, 2020)

- Advisory condition- Applicant is required to submit and acquire a farm building location permit prior to any construction taking place on site.
- The attached link below includes the checklist for farm building location permits. All items listed within application shall be included in the submission:
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Farm-Building-Location-Permits_Checklist.pdf



- The attached link below includes the farm building location permit. Criteria listed below shall be filled in and conditions to meet the land use bylaw and farm building code 1995 shall be met: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/permits/Farm-Building-Permit.pdf>
- Please note-if the aforementioned conditions of a farm building are not satisfied a Building permit application for an accessory building application is required: https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Accessory-Buildings_Checklist.pdf

Development Compliance Review (May 5, 2020)

- No outstanding Enforcement issues on this property. No comments or concerns with the application and relocation of building.

RECOMMENDATION:

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

- The proposed size of the building does not present a concern, as it is proposed for storage of large farm equipment required for the active agricultural operations on site.
- The structure is located west of the existing south Quonset, and does not directly impact any adjacent lands. There is no development on the south or west adjacent parcels.
- Circulation comments from Agricultural Services, Building Services, and Development Compliance presented no concerns with the size, use, and location of the building.
- Site inspection confirmed work had not commenced, active farming operations, and a well-maintained site.
- No enforcement concerns for the site.

OPTIONS:

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

APPROVAL subject to the following conditions:

Description:

- 1) That construction of an *Accessory Building* (oversize cold storage), approximately **1,635.1 sq. m (17,600 sq. ft.) in area**, may commence on the subject property, in accordance with the submitted site plan and building drawings.

Permanent:

- 2) That the exterior siding and roofing materials of the accessory buildings shall be similar / cohesive to the existing dwelling, single detached and/or area.
- 3) That the accessory building shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
- 4) That the accessory building shall not be used for residential occupancy purposes at any time.
- 5) That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
- 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.

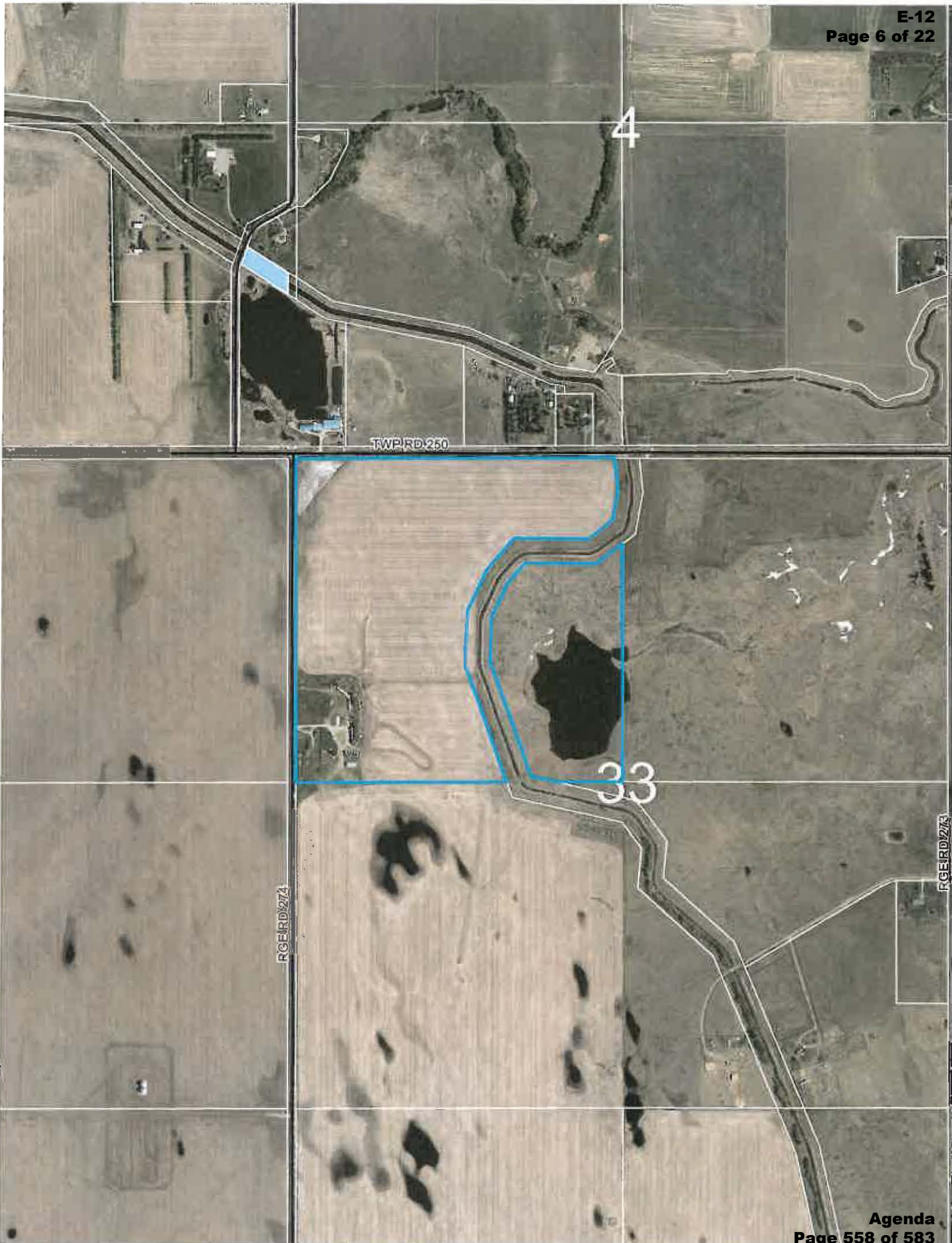
Advisory:

- 7) 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.
- 8) That the County's Noise Bylaw, C-5772-2003, shall be adhered to at all times.
- 9) That a Building Permit/Farm Building Location Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
- 10) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
- 11) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Option #2: (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.







ROCKY VIEW COUNTY
Cultivating Communities

20200762

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY E-12

Page 8 of 22

Fee Submitted

265.00

File Number

04233003

Date of Receipt

April 3/20

Receipt #

2020 02383

Name of Applicant

Keith Duadale

Email

Mailing Address

Postal Code

Telephone (B)

(H)

Fax

For Agents please supply Business/Agency/ Organization Name

Registered Owner (if not applicant)

Keith Duadale

Mailing Address

Postal Code

Telephone (B)

(H)

Fax

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NW $\frac{1}{4}$ Section 33 Township 24 Range 27 West of 4 Meridian
- b) Being all / parts of Lot _____ Block _____ Registered Plan Number _____
- c) Municipal Address 245 152 Range Road 274
- d) Existing Land Use Designation RF Parcel Size 144.99 acres Division 5

2. APPLICATION FOR

Agriculture Cold Storage Building

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? Yes _____ No X
(Sour Gas facility means well, pipeline or plant)
- 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

Jessica Duadale
(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

[Signature]
March 27/2020

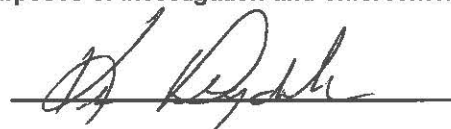
Owner's Signature

Date

[Signature]
March 27/2020

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, Keith Dugdale, 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 27 / 2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

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

APPLICATION FOR AN ACCESSORY BUILDING

Name of Applicant Keith Dugdale Email [REDACTED]
Mailing Address [REDACTED]
Postal Code [REDACTED]
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. DETAILS OF ACCESSORY BUILDING

	Bylaw	Proposed
Accessory building size maximum	5381.95 sq/ft.	17600 sq/ft (220' x 80')
Accessory building height		32 feet.
Number of existing accessory buildings on site		N/A.
Total size of all accessory buildings		N/A.

Description of Accessory Buildings:

- a) Building materials post frame structure building
b) Exterior colour grey / white / black
c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.).
relaxations may be required b/c of the building's size
d) Date when building permits were issued for existing buildings N/A
e) If no permits were issued - list age of buildings Other farm buildings on site were built within the last 40 years.

2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

The proposed building will be for the storage of large scale agricultural equipment in order to protect it from weather & theft.

3. ADDITIONAL REQUIREMENTS

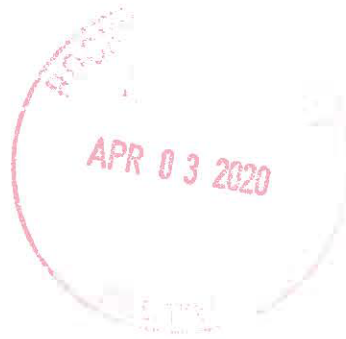
The following items must be provided in addition to your application:

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

Signature of Applicant

[Signature] Date: May 5 2020
(Jessica Dugdale on behalf of Keith Dugdale)

Keith Dugdale



April 2, 2020

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

**Re: Development Permit for Agriculture Storage Building,
MD # 245-152 Range Road 274**

Enclosed documents:

1. Application Forms
2. Application Fee
3. Current Copy of Certificate of Title Including all Caveats & Covenants
4. Site Plan of Proposed Development
5. Building Specific Drawings

The nature of this project will be to construct a farm storage building on an existing grain farm for the purpose of housing large scale agricultural equipment when it is not in use. The building will protect seasonal equipment from weather elements and provide security against theft. Constructing a storage building of this kind is a necessity for our expanding farming operation.

We request that you review these documents for compliance and issue your approval at your earliest convenience. With a limited window in our farming season, our target timeline for the build is late May - June.

Should you require additional information, or should there be the need for corrections, please bring this to our attention as soon as possible so as not to delay construction.

Thank you for your assistance.

Keith Dugdale

A handwritten signature in blue ink, appearing to read 'K. Dugdale', written over the printed name.



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0021 676 291 4;27;24;33;NW

TITLE NUMBER
091 371 462

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 24
SECTION 33
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES
SECONDARY CANAL B			
SOUTH BRANCH	IRR647	5.67	14.0
ROAD	8410960	0.407	1.01

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

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 981 364 139 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
091 371 462	09/12/2009	TRANSFER OF LAND	\$1,650,000	\$1,650,000

OWNERS

KEITH DUGDALE



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
6686DH	18/10/1924	FINAL WATER AGREEMENT CANADIAN PACIFIC RAILWAY COMPANY.

(CONTINUED)

PAGE 2
091 371 462

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
"ENCUMBRANCE \$ 7.50 PER ANNUM"		
811 097 860	27/05/1981	CAVEAT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44.
971 146 495	26/05/1997	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD. AFFECTED LAND: 4;27;24;33;NW
131 232 304	12/09/2013	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD.
161 083 217	06/04/2016	DISCHARGE OF UTILITY RIGHT OF WAY 131232304 PARTIAL EXCEPT PLAN/PORTION: 1512480

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 31 DAY OF MARCH,
2020 AT 02:18 P.M.

ORDER NUMBER: 39098525

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

PROPOSED AGRICULTURE STORAGE

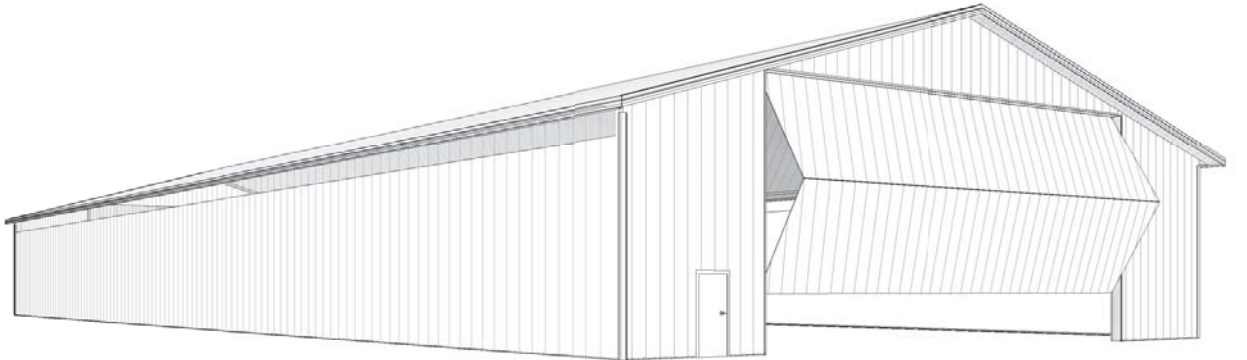
DUGDALE RANCHES
CALGARY, AB

Drawing List	
Sheet Number	Sheet Name
S100	Cover Page
S101	Structural Notes
S102	Floor Plans
S103	Elevations
S104	Foundation Details
S105	Roofing & Siding
S106	Truss Framing Plan
S107	Site Plan

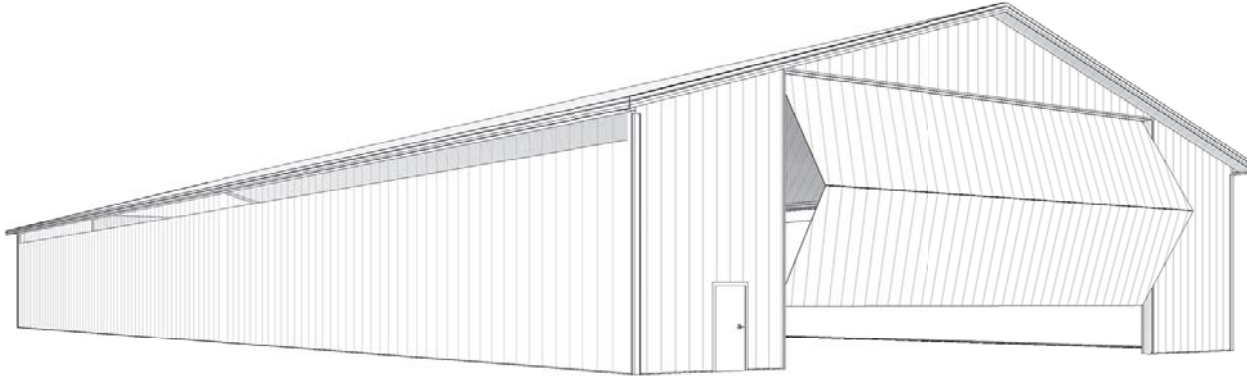
WALL ASSEMBLIES
EXTERIOR OF WALLS (Metal Clad):
-Forma Steel FC36 high tensile 26 ga. vertical metal siding.
-2x4 exterior wall strapping 24" o/c.
-Post and beam structure (as shown).

ROOF ASSEMBLIES
ROOF / CEILING (Metal Cladding):
-Forma Steel FC36 high tensile 26 ga. metal roof
-2x6 exterior strapping - 24" o/c.
-Pre-Eng. Trusses @ 48" o/c.


DESIGN/CLIMATIC LOADING
Design Includes Part 4 - Structural Design only as per the latest applicable Building Code
Importance Category: Farm
Location:
Climatic/Design Loading:
Wind q=
Snow S=



1 Concept View 1



2 Concept View 2



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR



INTEGRITYBUILDINGS.COM

CONSULTANT

#	DESCRIPTION	DATE
1	FOR REVIEW	2020-03-24
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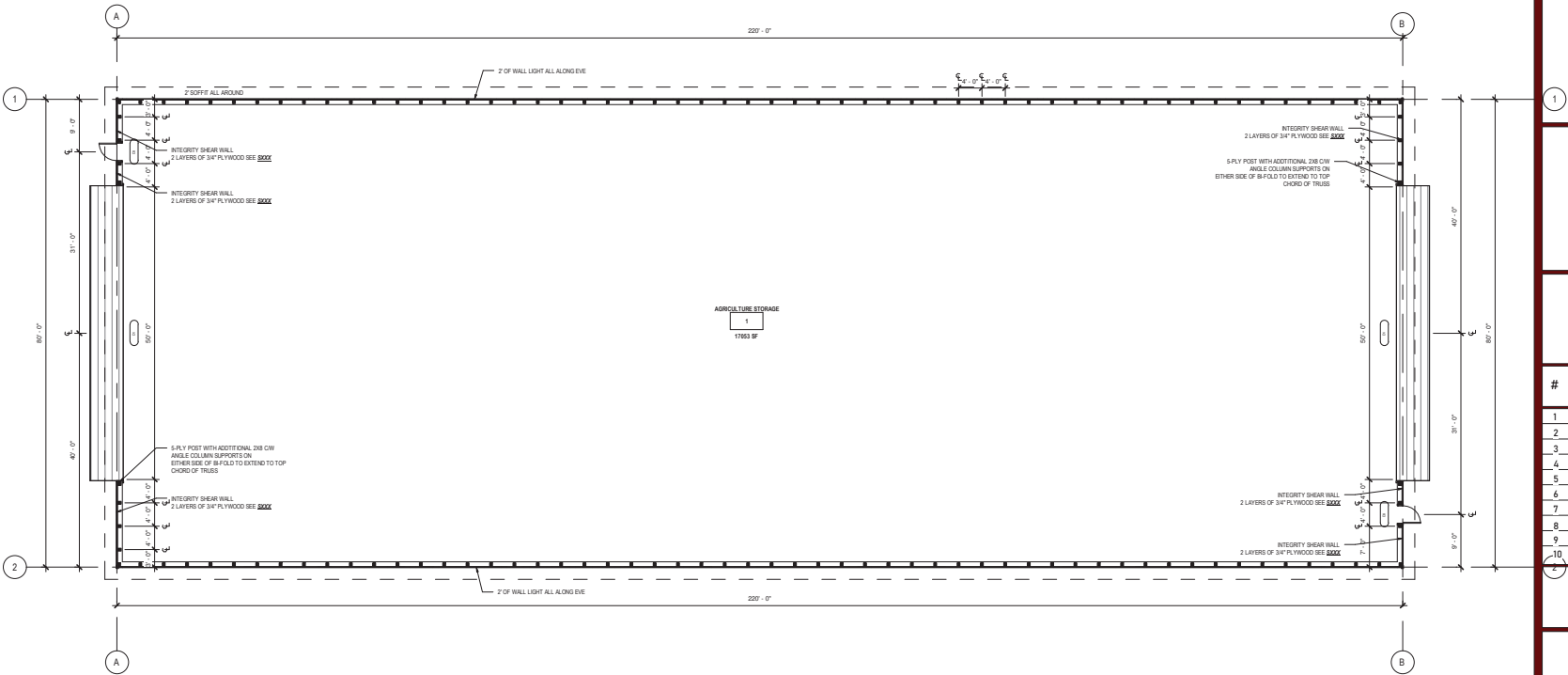
DUGDALE RANCHES

CALGARY, AB

Cover Page

DRAWN BY	G.H.	S100
CHECKED BY	C.R.	1
PROJECT NUMBER	MDD - IPS-20-072	
SCALE		

Door Schedule				
Type	Type Mark	Total	Width	Height
Bifold Door - 50x20	D1	2	50'-0"	24'-0"
Exterior Man Door - 3'x7'	D3	2	3'-0"	7'-0"



1 Main - Floor Plan
1" = 20'-0"



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CONSULTANT

#	DESCRIPTION	DATE
1	FOR REVIEW	2020-03-24
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DUGDALE RANCHES

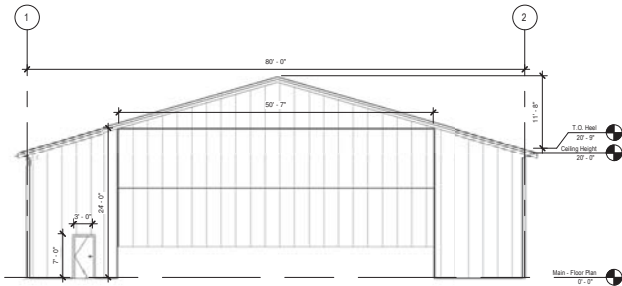
CALGARY, AB

Floor Plans

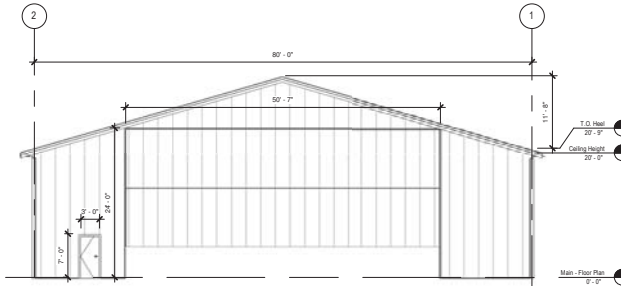
DRAWN BY	G.H.
CHECKED BY	C.R.
PROJECT NUMBER	MDD - IPS-20-072
SCALE	1" = 20'-0"

S102

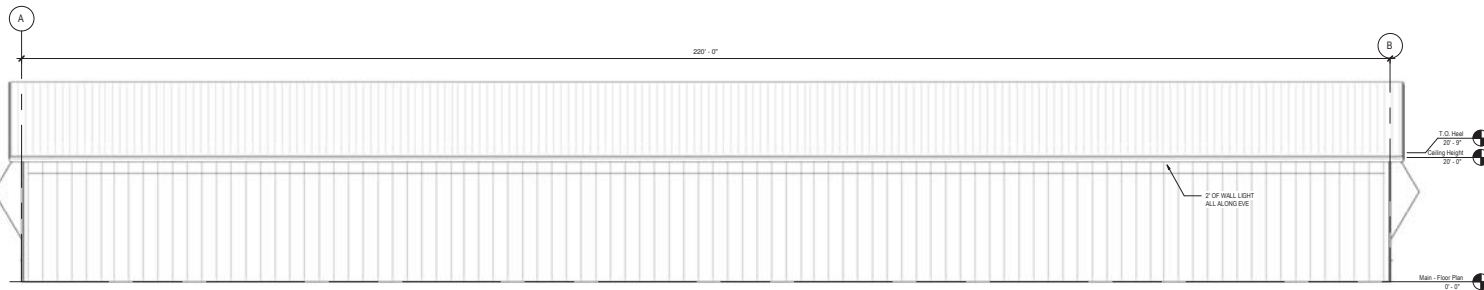
1



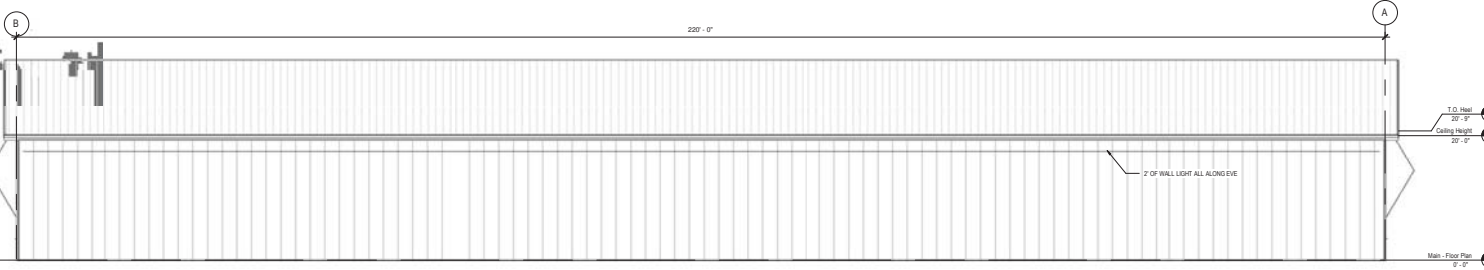
1 Front Gable
1" = 20'-0"



3 Rear Elevation
1" = 20'-0"



2 Right Elevation
1" = 20'-0"



4 Left Elevation
1" = 20'-0"



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PROFESSIONAL OF RECORD

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CONSULTANT

#	DESCRIPTION	DATE
1	FOR REVIEW	2020-03-24
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DUGDALE RANCHES

CALGARY, AB

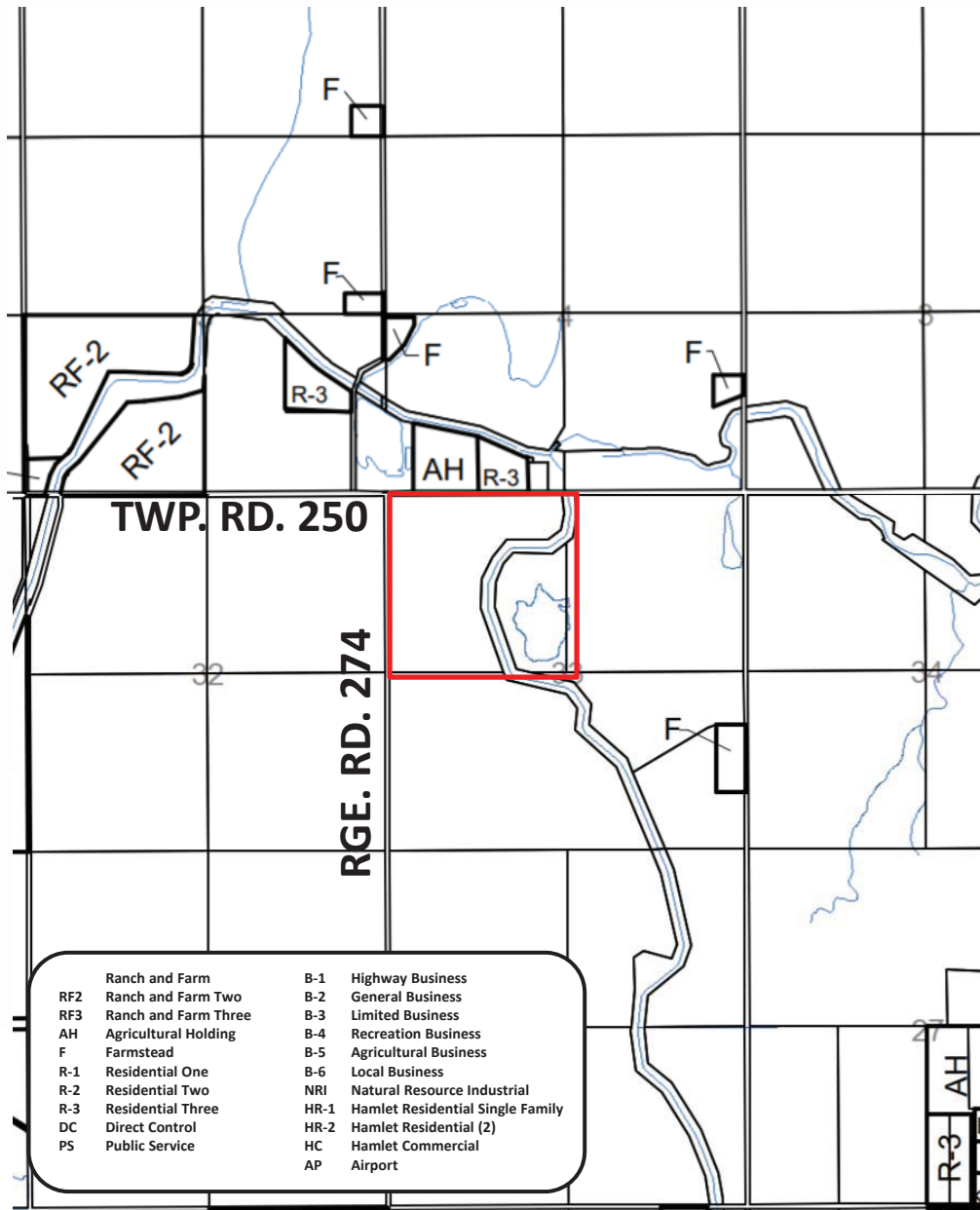
Elevations

DRAWN BY	G.H.	S103
CHECKED BY	C.R.	1
PROJECT NUMBER	MDD - IPS-20-072	
SCALE	1" = 20'-0"	

North ↑

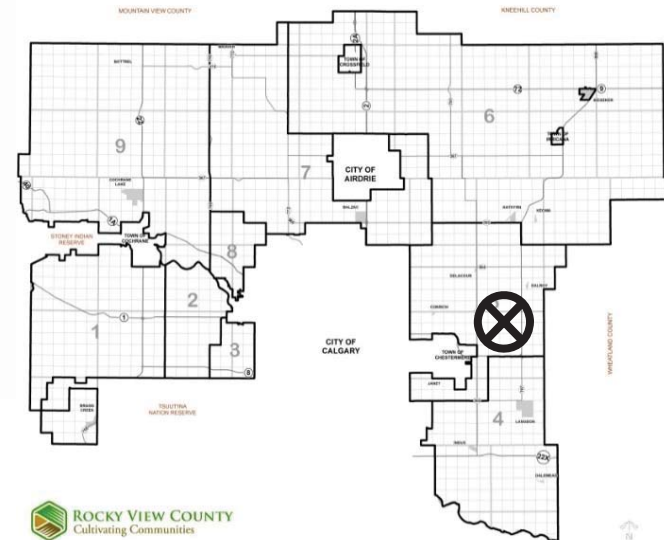
Building Setbacks: From RR 274 = 645 ft. (197 m.)
From South Boundary = 347 ft. (106 m.)





Land Use and Location

- Ranch and Farm District (RF)
- SE corner of Twp. Rd. 250 and Rge. Rd. 274
- Surrounded by agricultural districts, one residential district north



LAND USE MAP

NW-33-22-27-03 (245152 Range Road 274)
Division 5; File: 04233003
PRDP20200762





Air Photo

- Existing dwelling, 2 Quonsets, 1 barn, 26 grain bins on site
- No environmental/site constraints near development area

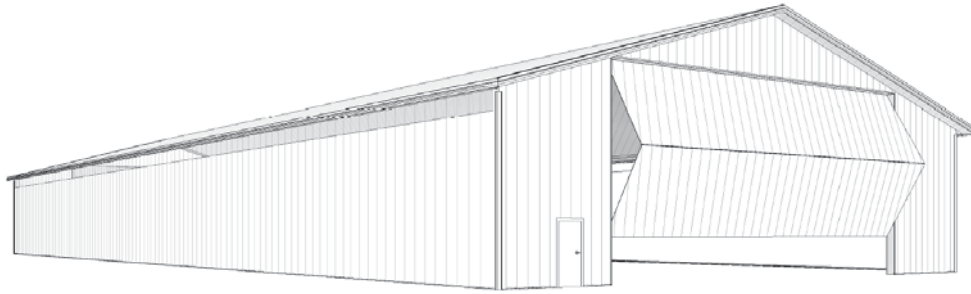


AIR PHOTO
(2018)

NW-33-22-27-03 (245152 Range Road 274)
Division 5; File: 04233003
PRDP20200762



ROCKY VIEW COUNTY



Proposed Building - 67.1 m (220 ft.) x 24.4 m (80 ft.)



Development Proposal

- Listed Discretionary Use (Accessory building)
- No variances requested
 - *Use: Cold storage for large-scale farming equipment*
 - *Area: 1635.1 sq. m (17,600 sq. ft.)*
 - *Height: 9.9 m (32.42 ft.)*
 - *Location: South portion of site*
 - *Setbacks: In compliance*
- No signage or site re-grading

SITE PLAN

NW-33-22-27-03 (245152 Range Road 274)
Division 5; File: 04233003
PRDP20200762



Northeast View



**Development Area
(North View)**



Southeast View



East View



SITE PHOTOS
(April 2020)

NW-33-22-27-03 (245152 Range Road 274)
Division 5; File: 04233003
PRDP20200762

 **ROCKY VIEW COUNTY**

Options

- Administration recommends refusal in accordance with **Option #1.**
- **Option #1:**
THAT Development Permit Application PRDP20200762 be approved with the conditions noted in the Development Permit Report, attached.
- **Option #2:**
THAT Development Permit Application PRDP20200762 be refused as per the reasons noted.





PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** May 25, 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 details the breakdown between MPC and Administration. At the May 11, 2020 MPC meeting, commission members expressed a desire to make changes to increase the type of applications Administration makes decisions on. The desired breakdown of applications identified by commission members is as follows:

- Development Permit applications decided by Administration
 - Permitted uses and uses in Direct Control Districts that do not distinguish between Permitted and Discretionary uses where:
 - The application has no variances; and
 - The application has minor variances
 - Minor variances are to be defined as follows:
 - Front and side yard setback variance(s);
 - Abutting a gravel road less than or equal to 25%
 - Abutting a paved road less than or equal to 50%
 - Rear yard setback variance(s) less than or equal to 25%;
 - Height variance(s) less than or equal to 25%; and
 - Accessory Building and Accessory Dwelling Unit building area or parcel coverage variance(s) less than or equal to 25%.
 - 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

Administration Resources

Sean MacLean, Planning and Development Services



- There have been no complaints on the property, regarding the subject Development Permit, since the previous approval.
- Development Permit reapplications of expired applications where there are no changes are being proposed by the applicant.
- Development Permit applications decided by MPC
 - All discretionary uses (with or without variances) except applications specified to be decided by Administration
 - Applications with a variance(s) is greater than the definition of a minor variance
 - Applications where:
 - Administration is of the opinion that the minor variance(s) would have undue detrimental impact on the neighbourhood and/or surrounding properties; or
 - Administration believes that the application would benefit from oversight from MPC.

In addition to the above, commission members expressed a desire that approval times to renewal applications be as follows:

- Initial application: 1 year
- 2nd application (no increase of development intensity): 3 years
- 3rd and subsequent applications (no increase of development intensity): 5 years

Section 21.1(g) Land Use Bylaw, Bylaw C-4841-97, (LUB) restricts time periods for Home-Based Businesses to 1 year on initial applications and 3 years for renewal applications.

If MPC desires that Administration approve a 3rd and subsequent Home-Based Business renewal applications with a 5 year term as regular process, an amendment to the LUB would be required. This is due to that if there is to be a changing to a regulation as part of regular process, the regulation should be changed. Should MPC desire this direction, Option #1 is available.

Should MPC desire that Administration decide on variances to home-based business approval time periods for all renewal applications (limited up to 5 years) on a case-by-case basis, Option #2 is available.

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 | Motion #1 | THAT this report be received as information. |
| | Motion #2 | THAT Municipal Planning Commission recommend to Council that the Land Use Bylaw be amended to increase the time period of Home-Based Business renewals to 5 years for third and subsequent applications. |
| Option #2 | | THAT this report be received as information. |
| Option #3 | | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SM/lt

MPC Bylaw C-7667-2019

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.

Admin DPs

- Permitted uses and uses in DCs that do not distinguish between Permitted and Discretionary uses where:
 - The application has no variances
 - 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.
- Development Permit reapplications of expired applications where there are no changes are being proposed by the applicant.

Minor Variance

- Front and side yard setback variance(s);
 - Next to a gravel road $\leq 25\%$
 - Next to a paved road $\leq 50\%$
- Rear yard setback variance(s) $\leq 25\%$
- Height variance(s) $\leq 25\%$
- Accessory Building and ADU building area or parcel coverage variance(s) $\leq 25\%$.

MPC DPs

- All discretionary uses (with or without variances) except applications specified to be decided by Administration
- Applications with a variance(s) is greater than the definition of a minor variance
- Applications where:
 - Administration is of the opinion that the minor variance(s) would have undue detrimental impact on the neighbourhood and/or surrounding properties; or
 - Administration believes that the application would benefit from oversight from MPC.

Renewal Time Periods

Land Use Bylaw C-4841-97

- 21.1(g) The term of a Development Permit issued for a home-based business shall not exceed one (1) year;
- (i) Notwithstanding Section 21.1.(g), at the discretion of the Development Authority, a Development Permit may be issued for a period not exceeding three (3) years if the following conditions have been met:
1. The home-based business is applying for a renewal of its Development Permit
 2. The home-based business has meet the requiremntns of Section 21 of this Bylaw, and the conditions of its Development Permit
 3. There are no active Bylaw enforcement orders related to the home-based business

Variance vs. Amendment

Amendment to LUB – Option #1

- Changing the benchmark for Development Permit approval time periods for all applications is a change to regulation and requires an amendment to the Land Use Bylaw.

Variance Authority – Option #2

- Variances to Development Permit time periods are to be evaluated on a 1-on-1 basis, evaluating the merits of the variance, to a maximum of 5 years.