

# Municipal Planning Commission Meeting Agenda



ROCKY VIEW COUNTY

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

June 8, 2020

9:00 a.m.

**A CALL MEETING TO ORDER**

**B UPDATES/APPROVAL OF AGENDA**

**C APPROVAL OF MINUTES**

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**D SUBDIVISION APPLICATIONS**

1. Division 2 – File: PL20190151 (05723010) –Other subdivision

Staff Report Page 31

2. Division 8 – File: PL20190106 (06712023)– Other subdivision

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**E DEVELOPMENT APPLICATIONS**

1. Division 6 – File: PRDP20200427 (06135002) – Cannabis cultivation

Staff Report Page 77

2. Division 4 – File PRDP20200714 (03315003) – Outdoor storage

Staff Report Page 101

3. Division 2 – File PRDP20201040 (05716013) – Bed and breakfast

Staff Report Page 157

4. Division 1 – File PRDP20193004 (03913059) – Distillery

Staff Report Page 198

# Municipal Planning Commission Meeting Agenda



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9:00 a.m.

5. Division 4 – File PRDP20201069 (03215004) – Show home

Staff Report

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6. Division 4 – File PRDP20201061 (03215004) – Show home

Staff Report

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7. Division 7 – File PRDP20194654 (06414002) – Home-based business, type II

Staff Report

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8. Division 4 – File PRDP20200842 (03323008) – Home-based business, type II

Staff Report

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F OTHER BUSINESS

None

G ADJOURN MEETING

H NEXT MEETING: June 22, 2020



ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
May 25, 2020

Page 1

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 25, 2020 commencing at 9:01 a.m.

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

Also Present:

- A. Hoggan, Chief Administrative Officer
- B. Riemann, Executive Director, Operations Division
- T. Cochran, Executive Director, Community Development Services Division
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- N. Mirza, Municipal Engineer, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office

**Call to Order**

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

**2020-05-25-01 (B-1)**  
**Updates/Acceptance of Agenda**

MOVED by Member McKylor that the May 25, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

**2020-05-25-02 (C-1)**  
**Approval of Minutes**

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

Carried

**2020-05-25-03 (D-1)**  
**Division 7 – Subdivision Item – Other subdivision**  
**File: PL20200039 (06401017)**

MOVED by Member Boehlke that Subdivision Application PL20200039 be approved with the conditions noted in Appendix 'B':

- A. The application to create a  $\pm 12.71$  ac (Public Utility Lot), an access road, and a remainder lot ( $\pm 8.84$  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.

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- 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.

Carried

2020-05-25-04 (D-2)

Division 2 – Subdivision Item – Other subdivision

File: PL20200040 (05707240)

MOVED by Member McKylor that Subdivision Application PL20200040 be approved with the conditions noted in Appendix 'B':

- 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.

Carried

2020-05-25-05 (D-3)

Division 9 – Subdivision Item – Other subdivision

File: PL20190123 (06826041/06826042)

MOVED by Member Schule that condition 12 for Subdivision Application PL20190123 be deleted in its entirety.

Carried

MOVED by Member Schule that conditions 5 and 6 for Subdivision Application PL20190123 be deleted in their entirety.

Carried

MOVED by Member Schule that the Tentative Site Plan for Subdivision Application PL20190123 be amended to indicate a 12.5 metre road in place of a 25.00 metre road.

Carried

2020-05-25-06 (D-4)

Division 2 – Subdivision Item – Other subdivision

File: PL20190008 (05715034/05715038)

MOVED by Member McKylor that Subdivision Application PL20190008 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).

Carried

2020-05-25-05 (D-3)

Division 9 – Subdivision Item – Other subdivision

File: PL20190123 (06826041/06826042)

MOVED by Member Schule that Subdivision Application PL20190123 be approved with the conditions noted in Appendix 'B' as amended:

- A. The application to create two  $\geq 0.80$  hectare ( $\geq 1.98$  acre) parcels with two  $\geq 0.80$  hectare ( $\geq 1.98$  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*

- 7) 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.
- 8) 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

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- d) The location of all structures and servicing infrastructure in relation to the required Road Acquisition Agreement and associated Restrictive Covenant.

*Transportation and Access*

- 9) 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.
- 10) 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.

*Site Servicing*

- 11) 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;
- 12) 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*.
- 13) 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*

- 14) 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.
- 15) 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.

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*Payments and Levies*

- 16) 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*

- 17) 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

The Chair called for a recess at 9:49 a.m. and called the meeting back to order at 9:56 a.m. with all previously mentioned members present.

**2020-05-25-07 (D-5)**

**Division 4 – Subdivision Item – Bridges of Langdon subdivision**

**File: PL20200048 (03215004)**

MOVED by Member Schule that Subdivision Application PL20200048 be approved with the conditions noted in Appendix 'C'.

Defeated

MOVED by Member Schule 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).

Carried

**2020-05-25-08 (E-1)**

**Division 4 – Development Item – Show home**

**File: PRDP20200977 (03215004)**

MOVED by Member Schule that development permit application PRDP20200977 be approved with the conditions noted in the staff report:

**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.

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- 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



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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.

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

Carried

**2020-05-25-09 (E-2)**

**Division 7 – Development Item – General industry, type II**

**File: PRDP20193038 (06416013)**

MOVED by Member Boehlke that development permit application PRDP20193038 be refused as per the reasons noted:

- 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.

Carried

**2020-05-25-10 (E-3)**

**Division 9 – Development Item – Equestrian centre**

**File: PRDP20200785 (06918001)**

MOVED by Member McKylor that Development Permit Application PRDP20200785 be approved with the conditions noted in the report:

**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*).

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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.

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*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.

Carried

**2020-05-25-11 (E-4)**

**Division 8 – Development Item – Private riding arena**

**File: PRDP20200779 (06713009)**

Councillor Kamachi left the meeting at 10:28 a.m.

MOVED by Member Boehlke that condition 7 for development permit PRDP20200779 as noted in the development permit report be amended to read:

“That a Building Permit, for the addition, shall be obtained, through Building Services, prior to any construction taking place.”

Carried  
Absent: Councillor Kamachi

MOVED by Member Boehlke that development permit application PRDP20200779 be approved with the conditions noted in the development permit report, attached, as amended:

**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 Building 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.

Carried  
Absent: Councillor Kamachi

**2020-05-25-12 (E-5)**

**Division 8 – Development Item – Single lot regrading**

**File: PRDP20200428 (05632084)**

Councillor Kamachi returned to the meeting at 10:33 a.m.

MOVED by Member McKylor that development permit application PRDP20200428 be approved with the conditions noted in the attached development permit report, attached:

**Description:**

1. That single-lot regrading and re-contouring, up to approximately 305.00 m<sup>3</sup> 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.

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- 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](mailto: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.***

Carried

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2020-05-25-13 (E-6)

Division 5 – Development Item – Stripping and grading

File: PRDP20200955 (03332015)

MOVED by Member Schule that development permit application PRDP20200955 be approved with the suggested conditions noted in the report:

**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.



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**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.*

Carried

**2020-05-25-14 (E-7)**

**Division 4 – Development Item – General industry, type II and III**

**File: PRDP20200986 (03332015)**

MOVED by Member Schule that the Municipal Planning Commission recommends to Council that the Storm Water Levy for development permit application PRDP20200986 be deferred.

Carried

MOVED by Member Schule that the Municipal Planning Commission recommends to Council that the Transportation Offsite Levy for development permit application PRDP202000986 be deferred.

Carried

MOVED by Member Schule that development permit application PRDP20200986 be approved with the suggested conditions noted in the report, as amended:

**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, unless otherwise directed by Council, 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, unless otherwise directed by Council, 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

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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 uplift. 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 30<sup>th</sup> 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.

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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.*

Carried

**2020-05-25-15 (E-8)**

**Division 2 – Development Item – Outdoor neighbourhood recreation amenity**

**File: PRDP20200760 (05708083)**

MOVED by Member McKylor that condition 2 for development permit PRDP20200760 as noted in the development report be amended to read:

“That the minimum required parking stall requirements is relaxed from three (3) to ~~zero~~ **two (2).**”

Carried

MOVED by Member McKylor that a new prior to issuance condition for development permit PRDP20200760 as noted in the development permit report be added to read:

“That prior to issuance of this development permit the Applicant/Owner shall provide a Site Plan showing the location of the two parking stalls in accordance with the Land Use Bylaw requirements.”

Carried

MOVED by Member McKylor that development permit application PRDP20200760 be approved with the suggested conditions noted in the report, as amended:

**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)

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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 two (2)**.

**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.
- 4) That prior to issuance of this development permit, the Applicant/Owner shall provide a Site Plan showing the location of the two parking stalls in accordance with the Land Use Bylaw requirements.

**Wastewater Servicing:**

- 5) 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.
- 6) 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:**

- 7) 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.
- 8) 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:**

- 9) 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.
- 10) 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:**

- 11) 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

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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:**

- 12) 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**

- 13) 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:**

- 14) 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.
- 15) 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.
- 16) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
- 17) 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.
- 18) 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.
- 19) 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.
- 20) That there shall be no customer or business parking at any time along the adjacent Road System.
- 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 unit located on the subject site, to facilitate accurate emergency response.

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*Note: The address for this building is 1550 HARMONY CIRCLE*

- 22) 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.
- 23) 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.
- 24) That water conservation strategies shall be implemented and maintained at all times.
- 25) 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:**

- 26) 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.
- 27) 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.
- 28) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 29) That the Applicant/Owner shall be responsible for all required payments of 3<sup>rd</sup> 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.*

- 30) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place.
- 31) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- 32) 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.
- 33) 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.***

Carried

2020-05-25-16 (E-9)  
Division 3 – Development Item – Single lot regrading (temporary stockpiling)  
File: PRDP20200706 (04736011)

MOVED by Member McKylor that development permit application PRDP20200706 be approved with the conditions noted in the development permit report, attached:

**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*.

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**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 uplight. 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.***

Carried

2020-05-25-17 (E-10)

Division 5 – Development Item – Home-based business, type II

**File: PRDP20200703 (04331006)**

MOVED by Member Schule that Development Permit Application PRDP20200703 be refused as per the reasons noted:

- 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.

Carried

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**2020-05-25-18 (E-11)**

**Division 6 – Development Item – Farm dwelling, mobile home**

**File: PRDP20200743 (07214001)**

MOVED by Member Boehlke that condition 9 for development permit PRDP20200743 as noted in the development permit report be amended to read:

“That the permit shall be valid until June 24, ~~2020~~ 2026.”

MOVED by Member Boehlke that development permit application PRDP20200743 be approved with the conditions noted in the development permit report, attached, as amended:

**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, 2026.**

Carried

**2020-05-25-19 (E-12)**

**Division 5 – Development Item – Accessory building**

**File: PRDP20200762 (04233003)**

MOVED by Member Schule that development permit application PRDP20200762 be approved with the conditions noted in the development permit report, attached:

---

**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.

Carried

**2020-05-25-20 (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;

AND THAT the 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.

Carried

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
May 25, 2020

C-1  
page 28 of 28

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**Adjournment**

Member Boehlke left the meeting at 11:13 a.m. and did not return to the meeting.

MOVED by Member Schule that the May 25, 2020 Municipal Planning Commission meeting be adjourned at 11:15 a.m.

Carried  
Absent: Member Boehlke

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Chair or Vice Chair

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Chief Administrative Officer or Designate

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Subdivision Authority  
**DIVISION:** 02  
**SUBJECT:** Subdivision Item: Residential Subdivision

**DATE:** June 8, 2020  
**APPLICATION:** PL20190151

**APPLICATION:** To create three  $\pm$  1.60 hectare ( $\pm$  3.95 acre) parcels with a  $\pm$  1.60 hectare ( $\pm$  3.95 acre) remainder.

**GENERAL LOCATION:** Located approximately 1.60 miles (2.57 km) north of Twp. Rd. 251A and on the north side of Springbank Heights Way, approximately 1/2 mile west of the city of Calgary.

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

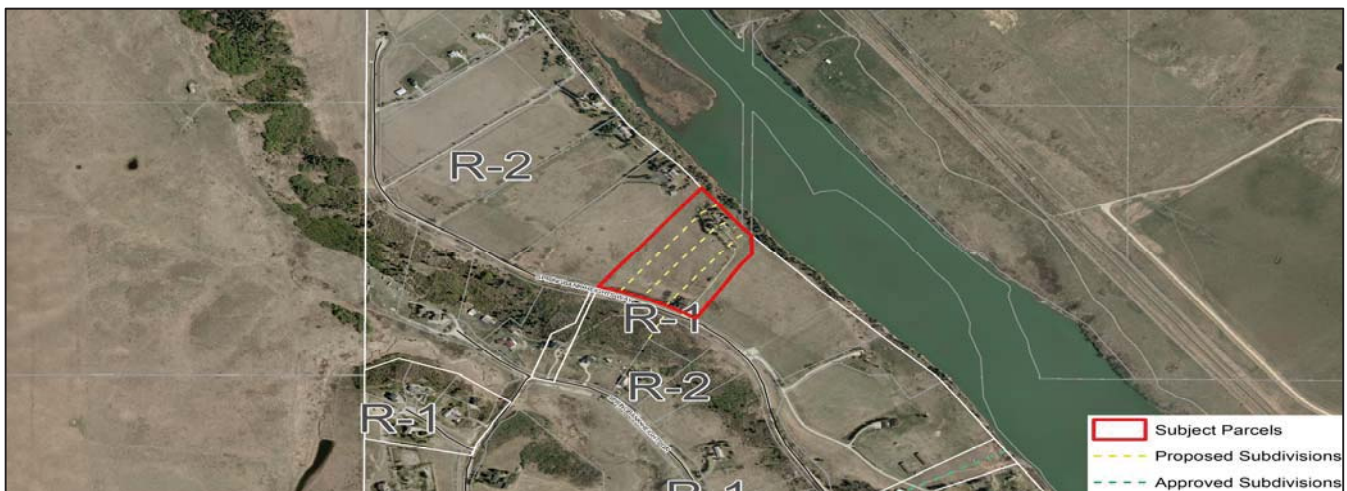
### ADMINISTRATION RECOMMENDATION:

Administration recommends tabling in accordance with Option #2.

### OPTIONS:

- Option #1: THAT Subdivision Application PL20190151 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT the requirement for a Conceptual Scheme, as per policy 2.3.2.2 of the Central Springbank Area Structure Plan, is waived; and,  
THAT Subdivision Application PL20190151 be tabled pending submission of a Level 4 Private Sewage Treatment System Assessment.
- Option #3: THAT Subdivision Application PL20190151 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Jessica Anderson / Bianca Duncan – Planning and Development Services



**APPLICANT:** Bruce Kendall

**OWNER:** Proppe, Martha

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b>	<b>TECHNICAL REPORTS SUBMITTED:</b>
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• City of Calgary / Rocky View County Intermunicipal Development Plan;</li> <li>• Central Springbank Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Level 1 Variation Assessment prepared by the homeowner;</li> </ul>

The subject land is located within the Central Springbank Area Structure Plan in the Infill Residential areas as identified in Map 11, where the creation of new country residential lots is supported with the preparation of a concept plan. The Applicant has not provided a concept plan at this stage. The CSASP states that in order to provide a holistic, efficient and thorough approach to community development in Springbank, conceptual plans will be required to guide future residential development. As well, the lands are identified in Map 3: Special Planning Area where implications of proximity to the Bow River are to be considered. Typically, requirement for a concept plan would be considered by Council at the time of redesignation. In this case, the lands appear to have held the current designation (R-2) since at least 1978. Therefore, consideration of the developability of these lands has not been previously considered.

In cases where an Applicant has demonstrated through the submission of the required technical information that all development related matters have been reasonably addressed, Administration may support waiving a concept plan requirement. For this particular application, no supporting information has been provided to address development matters (topographical constraints, site servicing, access and traffic, stormwater management, or connectivity and compatibility with adjacent lands); without the necessary supporting technical information, Administration cannot fully assess the potential impacts of the subdivision proposal, or its compliance with County policies and standards.

*Payments and Levies*

Applicable levies are outstanding.

<b>APPLICABLE FEE/LEVY</b>	<b>AMOUNT OWING</b>
<b>TRANSPORTATION OFFSITE LEVY</b> [Base = \$4,595/ac + Special Area 4 Levy= \$11,380/ac x 15.81 ac = \$252,564.75]	\$252,564.75
<b>MUNICIPAL RESERVE (\$/ACRE)</b> Previously provided on Plan 7811150.	n/a

*Accessibility to a Road:*

Access to the subject lands is currently provided via a road approach off Springbank Heights Way. The Applicant/Owner is proposing to remove the existing approach and construct two new approaches providing mutual access to the four lots.

As a condition of subdivision approval, the Applicant is also required to provide payment of the Transportation Offsite Levy in accordance with the applicable bylaw at time of subdivision approval for the total gross acreage of proposed lots to be subdivided.

*Servicing*

With respect to wastewater servicing, the existing home (Lot 2) is serviced by an existing Private Septic System. A Level 4 PSTS Assessment for the proposed new lots is required at this stage to determine if the soil is suitable for additional septic systems. The Applicant has declined to provide this information at this time.

In accordance with County Policy 449, as the proposed lots will result in the creation of lots less than 4 acres in size, the County will not permit the use of standard PSTS to support the development, but will require a Decentralized or Regional Wastewater Treatment System. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible, a Packaged Sewage Treatment Plant is required for Lots 1, 3, and 4 along with a Deferred Servicing Agreement for connection to a decentralized or regional system once available.

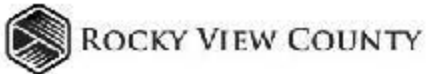
As a condition of subdivision, the Applicant/Owner is to enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of Lots 1-4.

As a condition of subdivision, the Applicant/Owner shall enter into a Deferred Services Agreement with the County for connection of the proposed lots to a regional or decentralized wastewater system once available, which shall be registered on title of Lots 1-4.

With respect to water servicing, the existing home (Lot 2) is currently serviced by a well. The Applicant submitted a Level 1 Variation Assessment confirming the well is functioning adequately.

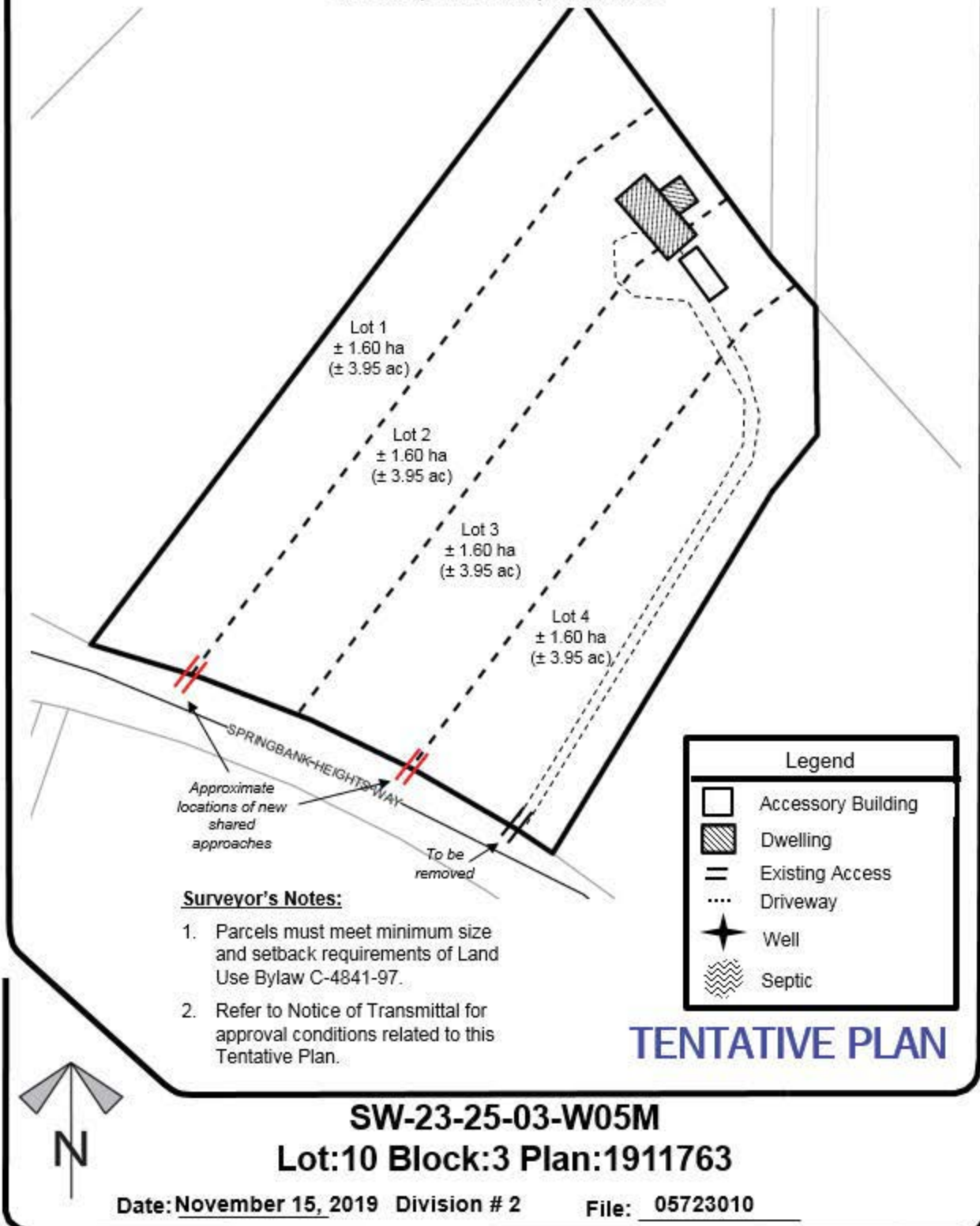
As a condition of subdivision, the Applicant/Owner shall drill a new well on each lot (Lots 1, 3, and 4) and provide a Phase 2 Aquifer Testing Report that includes Well Driller's reports confirming that the flow in each well exceeds or is equivalent to 1 igpm.





Tentative Plan

**Subdivision Proposal:** To create three  $\pm 1.60$  hectare ( $\pm 3.95$  acre) parcels with a  $\pm 1.60$  hectare ( $\pm 3.95$  acre) remainder.







**CONCLUSION:**

The application is recommended for tabling.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

JA/lt

**APPENDICES:**

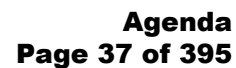
APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions

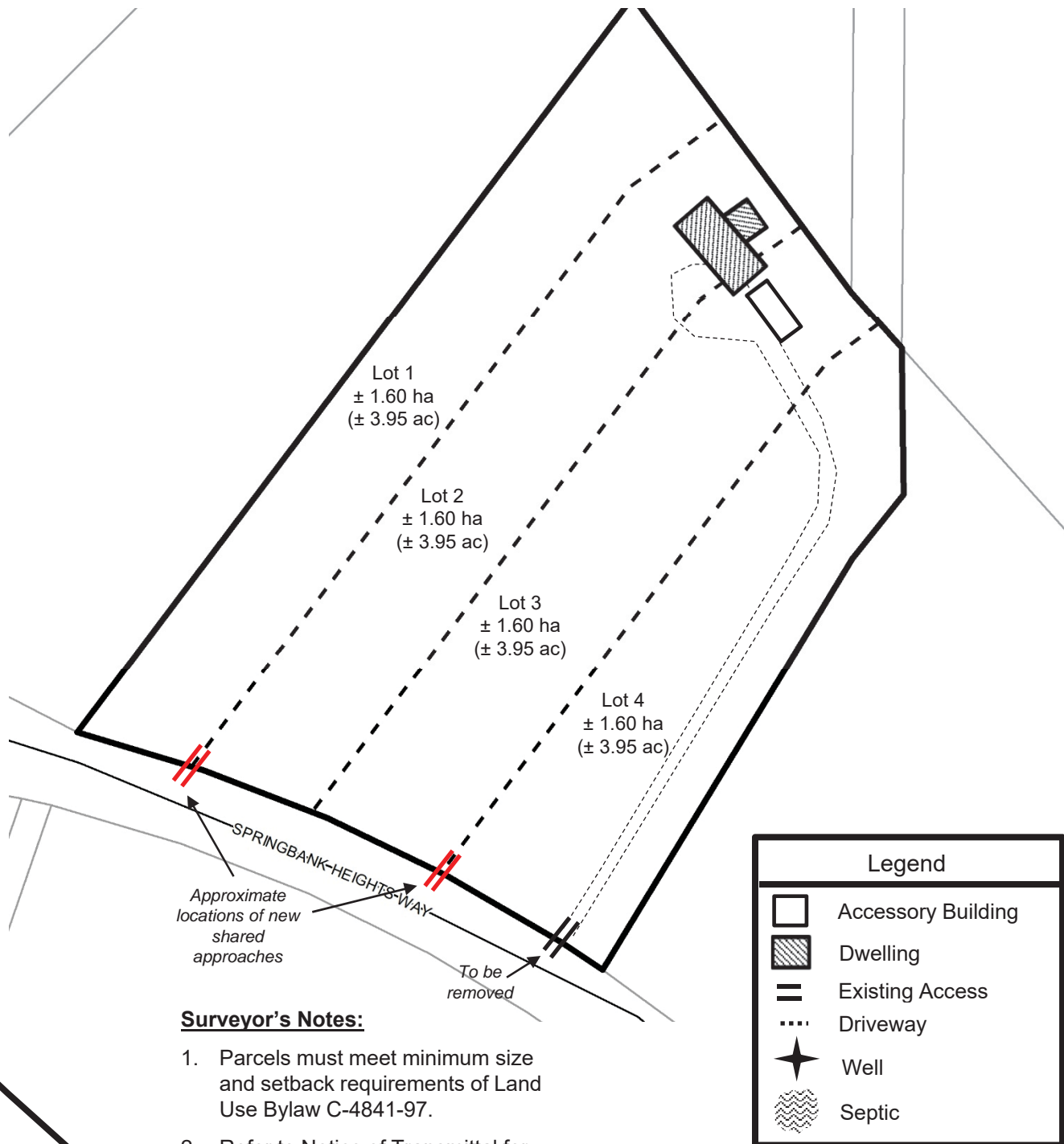
APPENDIX 'C': Letters

**APPENDIX 'A': MAPS AND OTHER INFORMATION**

<b>DATE APPLICATION RECEIVED:</b> October 16, 2019	<b>DATE DEEMED COMPLETE:</b> March 10, 2020
<b>GROSS AREA:</b> ± 6.4 hectares (± 15.81 acres)	<b>LEGAL DESCRIPTION:</b> Lot 10, Block 3, Plan 1911763, SW-23-25-03-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b>  September 6, 2019    Plan 1911763 was registered to close and consolidate road plan 741 0359 into the subject lands resulting in the 15.81 acre parcel.  January 9, 2012    The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted by Council.  October 2, 2001    The Central Springbank Area Structure Plan (Bylaw C-5354-2001) was adopted by Council.  1978    Council approved a subdivision to create five parcels including the subject ± 6.4 hectares (± 15.81 acres) parcel.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b>  The application was circulated to fifty seven (57) adjacent landowners to which three (3) responses 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.	



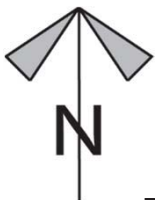
**Subdivision Proposal:** To create three  $\pm 1.60$  hectare ( $\pm 3.95$  acre) parcels with a  $\pm 1.60$  hectare ( $\pm 3.95$  acre) remainder.



**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.

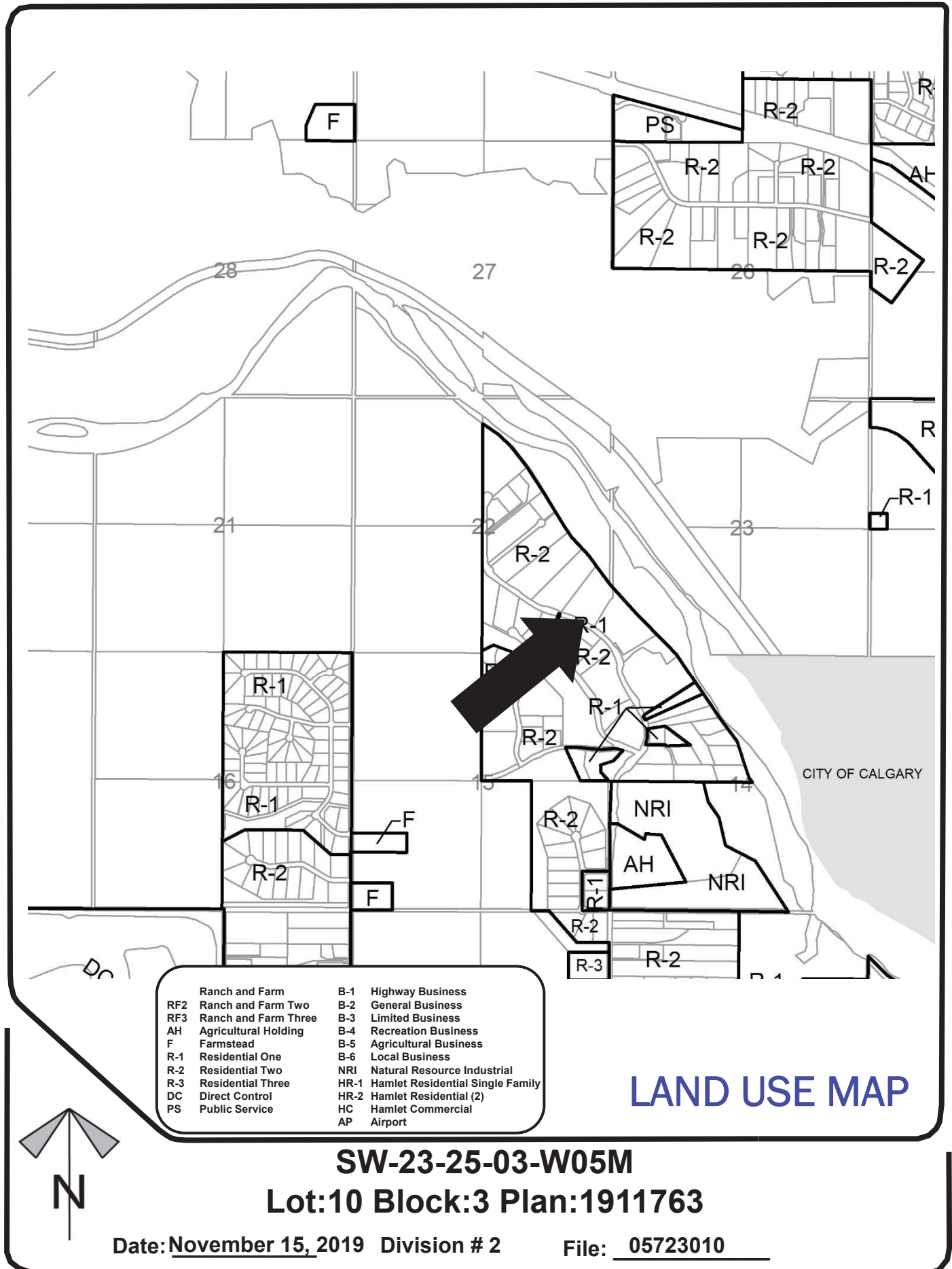
**TENTATIVE PLAN**



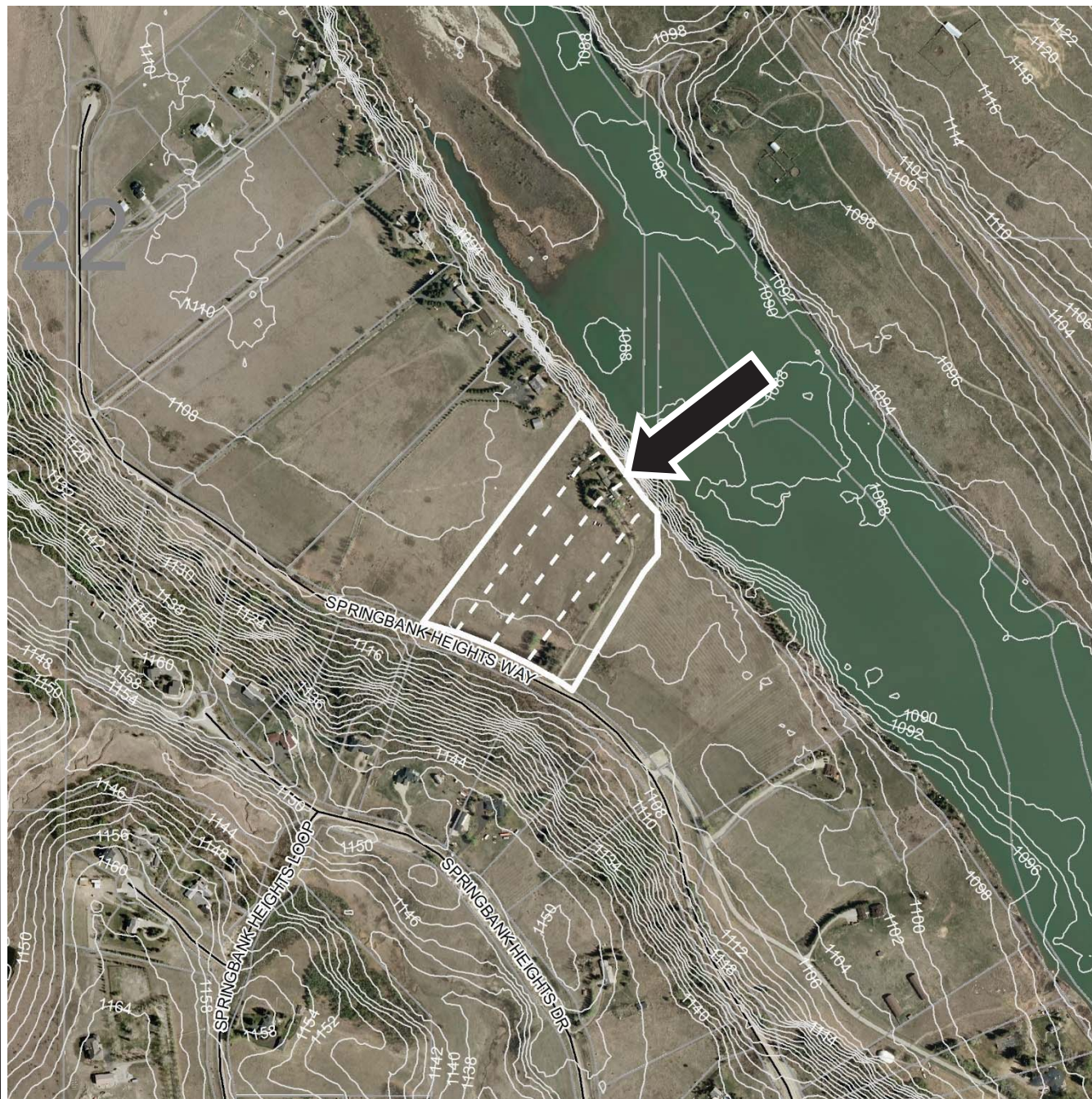
**SW-23-25-03-W05M**  
**Lot:10 Block:3 Plan:1911763**

Date: November 15, 2019 Division # 2

File: 05723010



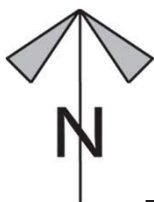




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

## TOPOGRAPHY

*Contour Interval 2 M*



**SW-23-25-03-W05M**  
**Lot:10 Block:3 Plan:1911763**

Date: November 15, 2019 Division # 2

File: 05723010

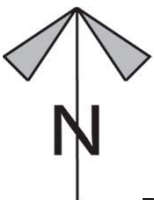




Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

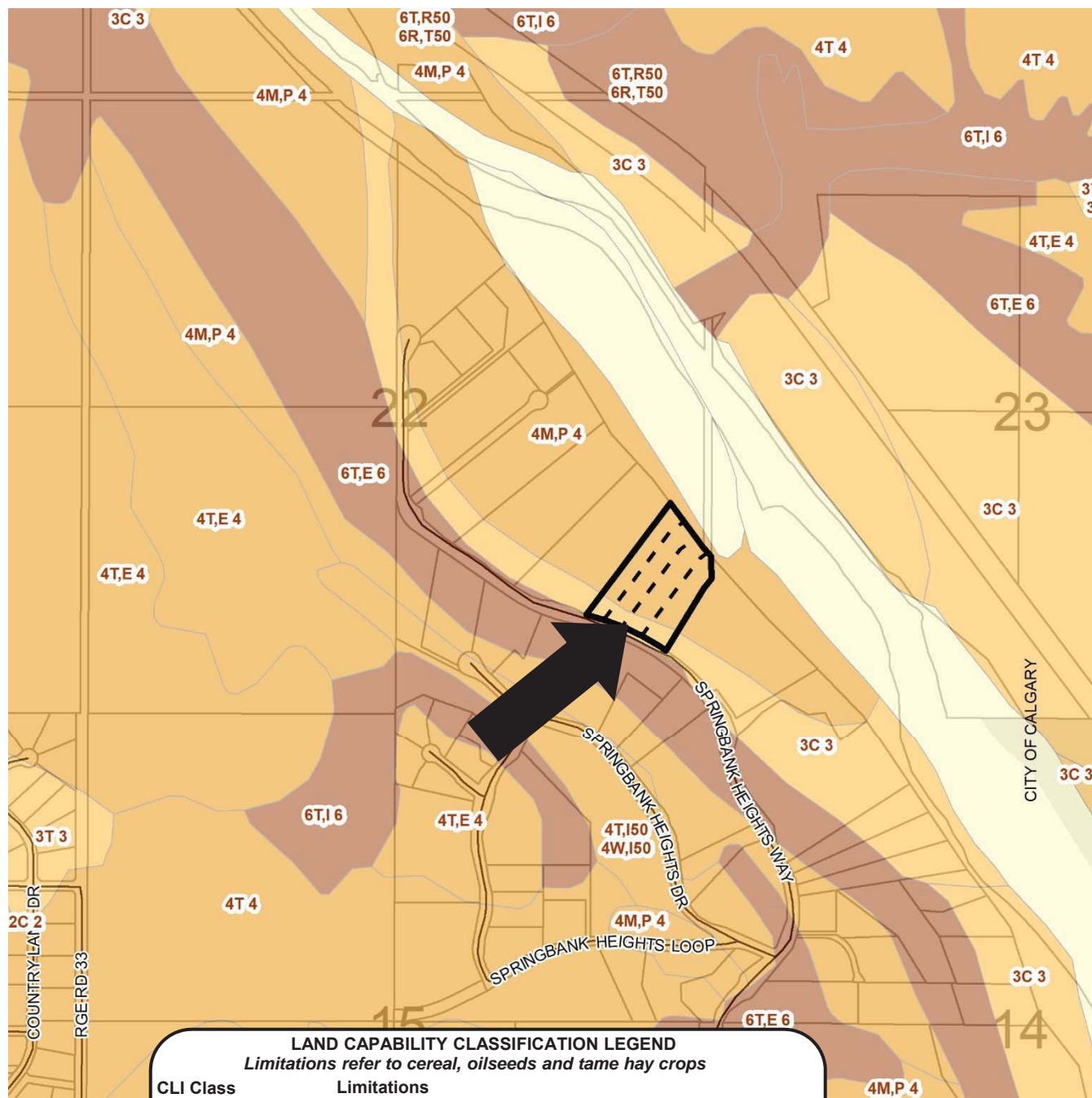
*Spring 2018*



**SW-23-25-03-W05M**  
**Lot:10 Block:3 Plan:1911763**

Date: November 15, 2019 Division # 2

File: 05723010



**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**

**SW-23-25-03-W05M**

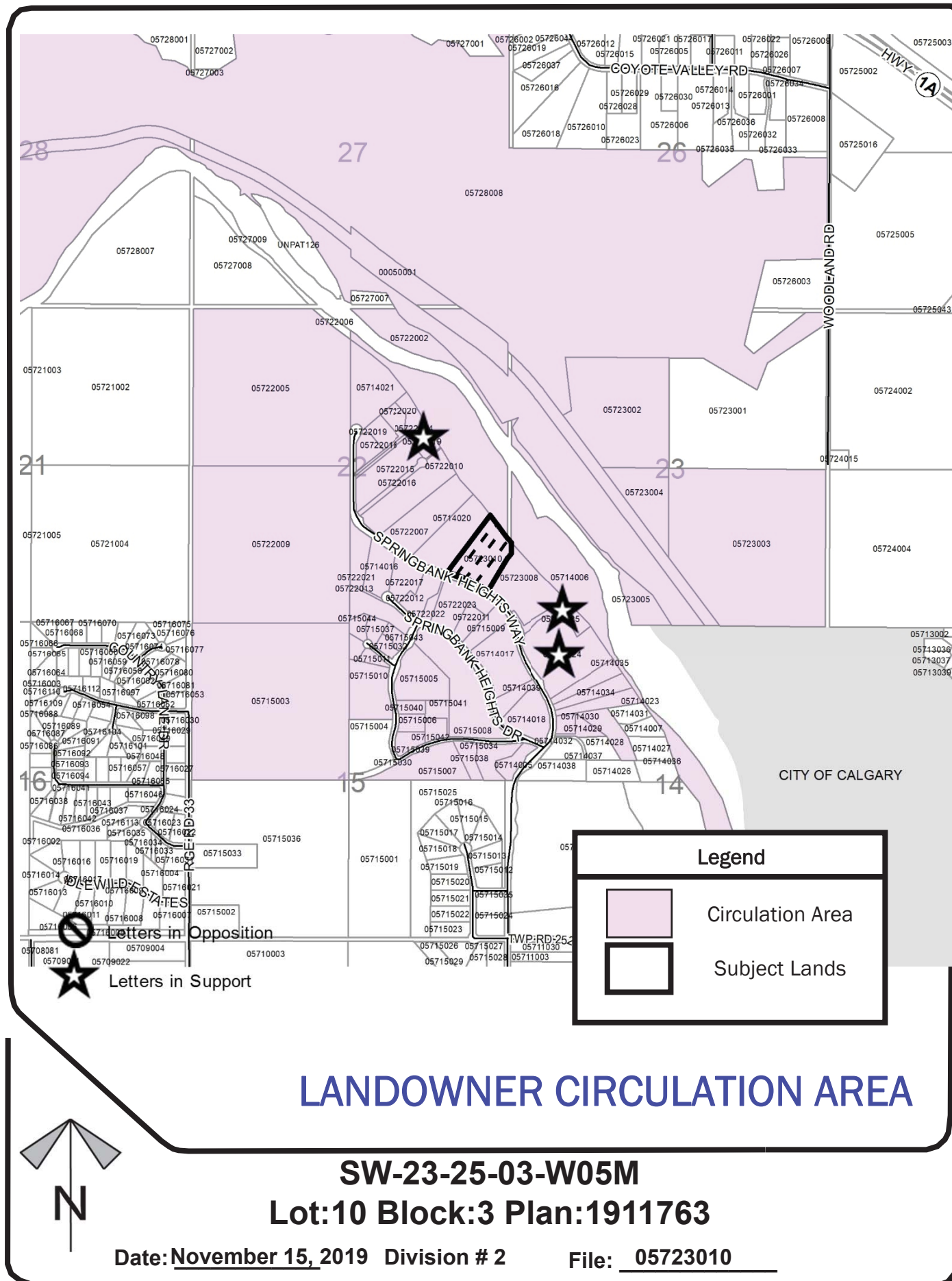
**Lot:10 Block:3 Plan:1911763**

Date: November 15, 2019 Division # 2

File: 05723010



**Agenda**  
**Page 43 of 395**





## APPENDIX B: SUBDIVISION APPROVAL CONDITIONS

- A. However, should the Subdivision Authority wish to approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the Subdivision and Development Regulation. The following reasons are to be provided:
- 1.
  - 2.
- 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:

### *Survey Plans*

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

### *Transportation & Access*

- 2) The Applicant/Owner shall construct two new approaches and remove and reclaim the existing approach to the satisfaction of the County.
- 3) The Owner shall prepare and register an Access Easement Agreement and associated Right of Way Plan for the proposed mutual approaches providing access to Lot 1 through Lot 4 as per County Servicing Standards.

### *Developability*

- 4) The Applicant/Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the Springbank Master Drainage Plan.
  - a. If onsite improvements are required, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County for the construction of the improvements as per the SSIP accepted by the County, which shall be registered on title.
  - b. Should the on-site improvements involve the use of a stormwater pond, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan.



### *Servicing*

- 5) Water is to be supplied by an individual well on Lot(s) 1, 3, and 4. The subdivision shall not be endorsed until:
  - a. A Phase 2 Aquifer Testing Report that includes Well Driller's reports is provided confirming that the flow in each well exceeds or is equivalent to 1 igpm; and,
  - b. If the results of the testing do not meet the requirements of the Water Act, the subdivision shall not be endorsed or registered.
- 6) The Owner is to provide a Level 4 PSTS Assessment in accordance with the Model Process Reference Document for Lot (s) 1, 3, and 4;
  - a. If the recommendations of the Model Process Assessment require improvements, then a Site Improvements / Services Agreement shall be entered into;
- 7) The Owner shall provide a Level 1 variation assessment for Lot 2 that identifies the type of PSTS and drainfield that is existing on the subject land and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP.
- 8) The Owner is to enter into a Site Improvements / Services Agreement with the County for Lot 1 and shall include the following:
  - o For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment in accordance with the Level 4 PSTS Assessment that is accepted by the County; and
  - o For the implementation of improvements as recommended and in accordance with Level 4 PSTS Assessment that is accepted by the County.
- 9) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 to 4, indicating:
  - i. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

### *Payments and Levies*

- 10) 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 the Lands to be subdivided as shown on the Plan of Survey.
- 11) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three (3) new lots.

### *Taxes*

- 12) 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



Nov. 28,2019

Jessica Anderson  
Planning Services  
Rocky View County

Dear Ms. Anderson

Re: Martha Proppe Sub Division Application PL 20190151

This letter is in support of the application made by Bruce Kendal on behalf of Martha Proppe to sub divide her property into three new parcels with a 3.95 acre remainder parcel.

I live close to the property on Lot 1 Blk 1 plan 8710082. I fully support this application and view it as compatible with the existing neighbourhood and I have no concerns with the technical matters connected to this development.

Yours sincerely,

A handwritten signature in black ink that reads "John C. Anderson".

John C. Anderson





Nov. 28, 2019

Jessica Anderson  
Planning Services  
Rocky View County

Dear Ms. Anderson

Re: Martha Proppe Sub Division Application PL 20190151

This letter is in support of the application made by Bruce Kendal on behalf of Martha Proppe to sub divide her property into three new parcels with a 3.95 acre remainder parcel.

We live close to the property on Lot 6 Blk A plan 7811150. We fully support this application and view it as compatible with the existing neighbourhood and we have no concerns with the technical matters connected to this development.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Robert Lorne Armstrong".

Robert Lorne Armstrong

A handwritten signature in black ink, appearing to read "Barbara A. Armstrong".

Barbara A. Armstrong

**Jessica Anderson**

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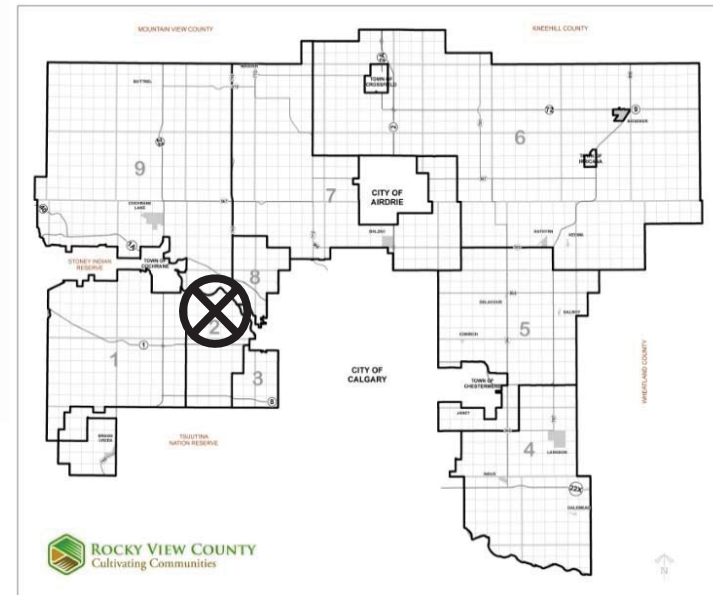
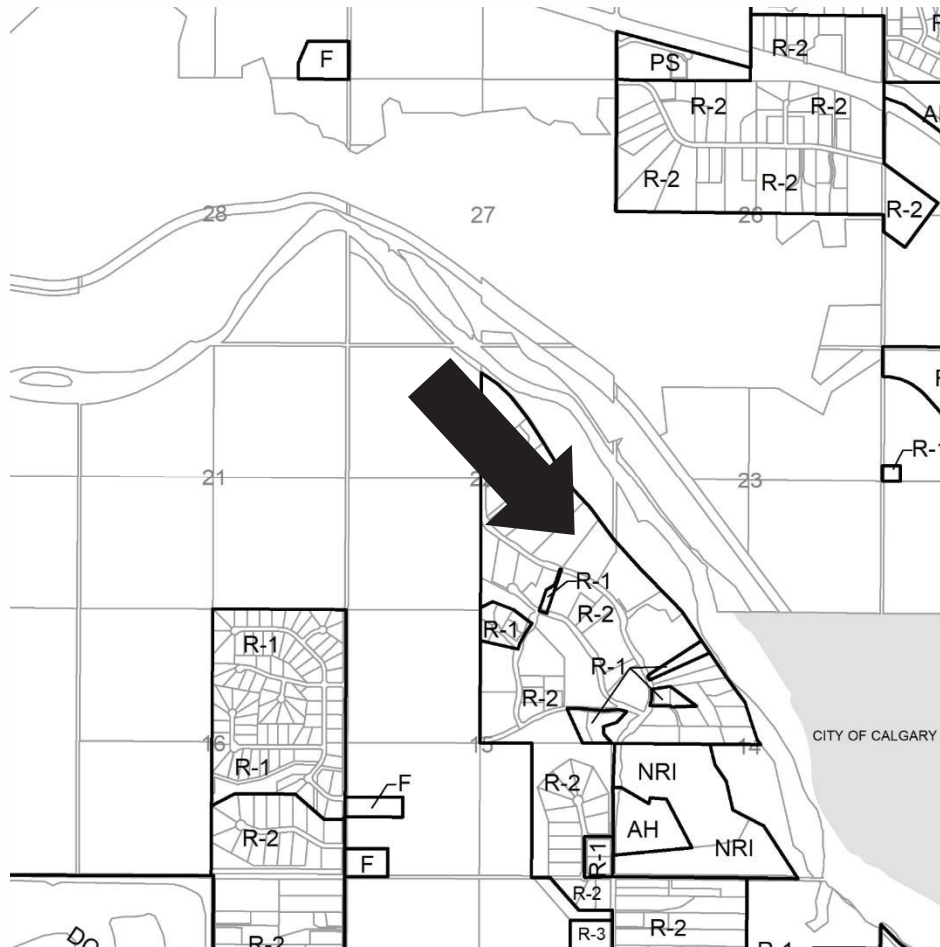
**From:** Jan Erisman [REDACTED]  
**Sent:** Monday, January 27, 2020 12:24 PM  
**To:** Jessica Anderson  
**Subject:** file number 05723010

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Jessica,  
Re; PL20190151, Proppe  
I am in support of this application.  
Thanks,  
Jan Erisman

## Land Use and Location

- Property is within the City of Calgary Intermunicipal Development Plan and the Central Springbank Area Structure Plan.
- Residential Two District (R-2)
- Surrounding lands are generally residential.



## LAND USE MAP

Lot 10, Block 3, Plan 1911763; SW-  
23-23-03-W05M  
Division 2; File 05723010



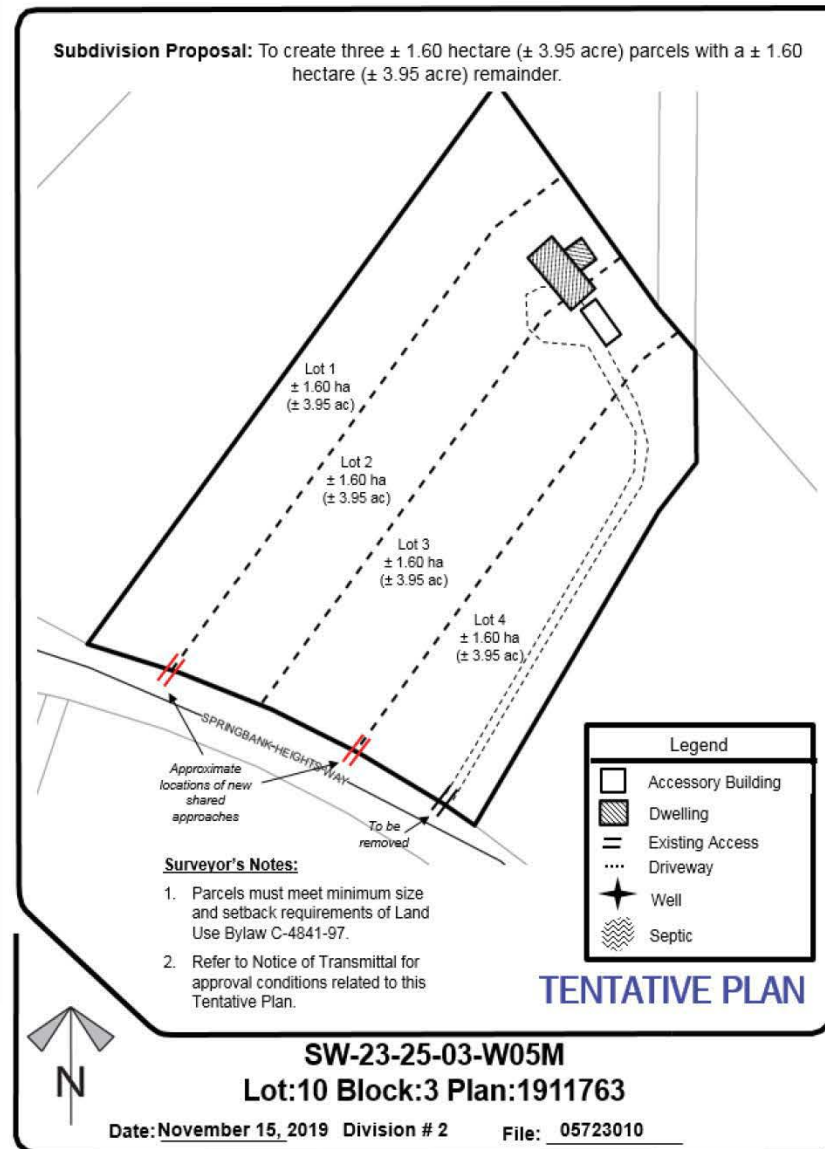




**AIR PHOTO**  
Spring 2018

Lot 10, Block 3, Plan 1911763; SW-  
23-23-03-W05M  
Division 2; File 05723010

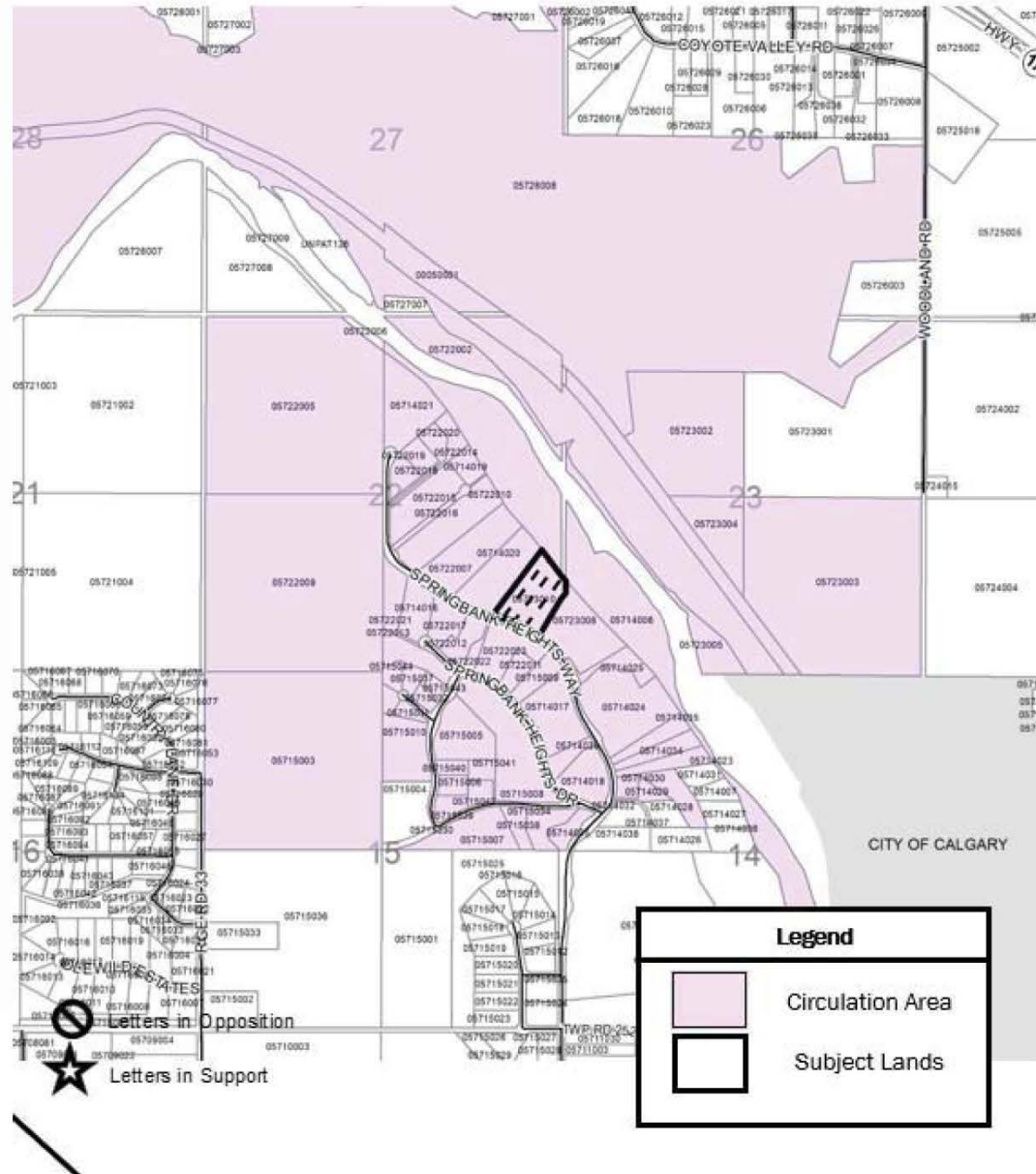
 **ROCKY VIEW COUNTY**



## SITE PLAN

Lot 10, Block 3, Plan 1911763; SW-  
23-23-03-W05M  
Division 2; File 05723010





# SITE PLAN

Lot 10, Block 3, Plan 1911763; SW-23-23-03-W05M  
Division 2; File 05723010



## ROCKY VIEW COUNTY

# Options

- Administration recommends that PL20190151 be approved, in accordance with **Option #1**.
- Option #1: THAT Subdivision Application PL20190151 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190151 be refused as per the reasons noted.

## OPTIONS

Lot 10, Block 3, Plan 1911763; SW-  
23-23-03-W05M  
Division 2; File 05723010



ROCKY VIEW COUNTY



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Subdivision Authority  
**DIVISION:** 08  
**SUBJECT:** Subdivision Item: Residential Subdivision

**DATE:** June 8, 2020  
**APPLICATION:** PL20190106

**APPLICATION:** To create a  $\pm 0.81$  hectare ( $\pm 2.00$  acre) lot with a  $\pm 1.25$  hectare ( $\pm 3.09$  acre) remainder.

**GENERAL LOCATION:** Located 1.20 kilometers (3/4 miles) south of Township Road 262 and 0.25 kilometers (1/4 miles) west of Bearspaw Road.

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

### ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

### OPTIONS:

- Option #1: THAT Subdivision Application PL20190106 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190106 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Jessica Anderson & Milan Patel – Planning and Development Services



**APPLICANT:** Donald & Joanne Fraser

**OWNER:** Donald & Joanne Fraser

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b>	<b>TECHNICAL REPORTS SUBMITTED:</b>
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Bears paw Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Level 3 PSTS prepared by Osprey Engineering Inc. (May 27, 2019);</li> <li>• Traffic Impact Assessment Justification by JCB Engineering Ltd., (June 3, 2019)</li> <li>• Letter from Rocky View Water Co-op (November 14, 2018);</li> <li>• Storm Drainage Report prepared by Osprey Engineering Inc. (May 27, 2019);</li> </ul>

The subject lands are included in the Bears paw ASP where infill development is generally supported. The lands are identified in Figure 3: Concept Plans as Development Priority Area 1 where Conceptual Schemes are generally not required. Further, the lands are identified in Figure 7 as appropriate for County Residential land uses. In this case, the subject lands hold a Residential One (R-1) designation. With respect to phasing, the lands are identified in Figure 8: Phasing as Development Priority area 1.

After evaluating the proposal and the applicable policy, Administration concluded that a conceptual scheme would not provide any additional information or benefit for the subdivision of these lands. Council's decision to approve the redesignation in June was consistent with the above interpretation of the ASP policies, and therefore, a concept plan has not been requested at this stage.

The application was evaluated against the terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, as well as the policies within the County Plan and the Bears paw Area Structure Plan, and was found to be compliant. The proposal is consistent with the land use designation approved in May 2020, and with the subdivision policies in section 8 of the Bears paw ASP, and all technical matters are addressed through the suggested conditions of approval.

*Payments and Levies*

Applicable levies are outstanding.

<b>APPLICABLE FEE/LEVY</b>	<b>AMOUNT OWING</b>
<b>TRANSPORTATION OFFSITE LEVY</b> [Base = \$4,595/ac x 5.09 ac = \$23,388.55]	\$23,388.55
<b>MUNICIPAL RESERVE (\$/ACRE)</b> Not applicable; previously provided on Plan 9110865	n/a



*Accessibility to a Road:*

Access to Lot 2 is currently provided via a mutual paved approach off Bunny Hollow Drive.

Access to the proposed Lot 1 will be provided by a new gravel driveway off the existing mutual driveway on the north side. As a condition of subdivision, the Owner shall provide an access right of way plan and prepare and register respective easements on each title.

As a condition of subdivision approval, the Applicant is also required to provide payment of the Transportation Offsite Levy in accordance with the applicable bylaw at time of subdivision approval for the total gross acreage of proposed lots to be subdivided.

*Servicing*

With respect to wastewater servicing, the existing home (Lot 2) is serviced by an existing Private Septic System. The Applicant provided a Level 3 PSTS Assessment for the proposed Lot 1, which indicates that the soil is suitable for a treatment mound and treatment field system receiving secondary treated effluent.

In accordance with County Policy 449, as the proposed Lot 1 will result in the creation of lots less than 4 acres in size, the County will not permit the use of standard PSTS to support the development, but will require a Decentralized or Regional Wastewater Treatment System. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible, a Packaged Sewage Treatment Plant is required for Lot 1 along with a Deferred Servicing Agreement for connection to a decentralized or regional system once available.

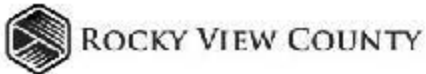
As a condition of subdivision, the Applicant/Owner is to enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of Lot 1.

As a condition of subdivision, the Applicant/Owner shall enter into a Deferred Services Agreement with the County for connection of the proposed lots to a regional or decentralized wastewater system once available.

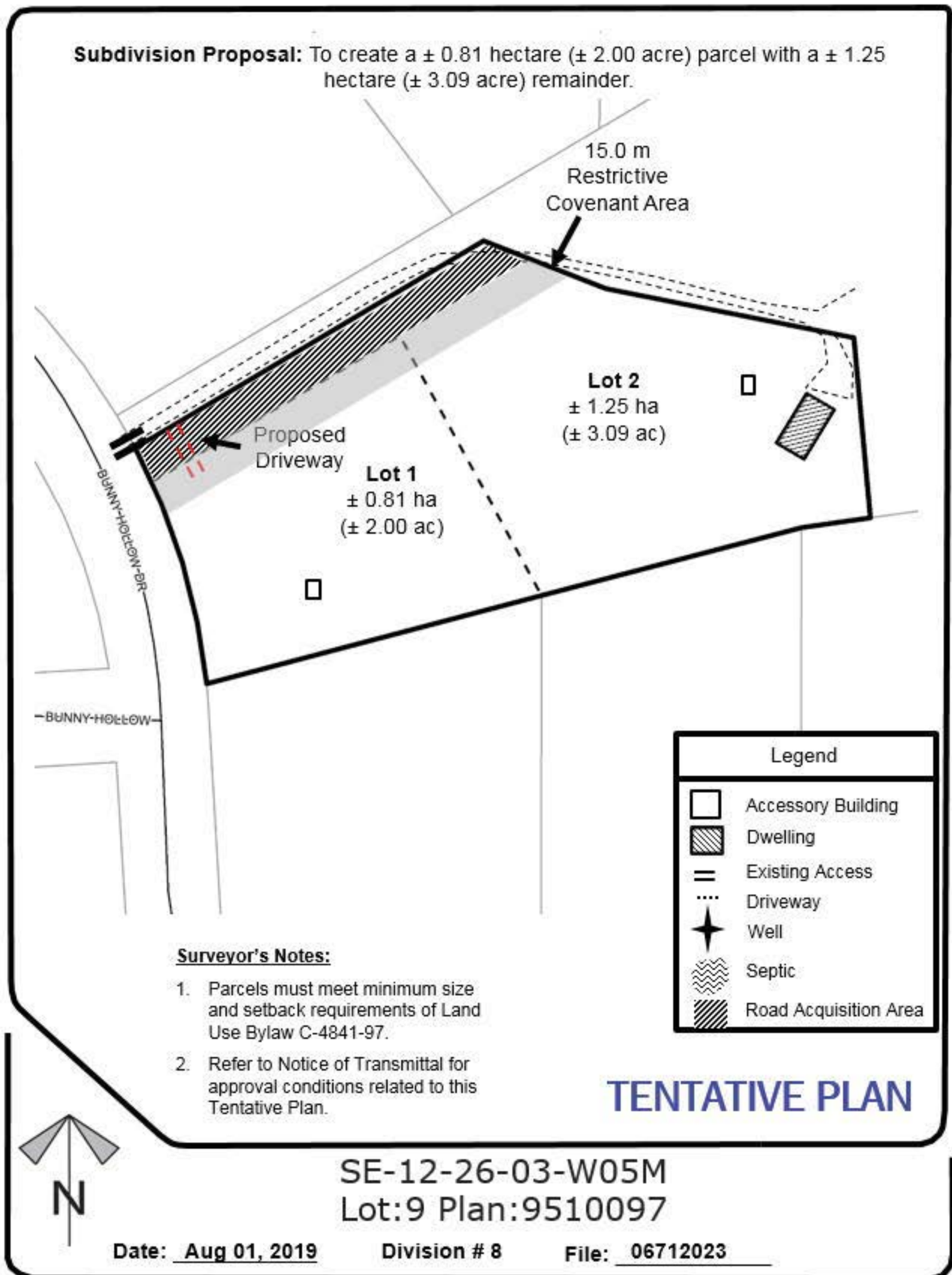
With respect to water servicing, the existing home (Lot 2) is currently serviced by the Rocky View Water Co-op.

The proposed Lot 1 is proposed to be serviced via connection to Rocky View Water Co-op and the Applicant has provided a letter from Rocky View Water Co-op indicating that capacity is available to service the proposed Lot 1.

As a condition of subdivision, the Applicant/Owner is required to provide confirmation of tie-in to the Rocky View Water Co-op potable water distribution system for Lot 1.



## Tentative Plan







**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

JA/lt

**APPENDICES:**

APPENDIX 'A': Maps and Other Information

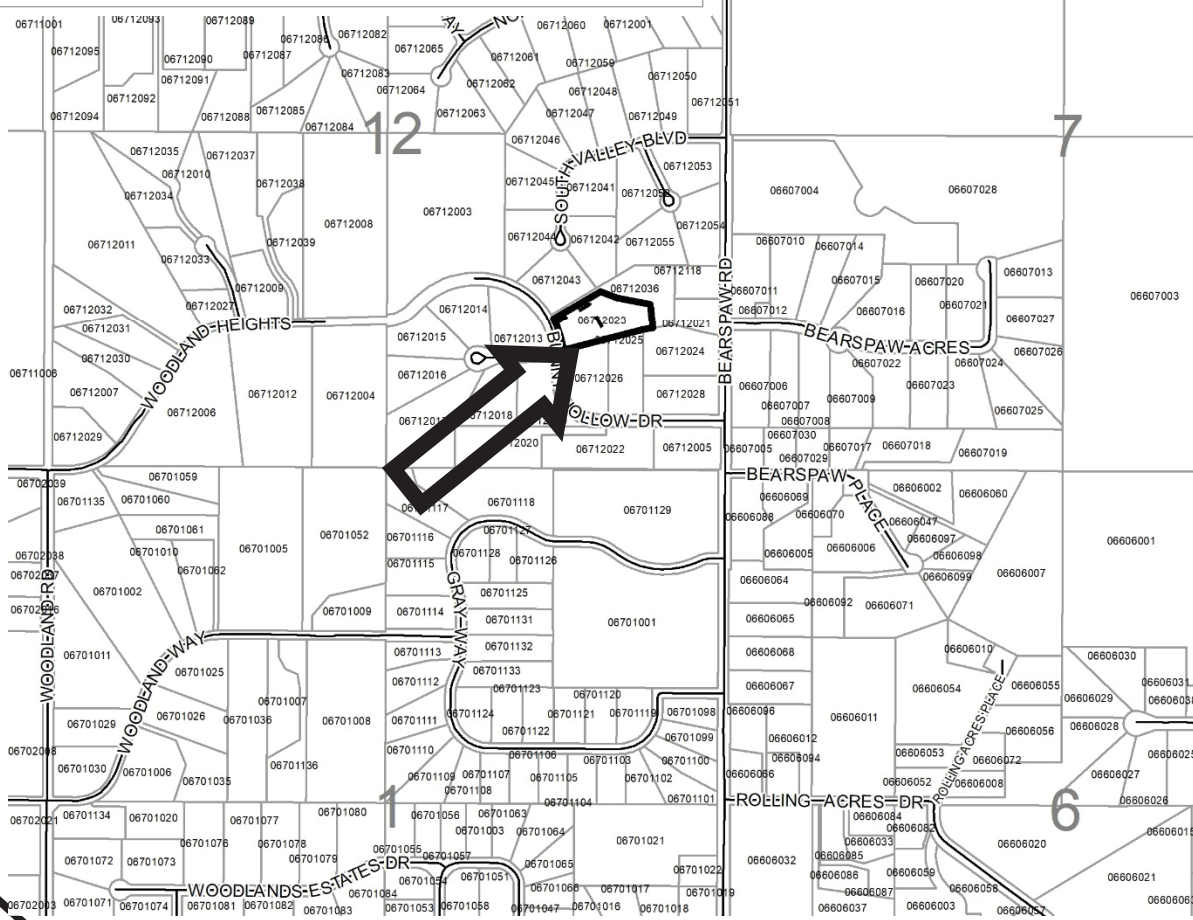
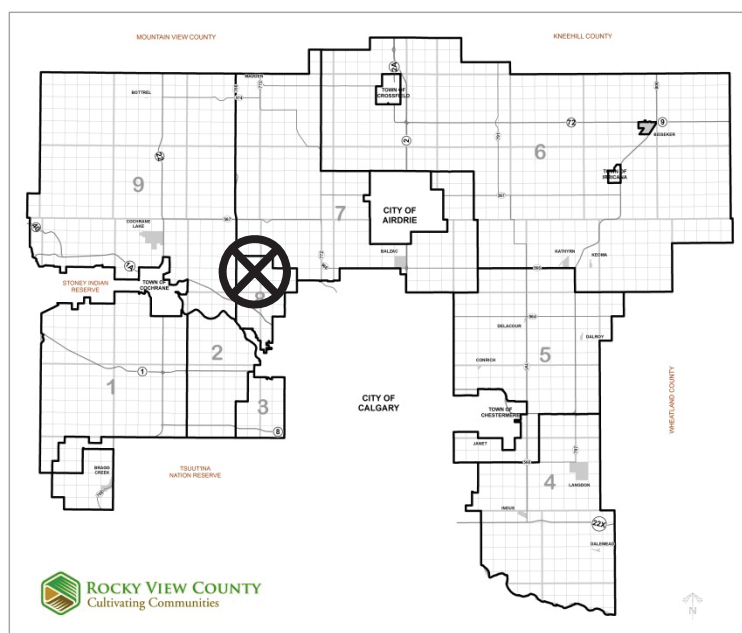
APPENDIX 'B': Approval Conditions

APPENDIX 'C': Letters



## APPENDIX 'A': MAPS AND OTHER INFORMATION

<b>DATE APPLICATION RECEIVED:</b> July 26, 2019	<b>DATE DEEMED COMPLETE:</b> July 26, 2019
<b>GROSS AREA:</b> ± 2.06 hectares (± 5.09 acres)	<b>LEGAL DESCRIPTION:</b> Lot 9, Plan 9510097 within SE-12-26-03-W05M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b>  January 11, 1995 - Plan 9510097 was registered to the subject parcel with a 1.780 hectare remainder.  January 18, 1994 - The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b>  The application was circulated to one hundred forty seven (147) adjacent landowners to which no responses 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.	



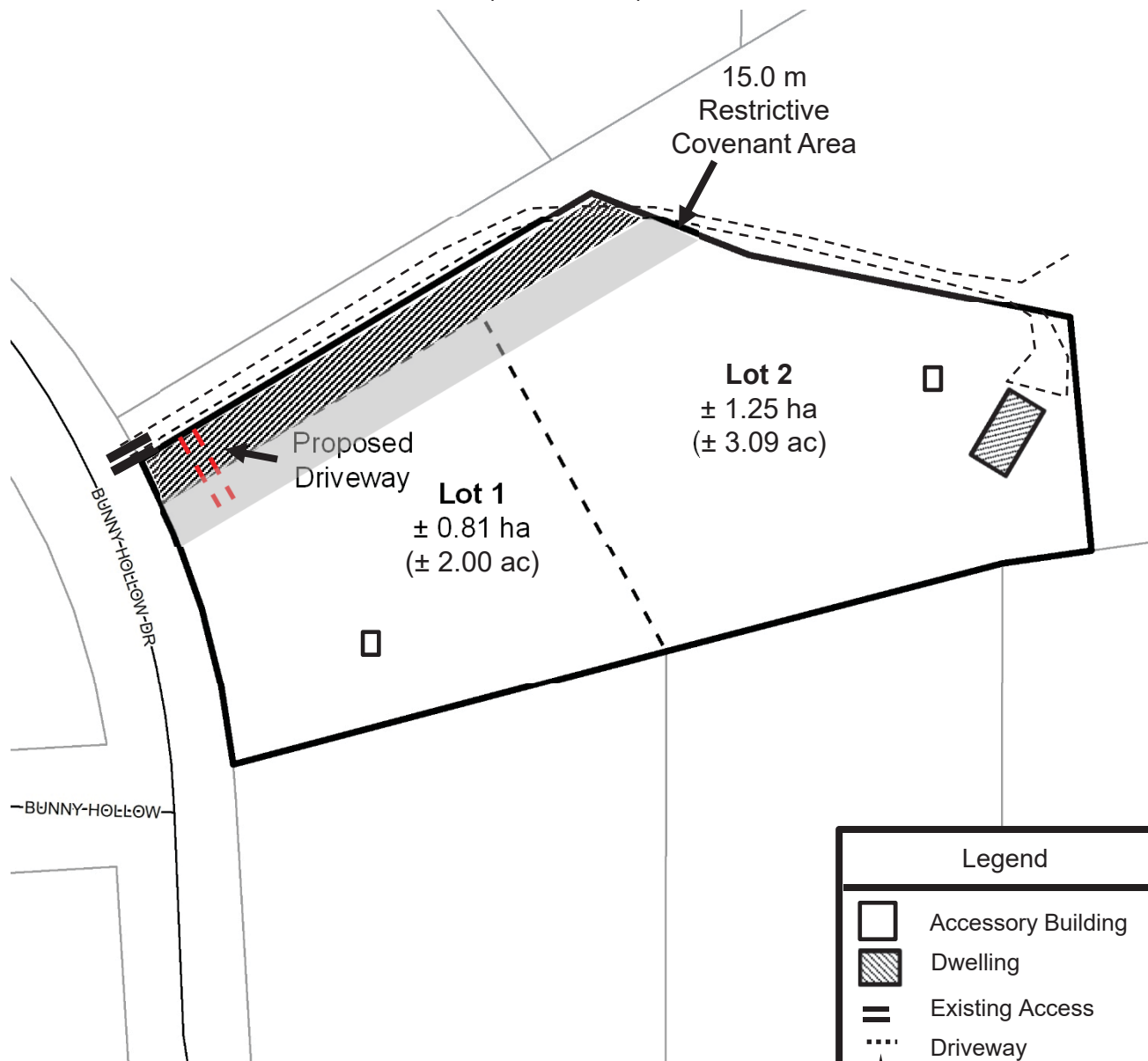
LOCATION PLAN

SE-12-26-03-W05M  
Lot: 9 Plan: 9510097Date: Aug 01, 2019

Division # 8

File: 06712023

**Subdivision Proposal:** To create a  $\pm 0.81$  hectare ( $\pm 2.00$  acre) parcel with a  $\pm 1.25$  hectare ( $\pm 3.09$  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**

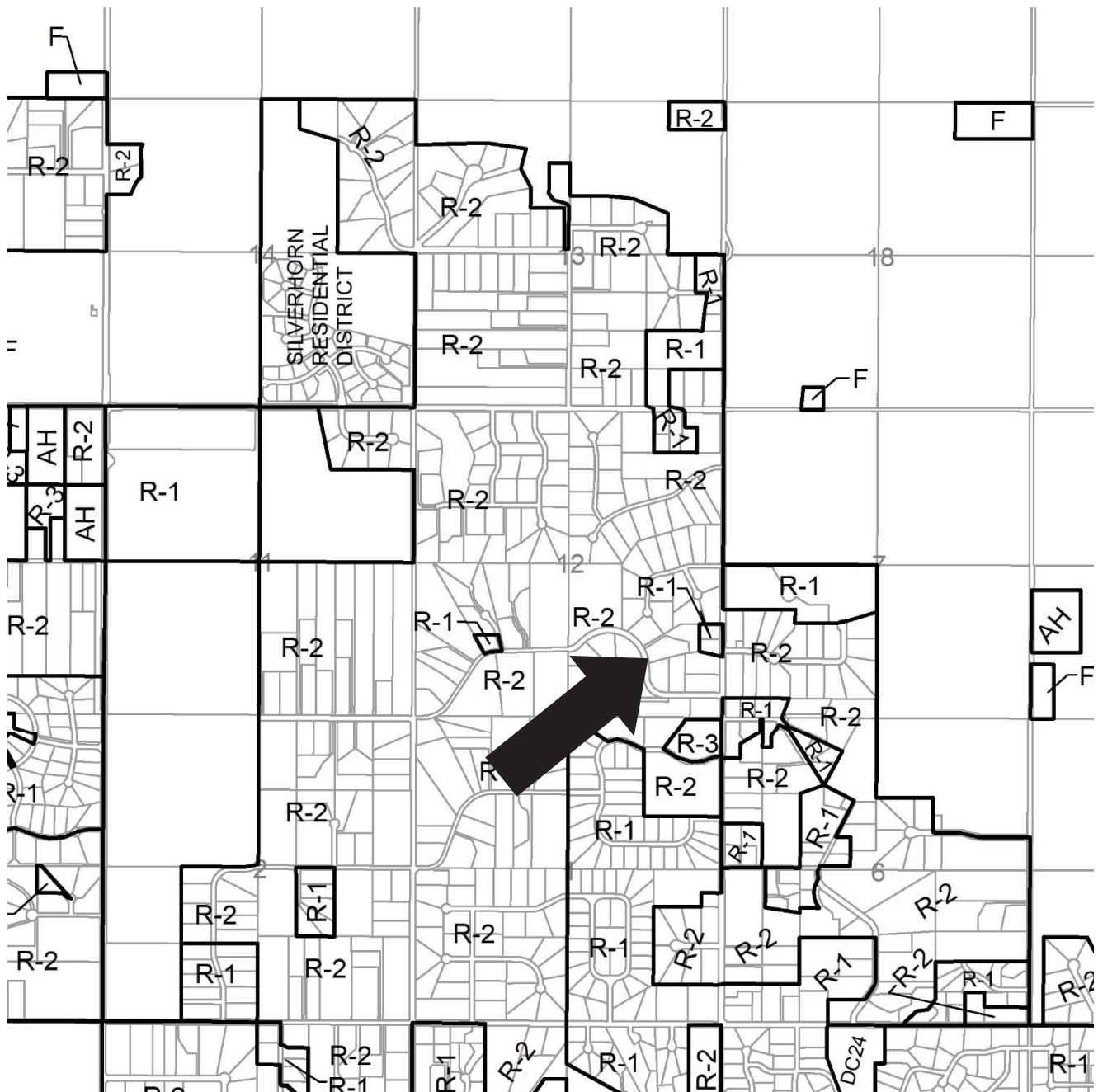
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



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

SE-12-26-03-W05M

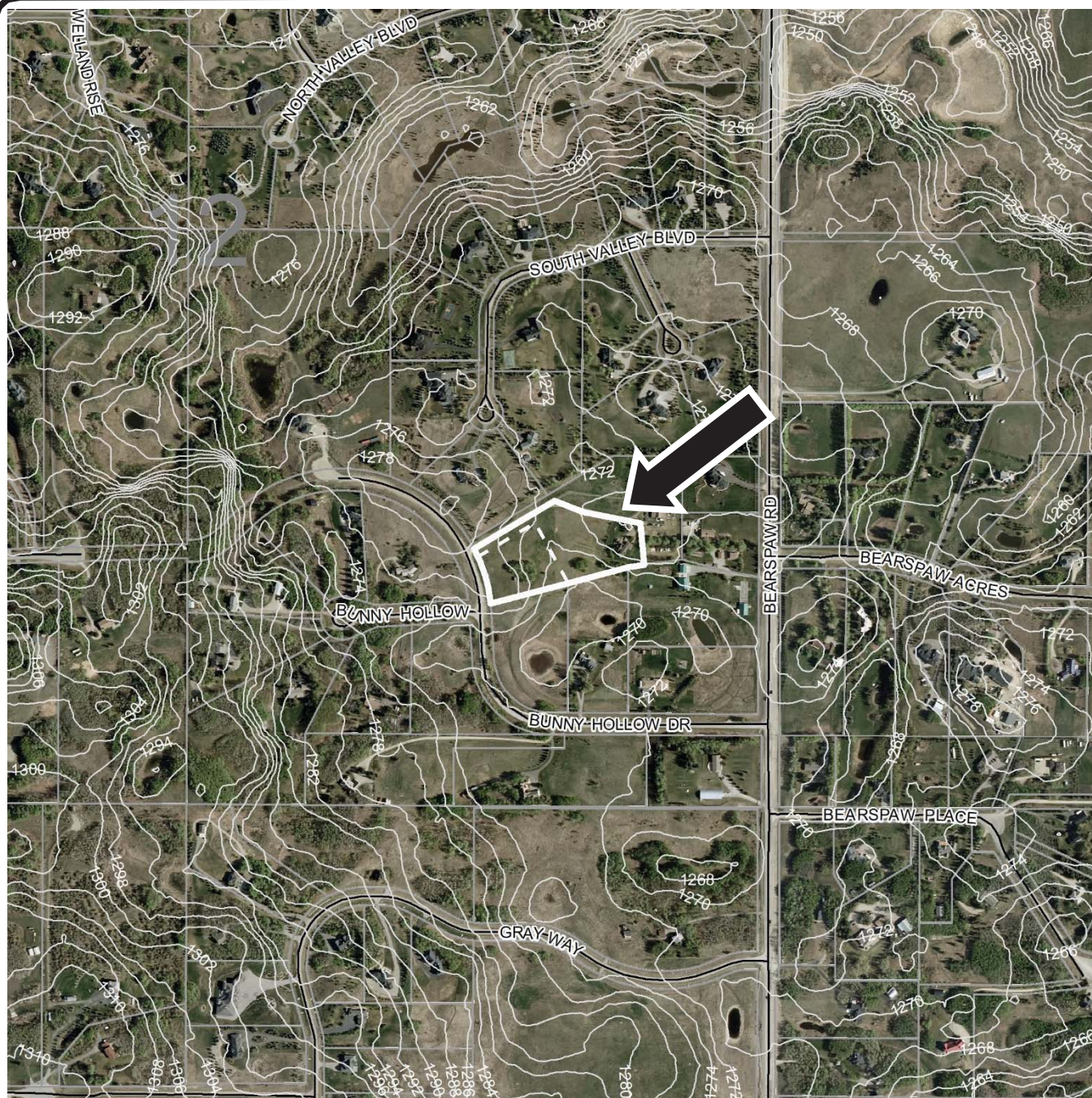
Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

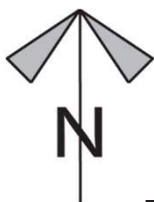
File: 06712023





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



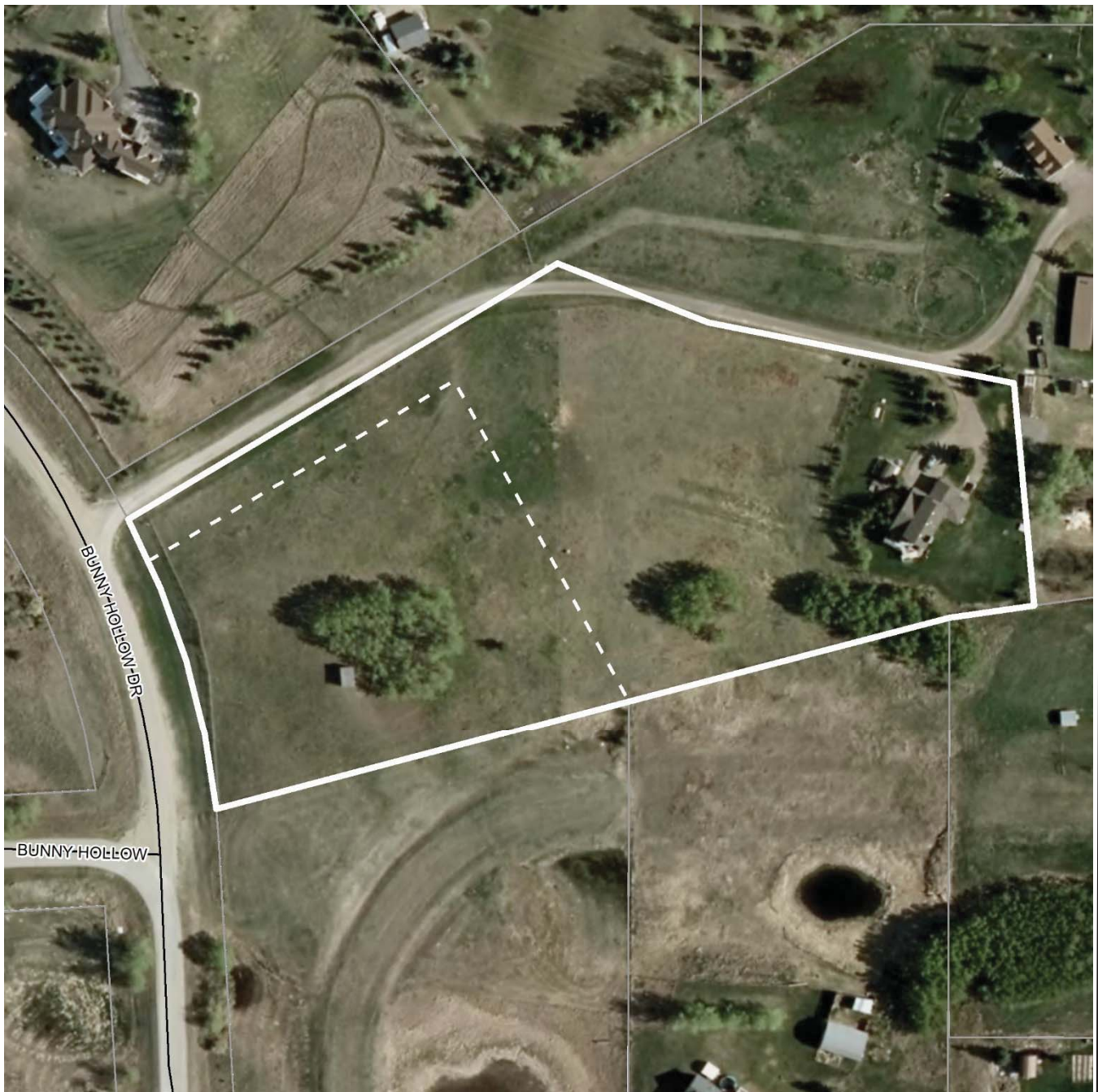
SE-12-26-03-W05M  
Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023

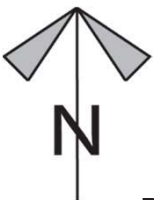




Note: Post processing of raw aerial  
photography may cause varying degrees  
of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*



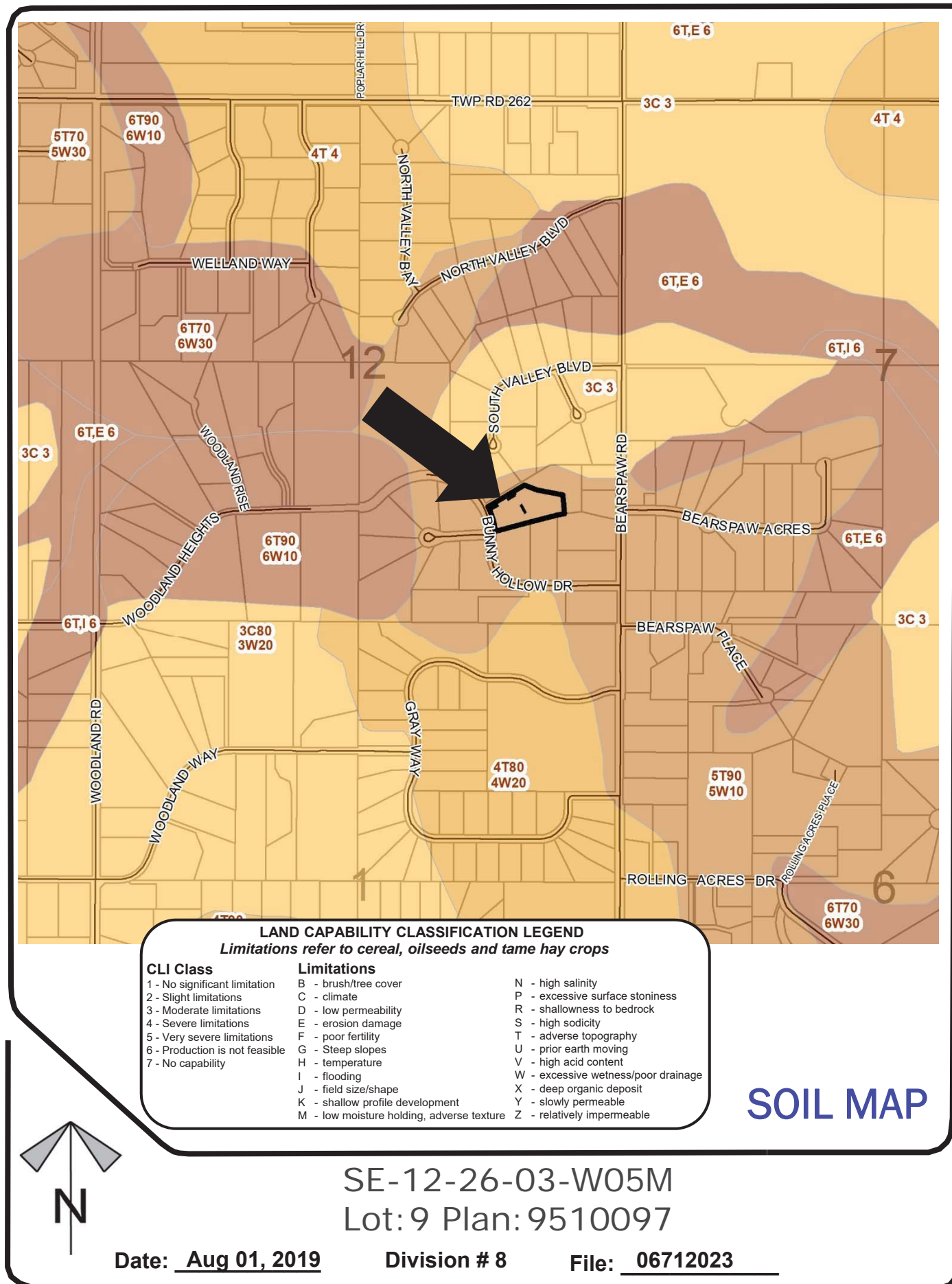
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

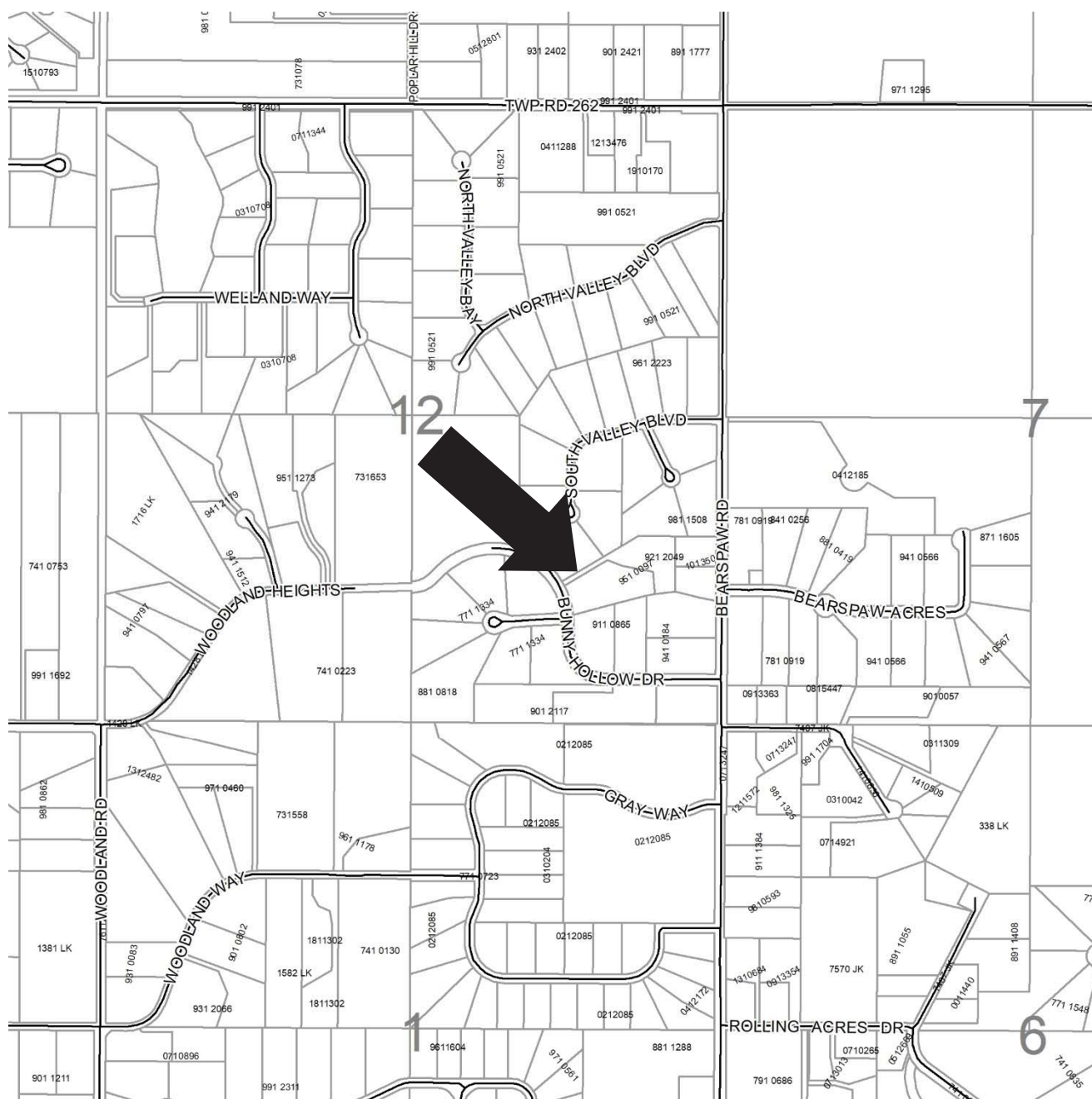
Date: Aug 01, 2019

Division # 8

File: 06712023





**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**

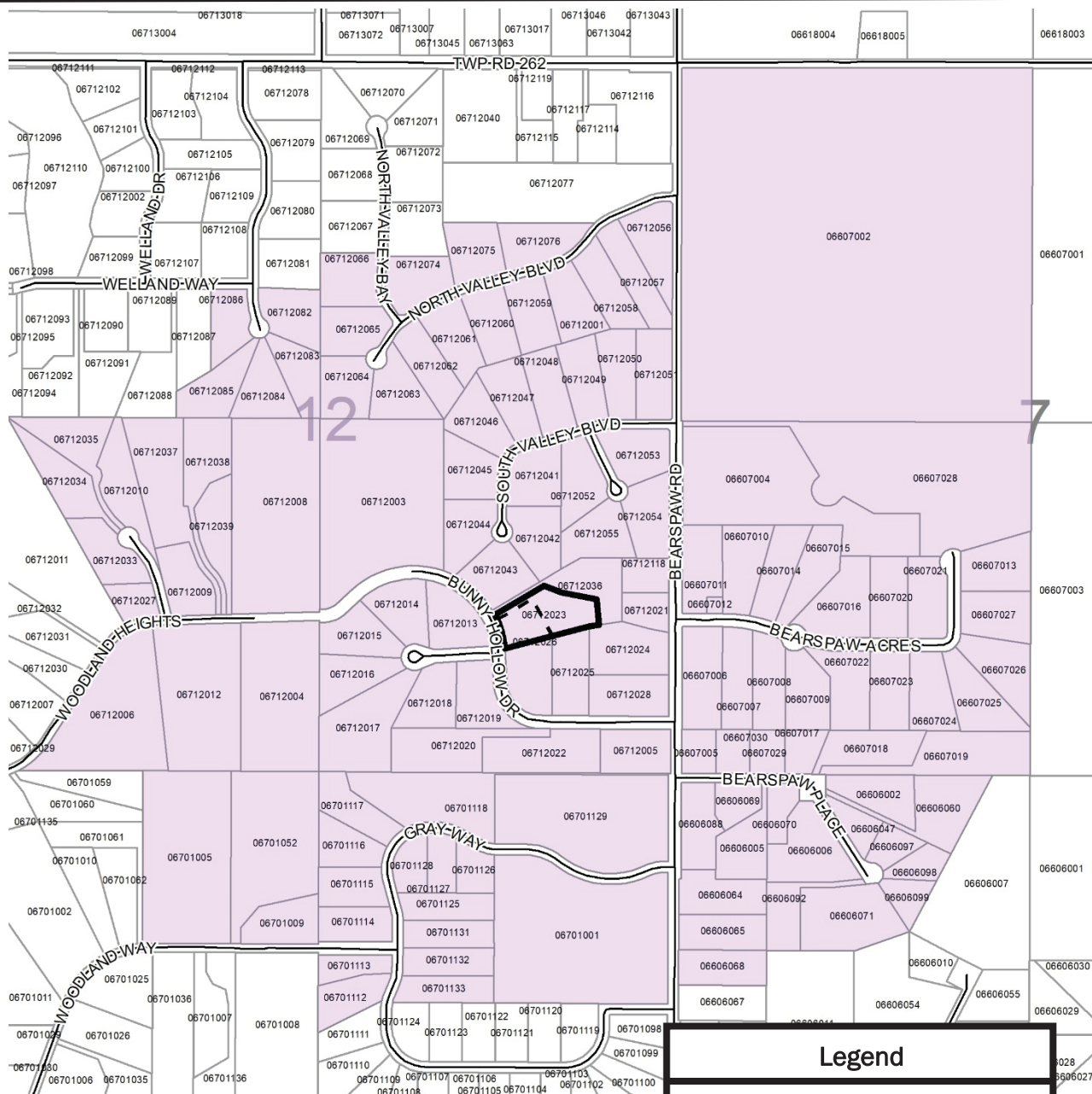
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



## LANDOWNER CIRCULATION AREA

SE-12-26-03-W05M  
Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023

**APPENDIX B: CONDITIONS OF SUBDIVISION APPROVAL**

- A. The application to create a  $\pm 0.81$  hectare ( $\pm 2.00$  acre) lot with a  $\pm 1.25$  hectare ( $\pm 3.09$  acre) remainder within Lot 9, Plan 9510097 within SE-12-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the Province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

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

**Transportation & Access**

- 2) The Owner shall upgrade the existing gravel road approach to a mutual standard as shown on the Approved Tentative Plan to provide access to Lots 1 and 2.
- 3) The Owner shall prepare and register an Access Easement Agreement and associated Right of Way Plan for the existing driveway providing access to Lot 1 through Lot 2 as per County Servicing Standards.
- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lot 2, 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 road acquisition  $\pm 138$  metres in length and  $\pm 12.5$  metres wide ( $\pm 0.43$  ac) to extend from Bunny Hollow Drive to the boundary of Lot 10, Plan 9510097; and,
  - b. That land is to be purchased for \$1 by the County.
- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan;



### *Servicing*

- 6) The Owner is to provide confirmation of tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:
  - i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
  - ii. Documentation proving that water supply has been purchased and secured for proposed Lot 1;
  - iii. Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 7) The Owner is to enter into a Site Improvements / Services Agreement with the County for Lot 1 and shall include the following:
  - o For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment
  - o In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc. (May 27, 2019).
- 8) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 and 2, indicating:
  - i. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

### *Payments and Levies*

- 9) 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 the Lands to be subdivided as shown on the Plan of Survey.
- 10) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

### *Taxes*

- 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, 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

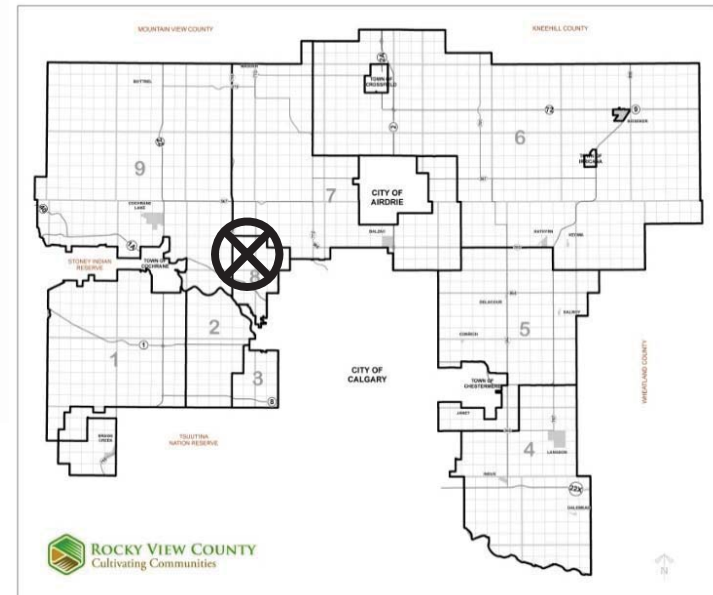
APPENDIX 'C': LETTERS

NO LETTERS RECEIVED



## Land Use and Location

- Property is within the Bearspaw Area Structure Plan
- Residential One District (R-1)
- Surrounding lands are generally residential.



# LAND USE MAP

**Lot 9, Plan 9510097; SE-12-26-03-  
W05M  
Division 8; File 06712023**


**ROCKY VIEW COUNTY**

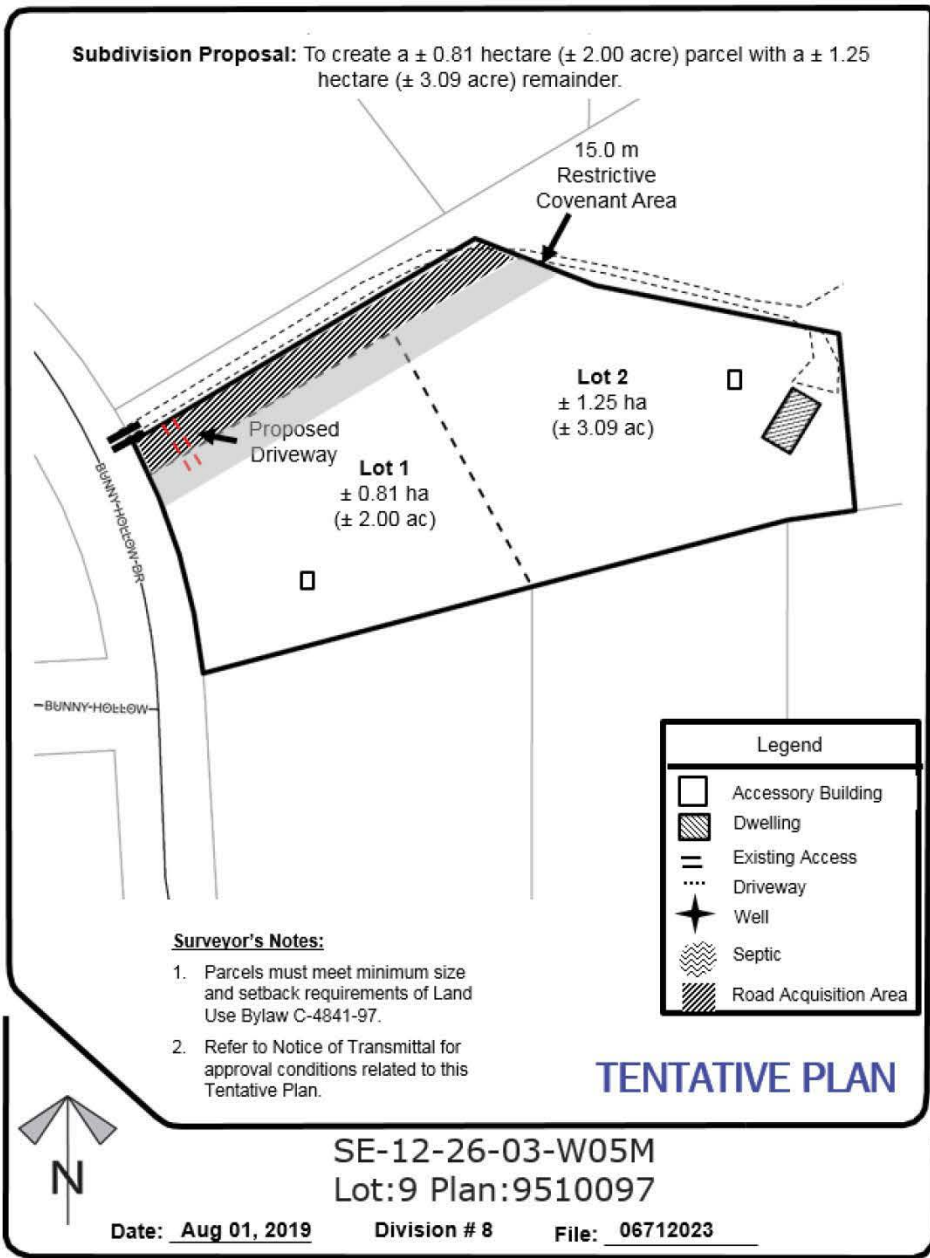




**AIR PHOTO**  
Spring 2018

Lot 9, Plan 9510097; SE-12-26-03-  
W05M  
Division 8; File 06712023

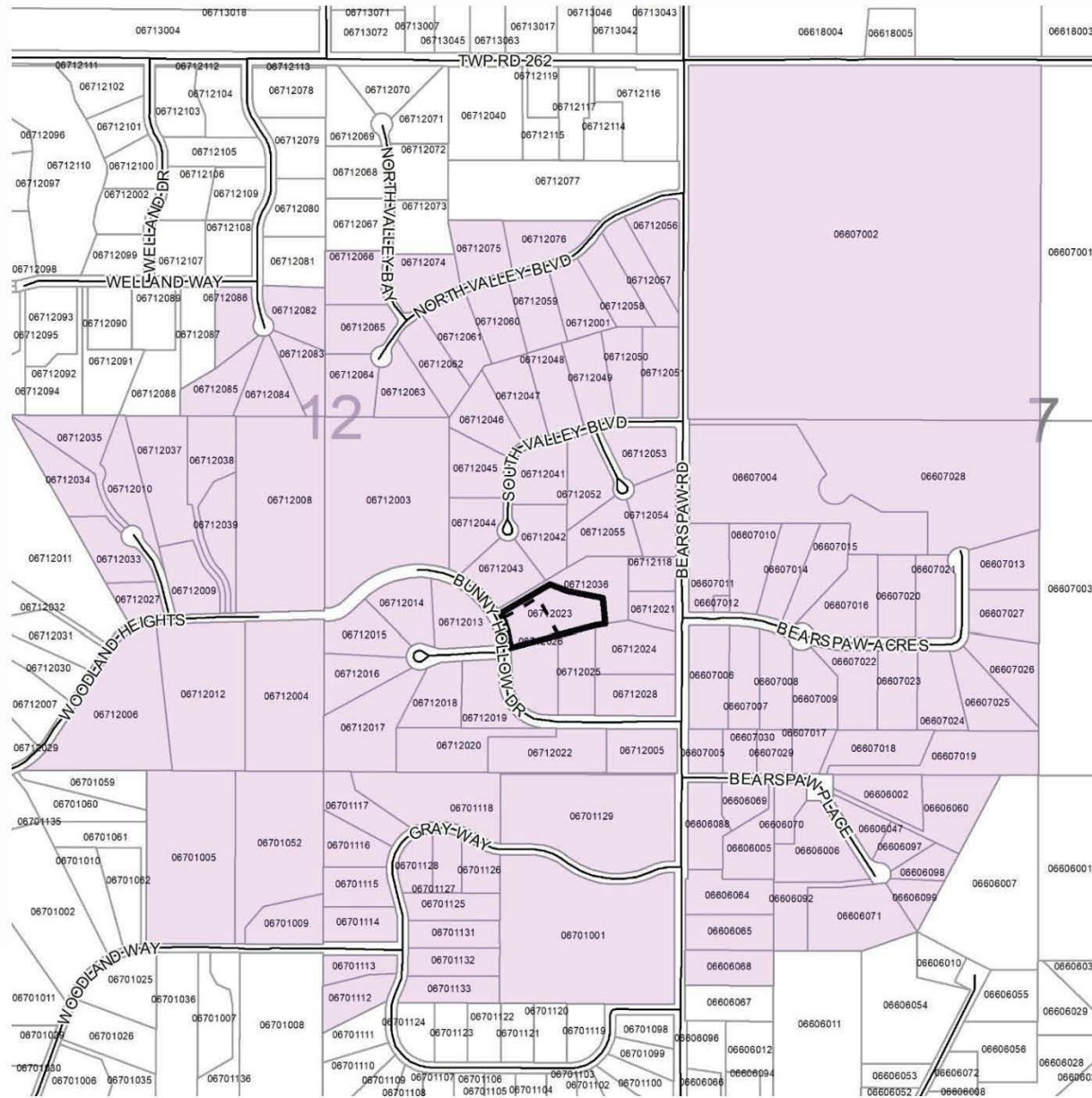
 **ROCKY VIEW COUNTY**



**SITE PLAN**

Lot 9, Plan 9510097; SE-12-26-03-W05M  
Division 8; File 06712023





## SITE PLAN

Lot 9, Plan 9510097; SE-12-26-03-  
W05M  
Division 8; File 06712023



ROCKY VIEW COUNTY



# Options

- Administration recommends that PL20190106 be approved, in accordance with **Option #1**.
- Option #1: THAT Subdivision Application PL20190106 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190106 be refused as per the reasons noted.

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
**DIVISION:** 06  
**SUBJECT:** Development Item: Cannabis Cultivation  
**USE:** Discretionary use, with Variances

**DATE:** June 8, 2020  
**APPLICATION:** PRDP20200427

**APPLICATION:** Cannabis Cultivation (existing Quonset building), relaxation of the maximum building area and accessory building (existing storage), relaxation of the maximum building area and relaxation of the minimum rear yard setback requirement.

**GENERAL LOCATION:** Located approximately 1.21 km (3/4 mile) south of Twp. Rd. 270 and on the east side of Rge. Rd. 262

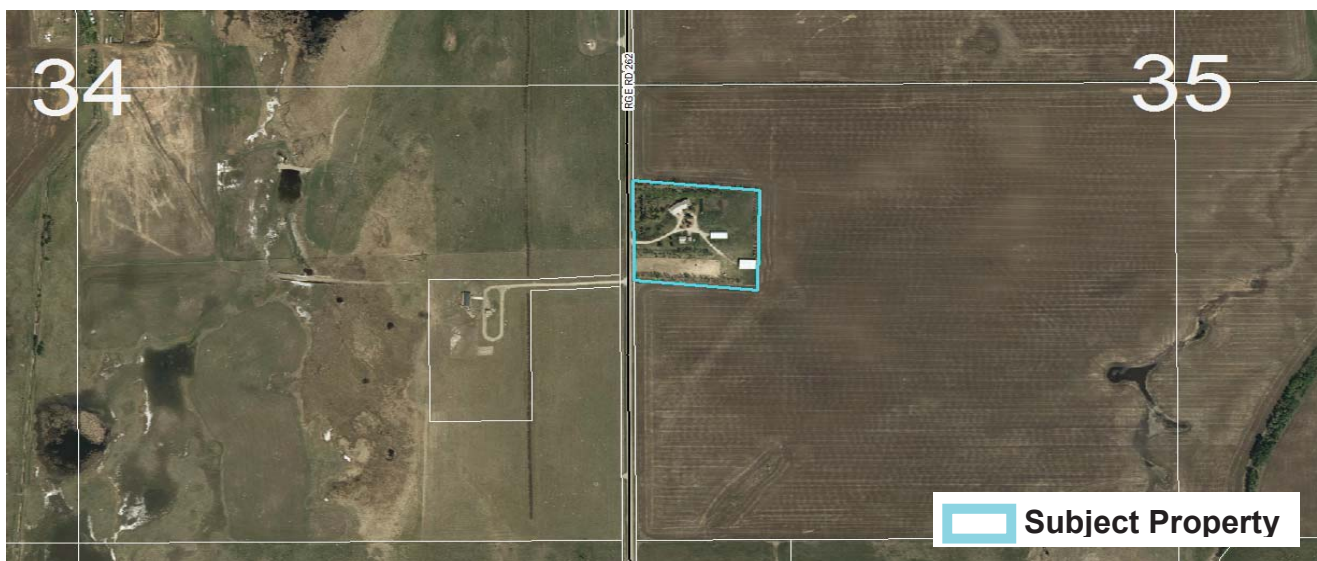
**LAND USE DESIGNATION:** Farmstead (F)

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200427 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200427 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Jessica Anderson & Prabh Sodhi - Planning and Development Services





## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> February 21, 2020	<b>File:</b> 06135002
<b>Application:</b> PRDP20200427	<b>Applicant/Owner:</b> Edward Wilson / Stigma and Stamen
<b>Legal Description:</b> Lot 1, Block 1, Plan 1810788, SW-35-26-26-04	<b>General Location:</b> Located approximately 1.21 km (3/4 mile) south of Twp. Rd. 270 and on the east side of Rge. Rd. 262
<b>Land Use Designation:</b> Farmstead District (F)	<b>Gross Area:</b> ± 3.27 hectares (± 8.08 acres)
<b>File Manager:</b> Jessica Anderson	<b>Division:</b> 06

### PROPOSAL:

The proposal is for Cannabis Cultivation (existing Quonset building), relaxation of the maximum building area and accessory building (existing storage), relaxation of the maximum building area and relaxation of the minimum rear yard setback requirement.

The site is developed with a dwelling, single detached (that is occupied by employees of the Cannabis business) and multiple accessory buildings. The proposed development will be located within an existing building (Quonset). The Quonset is 347.83 sq. m (3,744.00 sq. ft.) in area.

#### Business Details

- Business name: Stigma & Stamen
- Business details: Greenhouse for cannabis cultivation

The greenhouse will include three parking stalls (with lots of extra room) and two full-time employees (grower & security). The cultivation building will operate Monday to Friday, 10:00 a.m. to 4:00 p.m. There will be no outside storage as all products are harvested inside. No signage is proposed.

#### Land Use Bylaw C-4841-97

#### *SECTION 8 Definitions*

**CANNABIS CULTIVATION** means the growing and harvesting of cannabis as licensed by Health Canada.

The application proposal is in line with the County's definition of Cannabis Cultivation and appears that the activities are in line with the Cannabis Regulations SOR/2018-144 identified below, for micro-cultivation and standard cultivation licenses through Health Canada.

1. Authorized activities include:
  - i. Possession of cannabis;
  - ii. Obtainment of dried cannabis, fresh cannabis, cannabis plant seeds by cultivating, propagating, and harvesting cannabis; and
  - iii. Selling of cannabis.



2. Ancillary uses are authorized to the extent necessary to conduct the activity, including drying, trimming, and milling cannabis.
3. A surface area not exceeding 200.00 sq. m must be clearly delineated, and all cannabis plants, including all the parts of the plants, must be contained and must be cultivated, propagated or harvested only from that surface area;
  - i. In the circumstance that the surface area consists of multiple surfaces, all must be included towards the total surface area.

#### SECTION 19 Applicability

19.1 *Within each Section of Part 3: General Regulations, the regulations under the sub-heading of “Business Development” shall apply to the following land use districts: C-PT, C-VC, C-LC, C-RC, B-HF, B-BC, B-IC, I-IA, I-S, B-RD, B-LR, B-AS, C-SC.*

- As Farmstead is not one of the land use districts identified within Section 19.1; therefore, any regulations specified as “business development” will not be applied to the development.

#### SECTION 20 GENERAL DEVELOPMENT REGULATIONS

##### 20.9 CANNABIS CULTIVATION AND CANNABIS FACILITY

- a) *Cannabis Cultivation and/or Cannabis Facility shall not occur in a building where a residential use is located.*
  - The building does not contain any residential uses.
- b) *A Health Care Site for the purposes of Section 20.9 of this Bylaw means the lot(s) or parcel(s) on which a Health Care Practice or Health Care Services is situated.*
  - Not applicable
- c) *A School Site for the purposes of Section 20.9 of this Bylaw means the lot(s) or parcel(s) on which a School, public or separate, a School, private, or a Child Care Facility is situated.*
- d) *The minimum separation distance between Cannabis Cultivation and/or Cannabis Facility and other uses shall be established by measuring the shortest distance between the Cannabis Cultivation and/or Cannabis Facility building or field and the other building. If the requirement states a minimum distance to a site, then the distance shall be established by measuring the shortest distance between the Cannabis Cultivation and/or Cannabis Facility building or field and the other site.*
- e) *In the B-2, I-IA, and B-AS districts, Cannabis Cultivation and/or Cannabis Facility must be located:*
  - i) *At least 75 m from a residential site.*
    - Not applicable – the property is designated as Farmstead.
- f) *In all other districts, Cannabis Cultivation and/or Cannabis Facility must be located:*
  - i) *At least 150 m from a Health Care Site or School Site;*
    - There are no Health Care Sites or School Sites within 150.00 m from the proposal.
    - The nearest school site would be in Irricana or Keoma, which are both greater than 5.0 miles from the site



ii) *At least 100 m from a site that is designated as a school reserve on title;*

- There are no lands designated as a school reserve within 100.00 m from the proposal.

iii) *At least 100 m from a residential site.*

- The closest residential site is to the west of the proposed development – on the adjacent property; measuring from the subject building to the nearest dwelling, the distance is approximately 364.00 m away.

Note, there is a dwelling located on the subject site, that is 53.00 m from building to dwelling. The dwelling is occupied by employees of the business. When interpreting the regulation, the Development Authority is of the interpretation that the Applicant assumes all responsibility for any impact on the subject site and all regulations are applicable for adjacent properties.

g) *A Development Permit for Cannabis Cultivation and/or Cannabis Facility shall be limited, and the term of the Development Permit shall not exceed three years.*

- Noted as a condition of the development permit.

#### SECTION 26 *Landscaping, Screening and Outdoor Display Areas*

26.1 *The Development Authority may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, motor, building materials, waste materials, and other similar uses, or where other landscaping and screening requirements would be appropriate as determined by the Development Authority.*

- Not applicable – outdoor storage is not included in the application, business activity is occurring indoors only.

26.2 *The Development Authority, when considering a Development Permit application, may impose conditions requiring the use and maintenance of landscaping, berms, fencing, vegetation, or other screening of a location, length, thickness, type, height, and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses.*

- The development is to be located on an agricultural parcel. It is also located in a predominately agricultural area. Requesting additional landscaping, by way of trees and/or berming, to act as a buffer for adjacent properties, would not fit the existing context of the area and detract from the rural character. The development is also being proposed for indoor activities only, making it less discernible to neighbouring lands.

26.9 *Potable water should not be used for the irrigation of landscaping plantings and vegetation.*

- To be identified as a permanent condition.

#### SECTION 27 *Lighting of Sites/Developments*

27.1 *All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.*

- The Applicant has not identified any lighting for the subject site. Any proposed lighting shall be dark-sky compliant with the County regulations.



## 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.*
- The application form indicates no signage is being requested.

## SECTION 42 SHELTER BELTS AND FENCES

42.3 *No fence higher than 2.00 m (6.56 ft.) shall be erected in any District unless the Development Authority has determined that:*

- a) the fence is required as part of the principal use of the site that the fence is to enclose;*
- b) the fence would not interfere with the amenities of the neighbourhood; and*
- c) the fence would not materially interfere with or affect the use, enjoyment, or value of neighbouring properties.*
- No fencing proposed at this time. Note, that physical barriers are also required by Health Canada for security measures.

## SECTION 47 Farmstead District

## 47.1 Purpose and Intent

The purpose of this District is to provide for a single *parcel* of land containing an existing *Farmstead* from an *unsubdivided* quarter section.

- The proposed development is an agricultural activity, in that it is the growing and harvesting of a plant, while the primary use of the land is being used for a residential dwelling and other agricultural activities.

47.2 *Uses, Permitted*

- *Accessory buildings less than 80.00 sq. m (861.11 sq. ft.) building area*

47.3 *Uses, Discretionary*

- *Accessory buildings in excess of 80.00 sq. m (861.00.sq. ft.) but no more than 223.0 sq. m (2,400.35 sq. ft.)*
  - *The existing Quonset is 347.83 sq. m (3,744.00 sq. ft.) in area which is a 56% variance to the maximum allowable size. It appears the building was built in 1980 or thereabouts and was deemed non-conforming in 1998. To bring the building into compliance the required variance is granted below.*
  - *The existing storage building is 450.00 sq. m. (4,843.76 sq. ft.) in area, which is a 102% variance to the maximum allowable size. It appears the building was built in 1980 or thereabouts and was deemed non-*



conforming in 1998. To bring the building into compliance the required variance is granted below.

- *Cannabis Cultivation*

#### 47.5 Minimum Requirements

##### a) Yard, Front:

(i) 45.00 m (147.64 ft.) from any road, County

- Existing Quonset: 113.00 m (370.73 ft.)
- Existing Storage Building: Well away

##### b) Yard, Side:

(iv) 6.00 m (19.69 ft.) all other.

- Existing Quonset: 80.00 m (262.46 ft.) (north side) / 80.00 m (262.46 ft.) (south side)
- Existing Storage Building: Well away

##### c) Yard, Rear:

(ii) 15.00 m (49.21 ft.) all other.

- Existing Quonset: Well away
- Existing Storage Building: 2.50 m (8.20 ft.)
  - The existing storage building was identified as non-conforming in 1998, but to bring the site into compliance for the Applicant the provided relaxations have been granted for this building as well. This is a variance request of 83.33%

### Agricultural Boundary Design Guidelines

#### SECTION 2 When to Apply the Guidelines

*The guidelines should be considered for all non-agricultural development adjacent to agricultural lands and when applying for a development permit for an intensified agricultural use.*

*Applicable uses include:*

- *Commercial and industrial*

The proposal has been evaluated against the Agricultural Boundary Design Guidelines and the development does not appear to conflict with surrounding agricultural lands.

- Surrounding lands are predominately agricultural (RF, F, AH) with some larger residential parcels to the west.
- Agricultural lands in the area appear to be pasture lands and/or hay land. Impacts to these agricultural lands may include:
  - Trespassing – Health Canada approval requires visual and intrusion detection to be in place in order to mitigate unauthorized access.
  - Odour – Health Canada approval requires specific air ventilation to prevent escape of odour from the building.
  - Aesthetics – Existing appearance of the land/buildings is being maintained; the proposed development is within the existing buildings, with no external changes.





- Traffic – There are only two employees, with some potential for additional traffic associated with import/export of products. However, Engineering has determined the proposal will not likely cause a significant increase on local networks.
- The existing building is located well away from other parcel uses.
- The proposed development is to be accessed off of an existing approach from Range Road 262; which is a gravel surface.

#### Additional Information

Many of the components related to cannabis are regulated provincially/federally and not addressed at the municipal level, including but not limited:

- Odour – the building or part of the building must be equipped with a system that filters air to prevent the escape of odours (Cannabis Regulations SOR/2018-144 [85]).
- Site design – prevention of unauthorized access (Cannabis Regulations SOR/2018-144 [63]), visual monitoring and intrusion detection (Cannabis Regulations SOR/2018-144 [64, 65], restricted access (Cannabis Regulations SOR/2018-144 [68]) and physical barriers for the operation and storage areas (Cannabis Regulations SOR/2018-144 [69]).
- Waste – solid and liquid waste generated during production and processing is to be stored, managed and disposed of in accordance with the relevant legislation (Fact Sheet – Cannabis Waste Management, Government of Alberta).
- Sale of products – selling and distributing of products to appropriate license holders or authorized individuals (Cannabis Regulations SOR/2018-144 [5]).

#### **STATUTORY PLANS:**

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

#### **INSPECTOR'S COMMENTS:**

*Inspection date: April 27, 2020*

- Structure was already here when current owner's took ownership. Outside insulating was nearly complete when a heavy windstorm blew a majority off. This Quonset acts as a security barrier for the actual cannabis nursery which is a structure within the Quonset. Applicants are currently remodeling the entire inside (and outside) of the structure to comply with Health Canada requirements. The interior cultivation (nursery) will have insulation and an air recycler that filters air to not allow odor to escape. Outside the nursery in the Quonset area will have an additional air recycler with a carbon filter leading to an outside vent. Nursery is rated by Health Canada to have 50 sq. ft. of cannabis plants. Structure's will be reinforced with electronic steel doors and a reinforced steel garage door on Quonset. They are currently waiting on DP to have the BP inspection done to finish work.

#### **CIRCULATIONS:**

Alberta Health Services (April 6, 2020)

Thank you for inviting our comments on the above-referenced application. Alberta Health Services, Environmental Public Health (AHS-EPH) understands that this development application is for a cannabis cultivation facility.

AHS-EPH has no objections, but offers the following comments for your consideration:



1. Confirmation that there is an adequate water supply available for the proposed facility, and that consumption of the proposed volumes of water needed will not adversely affect the water supplies of neighbouring properties.
2. Consider the types and volume of chemicals (such as pesticides, solvents, cleaning products and fertilizers) that will be stored onsite for the facility. Ensure chemical storage, use and disposal does not create hazardous conditions for the facility or adjacent properties.
3. Chemicals and hazardous materials should be handled appropriately so as not to contaminate cannabis products intended for consumption.
4. A waste management plan for the proposed operation should be developed that specifies types and volumes of waste material. The manner in which waste material will be handled, stored and disposed of must not create a situation that could harm the health of the public.
5. Choose construction materials that facilitate sanitary maintenance. For example, building materials for walls should be smooth, impermeable to moisture, and easy to clean.
6. Prevent mould growth with control of heat and humidity levels in the growing environment. HVAC (heating ventilation and air conditioning) system requirements and queries should be referred to safety code inspectors.
7. Implement odour mitigation strategies to ensure that odours from the proposed facility are controlled so as not to affect neighbouring properties. For example, carbon filters may be needed to control odours and exhaust from the operation should be directed away from fresh air intake for other facilities.
8. Consider installing monitors to assist in maintaining carbon monoxide levels within safe parameters.

#### Building Services Review (April 3, 2020)

Prior to construction, a Farm Building Location Permit and all associated sub trade permits such as Electrical, Plumbing, Gas and Private Sewage, will be required when constructing a Cannabis Cultivation Facility. Inspections shall be coordinated for all sub trade permits. Please refer to the Farm Building Location Permit and information on our website for further information.

Our external guideline can be referenced for more information.

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/Guideline-Cannabis-Facilities-Marijuana.pdf>

#### Agricultural Services Review (April 19, 2020)

No agricultural concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the Cannabis Cultivation Operation from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.

#### Operational Services Review (March 23, 2020)

Utility Services: No Concerns.

Engineering Services Review (March 25, 2020)**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** - Section 300.0 requirements:

- No new construction is proposed.
- Engineering have no requirements at this time.

**Transportation** - Section 400.0 requirements:

- Access to the lot is provided off Range Road 262.
- As per the applicant, the cannabis nursery will hold 50 m<sup>2</sup> of growing adolescent cannabis. Nurseries will hold developing plants until 4-6 week of age. At this point, plants will be transferred to a licensed growing facilities. This is unlikely to result in significant increase in traffic. Traffic Impact Assessment is not required.
- As this is a renewable permit, Transportation off-site levy is not required.
- Engineering have no requirements at this time.

**Sanitary/Waste Water** - Section 500.0 requirements:

- The parcel is serviced by a septic field.
- Engineering have no requirements at this time.

**Water Supply And Waterworks** - Section 600.0 & 800.0 requirements:

- The parcel is serviced by a water well.
- As an advisory condition, applicant shall be required to obtain all necessary water well licenses from Alberta Environment for commercial water uses.
- Engineering have no requirements at this time.

**Storm Water Management** – Section 700.0 requirements:

- No new impervious areas are expected to be added.
- Engineering have no requirements at this time.

**Environmental** – Section 900.0 requirements:

- No environmental constraints are present on site.
- Engineering have no requirements at this time.

**OPTIONS:**

Option 1: (this would allow the proposed development)

APPROVAL, for the following reasons:

**Description:**

- 1) That *Cannabis Cultivation*, within an existing accessory building, 347.83 sq. m (3,744.00 sq. ft.) in building area, may commence on the subject lands in general accordance with the application and site plans submitted with the application.



- i. That the maximum building area for the existing accessory building (Quonset) is relaxed from **223.0 sq. m (2,400.35 sq. ft.) to 347.83 sq. m (3,744.00 sq. ft.)**.
- 2) That the maximum building area for the existing accessory building (storage) is relaxed from **223.0 sq. m (2,400.35 sq. ft.) to 450.00 sq. m. (4,843.76 sq. ft.)**.
- 3) That the minimum rear yard setback requirement for the existing accessory building (storage) is relaxed from **15.00 m (49.21 ft.) to 2.50 m (3.28 ft.)**.

**Permanent:**

- 4) That this approval does not include a *Cannabis Retail Store or Cannabis Facility*.
- 5) That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
- 6) That all on-site lighting shall be dark sky (fully shielded or cut-off), 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 designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
- 7) That the Applicant/Owner shall contact County Road Operations to determine if any Road Data permits are required for transport of products, using the County road system for the proposed development, prior to operation.
- 8) That no signage shall be placed on the subject property, related to the approved *Cannabis Cultivation* use. Any future signage related to the development shall require separate development permit approval.
- 9) That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.
- 10) That no outdoor storage shall be allowed at any time for business use.
- 11) That three parking stalls shall be maintained on-site at all times for staff.
- 12) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
- 13) That 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.

**Advisory:**

- 14) That the Applicant/Owner shall be responsible for obtaining a commercial water license from Alberta Environment for the well water use, prior to use and operation.
- 15) That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 16) That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
- 17) 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*].
- 18) That a Building Permit and applicable subtrade permits, for the change of use, shall be obtained through Building Services, prior to any construction taking place.



- *Note: That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit, if applicable. A Declaration of Use must be filled out and signed under a New Farm Location Permit, or a Building Permit will be required.*
- 19) That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain any required Health Canada and Alberta Health Services approval(s).
  - ii. That all cannabis waste shall be managed in accordance with Alberta Cannabis Waste Management Fact Sheet.
- 20) That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

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

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

20200427

## APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$530.00	File Number 06/35002
Date of Receipt Feb 20/20	Receipt # 2020 023558

Name of Applicant EDWARD WILSON Email ED@STIGMAANDSTANEN.COM

Mailing Address PO BOX 789, IRRICANA, ALBERTA

Postal Code T0N 1B8

Telephone (B) (587) 577-5482 (H) \_\_\_\_\_ Fax \_\_\_\_\_

For Agents please supply Business/Agency/ Organization Name STIGMA & STANEN

Registered Owner (if not applicant) KAILEY PARKIN & LORCA WILSON

Mailing Address PO BOX 789, IRRICANA, ALBERTA

Postal Code T0N 1B8

Telephone (B) (403) 869-2945 (H) \_\_\_\_\_ Fax \_\_\_\_\_

### 1. LEGAL DESCRIPTION OF LAND

a) All / part of the SW ¼ Section 35 Township 26 Range 26 West of 04 Meridian

b) Being all / parts of Lot 1 Block 1 Registered Plan Number 18/0788

c) Municipal Address 2650RD DANGE ROAD 262

d) Existing Land Use Designation F Parcel Size 2.08AC Division 06

### 2. APPLICATION FOR

DEVELOPING EXISTING BUILDING TO LICENSED  
CANNABIS NURSERY

### 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 Kailey Parkin Edward Wilson 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  
of the facts relating to this application.

knowledge, a true statement

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

Applicant's Signature [Signature]

Date 02/21/2020

Owner's Signature [Signature]

Date 2/18/2020



## 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, Edward Wilson, 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, 2020  
Date



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0037 920 501      1810788;1;1      191 162 777

LEGAL DESCRIPTION  
PLAN 1810788  
BLOCK 1  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 3.27 HECTARES (8.08 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;26;26;35;SW  
  
MUNICIPALITY: ROCKY VIEW COUNTY  
  
REFERENCE NUMBER: 181 074 493

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 162 777	13/08/2019	TRANSFER OF LAND	\$650,000	CASH & MORTGAGE

OWNERS

KAILEY PARKIN

AND

LORNA CATHERINE WILSON

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
811 125 423	02/07/1981	UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD.

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 191 162 777

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS

191 162 778 13/08/2019 MORTGAGE  
MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA  
C/O STREET CAPITAL BANK OF CANADA  
SUITE 700, NORTH TOWER  
100 UNIVERSITY AVENUE  
TORONTO  
ONTARIO M5J1V6  
ORIGINAL PRINCIPAL AMOUNT: \$609,128

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF  
FEBRUARY, 2020 AT 11:46 A.M.

ORDER NUMBER: 38838598

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

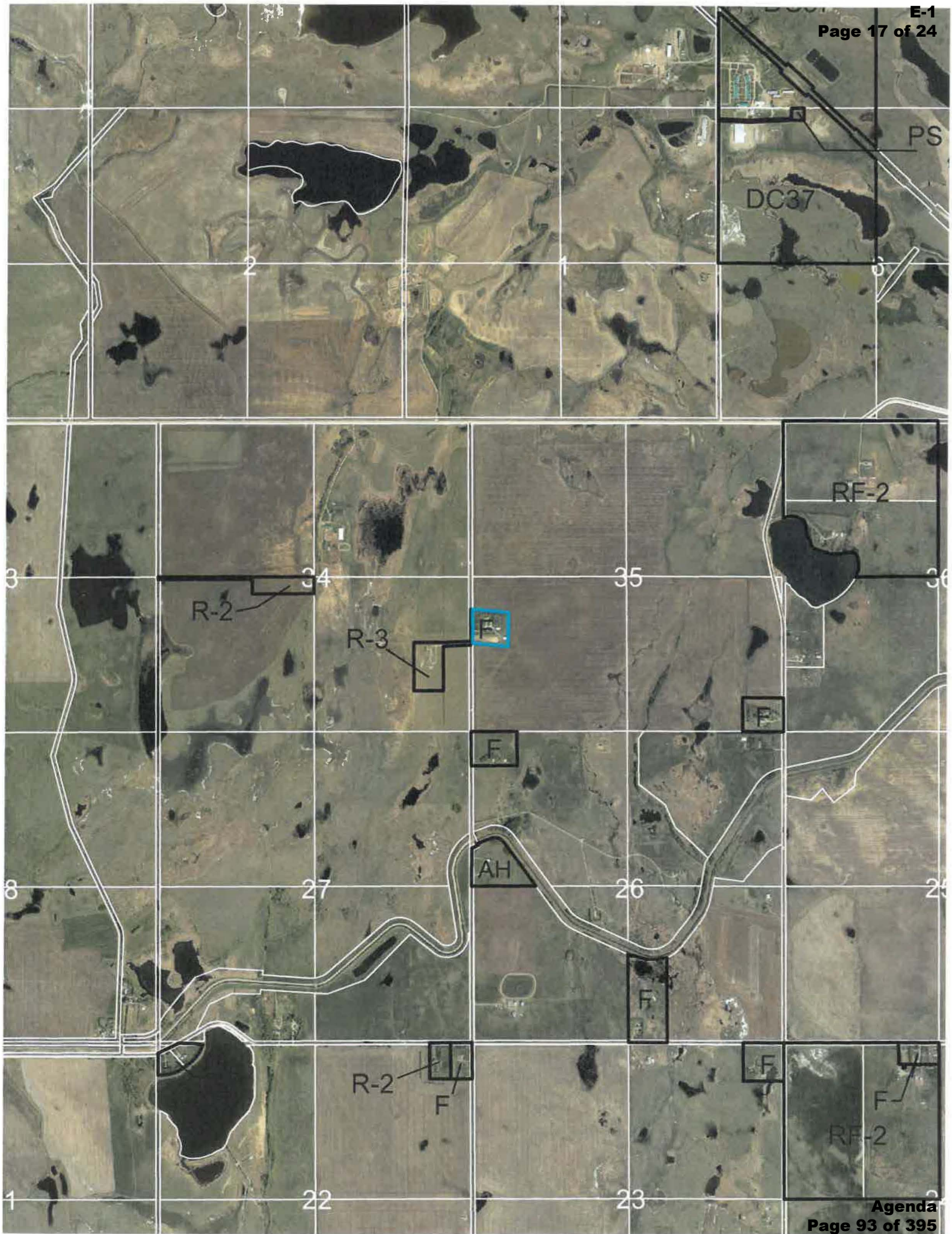
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

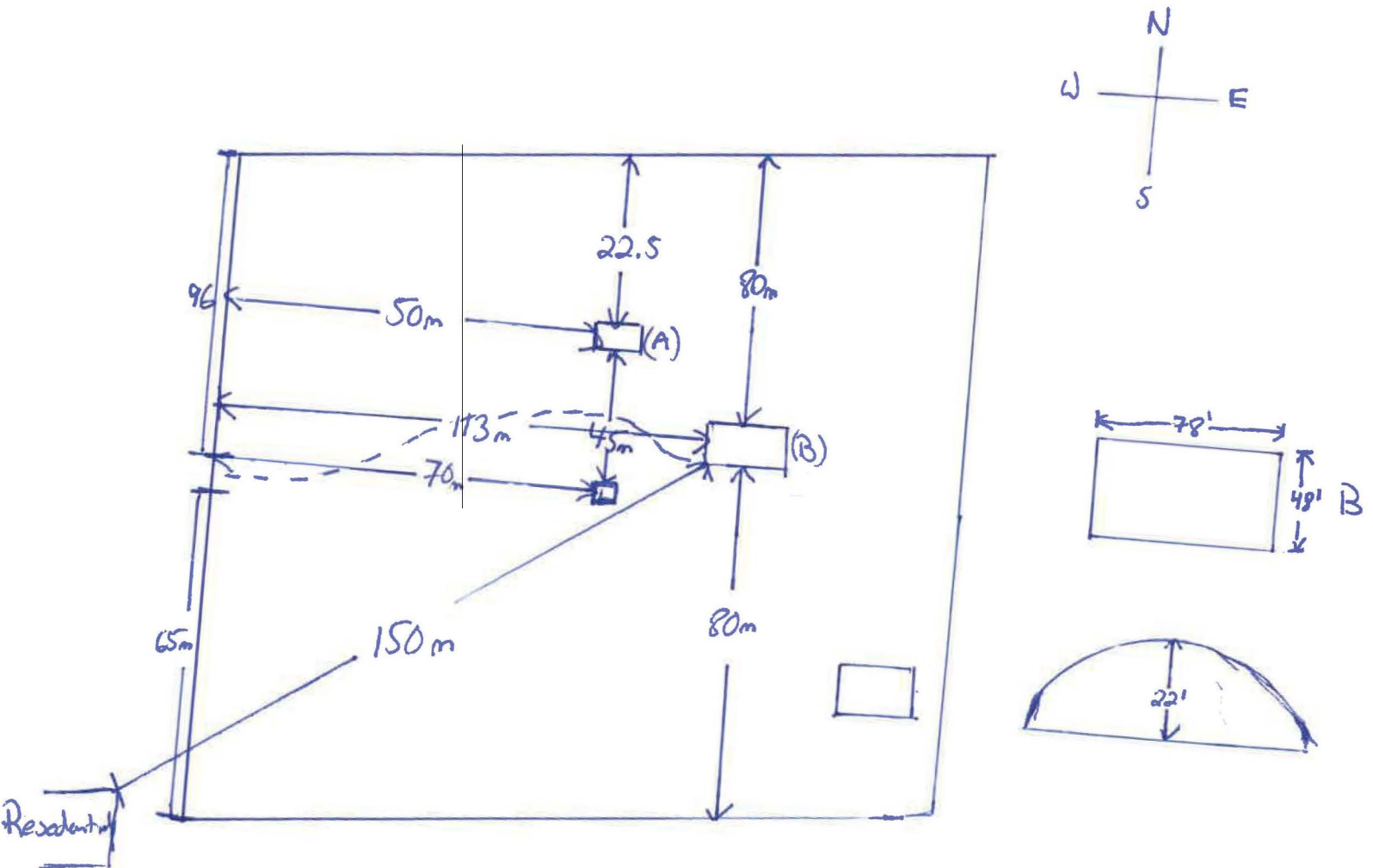
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF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











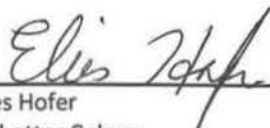
2 residents in house (A)  
Also the Employees for the operation  
in buildy (B)  
Party on existy concrete pad and  
gravel drive in front (west) of guanset.



To whom it may concern,

I am writing to express my support for the Cannabis Nursery project that has been applied for a Development Permit at 265080 RR 262, Rocky View County (SW-35-26-26-W04M).

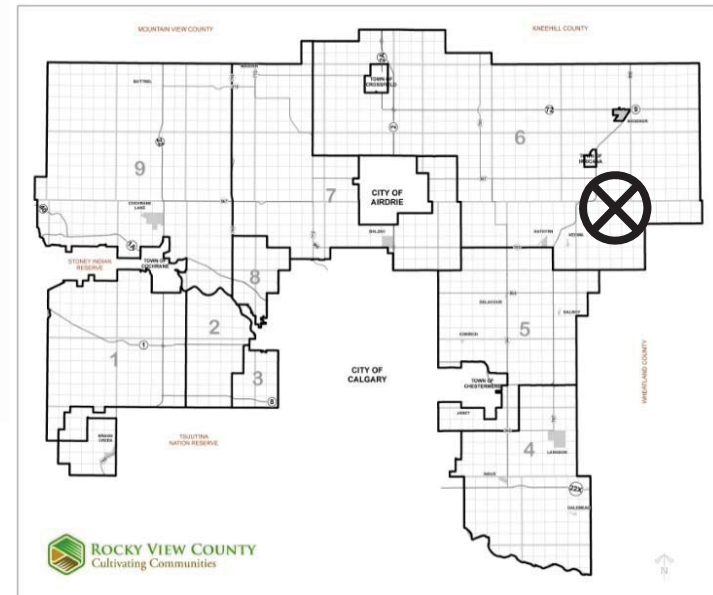
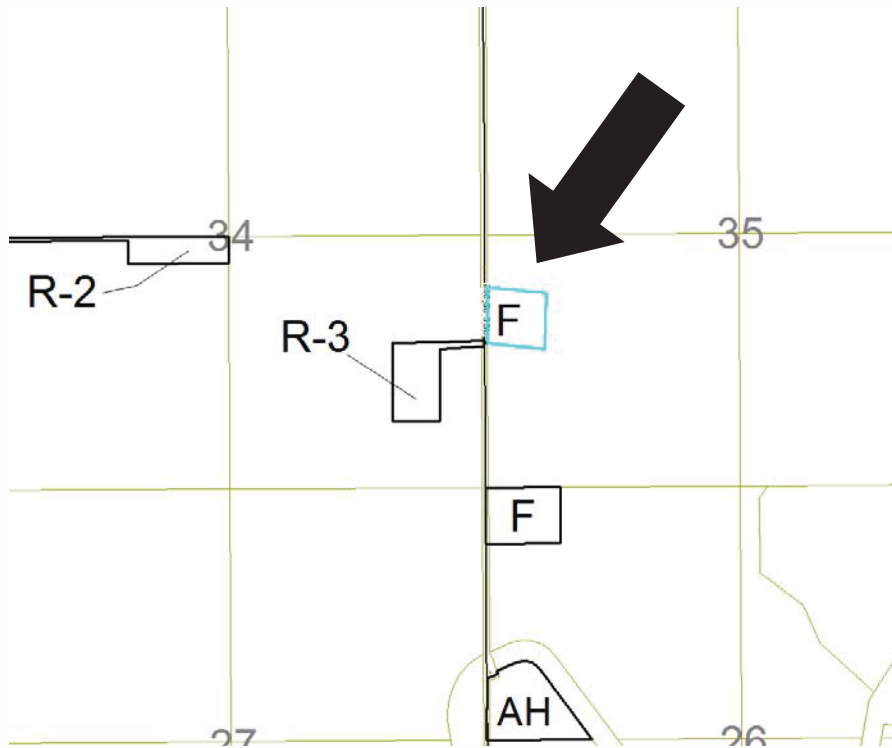
Sincerely

  
\_\_\_\_\_  
Elies Hofer  
Tschetter Colony



## Land Use and Location

- Property is not located within the boundaries of an ASP
- Farmstead District (F)
- Lands in the vicinity are largely agricultural with two residential parcels to the west



## LAND USE MAP

Lot 1, Block 1, Plan 1810788,  
SW-35-26-26-04;  
Division 6; File 06135002





**AIR PHOTO**  
Spring 2018

Lot 1, Block 1, Plan 1810788,  
SW-35-26-26-04;  
Division 6; File 06135002

 **ROCKY VIEW COUNTY**



## Site Plan

### Use:

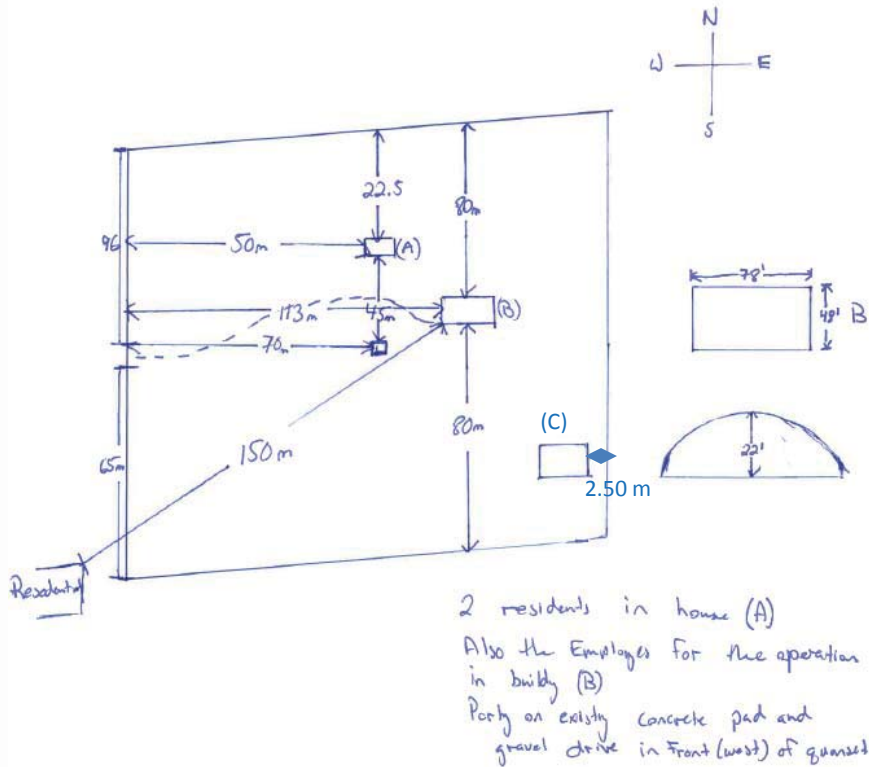
- Cannabis Cultivation within Building B

### Site Area:

- $\pm 3.27$  hectares ( $\pm 8.08$  acres)

### Variances:

- Building B (existing Quonset)
  - Maximum building area
- Building C (existing Storage Building)
  - Maximum building area
  - Rear yard setback requirement



## SITE PLAN

Lot 1, Block 1, Plan 1810788,  
SW-35-26-26-04;  
Division 6; File 06135002





**SITE INSPECTION  
PHOTOS**

Lot 1, Block 1, Plan 1810788,  
SW-35-26-26-04;  
Division 6; File 06135002



# Options

- Administration recommends that Development Permit PRDP20200427 be approved, in accordance with **Option #1**.
- Option #1:  
THAT Development Permit Application PRDP20200427 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2:  
THAT Development Permit Application PRDP20200427 be refused as per the reasons noted.

## OPTIONS

Lot 1, Block 1, Plan 1810788,  
SW-35-26-26-04;  
Division 6; File 06135002



ROCKY VIEW COUNTY

## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission	<b>DATE:</b> June 8, 2020
<b>DIVISION:</b>	04	<b>APPLICATION:</b> PRDP20200714
<b>SUBJECT:</b>	Development Item: Outside Storage & Outside Storage, Truck Trailer	
<b>USE:</b>	Discretionary & Permitted uses, with no Variances	

**APPLICATION:** Outside Storage & Outdoor Storage, Truck Trailer for a transportation and distribution company with signage and a Dwelling Unit, accessory to the principal business use (dwelling, single detached [existing]).

**GENERAL LOCATION:** located at the northeast junction of Twp. Rd. 233 and Rge. Rd. 283

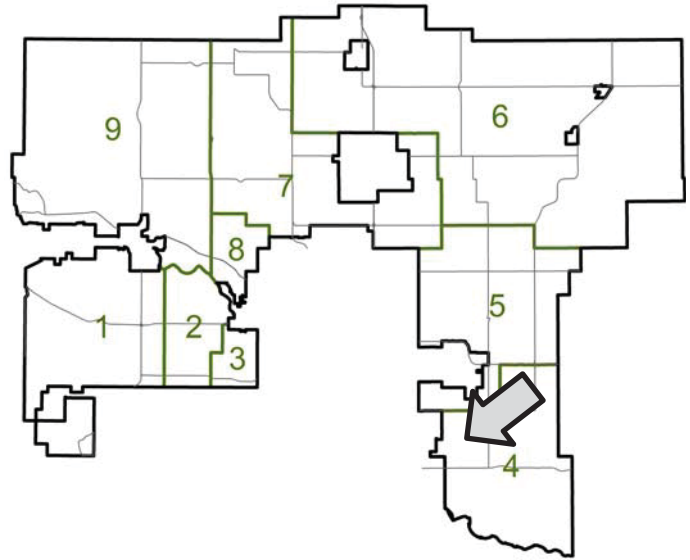
**LAND USE DESIGNATION:** Industrial – Industrial Storage (I-IS)

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

### VARIANCE SUMMARY:

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200714 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200714 be refused as per the reasons noted.



### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Christina Lombardo & Nathan Madigan - Planning and Development Services

## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> April 2, 2020	<b>File:</b> 03315003
<b>Application:</b> PRDP20200714	<b>Applicant/Owner:</b> B&A Planning Group / Ellyanne Singer
<b>Legal Description:</b> NW-15-23-28-W4M	<b>General Location:</b> Located at the northeast junction of Twp. Rd. 233 and Rge. Rd. 283
<b>Land Use Designation:</b> Industrial – Industrial Storage (I-IS)	<b>Gross Area:</b> ± 29.29 hectares (± 72.37 acres)
<b>File Manager:</b> Christina Lombardo	<b>Division:</b> 04

### PROPOSAL:

The proposal is for Outside Storage & Outdoor Storage, Truck Trailer for a transportation and distribution company, signage and a Dwelling Unit, accessory to the principal business use (dwelling, single detached [existing]).

#### Application Details:

- Located within the Singer Transportation Industrial Storage Yard MSDP, approximately 7.90 hectares (19.52 acres) is proposed to be developed in this phase (area 1). The partially developed site will be composed of a 3.01 acre Stormwater Management Facility area located on the west side of the parcel and a 1.98 acre landscaped buffer area directly adjacent to Range Road 283 and along the north property line of the development. The remaining 14.53 acres of the development will be utilized for Industrial storage and truck trailer storage relating to the transportation and distribution company.
- There are two existing approaches accessed by Range Road 283. The Applicant has indicated that the Northern approach will be removed and the proposed development will be access exclusively by the existing southerly approach. Plans indicate a paved approach is planned extending towards the internal private gravel driveway.
- Entry signage directly north of the proposed approach, and security fencing (1.83 m [6.00 ft.]) along Range Road 283 frontage and a security gate at the main site access with a pin-pad to accommodate card lock access.
- The proposed development area will be stripped & graded with topsoil and any excess will be stockpiled to be used to construct a landscaped buffer area adjacent to Range Road 283.
- After the development area is stripped the Industrial storage area will be covered with ± 150.00mm of crushed and compacted gravel as per the recommendations of the Geotechnical Investigation

#### Building Details

- Four (4) existing buildings on site
  - Quonset on North West side of property is to be removed prior to occupancy of the site
  - Existing dwelling on site to remain and is non-conforming



- Dwelling with now be resided by an employee of the business, as on-site security and therefore is being re-classified as a dwelling unit, accessory to the principal use, to ensure compliance with the Land Use Bylaw
- Serviced by a Private Sewage Treatment system and a Groundwater Well
- Two existing accessory buildings associated with the residential use and will be used for personal storage and will remain non-conforming.
- Setbacks
  - I-IS Minimum Requirements:
    - **For Buildings**
      - Front – 15.00 m. (49.21 ft.)
      - Side – 6.00 m (19.69 ft.)
      - Rear – 6.00 m (19.69 ft.)
    - Proposed:
      - Dwelling – no concerns
      - Accessory Building #1 (North) – no concerns
      - Accessory Building #2 (South) – no concerns
    - **For Parking, Storage and Display of Products**
      - Front – 15.00 m. (49.21 ft.)
      - Side – 6.00 m. (19.69 ft.)
      - Rear – 6.00 m. (19.69 ft.)
    - Proposed: Industrial Storage Area
      - Front – 84.00 m. (275.59 ft.)
      - North Side – 12.00 m (39.37 ft.)
      - South Side – 165.00 m. (541.34 ft.)
      - Rear – 436.00 m. (1,430.45 ft.)

**Land Use Bylaw C-4841-97 Assessment:**

*Section 8: Definitions*

**DWELLING UNIT** means a self-contained building or portion of a building with one common cooking/eating facility, living, sleeping, and sanitary facilities for domestic use of one or more individuals;

**OUTDOOR STORAGE, TRUCK TRAILER** means an industrial area of land set aside of otherwise defined for the outdoor storage of truck trailers;

**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

- Section 76.2      *Uses, Permitted*
- Dwelling Unit, accessory to the principal business use*
- Section 76.3      *Uses, Discretionary*
- Outdoor Storage, Truck Trailer*
- Outside Storage*

## **Section 26: Landscaping, Screening and Outdoor Display Areas**

### ***Landscaping***

Section 76.8 (h)      *A minimum of 10.00% of the lands shall be landscaped in accordance with a Landscape Plan.*

- The Applicant has provided on the Site Plan that approximately 0.80 ha (1.98) acres of the developed area will be utilized for landscaping along the north and west sides of the development. This equates to approximately 10% of the proposed development area 7.90 ha (19.52 acres).
- A detailed Landscaping plan has not been provided by the applicant, as a prior to issuance condition, a Landscape Plan will be required to confirm the breakdown and location of all trees and shrubs required for the site.
  - As this is a phased development within the parcel, Landscaping can be completed for the area being developed or alternatively can be completed to screen the property in its entirety.

### ***Screening & Fencing***

Section 26.6      *Additional landscaping to that proposed in the Landscaping Plan may be required, if in the opinion of the County:*

(a) *There is a likelihood that the proposed development will generate undesirable impacts on surrounding site, such as appearance, excessive noise, light, odours, traffic, litter or dust;*

- The Applicant has advised a chain link fence will be used to enclose the development area.
- As the adjacent lands are primary agricultural with residences this form of screening is felt to be insufficient to adjacent landowners if a chain link fence is utilized, a minimum of 15.0% of the lands shall be landscaped.
- Alternatively, if an alternative material was utilized such as a Wood Fence with minimal cladding, the landscaping could remain at the 10% requirement.
- A prior to issuance condition has been added to address this and work with the applicant to find a solution.

## **Section 27: Lighting of Sites/Developments**

Section 27.2 (a)      *Outdoor lighting on any development shall comply with the following provisions:*

- (i) *All developments shall use full cut-off (shielded) outdoor light fixtures that direct the light downward;*
- (ii) *No light structure shall exceed a height of 7.62 m (25.00 ft.); and no light shall be attached to a structure above a height of 7.62 m (25.00 ft.) along that structure*

- Any proposed site lighting has not been identified and will be required as a condition of approval to ensure that dark-sky compliant.

### **Section 30: Parking and Loading**

#### *Section 30.3 Development Standards*

- (b) Where a parking or loading area is associated with a commercial or industrial development, and the development property abuts property with any residential, public, or institutional zoning, or abuts an adjacent Road Right-of-Way, the parking or loading area shall have a landscaped screen (as defined in this Bylaw) of length, thickness, and height sufficient to provide appropriate interruption of view.*
  - (c) Every off-street parking or loading area required by this Bylaw to accommodate 50 or more vehicles, motor at-grade shall, where required by the Development Authority, incorporate landscaped open space within the interior of the parking or loading area. Such landscaping is to be arranged so that it provides visual relief and breaks up large areas of parking into smaller cells.*
- The Applicant has not provided a Parking Plan in accordance with Schedule 5 of the Land Use Bylaw. As a prior to Issuance condition, the Parking Plan will be required to confirm the number of stalls for the Outdoor Storage. And a permanent condition will be placed ensuring the parking stalls are maintained in perpetuity.

### **Section 35: Sign Regulations**

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

- The Site plan submitted shows one freestanding sign to be located along Range Road 283. However, no details have been submitted. One (1) freestanding sign will be approved, with a signage plan and details required as a prior to issuance condition.
- The Applicant has indicated the sign will measure 2.44 m (8.01 ft.) by 1.22 m (4.00 ft.) and stand approximately 1.52 m (4.99 ft.) in height. The sign does not appear to be illuminated.

#### **Building Permits**

PRBD20140915	Farm Building
FBL20140404_20140915	Historic Farm Building
1996-BP-10199	Construction of a SFD

#### **Planning Applications**

PL20190018	Master Site Development Plan (MSDP): Singer Transportation Industrial Storage Yard
PL20190017	Redesignation from Ranch and Farm District to Industrial – Industrial Storage District

**STATUTORY PLANS:**

The subject lands falls within the City of Calgary / Rocky View Intermunicipal Development Plan; however, this plan provides minimal guidance on the nature of the application, and it was therefore evaluated in accordance with the Land Use Bylaw.

**NON STATUTORY PLANS:**

The subject lands fall under the MSDP; Singer Transportation Industrial Storage Yard. The MSDP was approved by Council in October of 2019 to accommodate the proposed development. Specific sections have been noted throughout the report, but the proposal generally aligns with the MSDP requirements.

**INSPECTOR'S COMMENTS:**

- April 27, 2020
  - The south half of the property has several wetlands and waterbodies
  - The Quonset has been removed, however there are now two seacans in its place
  - The proposed development is currently a gravel pas with some commercial vehicles and personal vehicle storage
  - Some topsoil has been moved around on the approach towards the dwelling.

**CIRCULATIONS:**Agricultural Services (April 23, 2020)

- This application includes areas that are classified as wetlands under the Alberta Merged Wetland Inventory. If the applicant intends to alter or fill in the wetlands they will need to obtain the proper approvals from Alberta Environment. It may also 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. Lastly, if approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the storage facility from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.

Alberta Transportation (May 22, 2020)

- The recent Type IV upgrade to Hwy 560 should be adequate. Left and right turn improvements to RR 283 at Hwy 560 might improve the over capacity issues at the intersection in the short term.
- The staging of improvements for Hwy 560, is twinning (10+ years), then interchange (30+) years. In the interim the department would allow signals on Hwy 560 as it is not a designated freeway. It looks like from the signal warrant, signals would be warranted in the 10+ year time frame, so it would be beneficial for the County to collect a portion of the cost for the improvements from this development.

Development Compliance, Rocky View County (February 10, 2020)

- No current enforcement and no other concerns.

Planning and Development Services - Engineering, Rocky View County (May 5, 2020)**Geotechnical:**

- A Shallow Geotechnical Site Investigation was submitted, dated November, 2018 evaluating the shallow subsurface soil and groundwater conditions within the proposed land. Based on the location of test holes drilled, Geotechnical site investigation indicates favorable soil conditions to support the proposed development.

**Transportation:**

- Access to the parcel is from an approach off Range Road 283.
- Prior to issuance, the Owner shall contact County Road Operations to arrange a pre-construction inspection to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded to.
- Prior to occupancy, the Owner shall contact County Road Operations for a post-construction inspection of the approach for final acceptance.
- The applicant also has an approach to an onsite Quonset that they plan to remove.
- The Owner shall remove and reclaim the existing approach to the Quonset as shown on the approved Tentative Plan.
- Prior to issuance, The Owner shall contact County Road Operations to arrange a pre-removal inspection to confirm the County's reclamation requirements.
- Prior to occupancy, The Owner shall also contact County Road Operations for a post-removal inspection for final acceptance.
- A Traffic Impact Assessment (TIA), prepared by Bunt & Associates Engineering Ltd was provided. Dated January 1, 2019 as part of the MSDP application.
- Intersections of Hwy 560 & Range Road 283 and Range Road 283 & Township Road 232 were studied for capacity for Opening Day and 20 Year horizons.
- As per TIA, Range Road 283/Highway 560 intersection fails at Opening Day and 20 Year horizon analysis.
- The intersection is planned to be upgraded to a diverging diamond interchange by AT in future as per approved Glenmore Trail East Functional Planning Study. The interchange construction not planned in the near or intermediate future.
- There are several other DP applications along RR283 and the operation of RR283 and Highway 560 has become a concern to both RVC and AT as it currently has operational and safety issues.
- Prior to issuance of the DP, the applicant will submit an update to their TIA submitted in 2019. The updated TIA will include the following:
  - Updated traffic volumes created by the proposed development.
  - Left and right turn warrants for the northbound movements at RR283 and Highway 560.
  - Signalization warrants for the intersection of RR283 and Highway 560.
  - Should upgrades be recommended as part of the TIA, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades.



- 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. In accordance with bylaw C-7356-2014, the estimated levy payment is \$106,950 (19.52 acres x \$4595 per acre base levy + 19.52 acres x \$884 per acre special area 7 levy).

**Sanitary/Waste Water:**

- The applicant is responsible for ensuring proper sewage servicing is provided for the subject land.
- Engineering recommends the use of holding tanks with a trucked service for commercial and industrial applications.

**Water Supply and Waterworks:**

- The applicant is responsible for ensuring proper water servicing is provided for the subject land.
- Engineering recommends the use of cistern tanks for potable water supply for non-residential uses including commercial and industrial uses.

**Storm Water Management:**

- A Stormwater Management Report was submitted, prepared by ISL, Date January 2019. The report proposes two evaporation ponds to allow for the storage of stormwater.
- Prior to issuance, the applicant is required to provide detailed stormwater design incorporating revised impervious %, volume and elevation of ponds and sediment and erosion control plan, prepared by a qualified professional in accordance with the requirements of the County's Servicing Standards

**Environmental:**

- A Preliminary Biophysical Inventory for the Singer Property was submitted, prepared by Natural Resource Solutions Inc., dated January 2019.
- Based on the Preliminary Biophysical Inventory report, there are likely no critical environmental constraints to development present within the site. The Review also concludes that no BIA is required and that the project footprint avoids all wetlands by a minimum of 15m. Engineering has reviewed the memo and has no further concerns at this time.
- The County's Wetland Impact Model shows that several wetlands will be lost within the area to be rezoned I-IS.
- As a permanent condition, the applicant will be required to obtain all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.

Utility Services, Rocky View County (April 20, 2020)

- No concerns.

**OPTIONS:**

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

APPROVAL, subject to the following conditions:

**Description:**

- 1) That Outside Storage & Outdoor Storage, Truck Trailer for a transportation and distribution company may be constructed at NW-15-23-28-W4M (232180 Range Road 283) in accordance



with the applications and attached drawings, as prepared by B&A, Project: 1910-08-CP-2020MAR24.dwg, Dated March 30, 2020, and includes:

- i) Dwelling Unit, accessory to the principal business use (dwelling, single detached [existing])
- ii) Signage (Freestanding Sign)
- iii) Regrading of the lot and associated work;

**Prior to Issuance:**

- 2) That prior to issuance of this permit, the Applicant/Owner shall provide a site plan confirming the removal of the accessory building (Quonset).
- 3) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 4) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations, to discuss the construction/alterations requirements (if required) of the existing south approach, to provide access on Range Road 283 as shown on the Site Plan, in order to provide access to the development and to discuss the reclamation of the existing north approach, in accordance with County Servicing Standards.
  - i) The Applicant/Owner shall submit a Road Approach Application(s) through County Road Operations, if required, and complete all requirements and inspections in accordance with County Servicing Standards.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a Landscaping & Screening Plan in accordance with Section 26 of the Land Use Bylaw C-4841-97 (LUB), Section 6.2 & 6.5 of the Singer Transportation Industrial Storage Yard Master Site Development Plan (MSDP), to the satisfaction of the County.
  - i) The plan shall also identify how the County's Agricultural Boundary Design Guidelines/Considerations have been incorporated into the overall plan, in accordance with Section 6.6 of the MSDP.
- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a Lighting Plan and details, in accordance with Section 27 of the LUB and Section 6.3 of the MSDP, to the satisfaction of the County, identifying any proposed building and site lighting for the property and parking areas and identifying the "dark sky" components and orientation.
- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a Parking Plan in accordance with Section 30 the LUB.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a Signage Plan, in accordance with Section 35 of the LUB and Section 6.4 of the MSDP, detailing the proposing freestanding signage.

**Technical Requirements**

- 9) That prior to issuance of this permit, the Applicant/Owner shall submit an update to the Transportation Impact Assessment (TIA) [previously submitted with the MSDP], as prepared by

Bunt & Associates Engineering Ltd, dated January 1, 2019 that includes the following updates to the satisfaction of the County:

- i) Updated traffic volumes generated by the development;
  - ii) Left and right turn warrants for the northbound movements at Range Road 283 and Highway 560
  - iii) Signalization warrants for the intersection of Range Road 283 and Highway 560
  - iv) Should any upgrades be recommended as part of the TIA, the Applicant/Owner would be responsible for entering into a Development Agreement with the County for the construction of the upgrades.
- 10) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed Stormwater Design incorporating an Erosion and Sediment Control (ESC) plan, in accordance with the County Servicing Standards, to outline measures to be implemented during the construction of the proposed development and in perpetuity.
- i) This also includes incorporating revised impervious percentage;
  - ii) All volumes and elevations of ponds;

#### *Fees*

- 11) That prior to issuance of this permit, the Applicant/Owner shall submit 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.

#### **Prior to Occupancy**

- 12) That prior to site occupancy, the Applicant/Owner shall contact County Road Operations for a post-construction and post-removal inspection of the north for final acceptance.
- 13) That prior to site occupancy, 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 any onsite infrastructure including any stormwater, sanitary or water infrastructure and any other information that is relevant to the approved Stormwater Design.
- i) Following receipt of 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".
- 14) That prior to occupancy of the site, all landscaping and final site surfaces shall be completed.
- i) That should permission for occupancy of the site 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:**

- 15) 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.

- 16) 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 located on the subject site, to facilitate accurate emergency response.
- 17) That dust control shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 18) That during construction, any fill being added or removed from the site 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.
  - i) 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 Applicant/Owner.
- 19) That the entire site shall be maintained in a neat and orderly manner at all times. All waste material shall be deposited and confined in weatherproof and animal proof containers within an appropriate enclosure and screened from adjacent properties. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 20) That all landscaping shall be implemented and maintained onsite in accordance with the Landscape Plan.
  - i) All graded areas, unless developed, shall be seeded to native landscape upon development completion.
  - ii) Upon final completion of the proposed Landscaping Plan, all stockpile materials shall be utilized and re-purposed onsite and/or removed from site.
- 21) That the quality and extent of the landscaping shall be maintained over the life of the development, and any deceased vegetation shall be replaced within 30 days, or before June 30th of the next growing season. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
- 22) That the minimum number of parking stalls, including barrier free stalls identified in the required parking plan shall be maintained on site at all times.
- 23) That there shall be no customer or business parking at any time along the adjacent County Road System.
- 24) That water conservation strategies shall be implemented and maintained at all times.
- 25) That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
- 26) That the site shall be adequately serviced with holding tanks with a trucked service and the use of cistern tanks for all commercial uses. The use of the existing field shall be for residential uses only, unless confirmed adequate by the County.
  - i) *Note: That the use of the existing residential well for commercial purposes shall require a Commercial Well License approval through Alberta Environment and Parks, prior to operation.*
  - ii) *Note: The existing Residential use on site shall be adequately serviced in accordance with the County Servicing Standards and maintained in perpetuity*
- 27) 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 up

light. All developments will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.

- 28) That all garbage and waste shall be stored in weatherproof and animal proof containers, be in a location easily accessible to containerized garbage pickup, and be screened from view from all adjacent properties and public thoroughfares.
- 29) That any signage not approved within this condition set shall require a separate Development Permit approval and shall adhere to Section 35 of the Land Use Bylaw, to the satisfaction of the County.
- 30) That all signage shall be kept in a safe, clean and tidy condition at all times.
- 31) That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.

**Advisory:**

- 32) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 33) 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*].
- 34) That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 35) That during construction, the dust control shall be maintained on the site, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 36) That wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- 37) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
- 38) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of 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.
- 39) That if this Development Permit is not issued by June 8, 2021, or by 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.***

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

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

20200714

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$1,445	File Number 03315003
Date of Receipt	Receipt #

Name of Applicant B&A Planning Group Email kvenner@bapg.ca  
Mailing Address #600, 215 - 9 Ave SW  
Postal Code T2P 1K3  
Telephone (B) 403-692-4530 (H) \_\_\_\_\_ Fax \_\_\_\_\_  
For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

Registered Owner (if not applicant) Ellyanne Singer

Mailing Address \_\_\_\_\_

Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NW  $\frac{1}{4}$  Section 15 Township 23 Range 28 West of 4 Meridian  
b) Being all / parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan Number \_\_\_\_\_  
c) Municipal Address 232180 Rge Rd 283  
d) Existing Land Use Designation I-IS Parcel Size 72.37 ac Division 4

## 2. APPLICATION FOR

Outside Industrial Storage

## 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 Ken Venner 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.

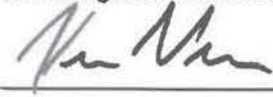
Affix Corporate Seal  
here if owner is listed  
as a named or  
numbered company

Applicant's Signature [Signature]  
Date March 31, 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, Ken Venner, 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 31, 2020

Date



## APPLICATION FOR OUTDOOR STORAGE/RECREATIONAL VEHICLES

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

Owner/Name of Business Singer Transport

Address of Business \_\_\_\_\_

Postal Code \_\_\_\_\_

Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

### 1. PROPERTY INFORMATION

Size of parcel 72.37 ac

Has the Traffic Impact Assessment been completed? YES/NO

Public access road surface type \_\_\_\_\_ Gravel \_\_\_\_\_ Paved ☒ Chip sealed \_\_\_\_\_

Maintenance of road \_\_\_\_\_ County ☒ City of Calgary \_\_\_\_\_ Other \_\_\_\_\_

### 2. OPERATION

Type of storage? (e.g. R.V.'s, mini storage, boats etc.) General Industrial Storage, vehicles, equipment and materials (as per site plan)

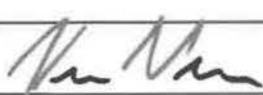
Number of vehicle stalls? N/A Number of mini storage units N/A

### 3. SITE PLAN

- Please submit a detailed drawing of the site showing:
- a. Manoeuvring aisles, entrances and exits
  - b. Screening (i.e. fences, berms, landscaping)
  - c. Setbacks from property lines
  - d. Location of any buildings or structures.
  - e. Location of dump station

### 4. ADDITIONAL INFORMATION

As per enclosed cover letter

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of Applicant  Date: March 31, 2020





**Ken Venner**  
*Partner*  
BA, RPP, MCIP

d | 403 692 4530  
c | 403 614 2185  
kvenner@bapg.ca

March 31<sup>st</sup>, 2020

Our File: #1910-08

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

Attn: Sean MacLean – Supervisor, Planning & Development Services

Re: **Development Permit Application**  
**NW 15-23-28-W4M - 232180 Rge Rd 283**  
**Outside Storage Area and Dwelling, Accessory to Principal Business Use**  
**Singer Transportation**

---

Dear Sean,

On behalf of Ellyanne Singer, a.k.a. Singer Transportation, **B&A** Planning Group is pleased to submit this application for development permit in support of an Outside Storage Area to be constructed within a portion of the NW 15-23-28-W4M including the following:

- Development permit checklist;
- Development permit fee calculation (*as per RVC Master Rates Bylaw C-7992-2020*);
- Credit Card Authorization Form for payment in the amount of \$3,150 for development permit application fees;
- Completed Development Permit Application Form;
- Certificate of Title for NW 14-23-28-W4M (*searched March 24<sup>th</sup>, 2020*);
- Letter of Authorization (*Ellyanne Singer*);
- Map illustrations including:
  - Figure 1: Regional Context;
  - Figure 2: Local Area Context;
  - Figure 3: Site Conditions;
  - Figure 4: Existing Land Use;
  - Figure 5: Site Plan;
  - Figure 6: Site Plan (Detail);
  - Figure 7: Landscaping, Fencing & Signage Detail
- Site Photos (*from Google Earth*); and



▪ Applicant's Submission Statement.

The development proposed by this permit application is consistent with the list of permitted and/or discretionary uses prescribed by the Industrial – Industrial Storage District (I-IS) of the County's Land Use Bylaw (C-4841-97).

The permit application contemplates a logical 'initial phase' of the comprehensively planned outside storage area as in accordance with the adopted Singer Transportation Industrial Storage Yard MSDP. The proposed development is not expected to generate additional traffic, utility servicing stormwater management or visual impact considerations that would require offsite improvements to mitigate.

As such, on behalf of the owner Ellyanne Singer (Singer Transportation), B&A Planning Group respectfully requests the RVC Development Authority consider approving this development permit application at its earliest convenience.  
Respectfully,

A handwritten signature in black ink, appearing to read 'Ken Venner'.

Ken Venner | RPP | MCIP  
**B&A Planning Group**

cc. Owen Singer, Singer Transportation  
Terry Van Staden, Veritas Development Solutions  
Lisa Hill, Veritas Development Solutions  
Garnet Dawes, ISL Engineering & Land Services



**Development Permit Application**  
**NW 15-23-28-W4M - 232180 Rge Rd 283**  
**Outside Storage Area and Dwelling, Accessory to Principal Business Use**  
**Singer Transportation – Applicant's Submission Statement**

---

**Purpose of the Application:**

The purpose of the development permit application is to facilitate construction of an Industrial Storage Yard as contemplated by the recently adopted Singer Transportation Industrial Storage Yard Master Site Development Plan (*RVC Application # PL20190017*).

The owner intends to develop a portion of the subject lands with an outdoor storage area and will lease portions the site to a clientele seeking a location to store various vehicles, equipment and non-hazardous materials in a safe, controlled & secure fashion.

**Area Context & Site Conditions:**

As illustrated by **Figure 1: Regional Context**, the subject lands include a  $\pm 29.29$  ha ( $\pm 72.37$  ac) parcel situated directly east of Range Road 283, approximately 1.25 miles south of Hwy 560 (*Glenmore Trail*) and  $\frac{1}{2}$  mile north of Township Road 232. The parcel is legally described as NW 15-23-28-W4M and its municipal address is 232180 Range Road 283.

As illustrated by **Figure 2: Local Area Context**, the subject lands are accessed from Range Road 283, a paved municipal road maintained in good condition. This segment of Range Road 283 features improved intersections with Highway 560 (*Glenmore Trail*) on the north end and Township Road 232 on the south end, both of which facilitate access to important east-west regional transportation routes to existing industrial business areas within Rocky View County and the City of Calgary.

As illustrated by **Figure 3: Site Conditions**, the subject lands contain undulating topography that slopes generally from northeast towards southwest with vegetation featuring a mix of cultivated and non-native grasslands. The site contains identified wetlands, some of which will be avoided and some disturbed as proposed by the adopted Singer Transportation Industrial Storage Yard MSDP.

The site contains a Quonset used by the owner to store miscellaneous vehicles & equipment situated in the northwest corner of the parcel. This Quonset is accessed via an existing approach from Rge Rd 283 and driveway that will be removed concurrent with this proposed development.

The subject land also contains a single-family dwelling, associated accessory buildings and a mature shelterbelt situated outside the proposed development area. Servicing to the dwelling is provided by an existing private sewage treatment system (*PSTS*) and groundwater well. Access is provided from Range Road 283 via an existing gravel approach and driveway. This existing building site is proposed to remain as a *Dwelling, Accessory to Principal Business Use* and the owner intends to rent it to an employee who will reside on-site.

As illustrated by **Figure 4: Existing Land Use**, the site is designated Industrial – Industrial Storage District (*I-IS*) in accordance with the County's Land Use Bylaw (*C-4841-97*). This land use was recently approved by RVC Council in accordance with the Singer Transport Industrial Storage Yard Master Site Development Plan (*MSDP*).





### **Development Areas:**

As illustrated by **Figure 5: Site Plan**, **Figure 6: Site Plan (Detail)** and **Figure 7: Landscaping, Fencing and Signage Details**, Singer Transportation is proposing to develop  $\pm 8.43$  ha of the subject lands with a comprehensively planned industrial storage yard with key considerations described generally as follows:

- A  $\pm 5.88$  ha ( $\pm 14.53$  ac) industrial storage yard;
- A  $\pm 1.22$  ha ( $\pm 3.01$  ac) stormwater management facility;
- A  $\pm 0.8$  ha ( $\pm 1.98$  ac) landscaped buffer area adjacent to Rge Rd 283 and a portion of the northern property line;
- A paved approach from Rge Rd 283 extending to an internal private gravel driveway – a portion of which will follow alignment of the driveway servicing the existing developed farm dwelling building site;
- Entry signage directly north of the proposed upgraded approach;
- Security fencing along a portion of the Rge Rd 283 frontage; and
- A security gate at the main site access with a pin-pad to accommodate card-lock access.

### **Site Development:**

The proposed development area will be stripped & graded with topsoil and overburden stockpiled to subsequently be used to construct the landscaped buffer area adjacent to Rge Rd 283. Following site grading, the industrial storage yard area will be covered with  $\pm 150$  mm of crushed & compacted gravel as per the recommendations of the geotechnical investigation completed in support of the Singer Transportation MSDP.

The majority of stormwater generated within the site will be directed to constructed stormwater management facility, which will be lined to prevent interaction between surface drainage and groundwater underlying the site. Any flows being directed to existing wetlands will utilize vegetated ditches/swales along with long conveyance runs to achieve water quality prior to discharging to the wetland. Low points in the ditches will also be utilized to allow for sediments to settle out prior to flowing into the wetlands.

### **Technical Investigations:**

A **Traffic Impact Assessment (TIA)** was prepared in support of the adopted Singer Transportation MSDP to evaluate the functionality of the regional & local transportation network. The TIA evaluated two (2) existing intersections situated along Highway 560 and Township 232 as well as the proposed access location for the subject lands. The TIA concluded the current design and function of the two intersections can accommodate increased traffic expected by this proposed development and that the proposed approach from Rge Rd 283 that will service the subject lands will continue to operate within acceptable parameters at the opening day of this proposed development extending out to the 20-year horizon.

To support this development permit application, the owner is currently preparing a **Biophysical Impact Assessment (BIA)** and a **Wetland Assessment Impact Report (WAIR)** to delineate the proposed areas of wetland disturbance and establish the anticipated compensation amount/value that must be paid by the owner to Alberta Environment in accordance with



the Provincial Wetland Policy. These reports are expected to be completed prior to the County's Development Authority rendering a decision on this development permit proposal.

A **Geotechnical Investigation** was completed within the subject lands in support of the adopted Singer Transportation Industrial Storage Yard MSDP to assess conditions underlying the site and to establish specific mitigation recommendations that might be required to facilitate development within the MSDP area. The report's conclusions indicate that the sub-surface characteristics within the subject lands are suitable for the proposed development and do not contain any significant constraints that might restrict the development proceeding.

An **Online Permitting & Clearance (OPaC)** application for project clearance has submitted to Alberta Culture & Tourism in accordance with the **Historical Resources Act**. This application is expected to be approved prior to the County's Development Authority rendering a decision on this development permit proposal.

### **Prior to Development Permit Issuance Considerations:**

It is acknowledged that the following may be required as approval conditions to this development permit submission:

- An update to the **Traffic Impact Assessment** that was prepared in accordance with the adopted Singer Transportation Industrial Storage Yard MSDP.
- An update to the **Geotechnical Investigation** that was completed within the subject lands in support of the adopted Singer Transportation Industrial Storage Yard MSDP
- A **Site-Specific Stormwater Implementation Plan (SSIP)** to determine the specific design of the proposed stormwater facility required to maintain positive surface drainage within and adjacent to the site;
- A **Landscaping Plan** to detail the specific types and extent of the vegetative plantings proposed within the landscaped berm within the northern and western portion of the proposed development area;
- A **Biophysical Impact Assessment (BIA)** and **Wetland Assessment Impact Report (WAIR)** to delineate the proposed areas of wetland disturbance and establish the anticipated compensation amount/value that must be paid by the owner to Alberta Environment in accordance with the Provincial Wetland Policy;
- A **Construction Management Plan, Dust Management Plan and an Erosion & Sediment Control Plan** to ensure that all construction activities to proceed within the site meet the County's relevant engineering requirements; and
- Payment of **Off-Site Levies** in accordance with the applicable levy bylaw.

### **Future Development Permit Phases:**

It is acknowledged that this permit application's proposed  $\pm 8.43$  ha ( $\pm 20.83$  ac) development area represents only a portion of the site's ultimate development configuration as contemplated by the adopted Singer Transportation MSDP. As such, consideration of subsequent development permit applications will be required to facilitate expansion of the storage yard beyond the boundaries of the proposed development area.





**Conclusion:**

The development proposed by this permit application is consistent with the list of permitted and/or discretionary uses prescribed by the Industrial – Industrial Storage District (*I-IS*) of the County's Land Use Bylaw (*C-4841-97*).

The permit application contemplates a logical 'initial phase' of the comprehensively planned outside storage area as in accordance with the adopted Singer Transportation Industrial Storage Yard MSDP. The proposed development is not expected to generate additional traffic, utility servicing stormwater management or visual impact considerations that would require offsite improvements to mitigate.

As such, on behalf of the owner Ellyanne Singer (*Singer Transportation*), **B&A** Planning Group respectfully requests the RVC Development Authority consider approving this development permit application at its earliest convenience.



26 04 2020





26 04 2020



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26 04 2020



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0021 609 904           4;28;23;15;NW           961 104 667

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 23  
SECTION 15  
THAT PORTION OF THE NORTH WEST QUARTER  
WHICH LIES TO THE SOUTH OF THE NORTHERLY 1320 FEET  
AND TO THE NORTH OF THE RAILWAY ON PLAN RY11  
CONTAINING 29.262 HECTARES (72.4 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

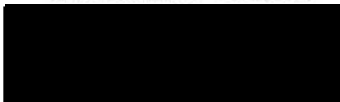
MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 751 071 548

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
961 104 667	14/05/1996	TRANSFER OF LAND	\$300,000	SEE INSTRUMENT

OWNERS

ELLYANNE P SINGER



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
8622AH		RESTRICTIVE COVENANT
8793KV	13/07/1971	CAVEAT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44.

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 961 104 667

REGISTRATION

-----  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
3931LE .      19/11/1971      UTILITY RIGHT OF WAY  
   GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
   LIMITED.  
   "20 FOOT STRIP"

101 294 778      05/10/2010      MORTGAGE  
   MORTGAGEE - BANK OF MONTREAL.  
   210 4307 130 AVE SE  
   CALGARY  
   ALBERTA T2Z3V8  
   ORIGINAL PRINCIPAL AMOUNT: \$1,000,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF MARCH,  
2020 AT 11:41 A.M.

ORDER NUMBER:    39063517

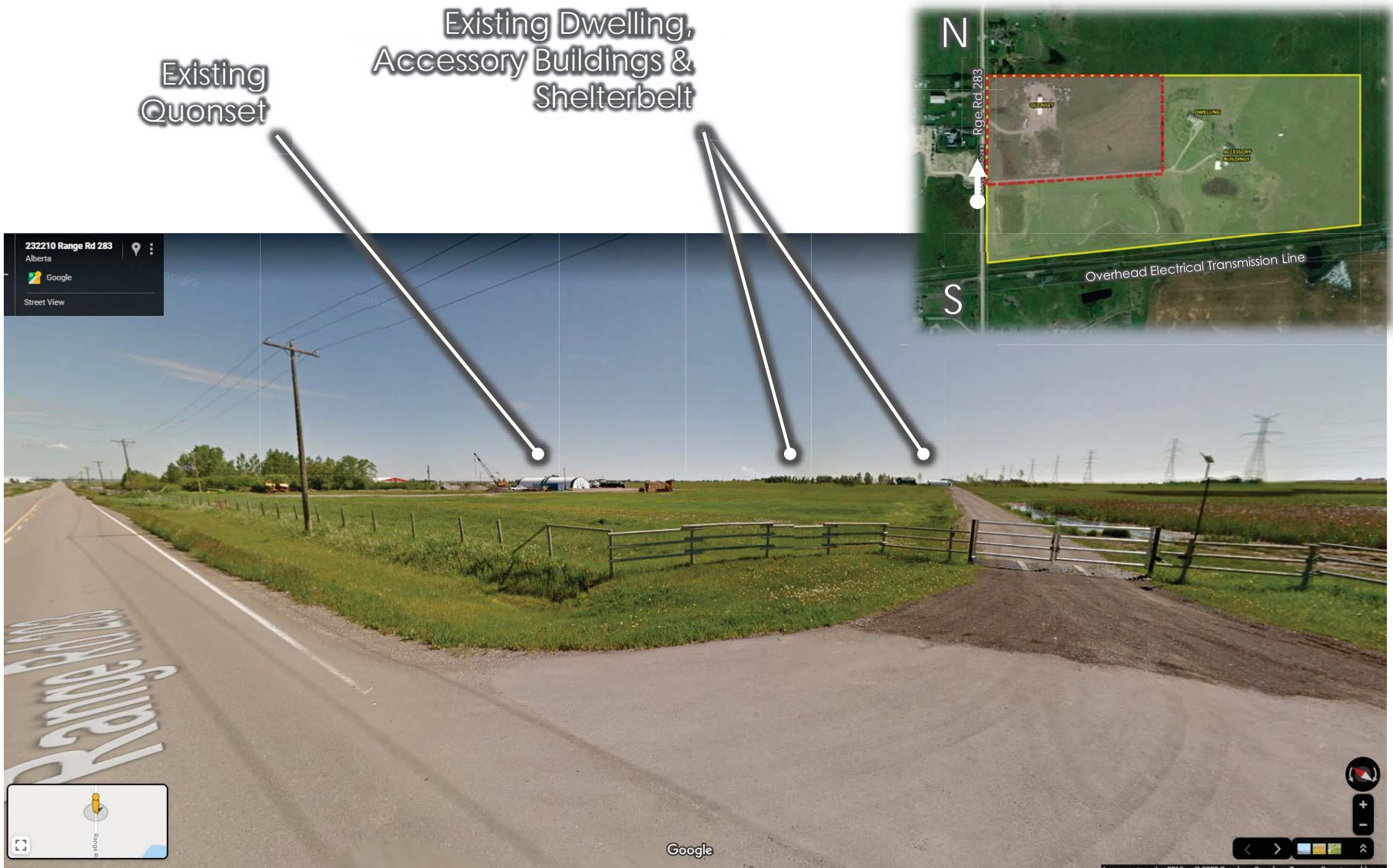
CUSTOMER FILE NUMBER:    1910-08



\*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).



Mar 25, 2020 - 1:03pm W:\Singer Transport Industrial Storage Yard\Site Photos\Production\Site Photos\Range Rd 283\Range Rd 283.dwg



## Range Road 283 Looking North (at existing site approach)

Singer Transport Industrial Storage Yard

Site Photos

Municipal/Legal Address (Delete if not needed)  
March 2020



Existing Overhead  
Electrical  
Transmission Line

Existing  
Wetland



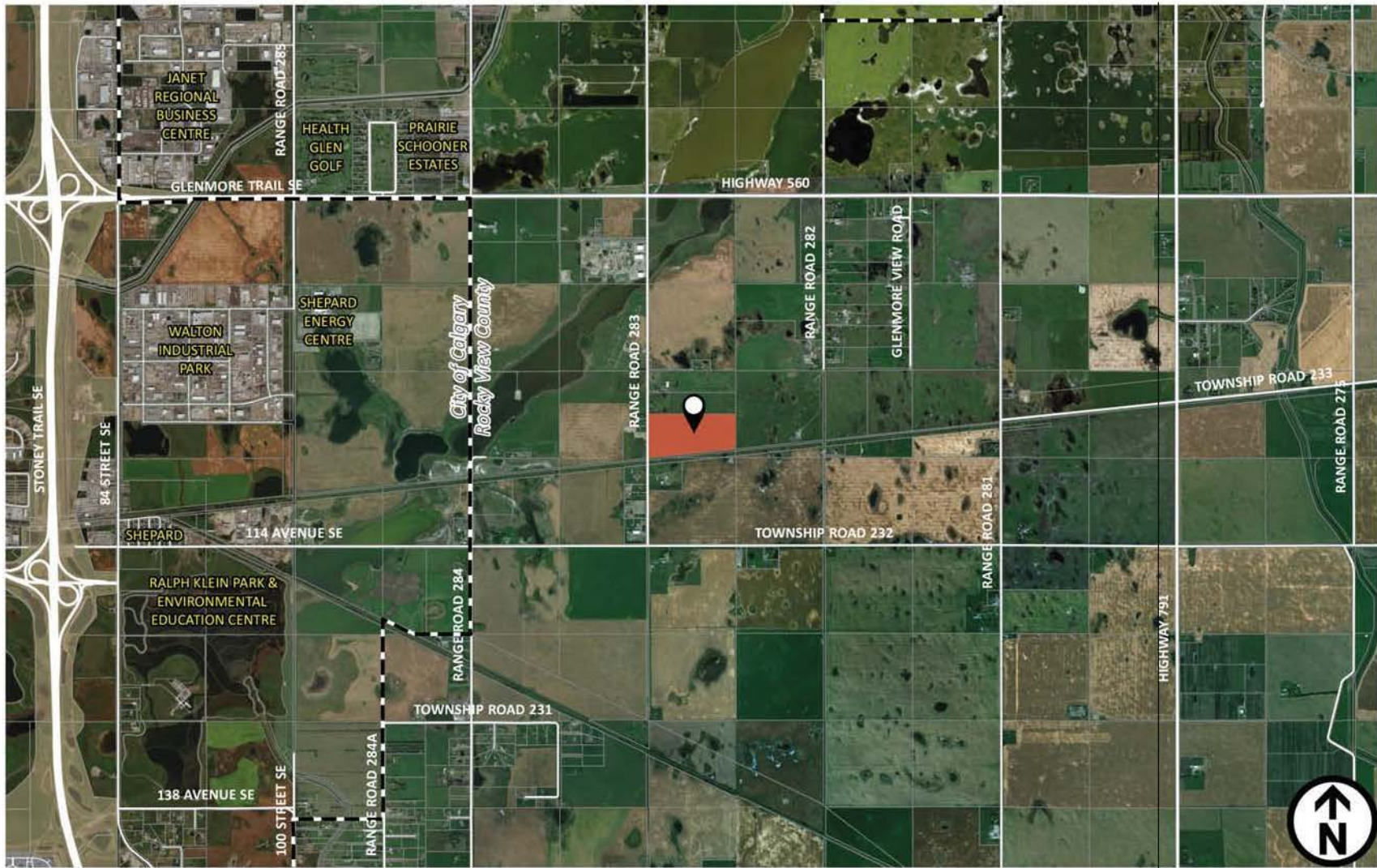
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# Range Road 283 Looking South (at existing site approach)

**Singer Transport Industrial Storage Yard**  
Site Photos  
Municipal/Legal Address (Delete if not needed)  
March 2020





Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
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0 200 400 600 800 metres 1:50,000



**Legend**

- Subject Land
- Subject Land
- Municipal Boundary
- Parcels

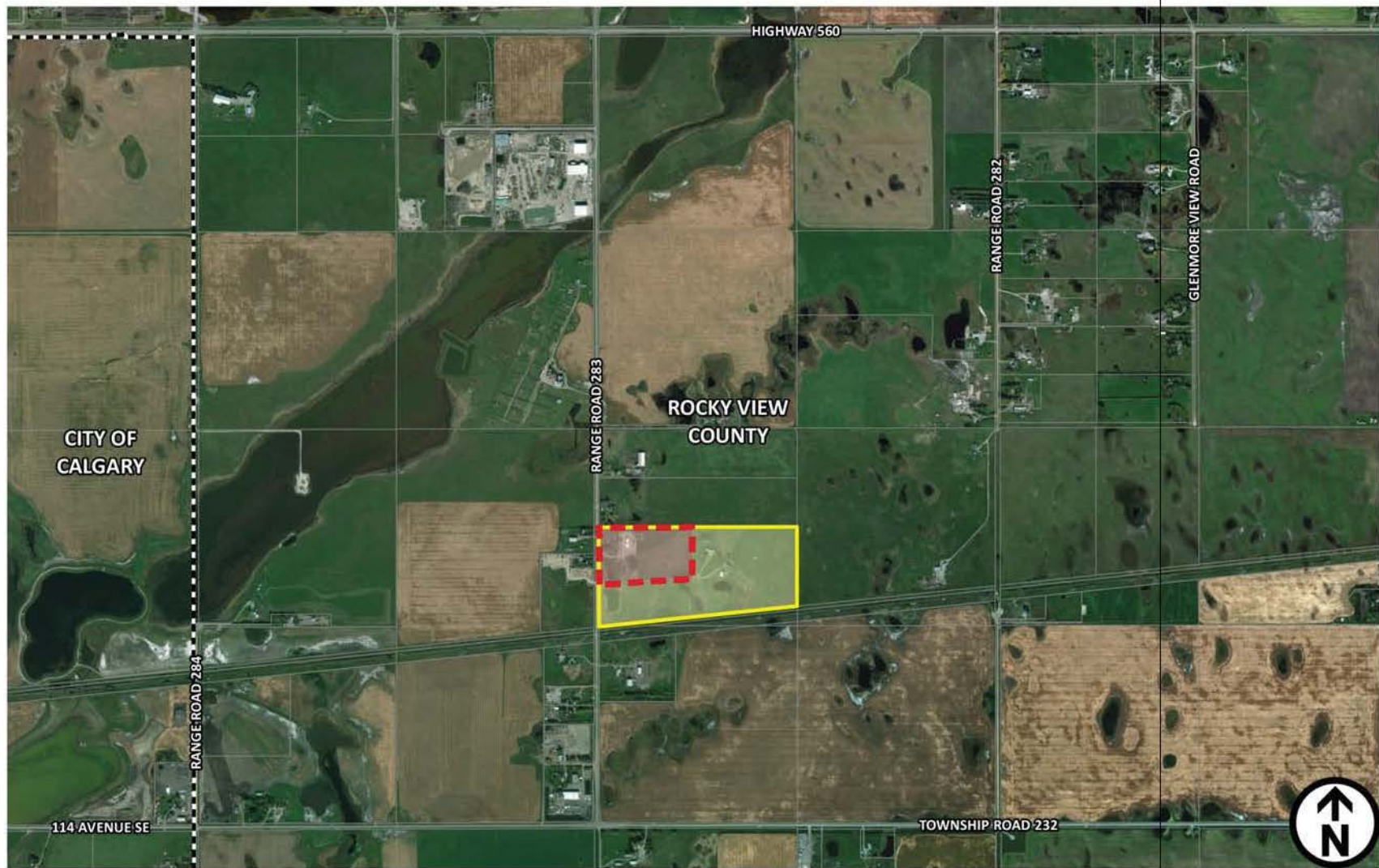
## Singer Transport Industrial Storage Yard

FIGURE 1: Regional Context

Ptn of NW 15-23-28-W4M  
March 2020

Map and data for informational and planning purposes only





Data Sources: Rocky View County, Altalis. Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
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0 100 200 300 400 metres 1:22,000



**Legend**

- Proposed Development Area
- Subject Land
- Municipal Boundary
- Parcel

## Singer Transport Industrial Storage Yard

FIGURE 2: Local Context

Ptn of NW 15-23-28-W4M  
March 2020

Map and data for informational and planning purposes only



Data Sources: Rocky View County, Altalis. Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Mar 25, 2020 - 14:15 PM W:\1910-08 Singer Transport Industrial Storage Yard\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\1910\_08\_Site\_Conditions.mxd

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- Legend**
- Proposed Development Area
  - Subject Land
  - Parcel

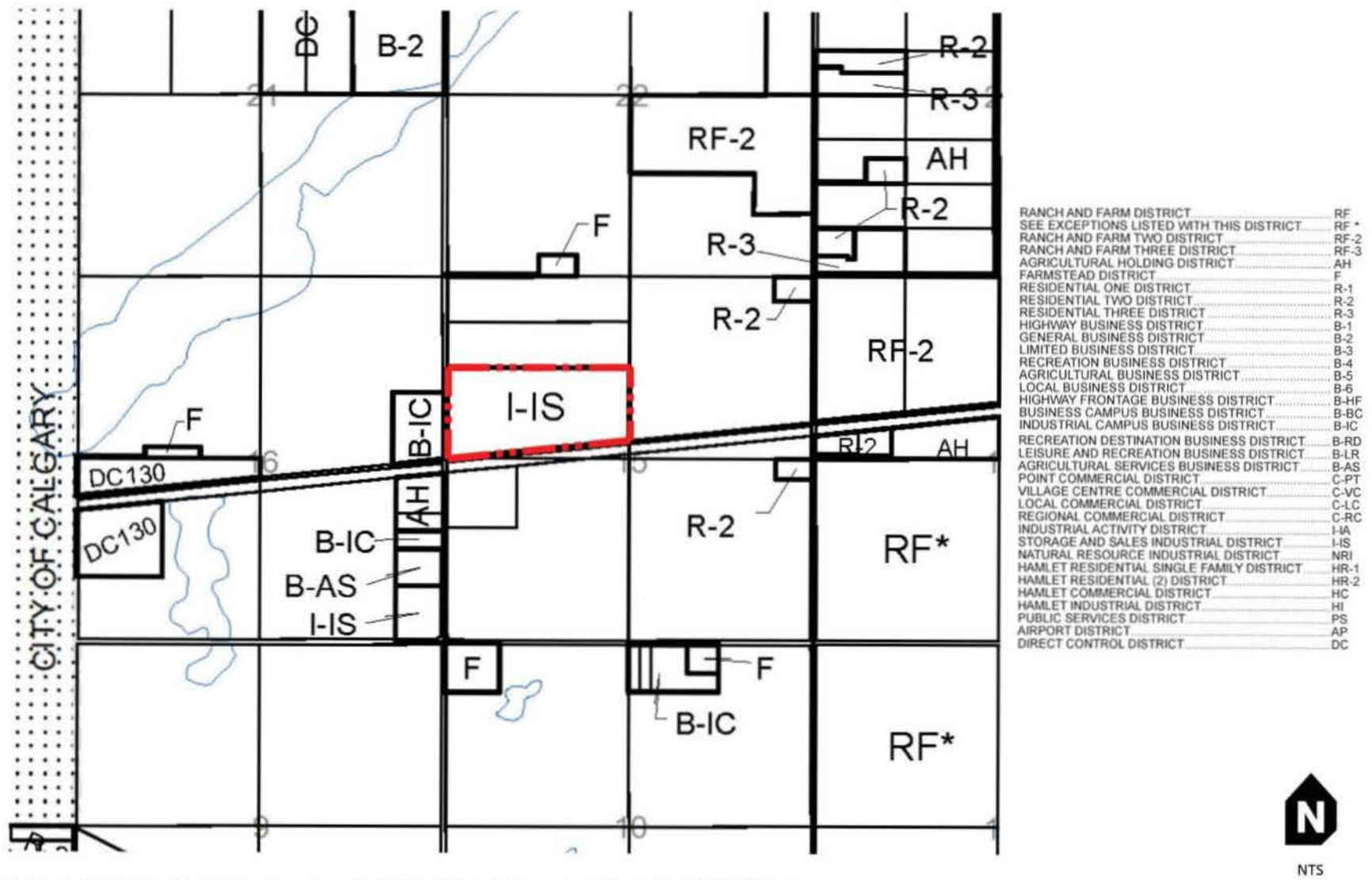
## Singer Transport Industrial Storage Yard

FIGURE 3: Site Conditions

Ptn of NW 15-23-28-W4M  
March 2020

Map and data for informational and planning purposes only





Mar 25, 2020 - 10:29am W:\1910-08 Singer Transport Industrial Storage Yard\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\1910-08-CP-2020MAR24.dwg



### Singer Transport Industrial Storage Yard

FIGURE 3:  
FIGURE 4: Existing Land Use

Ptn of NW 15-23-28-W4M  
March 2020

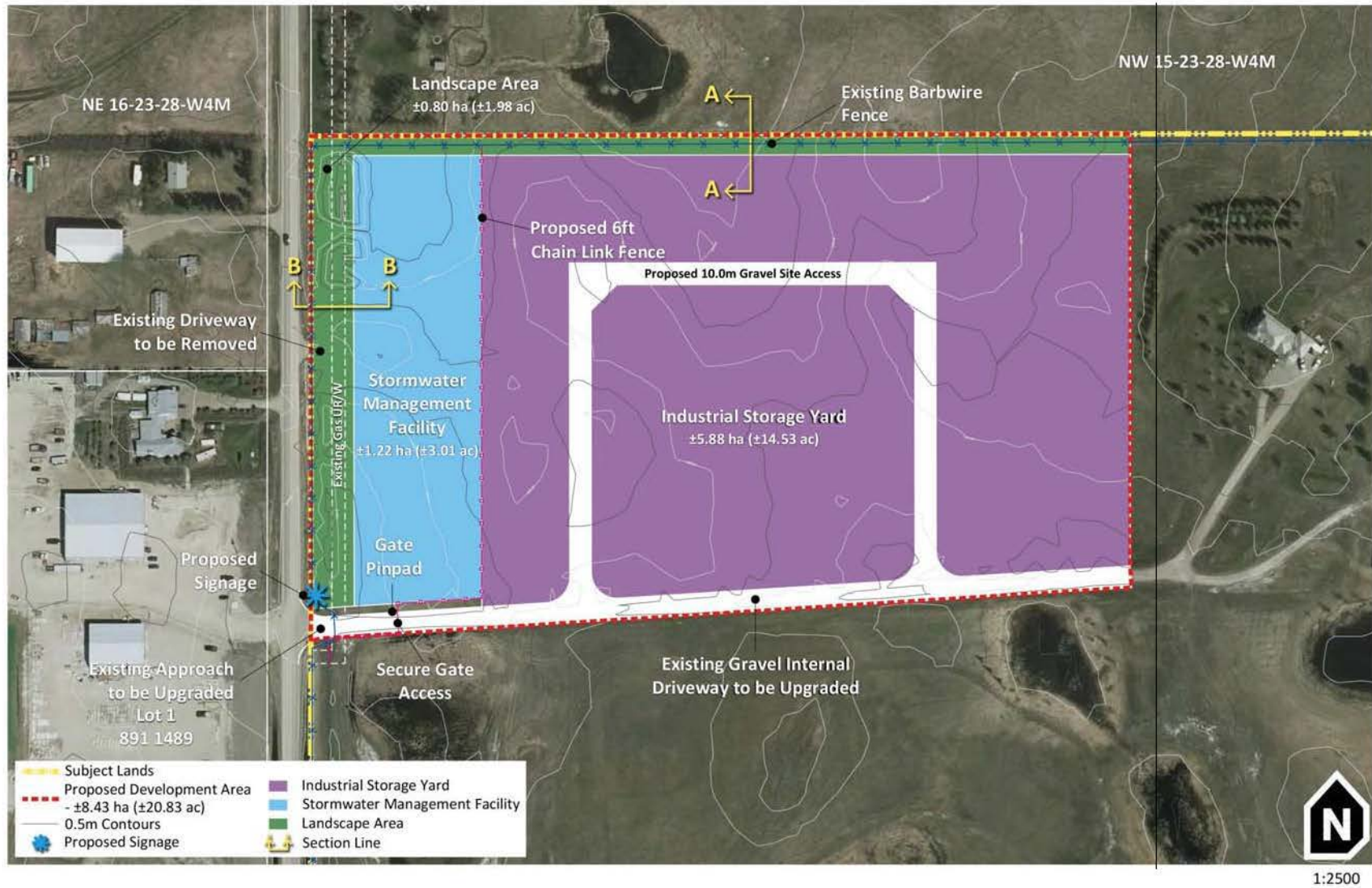


## Singer Transport Industrial Storage Yard

FIGURE 5: Site Plan

Ptn of NW 15-23-28-W4M  
March 2020





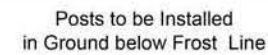
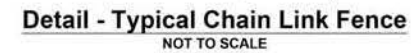
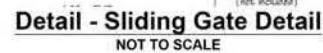
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## Singer Transport Industrial Storage Yard

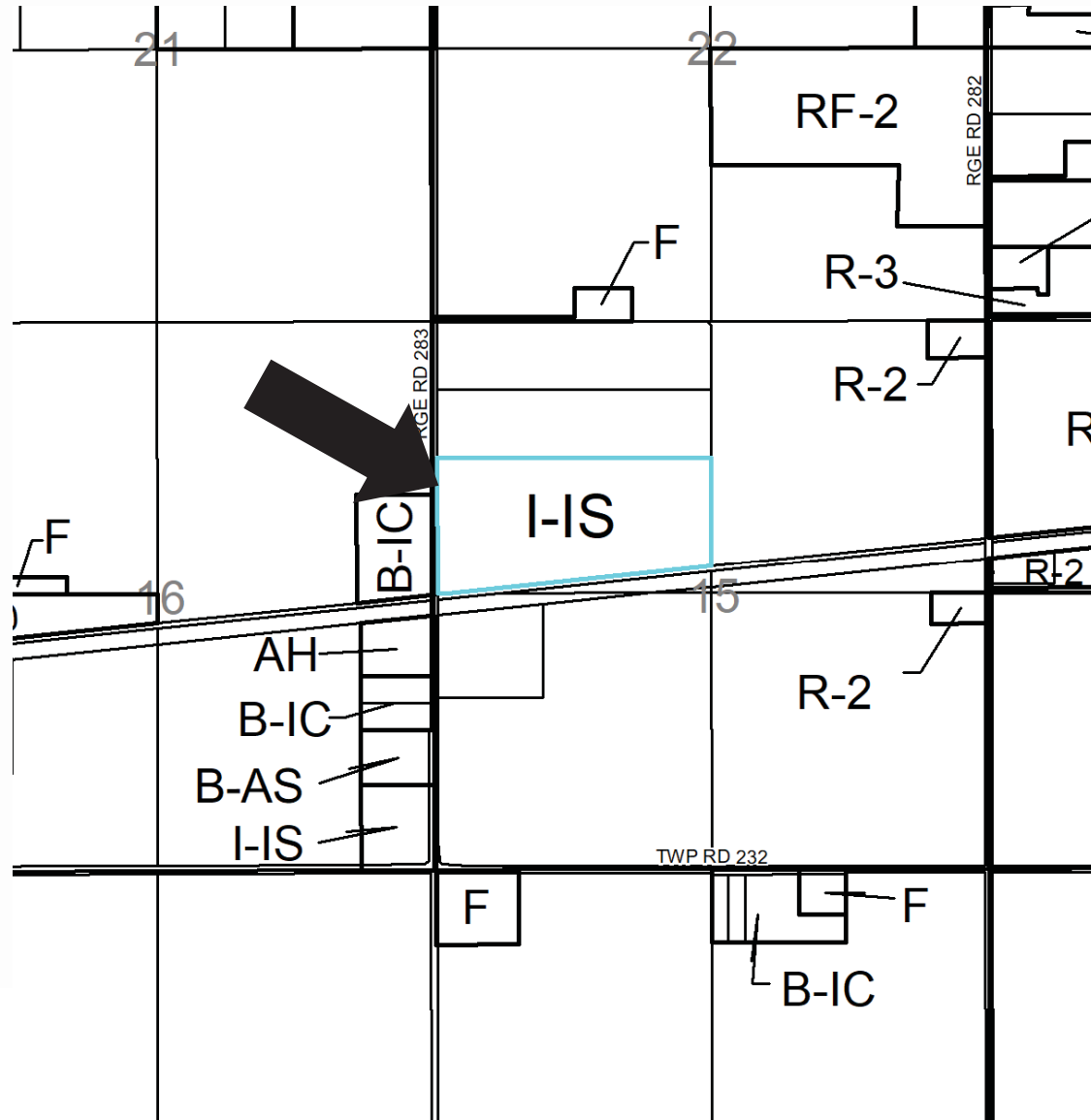
FIGURE 3  
FIGURE 6. Site Plan (Detail)

Ptn of NW 15-23-28-W4M  
March 2020



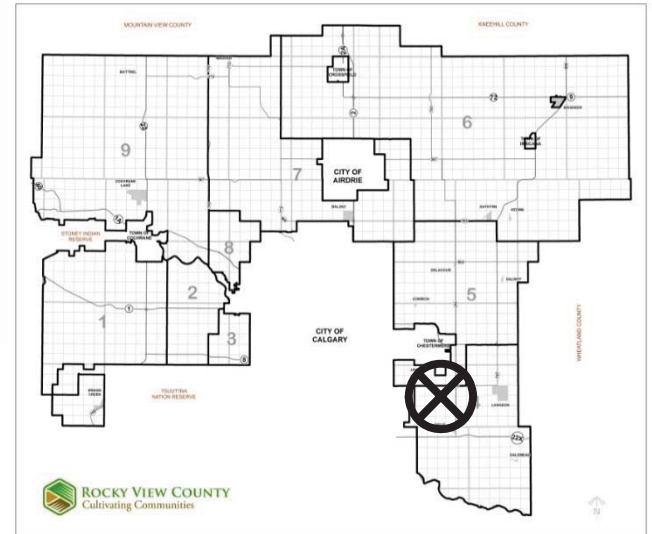
**Detail - Signage**  
NOT TO SCALE





## Land Use and Location

- Subject land is designated Industrial – Industrial Storage District (I-IS).
- Surrounded by Ranch & Farm districts and country residential to the North, East and South
- Business districts across the street to the West



## LAND USE MAP

232180 Rge Rd 283, NW-15-23-28-W5  
Division 4; File 03315003



## 2018 Aerial Image

- The subject land consists of an existing dwelling and accessory buildings that are non conforming.
- Utilizing approximately 19.52 acres of the 72.37 acre parcel in this Phase
- Proposal is for Outside Storage & Outdoor Storage, Truck Trailer for a transportation and distribution company with signage and a Dwelling Unit, accessory to the principal business use (dwelling, single detached [existing])



**AIR PHOTO**  
Spring 2018

232180 Rge Rd 283, NW-15-23-28-W5  
Division 4; File 03315003



Figure 5  
Development Concept



Subject Lands

Singer Transportation Industrial Storage Yard - MSDP - OCTOBER 8, 2019

## Development Proposal

- The Applicant proposed multiple phases for development within the parcel.
- The MSDP shows in five phases with an internal access road.
- Area 1 is proposed in the North West corner of the parcel.

## SITE PLAN

232180 Rge Rd 283, NW-15-23-28-W5  
Division 4; File 03315003



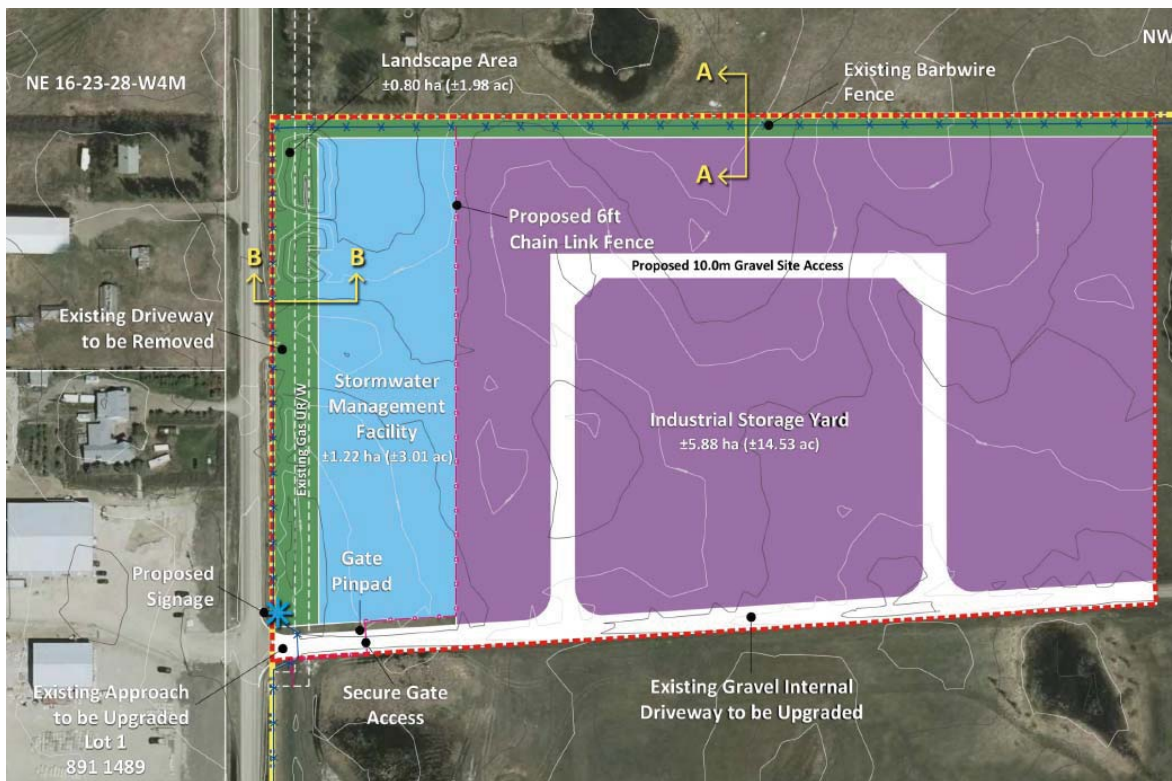
ROCKY VIEW COUNTY





## Application Details

- This Phase (Area 1) is approximately 19.52 acres in size.
- A security gate, fencing and landscaping has been proposed for the north and west sides of the development.



## SITE PLAN

232180 Rge Rd 283, NW-15-23-28-W5  
Division 4; File 03315003





Proposed Access to be upgraded



Dwelling to remain



Access to Quonset to be removed



Industrial Storage Yard area



# Options

- Administration recommends approval in accordance with Option #1.
- Option #1:  
THAT Development Permit Application PRDP20200714 be approved with the conditions noted in the report, as proposed by Administration.
- Option #2:  
THAT Development Permit Application PRDP20200714 be refused as per the reasons noted.



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DATE:** June 8, 2020

**DIVISION:** 02

**APPLICATION:** PRDP20201040

**SUBJECT:** Development Item: Bed and Breakfast Home

**USE:** Discretionary, with no Variances

**APPLICATION:** Bed and Breakfast Home and signage

**GENERAL LOCATION:** located approximately 3.42 km (2 miles) north of Twp. Rd. 250 and 0.61 km (1/4 mile) west of Rge. Rd. 33

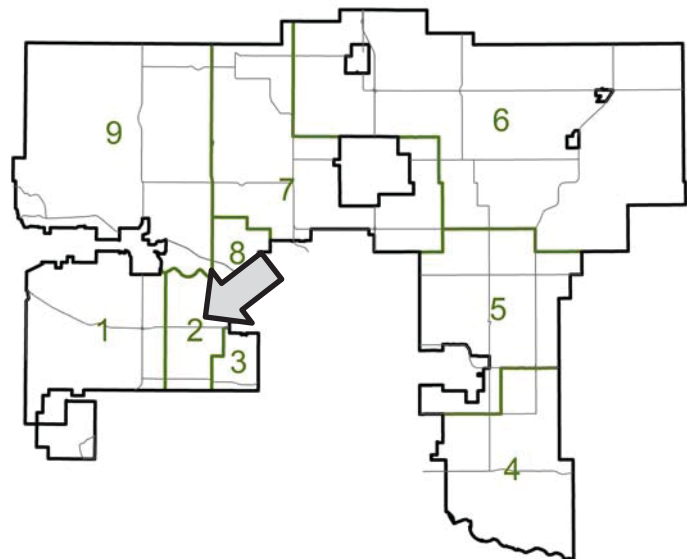
**LAND USE DESIGNATION:** Residential Two District (R-2)

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

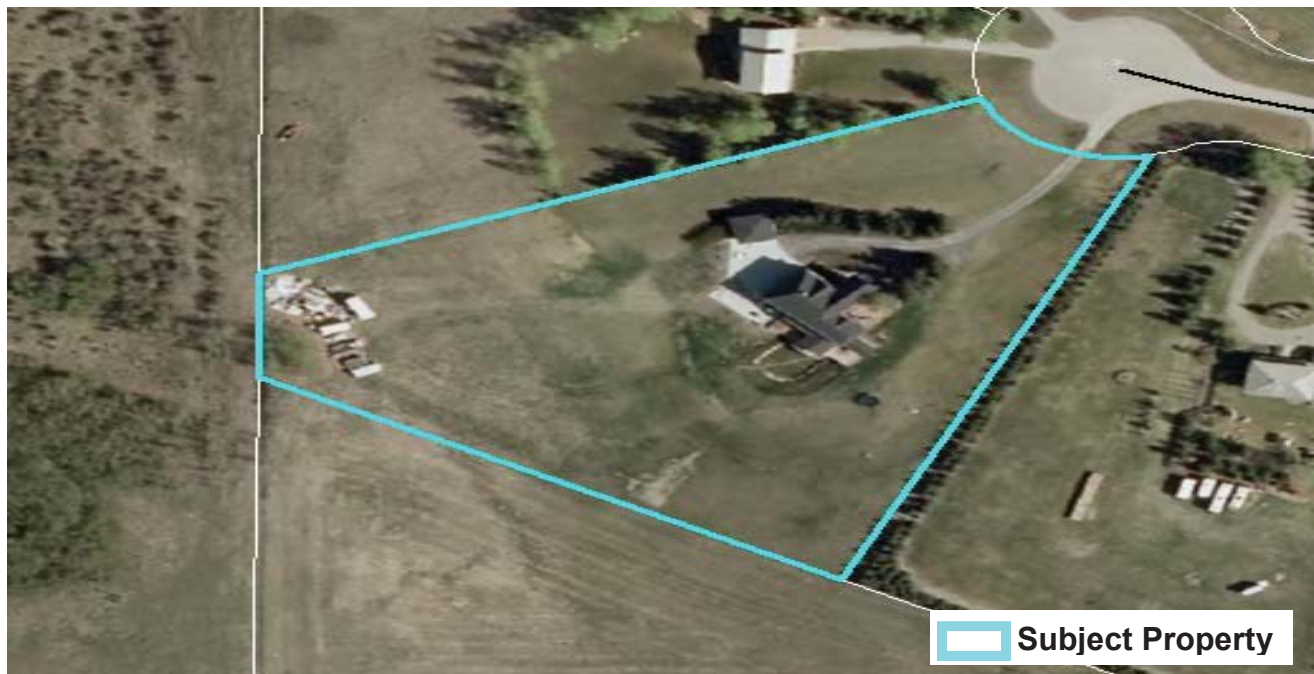
### OPTIONS:

Option #1: THAT Development Permit Application PRDP20201040 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20201040 be refused as per the reasons noted.



### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Jacqueline Targett & Bianca Duncan – Planning and Development Services



**DEVELOPMENT PERMIT REPORT**

<b>Application Date:</b> May 5, 2020	<b>File:</b> 05716013
<b>Application:</b> PRDP20201040	<b>Applicant/Owner:</b> Gajdos, Anita
<b>Legal Description:</b> Lot 9, Plan 7810136, SE-16-25-03-05	<b>General Location:</b> located approximately 3.42 km (2 miles) north of Twp. Rd. 250 and 0.61 km (1/4 mile) west of Rge. Rd. 33
<b>Land Use Designation:</b> Residential Two District (R-2)	<b>Gross Area:</b> 1.61 hectares (4.00 acres)
<b>File Manager:</b> Jacqueline Targett	<b>Division:</b> 02

**PROPOSAL:**

The proposal is for a Bed and Breakfast Home

This is the original application for this use. The site is developed with a dwelling, single detached and an accessory building (garage).

**Enforcement History:**

- There is no history of enforcement with this property.

**Property History:****Building Permits:**

- 2012-BP-24700 (Addition + Renovation to Dwelling); final inspection + occupancy issued June 30, 2016
- 2012-BP-24701 (Garage); final inspection + occupancy issued April 27, 2016

**Development Permits:**

- N/A

**Assessment History:**

- Dwelling, Single detached (1976); Renovation (2012)
- Accessory Building (2012)

**Bed & Breakfast Details:**

- The Bed and Breakfast (B&B) will be called "Shepherd Bed and Breakfast"
- Hours of operation will be seven days a week. Check-in time will be 4:00 p.m. and check-out time will be 11:00 a.m.
- The existing dwelling, single detached has a total floor area of 349.70 sq. m (4,391.00 sq. ft.), with five (5) bedrooms. The B&B will use 185.80 sq. m (1,600.00 sq. ft.) of the dwelling and three (3) bedrooms.

**Vehicles:**

- There will be a maximum of three (3) vehicle visits per day and 21 vehicle visits per week.





- All vehicles will be parked in the existing paved driveway and adjacent to the accessory building (garage). There will be two (2) vehicle spots available in the driveway and four (4) parking spots adjacent to the garage.

*Employees:*

- There will be one (1) employee, the Applicant, working with the B&B. There will be no part-time employees

*Signage:*

- There is no signage proposed at this time; A mounted sign will be approved with this application, details to be submitted upon installation (if required).
- Any additional signage for the B&B shall require separate development permit approval

Land Use Bylaw:

*Section 8: Definitions*

*“BED AND BREAKFAST HOME means dwelling, single detached where temporary lodging or sleeping accommodation with no more than three guest rooms is provided with a breakfast meal to the travelling public, by the occupant and his or her immediate family for a remuneration”*

*Section 22: Bed & Breakfast Requirements:*

- 22.1 Signage for a bed and breakfast home shall be in accordance with Section 35.11.
  - No signage is proposed at this time, but one mounted sign will be conditionally approved in accordance with Section 35.11
- 22.2 The only meal to be provided to registered guests *shall* be breakfast. No food preparation or cooking for or by guests *shall* be conducted within any bedroom made available for rent.
  - Noted as a condition
- 22.3 Minimal exterior modification of the structure or grounds *may* be made only if such changes are compatible with the character of the area or neighbourhood and pursuant to a *Development Permit*.
  - There are no exterior modifications being proposed with this application
- 22.4 No more than three (3) guest rooms *shall* be allowed in a *bed and breakfast home*.
  - The Applicant is proposing to utilize three (3) current bedrooms for guest rooms
- 22.5 The operation of the *bed and breakfast home* shall be subordinate and incidental to the *principal use of a dwelling unit as an owner-occupied residence*.
  - Noted as a condition
- 22.6 Maximum stay of 14 days per person is *permitted*.
  - Noted as a condition
- 22.7 The Development Permit shall be limited, and the term of the Development Permit shall not exceed five (5) years.
  - As this is the first application for this use, a two-year approval will be suggested

*Section 50, Residential Two (R-2) district*

- 50.3 Discretionary Uses: *Bed & Breakfast*



### Section 35, Sign Regulations

- Section 35.11, Signage associated with Home-Based Business or Bed and Breakfast

### STATUTORY PLANS:

- The subject property falls under Central Springbank Area Structure Plan (ASP). The ASP does not provide specific guidance on the nature of this application. The application was also evaluated in accordance with the Land Use Bylaw.

### INSPECTOR'S COMMENTS:

Inspection: Monday, May 25, 2020

- 2 parking areas onsite occupied (one for construction equipment/materials and one for parking)
- Well-kept site with no signage outside of municipal address
- Possible construction occurring onsite?

### CIRCULATIONS:

#### Calgary Airport Authority

- No response received at the time of this report

#### Alberta Health Services

- No response received at the time of this report

#### Building Services Review

- No response received at the time of this report

#### Planning and Development Services - Engineering Review (May 20, 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.

### Geotechnical - Section 300.0 requirements:

- Engineering has no requirements at this time.
- There appears to be no steep slopes on the subject lands.

### Transportation - Section 400.0 requirements:

- Engineering has no requirements at this time.
- The subject lands are accessible via paved road approach off of Idlewild Estates.
- 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 R-2 land use district and is not expected to significantly increase traffic to the local traffic network.

### Sanitary/Waste Water - Section 500.0 requirements:

- At this time, the applicant/owner will be required to identify how the proposed development will be serviced for wastewater.



## ROCKY VIEW COUNTY

- Should an existing onsite PSTS be proposed for servicing, prior to issuance of DP, the applicant is required to provide confirmation from a certified professional that the existing system has sufficient capacity.
- In accordance with Policy 449, the County supports the use of holding tanks for all industrial and/or commercial applications.

### **Water Supply And Waterworks - Section 600.0 & 800.0 requirements:**

- At this time, the applicant/owner will be required to identify how the proposed development will be serviced for water.
  - As an advisory condition to DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
  - In accordance with the County Servicing Standards, the County supports the use of cistern with trucked service for industrial and/or commercial applications.

### **Storm Water Management – Section 700.0 requirements:**

- Engineering has no requirements at this time.
- The proposed development is located within an already developed area and hence not expected to impact drainage conditions.

### **Environmental – Section 900.0 requirements:**

- Engineering has no requirements at this time.
- The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands or other valuable environmental components.

### Fire Services Review

- No response received at the time of this report

### **OPTIONS:**

Option 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

#### **Description:**

1. That a Bed and Breakfast home may operate on the subject parcel in accordance with the approved site plan.
  - i. That one (1) mounted identification sign; Details to be submitted prior to installation.

#### **Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit details on the existing site servicing and provide confirmation, from a certified professional, that the Private Sewage Septic System (PSTS) onsite has adequate capacity service the Bed & Breakfast and is in good operational form, to the satisfaction of the County.

#### **Permanent:**

3. That a maximum of three (3) bedrooms may be used for the Bed and Breakfast Home at any time.
4. That there shall be no non-resident employees at any time.
5. That all customer parking shall be located on the subject property, as per the submitted site.





- i. There shall be no customer parking along the County Road Network at any time.
6. That the Bed and Breakfast Home shall be limited to the dwelling unit.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling, single detached, located on the subject site, to facilitate/ensure accurate emergency response.
8. That the only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
9. That the operation of this Bed and Breakfast Home may generate up to a maximum of four (4) business-related visits per day.
10. That a maximum stay of fourteen (14) days per person shall be permitted.
11. That the operation of this Bed and Breakfast Home shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved and the Bed and Breakfast Home shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
12. That minimal exterior modification of the structure or grounds shall be made and only if such changes are compatible with the character of the area or neighbourhood and pursuant to a Development Permit.
13. That one (1) mounted identification sign, associated with the Bed & Breakfast, may be permitted onsite, upon approval from the County, prior to installation.
  - i. The sign dimensions shall be no larger than 1.00 m (3.28 ft.) in length and 0.60 m (1.97 ft.) high.
  - ii. Sign construction and lettering shall be as follows:
    - sign constructed using 19.00 mm (0.75 in.), high density plywood or 38.00 mm (1.49 in.) solid wood;
    - sign finish consisting of a high density reflective finish or equivalent, with die cut lettering or silk screen lettering;
    - minimum letter size of 10.00 cm (3.93 in.), all upper case, uniform letter style;
14. That no off-site advertisement signage, associated with the Bed and Breakfast Home shall be permitted.
15. That the operation of the Bed and Breakfast Home shall be subordinate and incidental to the principal use of the dwelling unit as an Owner-Occupied residence.
16. That this approval does not include *Accommodation Units*, as defined by the County's Land Use Bylaw, C-4841-1997.

**Advisory:**

17. That there shall be a fire extinguisher on each level of the Bed and Breakfast Home.
18. That there shall be a smoke detector in each bedroom of the Bed and Breakfast Home.
19. That the Applicant shall contact the County yearly, to arrange for an inspection (if required) to be carried out by the County's Fire Services.



20. That a Building Permit shall be obtained through Building Services, for change of use for the Bed & Breakfast use, prior to commencement (if required).
21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain any required Alberta Health Services permits/approvals, prior to operation.
  - ii. That the Applicant/Owner shall adhere to any registered instruments on title.
22. That if this Development Permit is not issued by **December 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued
23. That this Development Permit shall be valid until **JULY 2, 2022**.

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

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

20201040

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$600.00	File Number 05716013
Date of Receipt May 5/20	Receipt #

Name of Applicant Anita Gajdos Email [REDACTED]

Mailing Address 39 Idlewild Estates, Calgary, AB

Postal Code [REDACTED]

Telephone [REDACTED]

For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

Registered Owner (if not applicant) n/a

Mailing Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

a) All / part of the \_\_\_\_\_ ¼ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian

b) Being all / parts of Lot 9 Block \_\_\_\_\_ Registered Plan Number 7810136

c) Municipal Address 39 Idlewild Estates, Calgary, AB

d) Existing Land Use Designation \_\_\_\_\_ Parcel Size 4 Acres Division \_\_\_\_\_

## 2. APPLICATION FOR

To operate a Bed and Breakfast

## 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 ANITA GAJDOS 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.

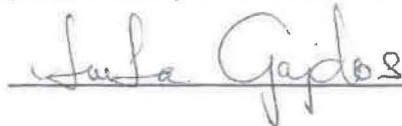
Affix Corporate Seal  
here if owner is listed  
as a named or  
numbered company

Applicant's Signature Anita Gajdos  
Date May 5, 2020

Owner's Signature Anita Gajdos  
Date May 5, 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, Anita Gajdos, 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

2020. May. 5.  
Date





ROCKY VIEW COUNTY  
Cultivating Communities

## APPLICATION TO OPERATE A BED AND BREAKFAST

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

Name of Bed and Breakfast SHEPHERD BED AND BREAKFAST  
 Address of Bed and Breakfast 39 IDLEWILD ESTATES  
CALGARY, AB Postal Code T3Z 1J1  
 Telephone (B) 403/708-9814 (H) [REDACTED] Fax —

### 1. PROPERTY INFORMATION

- a) Total floor area of dwelling 4391 SQ FT  
 b) Total floor area to be used for the Bed and Breakfast 1600 SQ FT  
 c) Total number of bedrooms 5  
 d) Total number of bedrooms to be occupied by guests 3

*\*Please note: A detailed sketch of your floor plan for each floor is required with your application.*

### 2. PARKING

- a) Where is customer parking? 2 spots by the driveway, 4 cars parking beside the  
 b) How many customer vehicles will be coming to your house? Per day? max 3 Per week? max 21 garage

*\*Please note: A detailed Site Plan showing your home location, amount of parking, and all accessory buildings is required.*

### 3. EMPLOYEES

- a) Including the Applicant, how many people are employed by the Bed and Breakfast?  
 (An employee is a person who attends the site more than once in a seven (7) day period for business purposes).  
 Full Time Employees none Part Time Employees the applicant  
 b) Including the Applicant, how many of the above persons live on this property?  
 Full Time Employees none Part Time Employees the applicant  
 c) How many permanent residents occupy the subject home? 3

### 4. OPERATION

- a) What are your days of operation? 7 days/week  
 b) What are your hours of operation? Check in time: 4 pm, Check out time: 11 am

### 5. SIGNAGE

- a) Will a sign be required? Yes/No No

*If yes - Please provide detailed sketches of the proposed sign on a separate sheet.*

### 6. ADDITIONAL INFORMATION

Signature of Applicant

Sasha Gajdos

Date:

2020 May. 5.

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

**Rocky View County,**  
**Planning and Development Services**  
262075 Rocky View Point | AB | T4A 0X2  
Phone: 403-520-6333

May 5, 2020.

To whom it may concern,

Please see the attached documents to operate a Bed and Breakfast at the location of 39 Idlewild Estates, Calgary, Alberta, T3Z 1J1 Shepherd Bed and Breakfast, would be perfect place, who needs a break from the hustle and bustle of the city, whether they would away for a vacation or just looking for a place to stay for the weekends. We would be their home away from home. Our goal is to offer a quiet place for guest to refresh and relax.

As a newly built traditional house on 4 acres, has 3 large bedrooms to offer on the upper level with 2 bathrooms, a little sitting area to relax, as well a nice deck to enjoy the panoramic views of the Rocky Mountain. A gourmet kitchen area with a dining room to start the day, having warm, homemade breakfast.

The B&B would be open 7 days per week, planned check in time at 4 pm, breakfast between 7-9 am, and check out time at 11 am.

Operating a B&B would be a dream come true for me, on the other hand, a way to supplement my income.

Please consider the above and feel free to contact me with any concern at

Best regards,

Anita Gajdos











































































LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0016 318 180           7810136;;9           111 117 319

LEGAL DESCRIPTION  
PLAN 7810136  
LOT 9  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;3;25;16;E

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 101 039 228

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
111 117 319	12/05/2011	TRANSFER OF LAND	\$737,500	CASH & MORTGAGE

OWNERS

ANITA GAJDOS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
761 141 577	17/11/1976	ZONING REGULATIONS SUBJECT TO SPRINGBANK AIRPORT ZONING REGULATIONS
771 130 775	22/09/1977	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
771 165 746	24/11/1977	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W.

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 111 117 319

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
CALGARY

ALBERTA T2S2Y1

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 001301880)

(DATA UPDATED BY: CHANGE OF NAME 051015297)

781 036 249 13/03/1978 RESTRICTIVE COVENANT

931 285 702 16/11/1993 UTILITY RIGHT OF WAY  
GRANTEE - NORTH SPRINGBANK WATER CO-OP LIMITED.

161 023 260 23/01/2016 MORTGAGE  
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.  
LEVEL B1-1745 WEST 8TH AVENUE  
VANCOUVER  
BRITISH COLUMBIA V6J4T3  
ORIGINAL PRINCIPAL AMOUNT: \$650,000

181 059 670 19/03/2018 MORTGAGE  
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.  
TRANSIT 00809, PO BOX 115, COMMERCE COURT POSTAL STN  
TORONTO  
ONTARIO M5L1E5  
ORIGINAL PRINCIPAL AMOUNT: \$1,545,000

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 6 DAY OF MAY,  
2020 AT 08:14 A.M.

ORDER NUMBER: 39267578

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

( CONTINUED )

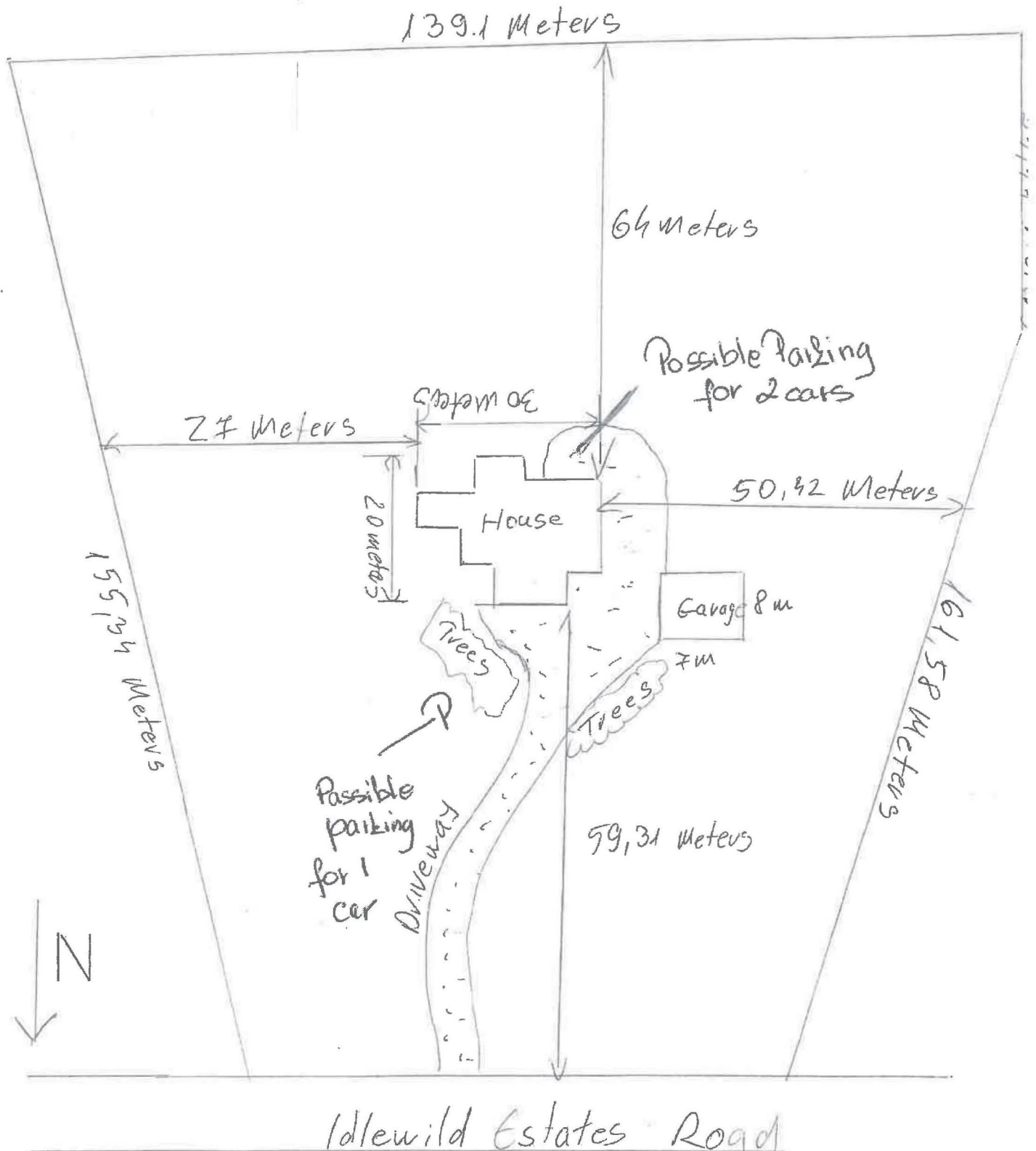
PAGE 3  
# 111 117 319

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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).

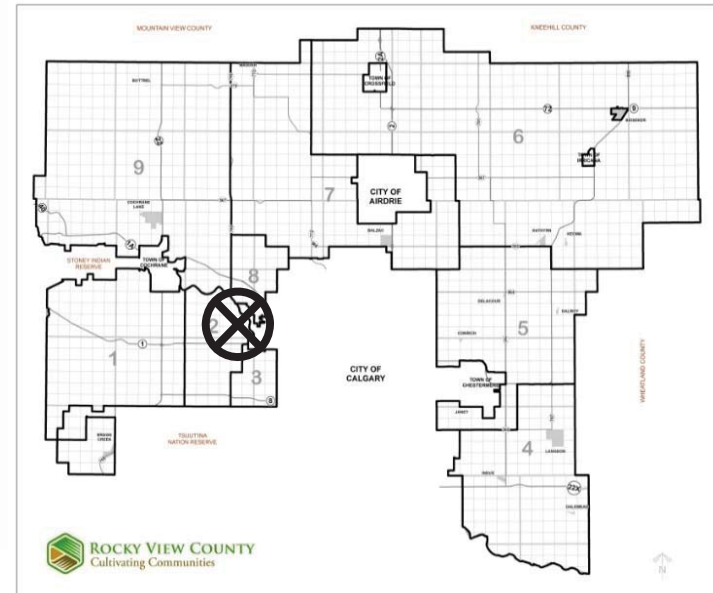
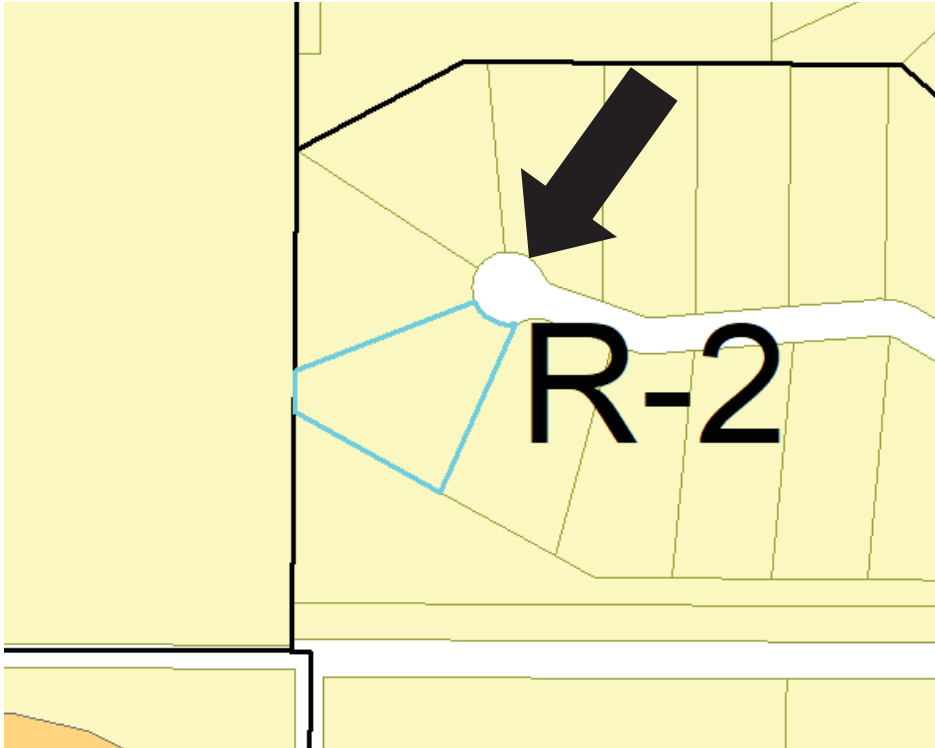
# Srle plan for 39 Idlewild Estates

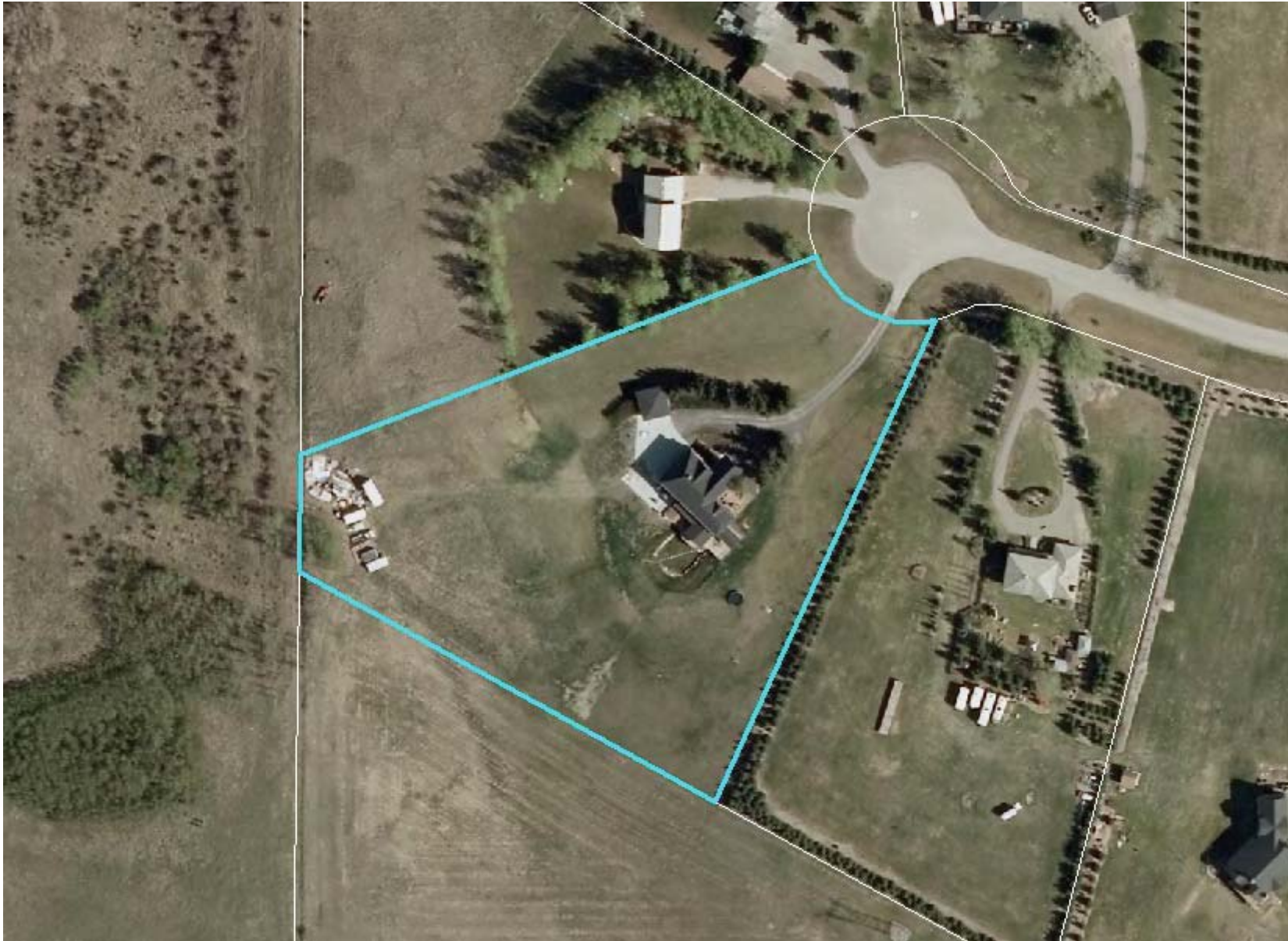




## Land Use and Location

- Property is within the Central Springbank Area Structure Plan.
- Residential Two (R-2)
- Surrounded by residential properties and one agricultural property

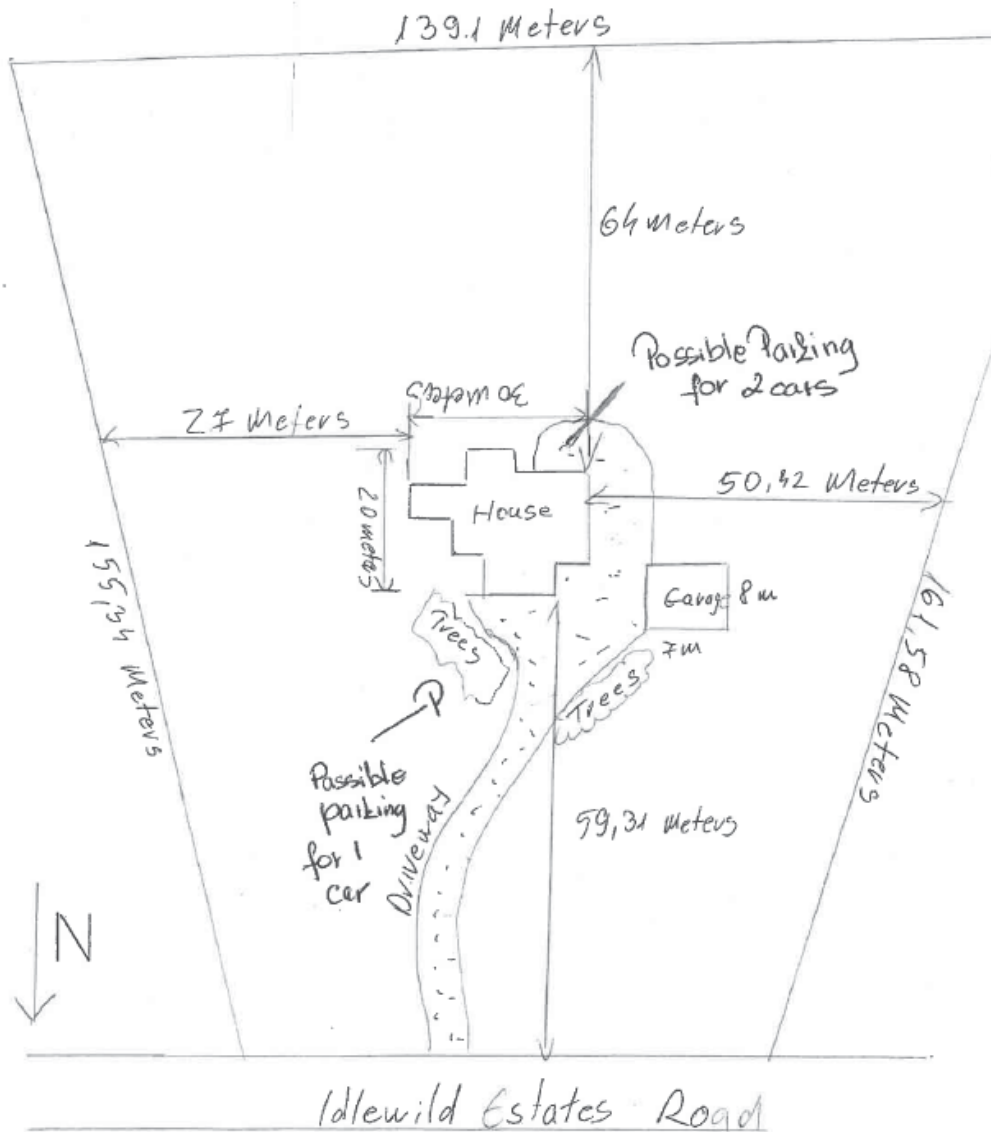




**AIR PHOTO**  
Spring 2018

SE-16-25-03-05; Lot 9, Plan 7810136  
Division 2; File 05716013

 **ROCKY VIEW COUNTY**



## Request Proposal

### Use:

- *Bed and Breakfast Home*

### Development Area:

- 1.61 hectares (4.00 acres)

### Rationale:

- *"Shepherd Bed and Breakfast"*
- 3 Bedrooms, totalling 185.80 sq. m (1,600.00 sq. ft.)
- 3 vehicle visits per day/ 21 per week
- No signage

### Variances:

- No variances

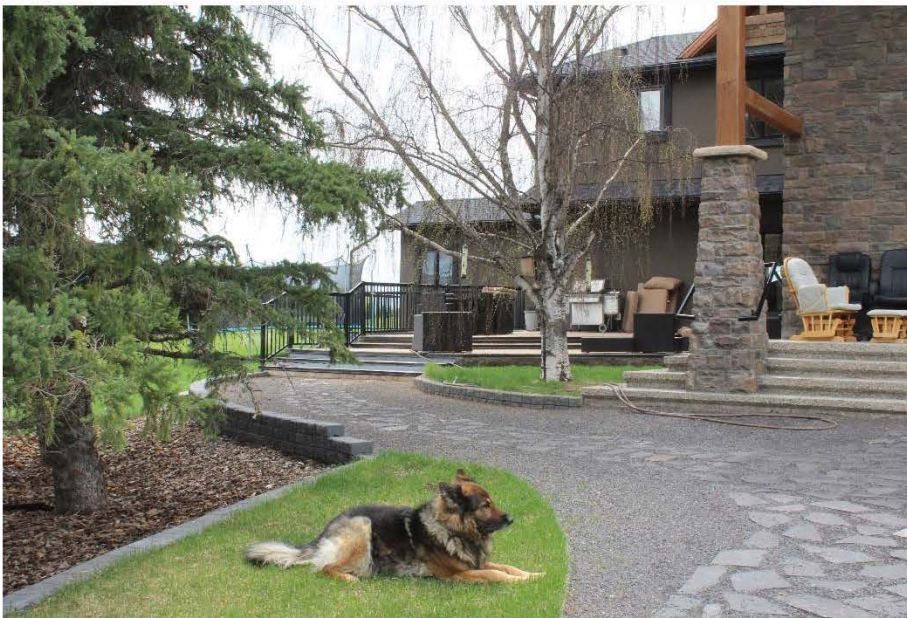
## SITE PLAN

SE-16-25-03-05; Lot 9, Plan 7810136  
Division 2; File 05716013



ROCKY VIEW COUNTY





**INSPECTION PHOTOS**  
(May 2020)

SE-16-25-03-05; Lot 9, Plan 7810136  
Division 2; File 05716013

 **ROCKY VIEW COUNTY**

# Options

- Administration recommends that Development Permit PRDP20201040 be approved, in accordance with **Option #1**.
- Option #1:  
THAT Development Permit Application PRDP20201040 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2:  
THAT Development Permit Application PRDP20201040 be refused as per the reasons noted.



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DATE:** June 8, 2020

**DIVISION:** 01

**APPLICATION:** PRDP20193004

**SUBJECT:** Development Item: Distillery, Offices & Signs

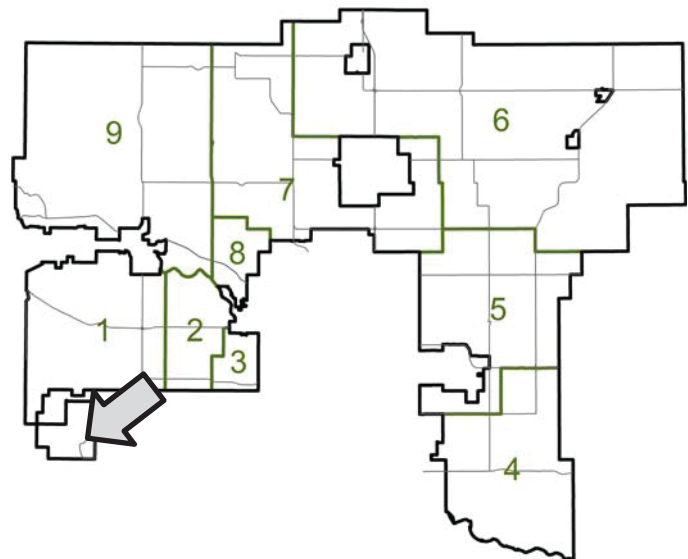
**USE:** Discretionary use, with Variances

**APPLICATION:** Distillery, Offices & Signs, construction of a multi-purpose building including a distillery, tasting and hospitality room, offices, signage and relaxation of the maximum building and fence height requirements

**GENERAL LOCATION:** Located in the hamlet of Bragg Creek

**LAND USE DESIGNATION:** Hamlet Commercial District (HC)

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



### VARIANCE SUMMARY

Variance	Requirement	Proposed	Percentage (%)
Building Height	10.00 m (32.81 ft.)	12.56 m (41.37 ft.)	25.1%
Fence Height	2.00 m (6.56 ft.)	Up to 3.00 m (9.84 ft.)	50.0%

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20193004 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20193004 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Oksana Newmen & Bianca Duncan – Planning and Development Services



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> August 23, 2019	<b>File:</b> 03913059
<b>Application:</b> PRDP20193004	<b>Applicant/Owner:</b> Davignon Martin Architecture/ Two Pine Ventures Inc.
<b>Legal Description:</b> Lot 13, Block 2, Plan 1741 EW, SE-13-23-05-W05M	<b>General Location:</b> located in the Hamlet of Bragg Creek
<b>Land Use Designation:</b> Hamlet Commercial District (HC)	<b>Gross Area:</b> ± 0.43 hectares (± 1.06 acres)
<b>File Manager:</b> Oksana Newmen	<b>Division:</b> 01

### PROPOSAL:

The proposal is for a distillery, construction of a multi-purpose building and signage. The building will primarily include a distillery (including the distilling operations area), offices, meeting room, lab, tasting room, and kitchen. The site currently contains a single family dwelling, as well as two accessory buildings, that will be demolished upon start of construction. The site was approved to be redesignated to Hamlet Commercial by Council in November 2018, to include *distillery* as a discretionary use. The site is located within the Flood Fringe area of the Elbow River.

#### Proposed Uses

*Distillery* is discretionary use on Lot 13, Block 2, Plan 1741 EW (the subject land) in accordance with Section 63.3; *offices*, and *signs* are discretionary use listed under Section 63.3.

The definitions for the proposed uses are as follows:

*Distillery* means where beer, wine, spirits, and other alcoholic beverages are manufactured; that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made; that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a special event and are sold to the general public for consumption on the premises; that may include the retail sale of products made on the premises for consumption off the premises.

#### Public Engagement Requirement:

In accordance with the Hamlet of Bragg Creek Design Standards (Section 1.5.1), public engagement in the form of an Open House or Public notification within 400 m radius is required as part of the Development Permit application for new construction of commercial and mixed-uses building.

Overall, there were two stages of community consultation:

Stage 1) Land Use Redesignation (March 2018): during this stage, three open houses were advertised and held in the Hamlet of Bragg Creek to showcase the plans for development and to solicit feedback from local residents. The redesignation was subsequently approved in November 2018.

Stage 2) prior to submission of revised Development Permit (February 2020): during this stage, the Applicant initiated a public notification campaign that hosted an open house, with signage posted in various locations throughout Bragg Creek, e-mail notifications, posting on multiple social media platforms, as well as the local newsletter. 39 people attended the open house, and feedback was positive. Some comments were incorporated into design revisions, including addition of a fence and a tree line along the western property line in response to the adjacent neighbour.

#### Building Dimensions:

- Site Area: 4,179.10 sq. m (44,983.45 sq. ft.)
- Building footprint: 935.00 sq. m (10,068.26 sq. ft.)
- Front deck 205.81 sq. m (2,215.37 sq. ft.)
- Back deck 60.74 sq. m. (653.76 sq. ft.)
- Site Coverage: 935.00 sq. m / 4,179.10 sq. m =  $\pm 22.37\%$

#### Building area:

- Ground Floor:  $\pm 935.00$  sq. m (10,068.26 sq. ft.)
- Second Floor:  $\pm 163.98$  sq. m (1,765.02 sq. ft.)
- Total gross area:  $\pm 1,098.98$  sq. m (11,829.32 sq. ft.)

#### Setbacks (Section 63.5):

- Minimum Yard Front: 6.00 m (19.69 ft.)
- **Proposed** Yard Front:  $\pm 20.50$  m (67.26 ft.) facing Spruce Avenue to the north
- Minimum Yard Side: 6.00 m (19.69 ft.) adjacent to a residential district
- **Proposed** Yard Side: approximately 23.81 m (78.12 ft.) to the west
- Minimum Yard Side: 1.20 m (3.94 ft.) for all others
- **Proposed** Yard Side: 1.20 m (3.94 ft.) from Burnside drive to the east
- Minimum Yard Rear: 6.00 m (19.69 ft.)
- Proposed Yard Rear: more than 6.00 m (19.69 ft.) to the north.
- Maximum Height:
- **Permitted:** 10.00 m (32.81 ft.) for principal building
- **Proposed:** 12.61 m (41.37 ft.)
- **Requested Variance: (12.61 m – 10.0 m)/10.0 m = 26.1%**
  - In accordance with Section 12.2 (a), the Development Authority may grant variance for the maximum height, if, in the opinion of the Development Authority, the granting of the variance would not (i) unduly interfere with the amenities of the neighbourhood; or (ii) materially interfere with or affect the use, enjoyment or value of the neighbouring properties.
  - The applicant notes the still tower is a significant architectural defining design feature. The impact to the surrounding community is minimized as the primary mass of the building falls under 10.0 m. Additionally, the combination of the building placed above the flood plain, the grading used for natural ponding for storm runoff, create lower grades immediately adjacent to the building.



- Given the fact that majority of the roof meets the 10 m height requirement, and the tower adds to the design of the building the Development Authority is satisfied that the granting of this variance would meet the intent of Section 12.2 (a).
- Sod, and hard landscaping, exceeding the minimum requirement. The number of trees required pursuant to this section, may be determined on the basis of a minimum of one (1) tree for each 46.00 sq. m (495.14 sq. ft.) of any required yard or setback at grade, or as required pursuant to a Landscaping Plan as a condition of a Development Permit.
- Required number of trees: 24 total
  - North setback:  $326.9 \text{ sq. m} / 46 \text{ sq. m} = 7.1 \text{ trees} = 7 \text{ trees}$
  - East setback:  $76.6 \text{ sq. m} / 46 \text{ sq. m} = 1.67 \text{ trees} = 2 \text{ trees}$
  - South setback:  $337.2 \text{ sq. m} / 46 \text{ sq. m} = 7.33 \text{ trees} = 7 \text{ trees}$
  - West setback:  $383.3 \text{ sq. m} / 46 \text{ sq. m} = 8.33 \text{ trees} = 8 \text{ trees}$
- Provided number of trees: 34 total
  - North setback: 2 trees
  - East setback: 6 trees
  - South setback: 10 trees
  - West setback: 16 trees

The applicant has exceeded tree requirements on the site overall, in addition to provided 76 shrubs, and both sod and hardscaped area. While the landscaping for the north side setback includes 17 shrubs, the plan does not meet The flood elevation is 1296.09 m the main floor elevation is 1296.20 m.

#### Landscaping

- Section 63.7 (a) (i) requires a minimum of 10% of the site area be landscaped
  - Site Area:  $\pm 4,179.1 \text{ sq. m} (\pm 44,983.45 \text{ sq. ft.})$
  - Required landscaped area:  $\pm 417.9 \text{ sq. m} (\pm 4,498.24 \text{ sq. ft.})$
  - Provided landscaped area (total):  $1176.7 \text{ sq. m} (12,665.89 \text{ sq. ft.})$ 
    - Hard surface area:  $371.7 \text{ sq. m} (4,000.95 \text{ sq. ft.})$
    - Soft surface area:  $483.5 \text{ sq. m} (5,204.35 \text{ sq. ft.})$
    - Sod area:  $321.5 \text{ sq. m} (3,460.60 \text{ sq. ft.})$
  - The Applicant submitted a landscaping plan (prepared by NAK Design Strategies, dated April 3, 2020), which meets the landscaping area requirement.
- Section 26.5 requires that all yards and all open spaces on the site of business development (excluding parking stalls; on-site circulation, outdoor storage, display and service areas) shall be required to be landscaped with trees, shrubs, sod, or suitable hard landscaping.
  - The applicant has provided landscaping to include trees, shrubsthe required number of trees in the north side setback. Administration suggests inclusion of additional trees to meet the minimum requirement, and has provided a condition of approval.
- Section 26.11 (d) requires that 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.





- The Applicant has proposed a 1.2 m wide landscaping area with trees and shrubs, as well as sod in the intervening spaces facing Burnside Drive on the eastern side yard, and a several areas of varying sizes, exceeding 4.00 m in width in much of the areas with trees and shrubs facing Spruce Avenue.
- The Development Authority is satisfied with the proposed landscaping along Spruce Avenue and Burnside Drive, given that the surrounding area is heavily treed and that the proposed landscaping will exceed the Land Use Bylaw requirements.

### Screening

- Section 63.7 (b) (i) requires that all sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
  - The subject land is abutting a residential district to the west, and the Applicant has proposed a fence, in addition to a line of tree and shrub plantings 3.00 m wide along the property boundary.
  - Based on information provided from the applicant's engagement in February 2020, the neighbour to the west inquired about a fence along the property boundary. The applicants revised the design to include a fence and tree line added to the western property line in consideration of the adjacent neighbours.
  - The fence height is 3.00 m (9.84 ft.), which exceeds the maximum fence height of 2.00 m (6.56 ft.).

**Proposed:** 3.00 m (9.84 ft.)

**Requested Variance:**  $(3.00 \text{ m} - 2.00 \text{ m}) / 2.00 \text{ m} = 50.0\%$

- In accordance with Section 12.2 (a), the Development Authority may grant variance for the maximum height, if, in the opinion of the Development Authority, the granting of the variance would not (i) unduly interfere with the amenities of the neighbourhood; or (ii) materially interfere with or affect the use, enjoyment or value of the neighbouring properties.
- Given that the fencing seeks to increase screening for the neighbour to the west, the Development Authority is satisfied that the granting of this variance would meet the intent of Section 12.2 (a).
- Section 63.7 (b) (ii) requires all apparatus on the roof be screened to the satisfaction of the Development Authority.
  - Elevation drawings indicate no roof apparatus will be visible.
- Section 63.7 (b) (iii) requires that outside storage areas shall be screened from adjacent sites and public thoroughfares to the satisfaction of the Development Authority.
  - The Applicant did not propose any outside storage area on site. The waste enclosure will be screened by  $\pm 1.93 \text{ m}$  (6.33 ft.) fencing. The loading area will be located on the southern portion of the site, and will be screened by a landscaping buffer. Further, the potential offsite parking for the Bragg Creek Brewery is proposed to be located adjacent to the south, so limited visual impact would impact the use.

### Lighting

- Section 27.1 requires that all outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with



the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

- There is no freestanding outdoor lighting proposed on site. The Applicant has proposed wall mounted and pot lighting and riser stair lighting. (see Drawing A 401 and 402 prepared by Davignon Martin architecture, dated April 3, 2020).

### Signage

- Section 35.1 indicates that in considering a Development Permit application for signs, or advertising material, the Development Authority may consider such factors as location of the proposed signage, distance from roadway, size, height, method of illumination and such other considerations as the Development Authority may deem to be relevant.
- The Applicant has proposed three signs, each reading “Bragg Creek Distillers” composed of individual lettering, appearing on three sides of the tower portion of the building:
  - North: 2.44 m (8.00 ft.) x 0.61 m (2.00 ft.) = 1.49 sq. m (16.00 sq. ft.)
  - South: 4.01 m (13.16 ft.) x 1.04 m (3.42 ft.) = 4.18 sq. m (45.00 sq. ft.)
  - West: 3.30 m (10.83 ft.) x 0.86 m (2.82 ft.) = 2.84 sq. m (30.54 sq. ft.)
- The Development Authority is satisfied with the proposed signage.

### Parking

- Section 30.1 (b): The minimum number of off-street vehicle, motor parking stalls required for each use class is specified in the Parking Schedule (Schedule 5).
- Where the use is not listed in Schedule 5 of this Bylaw, the number of spaces shall be determined by the Development Authority, having regard for similar uses listed in Schedule 5 and the estimated traffic generation and attraction of the proposed use.

#### Extract from Schedule 5 –Parking Schedule

- **Drinking establishment:** 1 per 2 seats
- **General Industrial:** 1 stall per 100 sq. m (1,076.4 sq. ft.) gross floor area.
- **Offices:** 3.4 per 100 m<sup>2</sup> (1,076.4 sq. ft.) gross floor area

- Section 30.1 (c): if a fractional number is yielded, the required number of stalls shall be the next highest whole number.
- Section 30.1 (h): Parking stall for the disabled: (i) shall be provided in accordance with the Alberta Building Code; (ii) shall be designated as parking stall for the disabled using appropriate signage in accordance with Provincial standards; and (iii) shall be included in the calculation of the applicable minimum parking requirement.
  - **Number of Parking Stalls required: 43 stalls in total**
    - 60 seats / 2 = 30 stalls (1 per 2 seats)
    - 6.50 stalls (1 per 100 sq. m gross floor area for General Industrial – Distillery x ± 650.06 sq. m distillery related spaces) = 7 stalls
    - 5.58 stalls (3.4 per 100 sq. m gross floor area for offices x ±163.98 sq. m) = 6 stalls
  - **Number of Parking Stalls Proposed on site: 46 stalls**
    - Three accessible stalls are provided along the front, though it is unclear as to dimensions for these stalls. Administration recommends a revised parking plan to demonstrate the stalls are compliant in size and signage.

- 43 standard stall are provided at the front and side

#### Loading

- Section 30.2 (a): The number of off-street loading spaces required for each use class is specified in the Loading Schedule (Schedule 6).
  - **Required:** 1 loading spaces per 1,900.00 sq. m or fraction thereof for Industrial Uses.
  - **Proposed:** 1 loading space

#### Other Requirements

- Section 63.8: The Development Authority may allow a building to be occupied by a combination of one or more of the above-mentioned uses listed for this district and each use shall be considered as a separate use and each use shall obtain a separate occupancy permit.
  - The *Distillery* building will include multiple uses, all listed within the Hamlet Commercial District. All occupancy requirements for each use, will be reviewed by Building Services

### STATUTORY PLANS:

#### Interim Growth Plan

- The Hamlet of Bragg Creek is considered as an existing settlement area under the Interim Growth Plan (IGP). Section 3.4.1 pertains to intensification and infill development in existing settlement areas.
- As the proposed development is consistent with the Greater Bragg Creek Area Structure Plan, the proposed development is consistent with the IGP.
- In accordance with Section 3.3.2, development in provincially identified flood fringe areas shall include floor protection measures to mitigate risk at the 1:100-year flood event level. The subject land, along with the majority of the Hamlet of Bragg Creek is located within the flood fringe area according to the provincial flood hazard mapping.
- The County, with the support of the Province of Alberta, is undertaking the Bragg Creek Flood Mitigation Project to protect the entire hamlet from future flooding. The project consisted of:
  - Construction of 3.4 km of earth dykes with rock erosion protection;
  - Raise the existing bracken road dyke and Bragg Creek dyke; and,
  - Construction of swale drainage with gated pipes through the dykes to protect the entire hamlet.
- The project was initiated in 2014 and is still ongoing at the time of this report being prepared. Further Flood Mitigation requirements will be addressed at the Building Permit stage in accordance with the Alberta Building Code.

#### County Plan (Bylaw C-7280-2013)

- The County Plan aligns with the uses that may be included in hamlets as prescribed in Policy 9.4, as the uses, including distillery, with the Hamlet Commercial District fall under the designation of “local commercial uses”.
- The plan supports “local employment and small business opportunities in the hamlet, as per Policy 9.12, and provides the opportunity to “accommodate the growth and diversification of the county’s business sectors” as per Policy 14.1.

#### Greater Bragg Creek Area Structure Plan (Bylaw C-6260-2006)

- The subject land is located adjacent to the Hamlet Core, as identified in Figure 10 of the Greater Bragg Creek Area Structure Plan.





- While Section 7.3.2 of the ASP notes that commercial uses should be located in the hamlet core, the subject lands are located adjacent to the Hamlet Core. The policy states:

*'Commercial, institutional, and mixed-use development located outside the hamlet core may be considered, subject to:*

- *Servicing availability;*
- *Compatibility and transition into surrounding land uses;*
- *Potential traffic impacts; and*
- *Any other assessment required by unique area conditions, to the satisfaction of the County.'*

As the proposed distillery will connect to both water and wastewater servicing, has considered design and placement in relation to adjacent residential parcels, and prepared a traffic impact assessment, the proposal is consistent with this requirement.

- In accordance with Section 7.3 Hamlet Commercial Development Vision:

*'Commercial development within the hamlet has continued to occur in response to market demand, maintaining a concentrated commercial core with its unique character and small town atmosphere.*

*Expansion of the commercial as it was in 2005 has occurred through infilling and redevelopment of adjacent residential lands in a logical and sequential manner, guided by development standards and architectural controls that have ensured that new development harmonizes with existing development, the natural environment, and with adjacent residential areas.*

*Overnight accommodation, available in either bed and breakfast homes or modestly scaled country inns, is an integral component of the viability of commercial businesses in the hamlet, providing potential for spin off business to other commercial establishments that are dependent upon walk up traffic'.*

- The proposed development is in alignment with the vision of the hamlet commercial development with a small-scale distillery.
- The proposed development also addresses the Hamlet of Bragg Creek Design standards, which is further discussed in the following section.

#### Hamlet of Bragg Creek Design Standards

- In accordance with the Greater Bragg Creek Area Structure Plan (Policy 7.3.2 b and 7.3.5), new commercial development in the hamlet shall be in compliance with the Hamlet of Bragg Creek Design Standards.

#### Tree Management

- Section 3.1.1 a) Trees and associated vegetation shall be retained where possible during site preparation and construction to retain the "cabin in the woods" effect that is a unique characteristic of the hamlet.

Given the extensive development on site, retention of existing vegetation is unlikely, and has not been proposed. Landscaping will also be provided along all sides and throughout the property, however given the size of the building and parking requirements, there is limited opportunity to create a "cabin in the woods" effect.

- The applicants have also provided landscaping that exceeds the required minimum, which considers the desire for extensive flora.

### *Resilience Design*

- Section 3.1.2 b) indicates that Conifer trees are highly flammable and shall not be planted within 10 metres (32.8 feet) of new development.
  - The Applicant submitted a Landscaping Plan illustrating several conifer trees to be planted on the along the west side of the proposed building, however, these are outside the 10m guideline. Two trees adjacent to the building, Tamarack, a deciduous conifer, are not believed to be high flammability, and are noted in the Fire Smart Canada “Fire Smart Guide to Landscaping”.
- Section 3.1.2 d) all roofs shall be constructed of fire-resistant materials, in compliance with the Alberta Building Code, as amended. Metal, tile, asphalt, ULC-rated treated shakes, and non-combustible materials are the most fire-resistant, and remain effective under severe fire exposure. Unrated wood shakes provide no fire protection.
- Section 3.1.2 e) Building exterior shall be constructed of fire-resistant materials, in compliance with the Alberta Building Code, as amended. Non-combustible siding such as stucco, brick, cement shingles, concrete block, poured concrete, and rock off superior fire resistance.
  - The exterior finishes of the proposed includes a standing seam metal roof, with metal and stone siding, and metal clad windows. There are wood accents in rafters and columns, and the metal siding wood grain in appearance.

### *Building Placement*

- Section 3.2.1 a) Building shall be oriented parallel to the street, to maximize the frontage along the street.
  - The proposed building is located on a corner lot, with the main façade and front entrance oriented towards Spruce Avenue, and the side yard façade facing Burnside Drive. The building shape is irregular, and oriented to the Spruce Avenue frontage. As this area is not part of the Hamlet Core, and no sidewalks exist, orientation to maximize frontage in a primarily residential area may not be as desirable due to limited pedestrian oriented traffic.
- Section 3.2.1 b) where a desirable setback pattern already exists, buildings and additions should be positioned to follow the established setback of adjacent buildings to maintain the rhythm and structure of the streetscape.
  - The proposed building is located approximately 21 m from Spruce Avenue, which is similar to the existing residential development along the street. The side yard setback is also similar to the building on the southern parcel.
- Section 3.2.1 c) Building should be positioned close to the property edge, with windows and entrances fronting onto the street, in order to create a sense of enclosure, safety and comfort. Variance in setback may be considered, at the discretion of the development authority and in accordance with the Land Use Bylaw.
  - As previously noted, this area is located outside of the Hamlet core, without sidewalks and limited pedestrian traffic. Further, as existing residential development is setback from the roadway, placing the building close to the property edge would not be cohesive in the neighbourhood.
- Section 3.2.1 g) Special considerations shall be given to highly visible buildings located at major focal points, which may include, but are not limited to, major intersections, ends of streets, and corner lots. Considerations include:
  - i) Inclusion of public open space, such as a small pocket-park or seating area;



- ii) Pedestrian connections with adjacent properties;
- iii) Building oriented to face onto multiple street, to activate the public realm;
- iv) Slight lines for drivers; and
- v) Inclusion of street furnishing, wayfinding features, and public art.
  - o The Applicant has included bicycle parking stalls to the south of the building to provide local connection, as well as orienting the building to primary the frontage on the north side. There is a secondary entrance on the south side, as well as having consideration for the adjacent Burnside Drive along the eastern boundary. Sight lines have also been considered.

#### *Building Proportions and Scale*

- Section 3.2.2 a) Small, one-of-a kind business developments are encouraged, with a building footprint not exceeding 15% of the lot area for two-storey construction, or 20% of the lot area for single storey construction.
  - o The proposed site coverage is  $\pm 22.37\%$  for the two-storey building. The business, while one-of-a-kind, requires additional area for processes related to production of distillery products.
- Section 3.2.2 b) Building larger than 1,000 sq. m ( $\pm 10,000$  sq. ft.) shall be de-emphasized by:
  - i) Visually dividing the building into a minimum of three sections and/or components, through changes in materials, building projects, columns, or other vertical architectural elements; and
  - ii) Physically dividing the building into a variety of massing elements and/or shapes to help reduce the perceived scale of the structure, including horizontal and vertical elements that help add perceived separations.
    - o The building is irregularly shaped, with varying facades on all four elevations. Changes in height include the tower structure, varying roof lines, and the building composition appearing as having three separate sections from the northern frontage. Extensive decking on the north and south elevations also introduce horizontal interest, adding to perceived separations.
- Section 3.2.2 d) Buildings shall be scaled so that they do not interfere with neighbouring buildings, or create a significant contrast in scale and appearance between adjacent buildings, which is visually disruptive. Development should take cues regarding height and width from surrounding high quality buildings, and achieve complementary massing form.
  - o The Applicant has located the building to the southeastern portion of the property in an effort to maximize separation from adjacent residential properties, so as to limit interference.
  - o While the building is of a modern aesthetic, the use of woodgrain coloured siding on the tower structure refers to residences in the area with lumber exterior finish; the metal roof found on some single-family residences; and the presence of stone and wood timbers as a natural material.
  - o The County recognizes that the adjacent properties to the north and to the west are currently designated as Hamlet Residential Single Family District (HR-1), and so opportunity for consistency in visual cues is limited.





- Section 3.2.2 e) Building height should be limited to two storeys, and generally should not extend beyond 10 metres (32 feet). Height relaxation may be considered to accommodate desirable architectural detailing.
  - The building is two storeys, primarily as a result of the distillery tower, which may itself be considered desirable architectural detailing.

#### *Building Style*

- Section 3.2.3 a) Buildings shall be designed to complement and reference existing local heritage buildings (e.g. The Trading Post) when selecting an architectural character and style.
- Section 3.2.3 b) Designs incorporating rustic characteristic are encouraged. The architectural impression should give the appearance of being indigenous, natural and handcrafted in style.
  - The architectural aesthetic incorporates a rustic characteristic with the use of heavy timber construction and expressed building mono sloped canopy frame, along with wood and stone claddings. The combination of these materials speak to the existing context of Bragg Creek. The rustic characteristic exists to respect the aesthetic of Bragg Creek, while maintaining a contemporary design that does not try to replicate historic buildings, but instead pay respect to them and the existing context
- Section 3.2.3 e) Flat roofs and large unarticulated roof surfaces should be discouraged. A combination of the primary roofline with secondary roofs is encouraged, to breakdown the scale of buildings.
  - The building includes stone facades, and wood grain coloured aluminum paneling, to echo the design aesthetic of Bragg Creek. The roofline is varied, with differing heights and slopes.
- Section 3.2.3 h) Transparent glass shall be used for commercial, institutional, and mixed-use development to provide clear views of storefront displays, provide a pedestrian oriented environment, and allow natural surveillance of the street and adjacent outdoor spaces.
  - The facade facing Spruce Avenue (north) and the south facade include extensive windows, which provide natural light for occupants while allowing views from passing traffic into the operations and uses of the building.

#### *Building Material and Colour*

- Section 3.2.4 a) Building facades shall be composed of principal 'base materials', limited to one or two materials, as well as possible secondary 'accent' materials limited to two or three materials.
  - i) Base materials for cladding include logs and heavy timber, stone, and other materials as deemed appropriate by the development authority.
  - ii) Accent materials may include concrete, stucco, and other materials as deemed appropriate by the development authority.
- Section 3.2.4 b) the use of vinyl, aluminum siding materials, and other materials that are not compatible with the surrounding environment, as deemed by the development authority, shall be discouraged.
- Section 3.2.4 c) materials selected for a building's façade shall be of high quality, durable, easily maintained, complementary to one another, and appropriate for the building's architectural style.



- Section 3.2.4 d) Building should use natural, muted shades for primary materials or colour theme. Brighter, more vibrant colours should be reserved for minor accents and highlights only. Painted surfaces should favor matte or stain finishes.
- Section 3.2.4 e) the appearance of all sides of the building should be considered. Consistent exterior materials and colours should be used for all building facades.
  - Materials are primarily wood and stone, to include large with a contrast between traditional materials and modern materials. Wood grain, grey stone, and grey metal material are used throughout all four facades of the building.

#### *Utility and Service Areas*

- Section 3.2.5 a) Building design shall consider the appearance on all sides of the building, including the utility and services areas, such as loading bays, garage storage facilities, and recycling areas.
- Section 3.2.5 b) Utility and service areas shall be located away from public streets, and should mitigate conflict between vehicle and pedestrian routes.
- Section 3.2.5 c) Utility and service areas shall be screened on all sides through the use of landscaping, walls, and/or accessory buildings. Where solid screening and/or accessory buildings are provided, their materials should be similar or complementary to those of the building's exterior finishes, and should follow the same high quality standards as specified for principal buildings.
- Section 3.2.5 d) where commercial development abuts residential property, the utility and service area should not be permitted in the area that interfaces with the residential property.
  - Loading and waste/recycling areas are located on the southern side of the building, abutting the laneway, and are screened from public view.

#### *Parking and Site Access*

- Section 3.2.6 a) facilities should be located at the side or rear of the building, not between the building front and street edge, to encourage the building connection and interaction with the streetscape.
- Section 3.2.6 d) larger parking areas shall be divided into smaller segments or pods, through the use of landscaped parking islands that reduce the amount of impermeable surfaces, and enhance the aesthetic appeal and pedestrian comfort within the parking area.
- Section 3.2.6 e) loading docks, garage doors, and similar vehicular service elements shall be located to the side or rear of buildings, and shall be screened to the satisfaction of the development authority.
  - Parking is provided along the southern façade, as well as along the western side of the building. Loading is located at the rear of the building, and will be screened.

#### **INSPECTOR'S COMMENTS:**

Inspection Date: October 22, 2019

- No construction new materials or activities on site
- 2 sheds and 1 existing dwelling visible
- Heavily screened by overgrown trees
- Site landscape not maintained (overgrown)
- No grading /fill/excavation activity



- Conditions as existing on site, no new approaches
- Some survey stakes visible
- No other concerns

**CIRCULATIONS:**Alberta Environment and Protection

- No response received.

Alberta Cultural Resources

- No response received.

Alberta Health Services (April 27, 2020)

- Alberta Health Services (AHS) would like to thank you for inviting our comments concerning this proposed distillery with tasting and hospitality room.
- AHS has the following comments regarding this proposal as it relates to the Food Regulation (AR 31/2006) of the Alberta Public Health Act, (RSA 2000).
  1. The Applicant must ensure that design plans and specifications for any food preparation and/or food services at the facility are submitted to AHS-Environmental Public Health (EPH) for approval prior to construction. The plans must meet the requirements under the legislation noted above.
  2. A Food Handling Permit Application must be submitted to AHS-EPH prior to operation of the food related portion of the business.
  3. An on-site approval inspection must be completed by AHS-EPH prior to the opening of the food related portion of the business.
- For more information on the requirements, or to speak directly with a Public Health Inspector for more information, Applicants should call (403) 943-2296, or email [Calgaryzone.environmentalhealth@ahs.ca](mailto:Calgaryzone.environmentalhealth@ahs.ca).
- If you have any questions or concerns regarding these comments, please call 403-851-6171 or e-mail [marc.vanhoutteghem@albertahealthservices.ca](mailto:marc.vanhoutteghem@albertahealthservices.ca).

Alberta Transportation (May 7, 2020)

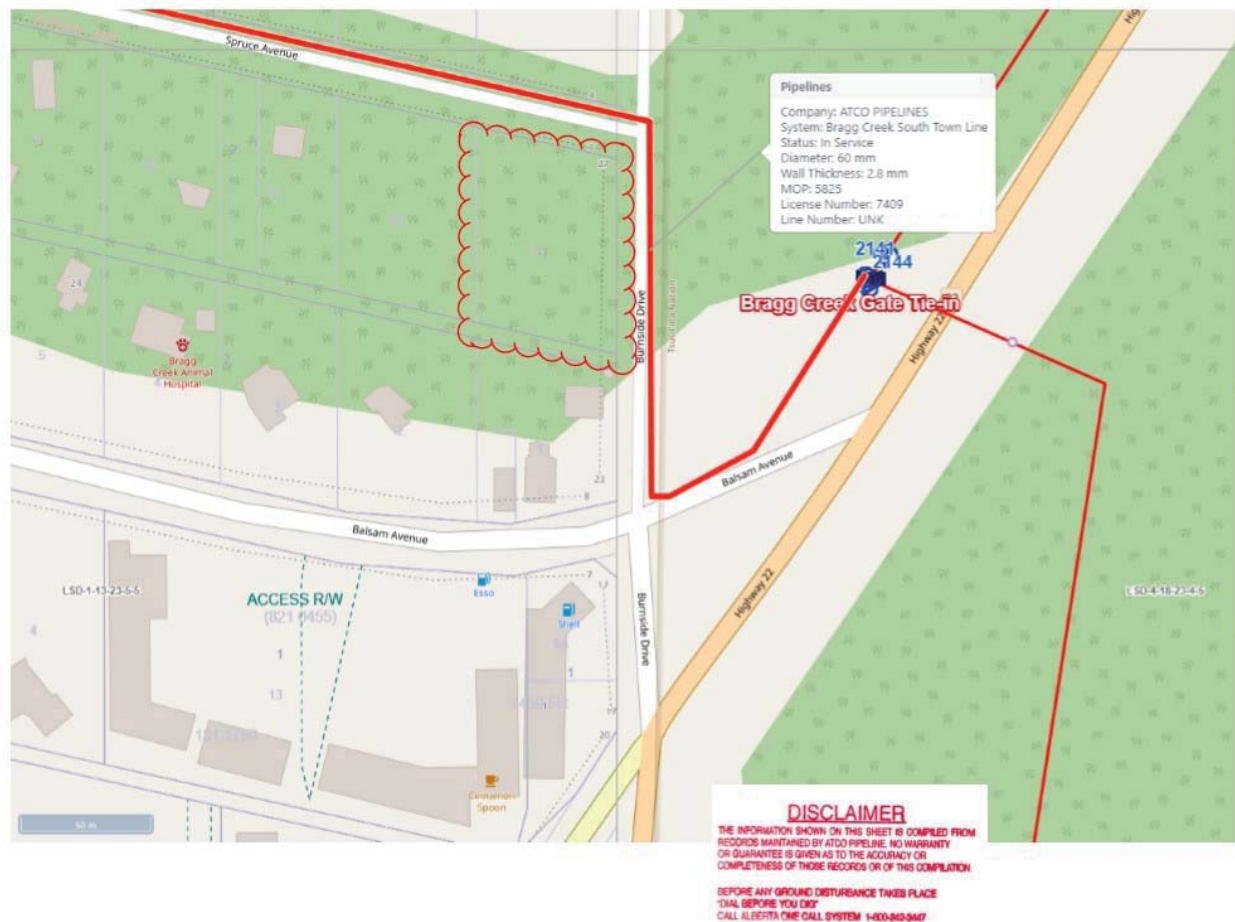
- In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion.
- Pursuant to Section 25(3)(c) of the Highways Development and Protection Regulation, Alberta Transportation issues an exemption from the permit requirements to Banded Peak Ventures Inc. for the development listed above.

ATCO Gas (April 27, 2020)

- No objection to the proposed.



ATCO Pipelines (May 12, 2020)



- The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:
  1. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
    - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
    - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
  2. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.
- If you have any questions or concerns, please contact the undersigned at Maira.Wright@atco.com.

Building Services (May 6, 2020)

1. Advisory Condition – Building requires a firewall to divide the Tasting Room “Assembly Occupancy” from the Distillery “High Hazard Industrial Occupancy.” – provide details.
2. Advisory Condition – Provide stamped plans for the water supply for firefighting design including cross sections showing elevations (NFPA 1142 and NFPA 13).
3. Advisory Condition - Provide 3.2.2 Building Code analysis at BP application.



4. Advisory Condition - Provide Hydrant to Siamese distances, Access Routes design including centerline-turning radius.
5. Advisory Condition – An alternative solution will be required for the principal entrance and fire truck access being relocated to the East side of the building.
6. Advisory Condition - A professional engineer must address and design flood-proofing measures for the structure including the foundation. Items include the following but not limited to:
  - a. Debris impact force design
  - b. Hydrodynamic force- flowing water forces on structure
  - c. Buoyancy
  - d. Hydrostatic flood force – Flood Water at rest forces on structure
  - e. Water tight wall assemblies
  - f. Protection of utilities within building, HVAC, Electrical, gas.
  - g. Sump pumps and other protective measures, backflow prevention on sanitary/sewer systems

#### Enforcement Services Review

- No response received

#### Fire Services & Emergency Management Review (May 28, 2020)

- Please ensure that the volume of the Fire Retention Tank is engineered and meets the requirements of the sprinkler system as well as the requirements for firefighting.
- Please ensure that the drafting hydrant meets the specifications for a drafting hydrant in Rocky View County's Servicing Standards.
- Please show on the drawings that the parking lot meets the 12m centerline-turning radius as specified in the National Building Code.

#### Geographic Information Systems

- No response received

#### Planning and Development Services - Engineering Review (May 19-20, 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.
- The applicant/owner submitted an Erosion and Sedimentation Control Plan conducted by Veritas Development Solutions dated April 7, 2020 that provided recommendations on how to manage erosion and sedimentation.
- As a permanent condition, the applicant/owner shall adhere to the recommendations of the ESC plan accepted by the County.
- 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 AT for review and comment since the proposed development is located within the 1.6 km setback from HWY 758 and HWY 22.
- *Note: AT was circulated and had no concerns and issued an exemption from the permit requirements to Banded Peak Ventures Inc. for the development*

#### Geotechnical:

- The applicant/owner submitted a deep fills report conducted by Almor Testing Services Ltd. that provided direction for placement of fill in areas that are greater than 1.2 m in depth.
- Prior to issuance, the applicant/owner is required to provide the borehole testing/geotechnical results that the deep fills report refers to.
- Prior to occupancy, the applicant/owner will be required to provide compaction testing results and as-built drawings of the fill placement that demonstrate that the recommendations of the deep fills report has been followed.

#### Transportation:

- The applicant/owner submitted a revised Trip Generation memo that included an analysis and provided recommendations for the proposed NE road approach conducted by ISL Engineering dated March 24, 2020. Prior to issuance, the applicant/owner will be required to revise the ISL Engineering report to the satisfaction of the County that includes a signature page and is authenticated to APEGA authentication standards.
- The revised TIA by ISL indicated that the tasting room is 3,424 sq. ft. in size, however, the previous TIA by Bunt and Associates indicated that the tasting room is 1,505 sq. ft. in size. Is this change in size of the development correct?
- Would the counts conducted on March 10, 2020 by ISL have been affected by COVID (and hence may not be reflective of actual traffic patterns in the area)? Has anything been done to confirm the accuracy of the counts (i.e. comparing against previous traffic counts in the area)?
- In the TIA by ISL, the Winery land use was used for the trip generation and a zero trip generation was assumed for the distillery portion of the development. However, in the TIA conducted by Bunt and Associates, ITE rates for "Drinking Establishment" were used for the tasting room and "Manufacturing" for the distillery portion of the development. The rates used in the previous TIA appear to be more in line with the development and have already been accepted by the County. What is the rationale for changing the land uses for the ITE rates?
- Prior to issuance, the applicant/owner will be required to submit a revised site layout that incorporates the recommendations from the TIA conducted by ISL to the NE road approach.
- Should upgrades to the local road network be required as a result of the accepted TIA, prior to issuance, the applicant/owner shall enter into a road construction agreement with the County for the construction of the recommended upgrades as per the TIA that is accepted by the County.
- Access to the parcel is provided via road approaches off of Spruce Avenue and Burnside Drive. The applicant/owner is proposing to remove the current road approach and construct 2 new approaches off Burnside Drive.





- Prior to issuance, the applicant/owner will be required to contact Road Operations to construct the two road approaches as well as remove and reclaim the existing road approach as per the County Servicing Standards and TAC standards to the satisfaction of the County.
- Prior to issuance, the applicant/owner will be required to contact County Road Operations to determine if a Road Use Agreement is required for construction activities and/or the transportation of goods to the proposed development.
- Prior to issuance, the applicant/owner will be required to provide payment of the Transportation Off-site Levy, in accordance with the applicable levy at time of DP issuance, over the development area.

#### **Sanitary/Waste Water:**

- The applicant/owner submitted a memo conducted by Veritas Development Solutions dated April 22, 2020 that provided the anticipated wastewater flow quantities resulting from the development.
- Prior to issuance, the submitted development site-servicing plan shall be confirmed to the satisfaction of the County's Utility Operations department. Additional information such as anticipated water quality information may be required.
- Prior to issuance, the applicant/owner shall provide an authenticated version of the memo in accordance with APEGA authentication standards.
- The applicant/owner submitted a development site-servicing plan conducted by Veritas Development Solutions dated April 7, 2020 that provided the infrastructure requirements and upgrades.
- Prior to issuance, the submitted development site servicing plan shall be confirmed to the satisfaction of the County's Utility Operations department.
- Prior to issuance, the applicant/owner will be required to enter into a development agreement to construct the required upgrades of the service lines and tie-in to the utility mains, as shown in the development site servicing plan accepted by the County, in accordance with the County Servicing Standards and the Water & Wastewater Utilities Bylaw, to the satisfaction of the County.
- The applicant/owner submitted system details by ECONSE Water Purification Systems Inc. for the proposed onsite wastewater pre-treatment system.
- Prior to issuance, the submitted development site-servicing plan shall be confirmed to the satisfaction of the County's Utility Operations department. Additional details such as system type, performance, and operation and maintenance requirements may be required.
- Prior to issuance, the applicant shall purchase additional wastewater capacity required to service the development, as determined by the water & wastewater servicing assessment, in accordance with the County's Master Rates Bylaw.
- The subject lands have purchased wastewater capacity under the Bragg Creek Local Improvement Tax, and currently have an allocation of 1m<sup>3</sup>/day.
- Prior to issuance, the applicant shall enter into a Customer Service Agreement with the County for the wastewater services provided.
- Prior to issuance, the applicant/owner shall enter into a utility right-of-way agreement with the County, to allow the County access to the test manhole to obtain samples for verification that the wastewater is in compliance with the County's Water & Wastewater Utilities Bylaw.



- As a permanent condition, water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw. Wastewater released from the development found to be over strength shall be subject to overstrength wastewater surcharge specified within the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw.

#### **Water Supply And Waterworks:**

- The applicant/owner submitted a memo conducted by Veritas Development Solutions dated April 22, 2020 that provided the anticipated wastewater flow quantities resulting from the development.
- Prior to issuance, the submitted development site-servicing plan shall be confirmed to the satisfaction of the County's Utility Operations department.
- Prior to issuance, the applicant/owner shall provide an authenticated version of the memo in accordance with APEGA authentication standards.
- The applicant/owner submitted a development site-servicing plan conducted by Veritas Development Solutions dated April 7, 2020 that provided the infrastructure requirements and upgrades.
- Prior to issuance, the submitted development site servicing plan shall be confirmed to the satisfaction of the County's Utility Operations department.
- Prior to issuance, the applicant/owner will be required to enter into a development agreement to construct the required upgrades of the service lines and tie-in to the utility mains, as shown in the development site servicing plan accepted by the County, in accordance with the County Servicing Standards and the Water & Wastewater Utilities Bylaw, to the satisfaction of the County.
- Prior to issuance, the applicant shall purchase any additional Water capacity required for the development in accordance with the County Master Rates Bylaw, as amended.
- The subject lands have purchased water capacity under the Bragg Creek Local Improvement Tax, and currently have an allocation of 1m<sup>3</sup>/day.
- Prior to issuance, the applicant shall enter into a Customer Service Agreement with the County for the water services provided.
- Prior to issuance, fire suppression measures shall be confirmed to the satisfaction of the County's Fire Services department.
- The applicant has indicated that the portion of the proposed building containing distillery operations will be built to F1 Building Code occupancy, and separated from the remainder of the building by firewall.
- As a permanent condition, water volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw.

#### **Storm Water Management:**

- The applicant/owner submitted a letter with modelling results conducted by Almor Testing Services Ltd. dated March 16, 2020. The results of the analysis were not consistent with the Bragg Creek Master Drainage Plan. As per the letter, the analysis was also based on an assumed hydraulic conductivity of the site's soils. Should infiltration be relied upon, the site's



hydraulic conductivity will need to be determined via testing (not an assumed value) for the analysis.

- Prior to issuance, the applicant/owner will be required to provide a Site-Specific Implementation Plan (SSIP) conducted and stamped by a qualified professional engineer. The SSIP shall include a report that explains the analysis and outlines analysis assumptions, inputs and outputs, and recommendations. The SSIP shall be in accordance with the Greater Bragg Creek MDP and the County Servicing Standards.
- As a permanent condition, the applicant/owner shall adhere to the recommendations resulting from the SSIP
- If a stormwater pond is required as part of the onsite improvements recommended in the SSIP, as a permanent condition, the applicant/owner will be required to obtain all necessary approvals and register the pond and discharge with AEP.
- Prior to occupancy, the applicant/owner shall submit as-built drawings of the site that are certified by a professional engineer. The as-built drawings shall include verification of the constructed stormwater management infrastructure.
- Environmental
- As a permanent condition, the applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands or other valuable environmental components.
- It is noted that the subject lands are within the flood fringe of the Elbow River. The applicant shall give consideration to the flood fringe requirements of the Land Use Bylaw and the Greater Bragg Creek ASP.

#### Operational Services:

##### Utility Services:

- No response received

##### Capital Projects:

- No response received

##### Transportation

- No response received

#### Agricultural Services (May 1, 2020)

- No agricultural concerns

#### **OPTIONS:**

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

APPROVAL, subject to the following conditions:

#### **Description:**

1. That construction of a *Distillery* may take place on the subject site in general accordance with the Site Plan and Architectural Drawings prepared by Davignon Martin Architecture, dated April 3, 2020, subject to the amendments required in accordance with the conditions of this approval and includes:





- i. Construction of a distillery building with a footprint of  $\pm 935.00$  sq. m (10,068.26 sq. ft.) and total floor area of  $\pm 1,098.98$  sq. m (11,829.32 sq. ft.);
- ii. Uses will include *Offices*, tasting room, lab, meeting room, kitchen
  - a. That the maximum building height requirement is **relaxed from 10.00 m (32.81 ft.) to 12.61 m (41.37 ft.)**;
- iii. *Signs*, including 3 façade signs and onsite/offsite parking wayfinding (as required) as shown on site plans; and
- iv. That the maximum fence height requirement is relaxed from **2.00 m (6.56 ft.) to 3.00 m (9.84 ft.)**

#### **Prior to Issuance:**

##### *Geotechnical*

2. That prior to the issuance of this permit, the Applicant/Owner shall submit the borehole testing/geotechnical results referred to in the deep fills report completed by Almor Testing Services Ltd, to the satisfaction of the County.

##### *Transportation*

3. That prior to the issuance of this permit, the Applicant/Owner shall be required to revise the Trip Generation memo (TIA), as prepared by ISL Engineering, dated March 24, 2020 to the satisfaction of the County that includes a signature page and is authenticated to APEGA authentication standards. The revised TIA shall address County Engineering comments dated May 19/20, 2020, and include:
  - i. Tasting room size discrepancy/differences
  - ii. Addressing traffic count concerns to be reflective of normal traffic patterns in the area;
  - iii. Discrepancy in ISL using winery land use for trip generation and zero trip generation for distillery versus the Bundt & Associates ITE rates using drinking establishment and manufacturing
4. That prior to the issuance of this permit, the Applicant/Owner shall submit a revised site layout that incorporates the recommendations from the TIA conducted by ISL to the northeast road approach.
  - i. Should upgrades to the local road network be required as a result of the accepted TIA, the Applicant/Owner shall enter into a road construction agreement with the County for the construction of the recommended upgrades as per the TIA that is accepted by the County.

##### *Road Use Agreement & Approaches*

5. That prior to the 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 permit shall be obtained unless otherwise noted by County Road Operations.
6. That prior to the issuance of this permit, the Applicant/Owner shall contact County Road Operations to discuss the proposed road approaches and reclamation of the existing approach.

- i. The Applicant/Owner shall submit any required documentation, such a Road Approach application and have any required site pre-construction site inspection.
  - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permit shall be obtained unless otherwise noted by County Road Operations.

#### *Servicing*

7. That prior to the issuance of this permit, the Applicant/Owner shall address the following items related to the submitted development site servicing plan for water and waste water prepared by Veritas Development Solutions dated April 7, 2020, to the satisfaction of the County:
  - i. The County's Utility Operations department shall approve the site-servicing plan.
  - ii. Enter into a development agreement to construct the required upgrades of the service lines and tie-in to the utility mains, as shown in the development site-servicing plan accepted by the County, in accordance with the County Servicing Standards and the Water & Wastewater Utilities Bylaw, to the satisfaction of the County.
8. That prior to the issuance of this permit, the Applicant/Owner shall ensure that the on-site wastewater pre-treatment system information prepared by ECONSE Water Purification Systems Inc. is confirmed to the satisfaction of the County's Utility Operations department. Additional details such as system type, performance, and operation and maintenance requirements may be required.
9. That prior to the issuance of this permit, the Applicant/Owner shall purchase additional water and wastewater capacity required to service the development, as determined by the water & wastewater servicing assessment, in accordance with the County's Master Rates Bylaw for amounts in excess of the current allocation of 1m<sup>3</sup>/day.
10. That prior to the issuance of this permit, the Applicant/Owner shall enter into an access easement or an utility right-of-way agreement with the County, to allow the County access to the test manhole to obtain samples for verification that the wastewater is in compliance with the County's Water & Wastewater Utilities Bylaw.
11. That prior to the issuance of this permit, the Applicant/Owner shall ensure the following items related to the submitted wastewater flow memo prepared by Veritas Development Solutions dated April 22, 2020 are addressed:
  - i. the submitted development site servicing plan shall be confirmed to the satisfaction of the County's Utility Operations department
  - ii. the Applicant/Owner shall submit an authenticated version of the memo in accordance with APEGA authentication standards.
12. That prior to the issuance of this permit, the Applicant/Owner shall be required to submit the necessary security for the tie-in to the existing water main, based on estimated construction costs prepared by a qualified professional; if an upgraded water and/or sanitary utilities main, connection and service connection is required, to the satisfaction of the County.
13. That prior to the issuance of this permit, the Applicant/Owner shall confirm the location and volume of an onsite water reservoir to be used for fire suppression, to the satisfaction of the County.

*Note: That the Bragg Creek Water distribution system is not capable of providing water pressures for fire suppression. Therefore, any fire suppression systems required by the building code must be accommodated with onsite storage and pressurization.*



### *Storm Water Management*

14. That prior to the issuance of this permit, the Applicant/Owner shall submit a Site-Specific Implementation Plan (SSIP) conducted and stamped by a qualified professional engineer. The SSIP shall include a report that explains the analysis and outlines analysis assumptions, inputs and outputs, and recommendations. The SSIP shall be in accordance with the Greater Bragg Creek MDP and the County Servicing Standards

*Note: Any Alberta Environment approvals may be required if any storm water ponds are required.*

### *Fire Prevention*

15. That prior to the issuance of this permit, the Applicant/Owner shall submit the following, to the satisfaction of County Fire Services:
  - i. Verification that the volume of the fire retention tank is engineered and meets the requirements of the sprinkler system as well as the requirements for firefighting;
  - ii. Verification that the drafting hydrant meets specifications for a drafting hydrant in County Servicing Standards; and,
  - iii. Revised site plan showing the parking lot meets the 12.00 m centerline turning radius as specified in the National Building Code.

### *Construction Management*

16. That prior to the issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, to the satisfaction of the County. The Plan shall be prepared by a qualified professional, addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, and all other relevant construction management details.

### *Landscaping*

17. That prior to the issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan, that includes additional trees and/or landscaping, along the northern property setback, to help buffer the subject development from the adjacent residential properties.

### *Parking*

18. That prior to the issuance of this permit, the Applicant/Owner shall submit a revised parking plan demonstrating that the site is compliant with barrier free stall requirements, including stall numbers, dimensions and signage, in accordance with the Alberta Building Code and County's Land Use Bylaw.

### *Fees & Levies*

19. That prior to the issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Off-site Levy in accordance with the applicable levy at time of Development Permit approval (Bylaw C-7356-2014), for the total gross acreage of the lands.
20. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County. If accepted, the contribution is calculated at \$800.00 per acre.





## Prior to Occupancy:

### *Geotechnical*

21. That prior to occupancy of the site, the Applicant/Owner shall submit compaction testing results and as-built drawings of the fill placement that demonstrate the recommendations of the deep fills report has been followed, to the satisfaction of the County.

### *Landscaping*

22. That prior to occupancy of the site, all landscaping and final site surfaces shall be completed.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive and prior to the required landscaping and site surface completion, then occupancy may be allowed provided that an Irrevocable Letter of Credit is received by the County.
  - ii. The Irrevocable Letter of Credit shall be in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces that is not yet completed. A contractor's/engineer's quote shall accompany the Letter of Credit describing the work to be carried out and shall be placed with Rocky View County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.

### *Servicing*

23. That prior to the occupancy of the site, the Applicant/Owner shall enter into a Customer Servicing Agreement with the County, for the water and wastewater utility services provided to the subject lands.
24. That prior to occupancy of the site, after approval of the utilities main connection and service connection designs by the County's Utility Services, the Applicant/Owner shall provide 14 days written notice to the County prior to utility construction commencing. The Applicant/Owner shall arrange to have County personnel present to supervise construction at their expense, in accordance with the County's Water & Wastewater Utilities Bylaw (C-7662-2017).
  - i. All utility construction shall be to the satisfaction of the County.
  - ii. All ground disturbances shall be restored to pre-existing or superior conditions, to the satisfaction of the County.
  - iii. All engineering and construction costs shall be borne by the Applicant/Owner.
25. That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings of the site that are certified by a professional engineer. The as-built drawings shall include verification of any as-built stormwater management infrastructure and the test manhole.
  - i. Following receipt of the as-built drawings from the Applicant's consulting engineer, the County shall complete an inspection of the site to verify the stormwater infrastructure has been completed as per the stamped "*examined drawings*".
26. That prior to occupancy of the site, the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter and sanitary sewer service connection.

**Permanent:***Servicing*

27. That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw (C-7751-2018) and the Water & Wastewater Utilities Bylaw (C-7662-2017).
  - i. That if the wastewater released from the development is found to be over strength, the Applicant/Owner shall be subject to over strength wastewater surcharge specified within the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw.
28. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.

*Construction Management*

29. That no topsoil shall be removed from the subject property.
30. That during construction, 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.
31. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent the blowing of dust/small rocks onto the road, and prevent issues with other vehicles on the road.
  - i. 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 Applicant/Owner.
32. That the entire site shall be maintained in a neat and orderly manner at all times. 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.
33. That any flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice and recommendations stated in the Bragg Creek Area Structure Plan.
34. That the Applicant/Owner shall ensure that all habitable floor levels are above the 1 in 100 flood level. Any construction below this flood level may require engineered flood proofing measures.

*Note: The 1:100 flood elevation for the site is 1296.09 m*

*Solid Waste & Recycling Management*

35. That the garbage containers shall be screened from view from adjacent properties and public thoroughfares. All garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
  - i. That the garbage fence enclosure height is relaxed from **2.00 m (6.56 ft.) to 2.08 m (6.83 ft.)**. This is a variance of 4%

*Signage & Lighting*

36. That any future signage, not included within this application, shall require separate Development Permit approval and shall adhere to the Hamlet of Bragg Creek Design Standards and the Land Use Bylaw.
37. That no temporary signage shall be placed on the site at any time except any temporary signs required during development or building construction.



38. 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 be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.

*Parking*

39. That the site shall maintain a minimum of 43 parking stalls and one loading bay onsite at all times.
40. That no parking shall be permitted on the adjacent County road system at any time.

*Landscaping*

41. That all landscaping shall be installed in accordance with the approved Landscape Plan.
42. That the existing trees and terrain shall be retained except as required to meet conditions of this permit and any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover.
43. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
44. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30<sup>th</sup> of the next growing season.
45. That there shall be no potable water used for irrigation and landscaping purposes, and that no exterior hose bibs shall be installed.

*Other*

46. 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 proposed development located on the subject site, to facilitate accurate emergency response.
47. That the proposed two road approaches shall be constructed, and the existing approach shall be reclaimed in accordance with County Servicing Standards and TAC standards. A final acceptance/completion inspection shall be completed by County Road Operations, with any noted deficiencies corrected by the Applicant/Owner.
48. 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.
49. 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 and includes but is not limited to (as amended):
- i. Geotechnical Investigation Report, as prepared by Almor Testing Services Ltd.);
  - ii. Trip Generation Memo, as prepared by ISL Engineering, dated March 24, 2020;
  - iii. Site Servicing Plans prepared by Veritas Development Solutions dated April 7, and 22, 2020;
  - iv. Site-Specific Implementation Plan, to be prepared by a qualified engineer;
  - v. Erosion & Sediment Control Plan, as prepared by Veritas Development Solutions, dated April 7, 2020;



**Advisory:**

50. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
51. 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.
52. 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*].
53. That a Building Permit with applicable subtrade permits, shall be obtained through Building Services, prior to any construction taking place and shall require:
  - i. The Commercial, Industrial and Institutional application checklist;
  - ii. A 3.2.2 Code Analysis; Hydrant to Siamese distances, Access Routes design including centerline turning radius, stamped plans for the water supply for firefighting design (including cross sections showing elevations [NFPA 1142 & NFPA 13]), alternative solution for principal entrance and fire truck access, engineered flood proofing measures for the structure and fire wall details between the Tasting Room and the Distillery

*Note: The Development shall conform to the National Energy Code 2011 and Alberta Building Code & it is recommended that the Applicant/Owner schedule a pre-application meeting with Building Services, to go over in detail, any Building Permit application requirements.*

54. That a Building Demolition permit shall be obtained through Building Services, prior to any demolition of any existing building onsite.
55. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner and include:
  - i. Any Alberta Health Services (AHS) approvals including:
    - a. a Food Handling Permit Application must be submitted to AHS-EPH, prior to operation of the food related portion of the business.
    - b. an on-site approval inspection must be completed by AHS-EPH prior to the opening of the food related portion of the business.

*Note: If a stormwater pond is required as part of the onsite improvements recommended in the SSIP, the Applicant/Owner shall obtain all necessary approvals and register the pond and discharge with Alberta Environment & Parks (AEP).*

56. That for any ground disturbance and surface works within 30.00 m of the existing ATCO Pipelines, the Applicant/Owner shall obtain written approval from ATCO Pipelines, prior to commencement. Note, all proposed work shall be compliant with any ATCO Pipeline requirements.
57. 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 date of 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.



58. That if this Development Permit is not issued by **DECEMBER 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

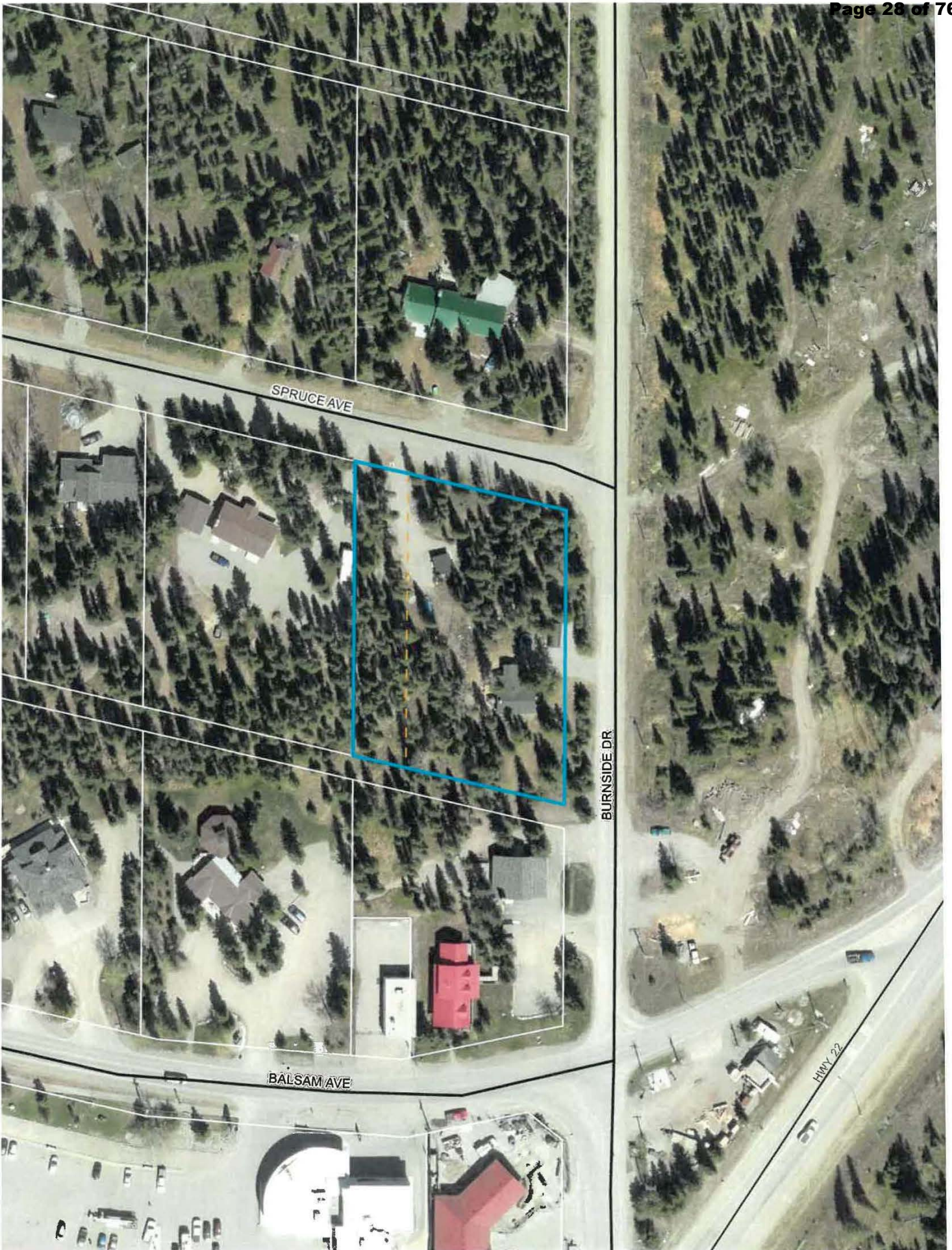
**Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or for on-site stormwater Infrastructure***

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

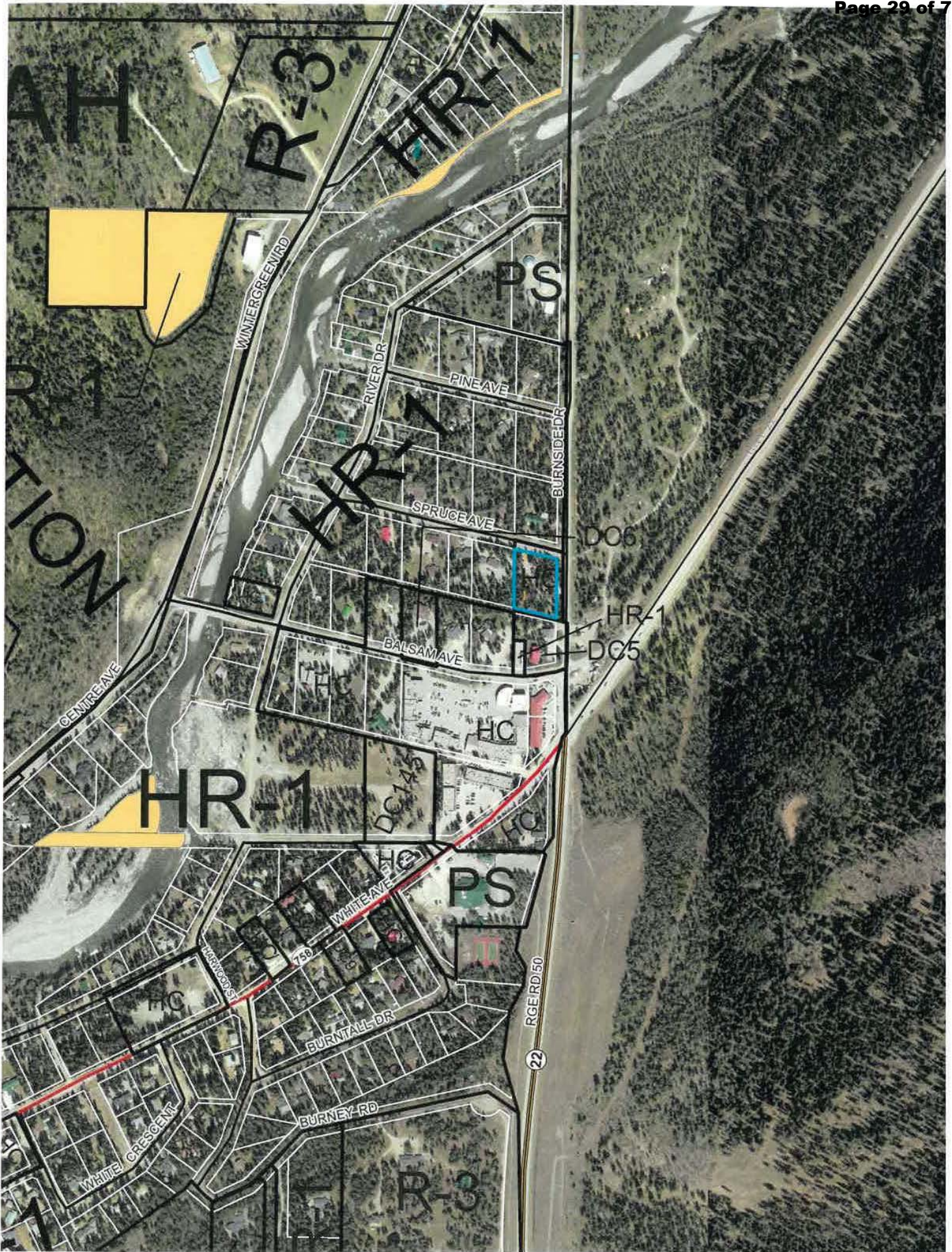
REFUSAL, for the following reasons:

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.













suite 420, 237 8 avenue se  
calgary, alberta T2G 5C3  
403 282 6082  
davignonmartin.ca

DATE /// 2020.05.27

TO /// **Rocky View County**

Attn: **Oksana Newmen**  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2  
P. 403.520.7265

PROJECT /// 2019-09  
FILE REF /// 2.8.2  
PAGES /// 2

ITEMS /// **RESPONSE TO AGENCY COMMENTS – PRDP20193004**

RE: **PRDP20193004 /// 27 Burnside Drive  
New; Distillery**

As part of the requirements of the Agency Comments, please find below a brief design rationale for our proposed project as well as notes pertaining to revisions implemented to address the comments. We look forward to having this application proceed to approvals.

#### AGENCY COMMENTS REQUIREMENTS

##### **1. Reason(s) for exceeding 10m max height**

The still tower creates a significant architectural, defining design feature of the Bragg Creek Distillery. The impact to the surrounding community is minimized as the primary mass of the building falls well within the 10m height envelope. Only a small portion of the building, the aforementioned still tower, exceeds this height envelope.

The combination of the building being placed above the flood plain, the grading being designed to utilize natural ponding for storm run-off create lower grades immediately adjacent the building, however the building itself is designed to primarily fit within the 10m envelope noted by the zoning. However, as per an email dated January 15 2020 from yourself addressed to Jayms Lyon, there was confirmation that in fact re-calculations showed the building not exceeding maximum height as originally thought. Hence why we have not modified the height of the still tower.

##### **2. How does the design speak to the architectural aesthetic of Bragg Creek**

Design of the building takes into consideration many of the standards and guidelines set out by the Bragg Creek Design Standards document.

The architectural aesthetic incorporates a rustic characteristic with the use of heavy timber construction and expressed building mono sloped canopy frame, along with wood and stone claddings. The combination of these materials speak to the existing context of Bragg Creek and the building and material standards set out by planning documentation.

The rustic characteristic exists to respect the aesthetic of Bragg Creek, while maintaining a contemporary design that does not try to replicate historic buildings, but instead pay respect to them and the existing context.

The building and site are also designed to be very connected to the surrounding community of Bragg Creek and very pedestrian focused, inviting of all visitors and neighbours.

##### **3. Why the parking is between the street and the North façade?**

While part 3.2.1 of the Bragg Creek Design Standards document notes that buildings should be positioned close to the front property line with parking in the rear, we believe that due to the surrounding context being residential in nature, positioning the parking to



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the North of the building is most sensitive to the surrounding community. To the North of this parcel is primarily low density residential development, while to the South is a variety of commercial developments. Placing the building to the South, will minimize noise impacts, shadowing and any possible privacy impacts to the residential neighbours.

Very simply the chosen location creates a distance to the residential context and more continuity with the commercial one. This location also allows for a minimized loading and waste handling apron. Green space and parking provide a very large setback to the existing neighbours.

#### **4. Renderings and elevations for presentation**

Exterior renderings were provided with community engagement material on 2020.05.22.

Building elevations with revision clouds removed are to be enclosed with this transmittal.

Should you have any concerns or questions, please feel free to contact me at your earliest convenience so that we can provide you with clarifications promptly and so that you can proceed with an approval as quickly as possible.

Authorized by ///  
**DAVIGNON MARTIN ARCHITECTURE**

per ///  
**Jason Hashman, Architectural Technologist**

**DAVIGNON MARTIN**  
ARCHITECTURE + INTERIOR DESIGN

Principal /// **RICHARD DAVIGNON** Architect, AAA  
Principal /// **DORIS MARTIN** Licensed Interior Designer, AAA





ROCKY VIEW COUNTY

20193004

APPLICATION FOR  
**COMMERCIAL/OFFICE/INDUSTRIAL  
DEVELOPMENT PERMITS**

FOR OFFICE USE ONLY	
Fee Submitted <u>\$2,150</u>	File Number <u>03913059</u>
Date of Receipt <u>Aug 23/19</u>	Receipt # <u>021887</u>

Name of Applicant MARIA SPENGLER Email maria@davignonmartin.ca  
Mailing Address Suite 420; 227 8 Avenue SE; Calgary; AB  
Postal Code T2G 5C3  
Telephone (B) 403 282 6082 e107 (H) \_\_\_\_\_ Fax \_\_\_\_\_  
For Agents please supply Business/Agency/ Organization Name DAVIGNON MARTIN ARCHITECTURE  
Registered Owner (if not applicant) BANDED PEAK VENTURES INC.  
Mailing Address OF 27 BURNSIDE DRIVE; BRAGG CREEK; AB  
Postal Code T0L 0K0  
Telephone (B) \_\_\_\_\_ (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 13 Block 2 Registered Plan Number 1741 EN  
c) Municipal Address Corner of Spruce Ave. and Burnside Drive (27 BURNSIDE DR).  
d) Existing Land Use Designation HAMLET COMMERCIAL Parcel Size 4179 m<sup>2</sup> Division \_\_\_\_\_

**2. APPLICATION FOR**

NEW COMMERCIAL / INDUSTRIAL BUILDING, DISTILLARY & TASTING LOUNGE UNDER LOT 13

**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? BURNSIDE DRIVE; SPRUCE AVE  
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 MARIA SPENGLER 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.

Applicant's Signature [Signature]

Owner's Signature [Signature]


Date 19/08/19

19/08/19

PLEASE SEE REVERSE

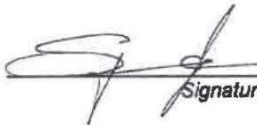
**5. RIGHT OF ENTRY**

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, MARIA SPENGLER, 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

19/08/15  
Date

**FOR OFFICE USE ONLY**

Application: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



suite 420, 237 8 avenue se  
calgary, alberta T2G 5C3  
403 282 6082  
davignonmartin.ca

DATE /// 2019.08.22

**TO ///** Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2  
T (403) 230-1401  
E

ATTN ///  
PROJECT /// 2019-09  
FILE REF /// 2.8.2  
PAGES /// 1 (including cover)

**ITEMS /// DEVELOPMENT PERMIT APPLICATION – PROJECT DESCRIPTION**

**RE:** 27 BURNSIDE DRIVE, BRAGG CREEK  
New Distillery and Tasting Room  
Industrial - Commercial

To whom it may concern,

Enclosed is a detailed project description as part of  
a Development Permit Application.

**Bragg Creek Distillers (BCD)**

BCD is a craft distiller that produces premium  
spirits with locally sourced ingredients. The 1500  
liter still will provide the spirit base to create a line  
of Vodkas, Gins, Single-Malts, Ryes and Bourbon  
style whiskies. Other seasonal and specialty spirits  
will be released to compliment the primary product  
mix. The production facility will have a barrel room  
for whiskey aging and a bottling line.

Sales of these products will be through the  
adjoining tasting and hospitality area. Further  
distribution will be through the 1500 licensees in  
Alberta services by the AGLC.

Our hours of operation will 7 days a week.

Estimated Hours of Operation:  
Tasting Room 11 AM to 7 PM  
Manufacturing 8 AM to 5 PM

**Year 1 - Staff Compliment:**

Craft Distillery Labor  
Master Distiller 40 hours per week  
Apprentice Distiller 40 hours per week  
Assistant 40 hours per week

Tasting Room Staff  
Manager 40 hours per week  
Assistant Manager 40 hours per week  
Customer Service 40 hours per week  
Customer Service 40 hours per week

Administration 40 hours per week  
General Manager 40 hours per week  
Maintenance 40 hours per week

Thank you,

authorized by  
**DAVIGNON MARTIN ARCHITECTURE**

maria spengler /// MA Arch, intern architect

**DAVIGNON MARTIN**  
ARCHITECTURE • INTERIOR DESIGN

Principal /// **RICHARD DAVIGNON** Architect, AAA  
Principal /// **DORIS MARTIN** Licensed Interior Designer, AAA

2019-09-28 10:00:00 (date letter)

Page 1 of 1



OFFICE USE ONLY

Was the intent of these Principles achieved? (Yes/No)  
Comments (Why/Why not?)

## DESIGN PRINCIPLES CHECKLIST



ROCKY VIEW COUNTY  
Cultivating Communities

PRINCIPLES	CHARACTERISTICS	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES ? (Y/N)
<b>3.1 HAVE EXISTING ELEMENTS BEEN IDENTIFIED OR ILLUSTRATED?</b>		<b>For Office Use Only</b>
• Natural systems	Existing topography, overland drainage patterns. Landscape features retained such as slopes, coulees, wetlands and vegetation	
• Weather patterns	Dominant winds, seasonal sun angles and direction and precipitation	
• Infrastructure	Pathway networks, roads, stormwater, water, wastewater and solid waste systems	
• Land Use Context	Nearby land uses, location of community amenities	
• Neighbourhood Design	Existing patterns of development and design of the streetscape, parks and buildings in the neighbourhood	
<b>3.2 HAS THE DESIGN RESPONDED TO THE SITE CONTEXT THROUGH THE FOLLOWING?</b>		
	The location and design of site elements such as buildings, parking lots, landscaping, etc.	
	Design consistency with local area through building placement, signage, etc.*	
	Improvement to local areas through circulation, connectivity, building design, enhancement of natural areas (ie. wetlands) or enhancements to the public realm.	
	Consideration and response to possible future development through road alignment, location of open space and amenities and regional connections.	
	Please identify other similar elements here:	
<b>3.3 HAS THE DESIGN IMPROVED THE FIT, FUNCTION OF QUALITY OF BUSINESS DEVELOPMENT IN ROCKY VIEW BY ADOPTING THE FOLLOWING?</b>		
	Integrating the design guidelines into a system	
	Maximizing site efficiency	
	Integrating form and function into the building design	
	Using high quality materials	

\*NOTE: If a divergence from the existing local context can better achieve the principles of this document and rationale for doing so is provided, those changes may be considered as fulfilling this principle.

OFFICE USE ONLY

Final Score (The total number of Design Guidelines achieved out of the total possible applicable)  
Comments (Why/Why not?)

## DESIGN GUIDELINES CHECKLIST P. 1



ROCKY VIEW COUNTY  
Cultivating Communities

DESIGN GUIDELINE	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES? (Y/N)
<b>4.1 SITE LAYOUT</b>		<b>Office Use Only</b>	
1. Work with the existing topography and minimize site disturbance	- raised, permeable pathways and terraces - design is based on the orientation and topology of the site		
2. Retain, extend and enhance landscaping and natural features such as existing trees, wetlands, hedgerows and natural drainage patterns wherever possible.	- approx. 40% of site are undeveloped - existing drainage pattern supported by new design		
3. Locate buildings and other facilities to minimize the development impact on existing natural areas.	- the proposed structure is located within the area of existing development		
4. Locate buildings close to the main street. Buildings should follow the same 'build to' line with some variances to provide for pocket setbacks, interest and building definition.	- proposed structure is located close to the street - highly defines building geometry		
5. Locate and orient buildings, landscaping and other features to maximize sun exposure while reducing the impact of wind on pedestrian spaces.	- the design takes advantage of south exposure by providing a south facing terrace - the north terrace is enclosed from 2 sides to ensure wind protection		
6. Locate storage, service, loading areas and most parking to the side and/or rear of the main building. These areas should have additional screening if adjacent to public roadways and/or residential areas. (See Land Use Bylaw Section 31.4)	- service and loading areas are located in the back of property - service and loading areas are screened by fencing and vegetation		
7. Provide clear, identifiable and safe pedestrian walkways throughout the site that can connect to other walkways. This may include regional pathways, sidewalks, or parking lot connections.	- the design accounts for several entry points for easy public access to and through the building - the connection from the parking lot is fully accessible - there are bicycle racks located at both entrances to the tasting room		
8. Use through roads where possible to promote good street linkages.	- the parking lot aisle allows for through traffic		
9. Share features with adjacent sites with similar uses where possible. These may include shared access, parking, service and utility areas.	- potential for future coordination		



## DESIGN GUIDELINES CHECKLIST P.2




**ROCKY VIEW COUNTY**  
Cultivating Communities

DESIGN GUIDELINE	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES? (Y/N)
<b>4.2 SITE DESIGN</b>		<b>For Office Use Only</b>	
1. Use indigenous species for planting. Group trees and shrubs into clusters to promote growth and enhance visual landscape.	- the use of indigenous species will be implemented during detailed landscaping planing		
2. Consider seasonal change. Design for snow storage on site. Consider locating snow storage optimally for sunlight and melt impact.	- snow storage is allocated at lane with full south exposure for fast melting		
3. Integrate stormwater design with landscaping. Use stormwater ponds as an amenity as well as a utility.	- storm-water ponds have been located within the existing topography		
4. Integrate public and private land within the public realm with an appropriate transition from the public road to the building.	- the property, terraces and the tasting room are accessible to the public during opening hours - the pathways and terraces are illuminated at night - signage will indicate the use of the property and available entry points		
5. Use simple, clear, consistent and informative wayfinding and signage for all modes of transportation. Coordinate signage throughout a neighbourhood wherever possible, along streets or site entrances, buildings, and wayfinding elements.	- signs are allocated at entry ways at the street		
6. Security fencing should be limited to side and rear yards and visually screened with landscaping. Security fencing should be located behind the landscape buffer so that the landscaping is visible from the street or adjacent parcels. Fencing in front yards should be limited to decorative use only and should not visually obstruct the building. (See Land Use Bylaw Sec.26.11.32)	- no fencing will be located along the street or within the front yard		
7. Break up parking areas with soft and/or hard landscaping. Consider stormwater management, snow storage and pedestrian and vehicular circulation.	- parking area is connected to the building by an accessible pedestrian pathway - parking lot is surrounded by landscaped areas and public boulevard		
8. Incorporate lighting for both vehicles and pedestrians. Use 'night sky' lighting with full cut-off fixtures to direct light towards the ground and minimize impact on adjacent sites. Consider appropriate height, scale, and quantity for function and overall cumulative impact of lighting.	- site lighting is limited to down light fixtures for way-finding and safety		



## DESIGN GUIDELINES CHECKLIST P. 3


 <b>ROCKY VIEW COUNTY</b> Cultivating Communities			
DESIGN GUIDELINE	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES? (Y/N)
<b>4.3 BUILDING DESIGN</b>		<b>For Office Use Only</b>	
1. Reduce the bulk of a building by using appropriate proportions, pedestrian scales and building clusters.	- the proposed building is broken down in areas with separate facade characteristics and functionality		
2. Reduce building massing by incorporating different materials, textures or colours, or off-setting portions of the building. (See Land Use Bylaw Sec. 25.4.5)	- use of high quality design materials (like wood siding, metal siding and exposed engineered wood elements) - the portions of the building have a characteristic roof line and use-appropriate height - still tower is proposed to be the high point of the building		
3. Locate front doors facing the street and be accessible from a public sidewalk or pathway. Clearly define, articulate and orient building entrances to pedestrians first, then vehicles.	- 2 entrances: - one entrance facing the lane, providing access for pedestrians and bikers from town center - one entrance oriented towards the street with an accessible connection to the street and parking lot		
4. Office and retail buildings should have a minimum of 50% visual transparency at ground level.	- N/A		
5. Use a highly articulated façade enhanced by canopies, lighting, appropriate signage, window and wall treatments on all sides of the building adjacent to a public street.	- highly articulated facade with large areas of glass, canopies, exposed rafters and columns, signs, terraces, fireplaces and a multitude of natural facade materials		

OFFICE USE ONLY

Gateways Final Score (The total number of guidelines achieved out of the total possible applicable)  
Comments (Why/Why not?)

## SPECIAL AREA GUIDELINES CHECKLIST P.1

\* Please complete this checklist if the application is located in a Gateway


 <b>ROCKY VIEW COUNTY</b> Cultivating Communities			
SPECIAL AREA DESIGN GUIDELINES	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES (Y/N)?
<b>Gateways</b> A gateway is an area along a major highway that straddles two Municipalities. The specific boundaries and design criteria are defined in the appropriate Inter-municipal Development Plan.		For Office Use Only	
1. Provide visual interest along the boundary with adjacent municipalities:	<ul style="list-style-type: none"> <li>- articulated facade facing the street and the neighboring municipality</li> <li>- high quality materials and large windows</li> </ul>		
2. Orient buildings so the rear is not facing the adjacent municipality.	<ul style="list-style-type: none"> <li>- the building has no rear, as every facade has a front facade function</li> <li>- loading and service area is oriented towards the lane</li> </ul>		
3. Appropriately screen parking and loading areas, or locate them so as not to be visible from adjacent municipalities.	<ul style="list-style-type: none"> <li>- loading and service areas are screened</li> </ul>		
4. Give additional consideration to highly articulated facades and landscaping	<ul style="list-style-type: none"> <li>- character facades with exposed structural elements and large windows</li> <li>- proposed still tower at street as an elevated landmark for Bragg Creek</li> <li>- variety of landscaping elements, like pedestrian bridge, diverse topography, terraces and site lighting</li> </ul>		
5. Coordinate roads and pathways with adjacent municipalities.			
6. Coordinate land uses or buffering between uses with adjacent municipalities.			

OFFICE USE ONLY

Highway Development Final Score (The total number of guidelines achieved out of the total possible applicable)  
Comments (Why/Why not?)

## SPECIAL AREA GUIDELINES CHECKLIST P.2

\* Please complete this checklist if the application is located within 800 metres of a Provincial Highway

 <b>ROCKY VIEW COUNTY</b> Cultivating Communities			
SPECIAL AREA DESIGN GUIDELINES	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES (Y/N)?
<b>Highway Development</b> Highway development applies to applications located within 800 metres of a primary or secondary highway. Access does not necessarily need to be from the highway for these guidelines to apply.		For Office Use Only	
1. Provide internal subdivision roads for access from the highway with site access from the subdivision road.	- N/A		
2. Maintain highway site lines by reducing signage and landscaping in highway right-of-ways.	- site lines to AB highway 22		
3. If a building faces a highway, provide double-frontage facades (one frontage facade facing the highway and one frontage facade facing the internal road). This provides visual interest from both approaches. Design guidelines for building facades (See Section 4.3) will apply to both facades.	- proposed building has no direct connection to AB highway 22 - visibility from highway is desired and sign locations are planned accordingly		



OFFICE USE ONLY
<div style="text-align: center; margin-bottom: 10px;">Local Commercial Final Score (The total number of guidelines achieved out of the total possible applicable)</div> <div style="text-align: center;">Comments (Why/Why not?)</div>

## SPECIAL AREA GUIDELINES CHECKLIST P.3

\* Please complete this checklist if the application is located within a local commercial area.

<div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <b>ROCKY VIEW COUNTY</b>  Cultivating Communities </div>			
SPECIAL AREA DESIGN GUIDELINES	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES (Y/N)?
<b>Local Commercial</b> Local commercial includes areas of local business or services that may or may not be within a Hamlet, but serves a local clientele.		For Office Use Only	
1. Provide improvements to the public realm such as sidewalks or pathways, landscaping, street furniture, lighting and public art or other similar elements.	- proposed site development, including terraces, landscaping etc. is connected and open to the public realm		
2. Incorporate traditional main street cross sections starting with a building height to road right-of-way ratio of 1:3 before intensifying to a higher ratio.	- rear lane is utilized as pedestrian connection to town center		
3. Create and utilize rear lane way systems wherever possible for parking and loading.	- there is a generous boulevard strip along both streets to potentially accommodate pedestrian sidewalks and boulevard trees		
4. Maintain or define a 'build-to-line' that provides a wide pedestrian area between the building and the street that can accommodate wide sidewalks, lighting, landscaping, street furniture, and seating.			
5. Provide well lit and comfortable pedestrian walkways connecting the street to rear parking areas. Share walkways with adjacent sites as much as possible.	- well lit pedestrian walkways provided		
6. Buildings that front on to two public streets should incorporate special treatments such as a corner entrance. Architectural details will continue on both sides of the building that faces the street.	- the proposed still tower is planned to be the highest point of the building, located on the corner closest to the street and potentially visible from both streets along the property and the highway AB-22		



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0011 343 662           1741EW;2;13           181 145 097

LEGAL DESCRIPTION  
PLAN 1741EW  
BLOCK 2  
LOT 13  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;5;23;13;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 161 010 687

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 145 097	09/07/2018	TRANSFER OF LAND	\$650,000	\$650,000

OWNERS

BANDED PEAK VENTURES INC.  
OF 27 BURNSIDE DRIVE  
BRAGG CREEK  
ALBERTA T0L 0K0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
1742EW	30/06/1939	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO PLANNING ACT CAVEATOR - DIRECTOR OF TOWN PLANNING.
741 003 901	14/01/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
181 145 098	09/07/2018	MORTGAGE

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 181 145 097

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - ATB FINANCIAL.  
3699-63 AVE NE  
CALGARY  
ALBERTA T3J0G7  
ORIGINAL PRINCIPAL AMOUNT: \$300,000

181 145 099 09/07/2018 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ATB FINANCIAL.  
3699-63 AVE NE  
CALGARY  
ALBERTA T3J0G7  
AGENT - ALEXANDER A ATKINSON.

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 23 DAY OF AUGUST,  
2019 AT 02:14 P.M.

ORDER NUMBER: 37869638

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).





suite 420, 237 8 avenue se  
calgary, alberta T2G 5C3  
403 282 6082  
davignonmartin.ca

DATE /// 2020.05.22

TO /// **Rocky View County**

Attn: **Oksana Newmen**  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2  
P. 403.520.7265

PROJECT /// 2019-09  
FILE REF /// 2.8.2  
PAGES /// 2

ITEMS /// **RESPONSE TO AGENCY COMMENTS – PRDP20193004**

RE: **PRDP20193004**  
**27 Burnside Drive**  
**New; Distillery**

As part of the requirements of the Agency Comments, please find below a brief summary regarding our community engagement, taken part as a requirement for the development application. Based on the positive feedback, we look forward to having this application proceed to approvals.

#### COMMUNITY ENGAGEMENT PROCESS:

Two Pine Ventures and Davignon Martin Architecture took part in community engagement and information session for the Bragg Creek Distillery in February of 2020.

A community open house was hosted on February 26<sup>th</sup> 2020 at the Snowbirds Chalet (19 Balsam Ave Bragg Creek, AB) a very central and easy to access location for the community of Bragg Creek.

Signage regarding the open house was posted in primary locations entering the community of Bragg Creek approximately 18 days prior to the open house. A map noting these locations is enclosed. Notifications regarding the open house were also sent out through e-mail, and posted on multiple social media platforms as well as the local newsletter (twitter, facebook and Instagram).

The open house took place from 5:00pm to 8:00pm, and received a very positive turn out of 39 community residents. A sign in sheet is enclosed, each attendee was requested to complete upon arrival.

The Two Pines Venture ownership team, the design team from Davignon Martin Architecture + Interior Design and civil engineer from Veritas Development Solutions were on hand to engage with the community and answer questions regarding the project. Presentation boards showcasing the project and its impact to the community were on display at the hall for all to see. A copy of these presentation boards is enclosed.

#### WHAT WE HEARD FROM THE COMMUNITY:

Feedback from the community was overwhelmingly positive, with the majority of attendees welcoming of this type of development to their community.

Representing some of the written comments received;

- “stunning design”;
- “looks awesome”;
- “love the new design! Modern yet still warm”
- “looks great! Awesome design can’t wait for it to open”;
- “why not use all native grasses and flora. Eg Res osier dogwood vs. ivory and red fescue or rough fescus vs grama”.



suite 420, 237 8 avenue se  
calgary, alberta T2G 5C3  
403 282 6082  
davignonmartin.ca

What else we heard;

- Immediate neighbour to the West inquired if the project would include a fence along the West property line to separate his parcel from the proposed development;
- West neighbour discussed future opportunities including sale of his property to Two Pines;
- Some concerns regarding noise from the raised deck travelling to the surrounding community;
- Welcomed seeing new development within the community;
- Liked the design of the building in its context to Bragg Creek, appreciated that we were not trying to bring "Banff / Canmore" style design to their community;
- Suggestions regarding revisions to exterior material colours to better blend in to the surrounding foliage / landscape;
- Local volunteer fire department was present and provided contact information for further involvement prior to occupation of building.

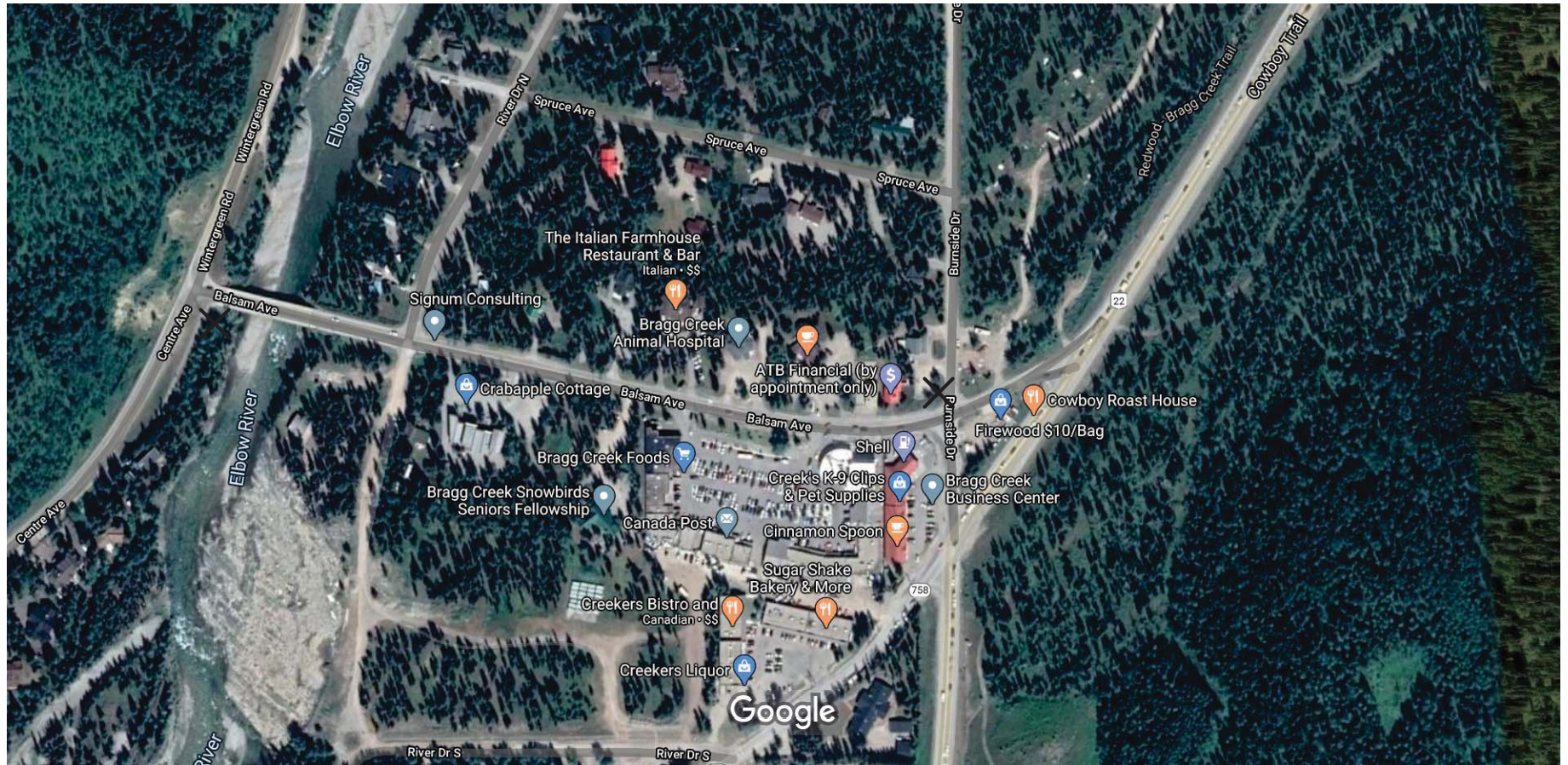
Some of this information has since been taken into consideration, such as some revisions to landscaping, as the notes were passed on to the landscape architect on the project for their final landscape plan. A fence and tree line were also added to the West property line, in consideration of the adjacent neighbours.

As you can see, the feedback was overwhelmingly very positive, and we look forward to bringing this project to the community.

Should you have any concerns or questions, please feel free to contact me at your earliest convenience so that we can provide you with clarifications promptly and so that you can proceed with an approval as quickly as possible.

Authorized by ///  
DAVIGNON MARTIN ARCHITECTURE

per ///  
Jason Hashman, Architectural Technologist



Imagery ©2020 CNES / Airbus, Maxar Technologies, S. Alberta MD's and Counties, Map data ©2020 50 m

✕ Location of open house signs placed 2 weeks prior to event.



STUNNING  
DESIGN!

Looks  
Awesome  
❤️

Love the new  
design!  
Modern yet still  
warm.



LOOKS GREAT!  
AWESOME  
DESIGN

CAN'T WAIT  
FOR IT TO OPEN

WHY NOT USE  
ALL NATIVE GRASSES  
AND FORBS E.G. RED-  
OSIER DOGWOOD VS ~~GRAMA~~  
AND RED FESCUE OR <sup>IVORY</sup>  
ROUGH FESCUE VS GRAMA

Looks  
Great!  
Looking forward  
to ~~show~~  
opening

# BRAGG CREEK DISTILLERY

## COMMUNITY ENGAGEMENT

### SIGN IN SHEET

NAME E-MAIL PHONE NUMBER

Darren Shaw		
CLARE ORMEROD		
Patti Bradshaw		
Noem Landry		
DAVE SAUTER		
Kathleen O'Neill		
Nathalie Belanger		
Bernadette van Ommeren		
Jos van Ommeren		
Baruch Laskin		
William Stillaway		
Kitty Stillaway		
Willy & Jane Patermaat		
Colleen Lankester		
Bon Russell		
THEO Smit		
Thea Smit		
Tim Anderson		
DAVID PARKER		
LYNN GALLAN		
DAVIGNON MARTIN		
ARCHITECTURE + INTERIOR DESIGN		

**BRAGG CREEK DISTILLERY**  
**COMMUNITY ENGAGEMENT**  
**SIGN IN SHEET**

Feb 26, 2020  
5:58 pm  
Sparrowhawk chabot

NAME	E-MAIL	PHONE NUMBER
Audrey Fennell		
Jeff Watt		
Michelle Ballem		
Dave Kiehn		
USK ENGWARD		
*ALBY*		
Gaynor Hoyne		
Michael Hibonci		
Linda Bourdage		
HOYD BECKEDORF		
Dave Reid		
Graig Dotick Brundage		
ALAIN RENAUD		
GILLIAN HOLMES		
Jorge de Fizeitas		
ROCHE HERBST		
GAROLE & DOUG		
JOE + MICHELLE LONGO		
Gabrielle Zimmerman		
JAVIGNON MARTIN ARCHITECTURE + INTERIOR DESIGN		



## ARCHITECTURE



## SITE + LANDSCAPE

### SITE PLAN



### LEGEND

- |                      |                           |
|----------------------|---------------------------|
| 1 SECONDARY ENTRANCE | 8 LEADLINE DOOR           |
| 2 RETAINING WALL     | 9 EXHAUST + REWORKING     |
| 3 PARKING            | 10 WARDROOMS SIDE PATH    |
| 4 ANALYST ENTRANCE   | 11 REAR ENTRANCE          |
| 5 STILL TOWER        | 12 DOCK                   |
| 6 BOLT               | 13 PATHWAY                |
| 7 DOCTURANT          | 14 TAILWIND + FRONT SPILL |



# BRAGG CREEK DISTILLERY

## PROJECT OVERVIEW

### DESCRIPTION

The Bragg Creek Distillery is seen as a key anchor to economic revitalization of the hamlet. There is support from both town council and community members. In June 2018, Two Pine Ventures purchased 1.56 acres of land at the north entrance to Bragg Creek with plans to open the first distillery in the area. The property has municipal water and sewer services, as well as plenty of parking for future customers. Rockyview County approved an application in November 2018 to re-designate the land from a residential district to a commercial district while adding "distillery" as a site-specific discretionary use.

The project includes a 6,000 ft<sup>2</sup> distillery which is approximately 50'x120', along with a 50'x37' mezzanine level which hosts offices, a meeting room, lab, and kitchen that serve the distillery below. A second 3,000 ft<sup>2</sup> zone, approximately 65'x65', connects to the distillery and serves as the hospitality space for tastings and events.

The distillery is accessible from its main parking lot entrance on Burnside Drive, as well as from the back (south) lane. Two Pine Ventures is hoping that the lane becomes part of the Bragg Creek Trak system. Parking is located at the front of the

building and customers will cross a pedestrian bridge from the parking area to reach the distillery. Trees and vegetation native to the Bragg Creek area will be located between the parking lot and building.

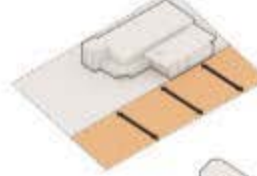
There is a 5-8 meter set back from the east side of the property line and a 1-meter set back from the west side of the property line. Loading docks and garbage disposal will be on the south side of the distillery building.

### PROJECT INFO

SITE AREA:	1,0847 SQ. FT. (127.9 SQ. M.)
BUILDING FOOTPRINT:	1,0008 SQ. FT. (923.30 M.)
MAIN FLOOR AREA:	1,0008 SQ. FT. (923.30 M.)
SECOND FLOOR AREA:	1,830 SQ. FT. (171.30 M.)
PARKING AREA:	1,0077 SQ. FT. (929.80 M.)
BOX PARKING COUNT:	5 STALLS
PARKING STALL COUNT:	47 STALLS
LANDSCAPED AREA:	1,0219 SQ. FT. (945.28 SQ. M.)

### SITE DESIGN LOGIC

001



LEGITS BUILDING ON SOUTH END OF SITE, RESPECT SURROUNDING HOUSES

002



PARKING AND VEGETATION IS BUFFER FROM NEIGHBOURING HOUSING

003



UPPER BUILDING FROM UPPER FLOOR, CONNECT WITH FLOOR TO PARKING.

### EAST ELEVATION



### WEST ELEVATION



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BRAGG CREEK  
DISTILLERY

TWO PINE VENTURES  
DISTILLERY



## Page 250 of 395

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REVISION		
1	DEVELOPMENT PERMIT	2019.08.23
2	CLIENT REVIEW	2020.01.17
3	CLIENT REVIEW	2020.01.27
4	RE-ISSUED FOR DP	2020.04.03

PROFESSIONAL SEAL(S)  
CONSULTANTS

NOTES

PROJECT

DATE  
2020.04.03  
SCALE  
NTS

PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB  
SHEET TITLE  
SITE PHOTOS

SHEET NUMBER

A///100



2 SITE PHOTOS  
NTS



3 SITE PHOTOS  
NTS



4 SITE PHOTOS  
NTS



5 SITE PHOTOS  
NTS



6 SITE PHOTOS  
NTS



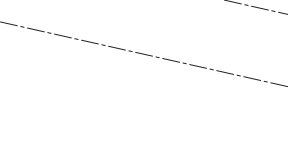
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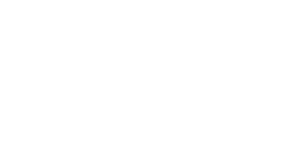
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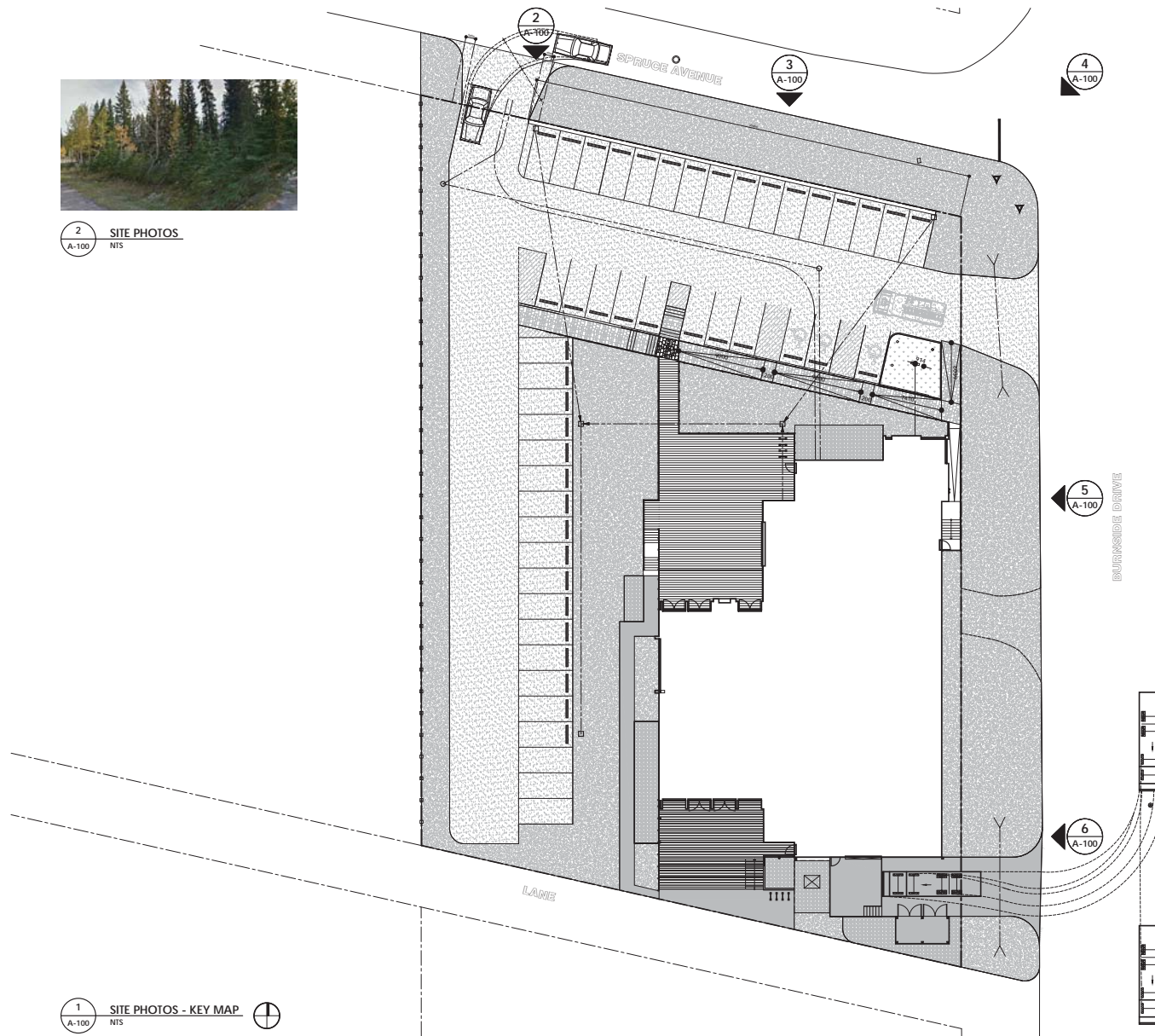
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NTS



4 SITE PHOTOS  
NTS



5 SITE PHOTOS  
NTS



1 SITE PHOTOS - KEY MAP  
NTS

BYLAW REVIEW

PART 3 - GENERAL REGULATIONS									
LOT INFORMATION									
Municipal Address		27 Burnside Drive, Bragg Creek, AB							
Legal Address		Plan: 1741EW, Block 2, Lot: 13							
SECTION 25 - DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS AND STRUCTURES									
Visual Impacts and Screening									
25.40		Business Development							
		(g)(i) heating, ventilating, HVAC apparatus on roof, with exception of solar power							
		(g)(iv) garbage, waste, waste handling and collection areas							
		(g)(v) outdoor service areas including any loading and vehicular service areas that are visible from an adjacent residential property or from a public road other than a lane							
		(i) such screening shall be maintained to mitigate visual impact from the ground to a height of 2.00m							
		(v) garbage and waste must be stored in weatherproof and animal proof containers and be in a location easily accessible to contracted garbage pickup							
SECTION 26 - LANDSCAPING, SCREENING AND OUTDOOR DISPLAY AREAS									
				mm	in				
26.30		(a)	min. height of evergreen shrubs when planted	40.00	15.75				
			min. height of deciduous shrubs when planted	60.00	23.62				
		(b)	ratio of deciduous to evergreen trees shall be 60:40 unless Landscaping Plan is designed by registered professional Landscape Architect						
				mm	in		ft		
		(c)	required calliper for deciduous trees	4.50	1.77		0.15		
			required height for evergreen trees	200.00	79.24		6.56		
26.50		all yards and open spaces on the site of business development (excluding parking stalls, on site circulation, outdoor storage, display, and service areas) shall be landscaped with trees, shrubs, sod, or suitable hard landscaping							
		number of trees required per area of landscaping		1 tree	sq.m		sq.ft.		
					46	495.14			
Minimum Requirements									
		(i)	Min. 10% of the development area shall be landscaped						
		(j)	When existing trees are retained, they may count towards the tree requirements when:						
		(k)	Trees are at least 15cm caliper. They may count double towards the tree requirements						
		(l)	Trees are at least 25cm caliper. They may count triple towards the tree requirements						
		(v)	Thirty percent (30%) of the landscaping applied to paving islands, boulevards, and sidewalks, but not parking surfaces may be in the form of hard landscaping						
Vegetation Types, Mixtures, and Irrigation									
		(i)	Water conservation measures should be done with consideration of Stormwater Management which incorporates on site use of stormwater for landscape irrigation						
		(v)	Use of Kentucky Bluegrass (Poa pratensis) is strongly discouraged; Indigenous forage grasses is strongly encouraged						
SECTION 27 - LIGHTING OF SITES / DEVELOPMENTS									
27.20		Business Development							
		(a)	Outdoor lighting is to comply with the following provisions:						
		(v)	All developments shall use full cut-off (shielded) outdoor light fixtures that direct the light downward						
SECTION 30 - PARKING AND LOADING									
30.10		Number of Spaces							
		(g)	Where a development consists of a mix of use classes, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use class						
		<u>Schedule 3 - Parking Schedule</u>							
		Tasting Room				Required Stalls		Provided Stalls	
		Drinking Establishment		1 stall per 2 seats		Seating Establishment Total		75	37.5
		Distillery				Gross Floor Area (m <sup>2</sup> )		794	8
		General Industrial		1 stall per 100m <sup>2</sup> (1,076.4 sq.ft.) gross floor area		Total Stalls for Distillery + Tasting		45	46
		(h)(1.2)		are clearly designated with signs reading "Small Car Only"					
		(h)(1.3)		do not exceed a total of 15% of the required number of parking stalls					
		Total Stalls				BRIEF			
		Max. Amount of Small Car Stalls				0			
		(v) where parking stalls are located with access directly off a lane, the required width of its inside may be deducted by the width of the lane							
30.20		Off-Street Loading							
		<u>Schedule 6 - Loading Schedule</u>							
		Drinking Establishment (Tasting Room)		1 space per 2,000 m <sup>2</sup>		Area	Loading Spaces Required		
		Industrial Uses (Distillery)		1 space per 1,500 m <sup>2</sup>		794	1.0		
SECTION 35 - SIGN REGULATIONS									
35.11		(a)	max. sign dimensions	length		width		height	
				m	ft.	m	ft.		
				1	3.28	0.60	1.67		
		(c)	sign construction and letter shall be as follows:						
		(v)	sign constructed using 10mm (3/32in) high density plywood or 38mm (1 1/2in) solid wood						
		(v)	signs from consisting of a high density reflective finish or equivalent, with the cut lettering or silk screen lettering						
		(v)	minimum letter size of 10cm (3.93in) all upper case, uniform letter style						
		(v)	the sign shall be located in the yard, front adjacent to the front property line and either supported on independent posts or attached to existing fencing						

35.14	Business Development				
(a)	when more than one business occupies a building, additional signage shall be located in accordance with a Signage Plan prepared for the building. The signs shall comply with the following rules:				
(v)	one illuminated business name is permitted per visible business unit facade and shall not exceed 10% of area of the facade				
	max area of illuminated business name less area of any logo referred to in subsection (a)		sq.m	sq.ft	
			40.00	420.55	
SECTION 36 - FRONT, SIDE AND REAR EXTENSIONS INTO YARDS					
36.10	max. length of cantilever extensions	m	ft		
		0.60	1.97		
36.20	max length deck can extend into minimum yard, side or rear yard	2.00	6.56		
	min. yard width	1.20	3.94		
SECTION 40 - DESIGN WITHIN THE FLOOD FRINGE ZONE					
40.00	The structure or portion of the structure constructed within the flood fringe area below the stop elevation				
(a)	shall be water proofed				
(b)	shall not contain building materials that could be damaged by water				
(c)	shall not contain electrical panels, gas meters, and heating appliances				
PART 4 - LAND USE DISTRICTS					
SECTION 63 - HAMLET COMMERCIAL DISTRICT (HC)					
63.50	Minimum Requirements				
		sq.m	sq.ft		
(a)	perpet site				
(v)	for all uses serviced by a piped system	1,850.00	15,995.35		
(v)	for lots served by a piped water system but not a piped sewer system	1,850.00	15,995.35		
(v)	for lots served by a piped sewer system but not a piped water system	920.00	9,995.67		
		m	ft		
(i)	width of site	15.00	49.21		
(v)	front yard	6.00	19.69		
(v)	side yard - adjacent to residential district	6.00	19.69		
(v)	side yard - all other locations - none required but if provided min.	1.20	3.94		
(v)	rear yard	6.00	19.69		
63.60	Maximum Requirements				
		m	ft		
(a)	height of principal building	10.00	32.81		
(v)	height of accessory buildings	5.5	18.04		
BRAGG CREEK DESIGN STANDARDS - APPENDIX A					
3.1.2	(a) landscape design standards should be demonstrated on a landscaping plan. They include, but are not limited to: (v) creating a land-vegetation buffer between structures and flammable wildland vegetation; (v) spacing trees apart to reduce the intensity of wildfire (v) conifer trees are highly flammable and shall not be planted within 10 meters (32.8 feet) of the new development (v) all roofs should be constructed of fire-resistant materials. In compliance with the ABC, as amended. (v) building exterior shall be constructed of fire-resistant materials. In compliance with the ABC				
3.2.3	Building Style Architectural Style Standards (a) buildings shall be designed to complement and reference existing local heritage buildings (v) designs incorporating rustic characteristics are encouraged. Architectural expression should give the appearance of being indigenous, natural, and handcrafted in style				
3.2.6	Parking and Site Access (a) parking areas should be located at the side or rear of the building, not between the building front and street edge to encourage the building connection and interaction with the streetscape (v) parking areas and facilities shall not be located in the front yard setback area, with the exception of drive-in and drop-off parking stalls (v) loading docks, garage doors, etc. shall be located to the side or rear of buildings and be screened				
4.2.0	Street Furniture (a) commercial, institutional, mixed-use, and multi-residential development should provide street furniture and public amenities, such as public washroom facilities (v) street furniture should be: (v) located along the streetscape in line with street lineaments, so as to maintain an unobstructed pedestrian route on the sidewalk (v) located in particular areas of higher activity, such as key intersections and corner lots				



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PROJECT

DATE  
2020.04.03  
SCALE  
1:200

PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB  
SHEET TITLE  
SITE PLAN

SHEET NUMBER

A//102

SITE INFORMATION:

SITE AREA: 4.179 SQ.M. (44,962 SQ.FT.)  
BUILDING FOOTPRINT: 935 SQ.M. (10,068 SQ.FT.)  
PARKING + WASTE: 1,432 SQ.M. (15,542 SQ.FT.)  
LANDSCAPED AREA: 980 SQ.M. (10,598 SQ.FT.)

PLANTING

CONIFEROUS: 18 TREES - 14 LARGE  
DECIDUOUS: 26 TREES - 4 LARGE  
SHRUBS AND GRASSES: 38

LEGEND NOTES:

- EXISTING DRIVEWAY TO BE REMOVED
- EXISTING OVERHEAD POWER LINE AND POLE TO BE REMOVED
- EXISTING STREET SIGN TO REMAIN
- EXISTING UNDERGROUND UTILITIES (REFER TO CIVIL DRAWINGS)
- NEW GRAVEL PARKING LOT
- NEW CONCRETE WALK
- NEW BICYCLE PARKING STALLS (REFER TO A//103 SITE DETAILS)
- NEW OUTDOOR PATIO - WOOD DECKING
- NEW DRY HYDRANT
- NEW GARBAGE ENCLOSURE (REFER TO A//103 SITE DETAILS)
- NEW PLANTING BED AT GRADE
- NEW PAD MOUNT ELECTRICAL TRANSFORMER AS REQUIRED
- NEW RETAINING WALL
- NEW STOP SIGN TO REPLACE EXISTING YIELD SIGN
- NEW PAINTED STOP BAR
- NEW 5M CURB RADIUS
- EXISTING CURB RADIUS
- NEW 250MM CSP CULVERT

LEGEND:

- EXISTING LIGHT STANDARD TO REMAIN
- EXISTING POWER POLE TO REMAIN
- EXISTING STREET SIGN TO REMAIN
- SPOT ELEVATIONS
- SPOT ELEVATIONS @ BUILDING + (1200.00)
- WINDOWS OR DOORS
- BOLLARD
- New Exterior Post Light (Max 100w)  
Refer to A//100 Elevations
- New In-Ground Up Light (Max 100w)  
Refer to A//100 Elevations
- New Exterior Wall Light (Max 100w)  
Refer to A//100 Elevations

MATERIAL LEGEND:

- CONCRETE PAVING
- ASPHALT
- BRUSHED CONCRETE
- WOOD DECKING
- LANDSCAPED AREA TO BE MAINTAINED IN NATURAL CONDITION
- ROCK MULCH

NEIGHBOURING PROPERTY  
LOT 12  
BLOCK 2  
PLAN 1741EW

NEIGHBOURING PROPERTY  
LOT 2  
BLOCK 2  
PLAN 1741EW

NEIGHBOURING PROPERTY  
LOT 1  
BLOCK 2  
PLAN 1741EW

1 SITE PLAN  
A-102 1:200

2019///09

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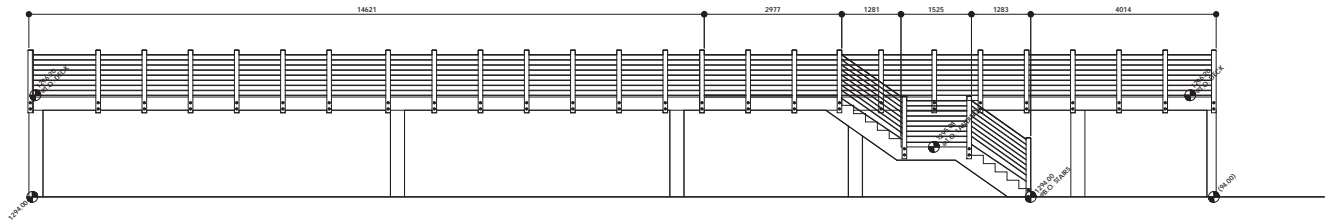
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SCALE  
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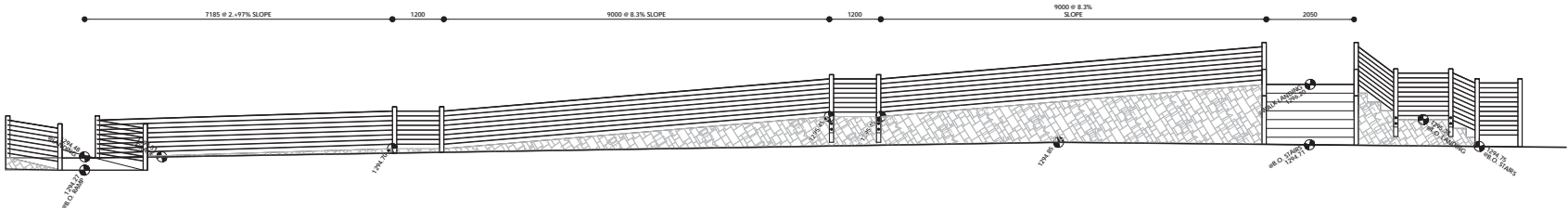
PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB  
SHEET TITLE  
SITE DETAILS

SHEET NUMBER

A///103



1  
A-103 SITE RAMP / PATIO - WEST ELEVATION  
1:50



1  
A-103 SITE RAMP / PATIO - NORTH ELEVATION  
1:50

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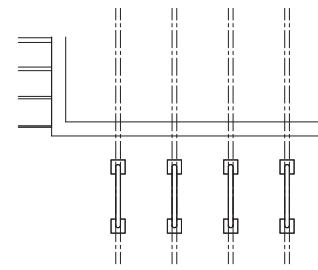
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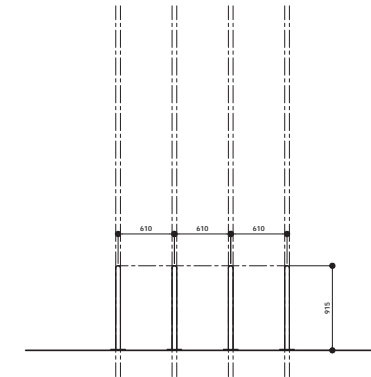
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27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB  
SHEET TITLE  
SITE DETAILS  
WASTE ENCLOSURE  
BICYCLE STORAGE

SHEET NUMBER

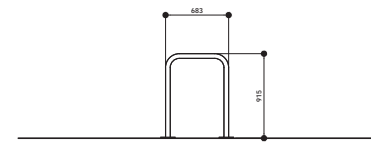
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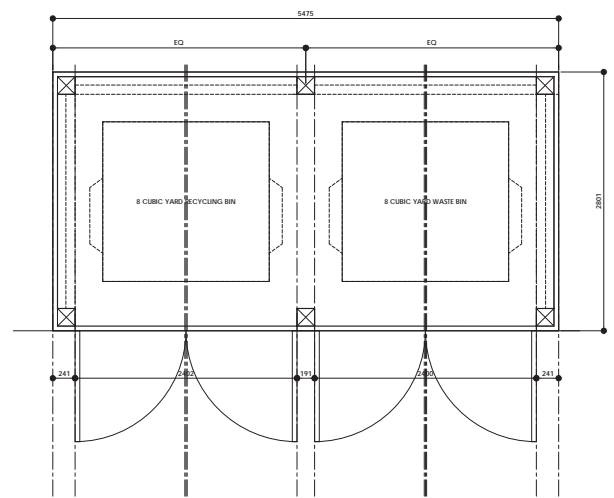
6 BICYCLE STORAGE - PLAN  
A-104 1:25



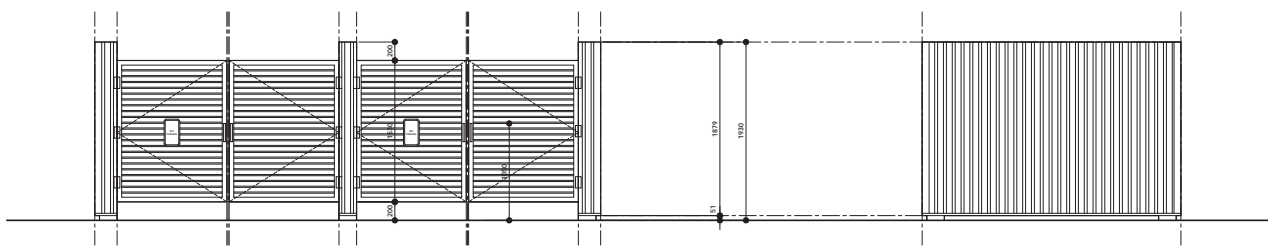
7 BICYCLE STORAGE - FRONT ELEVATION  
A-104 1:25



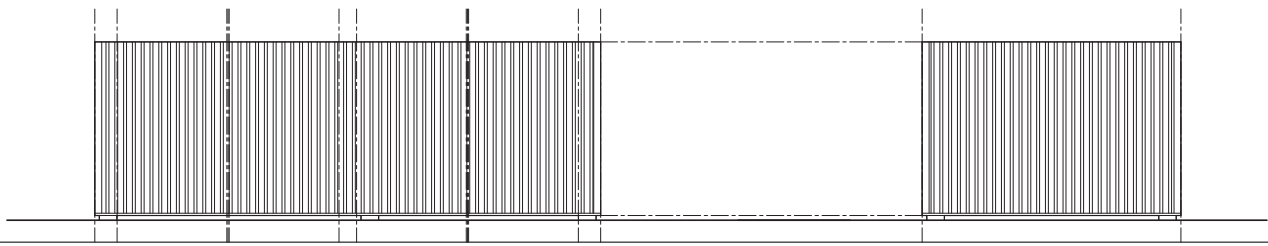
8 BICYCLE STORAGE - SIDE ELEVATION  
A-104 1:25



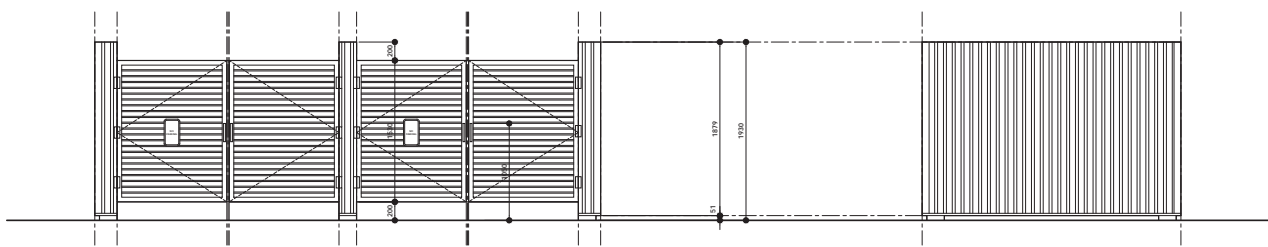
1 WASTE ENCLOSURE - PLAN  
A-104 1:25



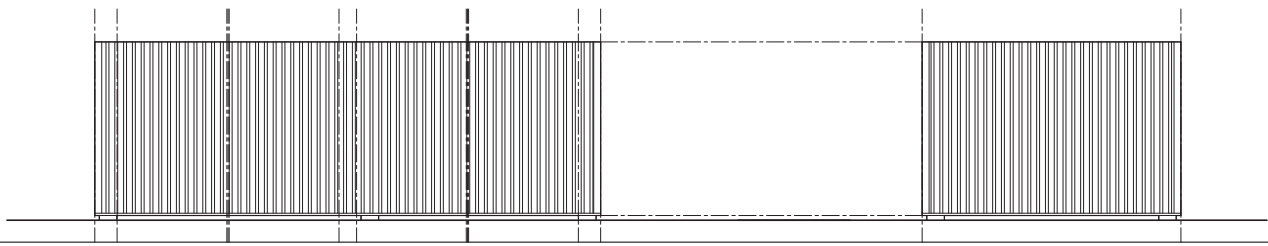
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A-104 1:25



4 WASTE ENCLOSURE - WEST ELEVATION  
A-104 1:25

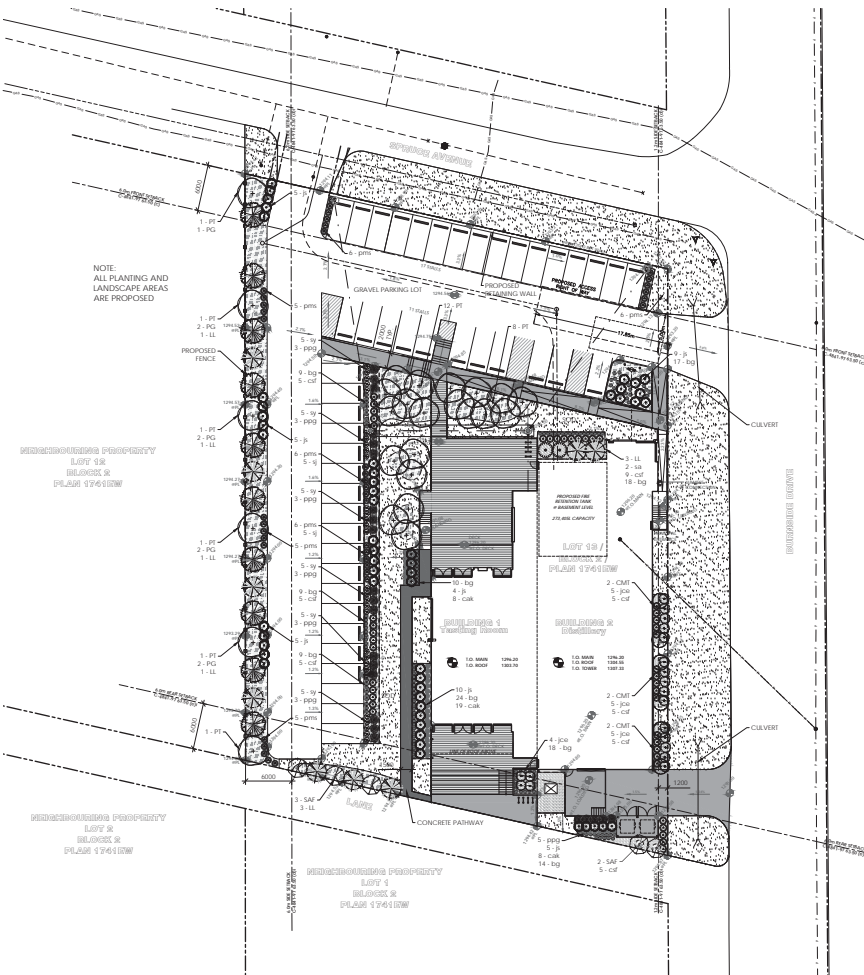


3 WASTE ENCLOSURE - SOUTH ELEVATION  
A-104 1:25











5 WASTE ENCLOSURE - NORTH ELEVATION  
A-104 1:25





LEGEND

 PROPERTY LINE  
 SETBACK LINE  
 SANITARY SEWER PIPE  
 WATER MAIN PIPE  
 STORM WATER PIPE  
 GAS PIPE  
 POWER LINE  
 CATCH BASIN/MANHOLE  
 WATER VALVE BY ENG.  
 WATER HYDRANT BY ENG.

### GRADING

4% DIRECTION OF DRAINAGE  
1200.00 EXISTING SPOT ELEVATION

SURFACIN®

Diagram illustrating the layers of a landscape bed:

- CONCRETE PAVING
- ROCK MULCH
- SOD
- PLANTING BED
- CONIFEROUS BARK MULCH

PROJECT NAME: BRAGG CREEK DISTILLERY			
CIVIC ADDRESS: 27 BURNSIDE DR			
SITE AREA: 4179.1m²			
LANDSCAPE AREA 1176.7m² (28.2%)			
LANDSCAPE HARD SURFACE AREA			371.1m²
LANDSCAPE SOFT SURFACE AREA			483.5m²
SOI AREA			321.5m²
<u>SEEDBANK REQUIREMENTS</u>			<u>PROVIDED</u>
FRONT SETBACK (NORTH)	6.0m	6.0m	
REAR SETBACK (SOUTH)	6.0m	6.0m	
SIDE SETBACK (EAST)	1.2m	1.2m	
SIDE SETBACK (WEST)	4.0m	6.0m	
<u>TREE PLANTINGS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	
FRONT SETBACK (NORTH) - 126.9m³ 1 TREE FOR EACH 46m²			
TREES	8	2	
DECIDUOUS	-	1	
CONIFEROUS	-	1	
SHRUBS	-	17	
REAR SETBACK (SOUTH) - 337.2m³ 1 TREE FOR EACH 46m²			
TREES	8	10	
DECIDUOUS	-	6	
CONIFEROUS	-	4	
SHRUBS	-	24	
SIDE SETBACK (EAST) - 76.6m³ 1 TREE FOR EACH 46m²			
TREES	2	6	
DECIDUOUS	-	6	
CONIFEROUS	-	0	
SHRUBS	-	15	
SIDE SETBACK (WEST) - 383.3m³ 1 TREE FOR EACH 46m²			
TREES	9	16	
DECIDUOUS	-	4	
CONIFEROUS	-	12	
SHRUBS	-	20	

### PLANTING SCHEDULE: TREES

SPECIFICATION	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY
	QMT	<i>Crataegus monnensis</i> 'Toba'	TOBA HAWTHORN	60mm cal.	6
	PT	<i>Populus tremuloides</i>	PYRAMIDAL ASPEN	60mm cal.	28
	SAF	<i>Sorbus aucuparia</i> 'Fastigata'	PYRAMIDAL MOUNTAIN ASH	60mm cal.	6
	LL	<i>Larix laricina</i>	TAMARACK	2.5m ht.	9
	PG	<i>Picea glauca</i>	WHITE SPRUCE	2.5m ht.	10

### PLANTING SCHEDULE: SHRUBS & GRASSES

SPECIFICATION	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY
	●	<i>Cornus canadensis</i> 'Patriot'	ARCTIC FIRE DOGWOOD	42 in. x 5.8m OC	1
	●	<i>Shepherdia argentea</i>	SILVER BUFFALOBERY	42 in. x 2.4m OC	2
	●	<i>Symphoricarpos alba</i>	SNOWBERRY	42 in. x 0.8m OC	10
	●	<i>Juniperus communis</i> 'Eiffel'	EFFUSA JUNIPER	42 in. x 1.2m OC	30
	●	<i>Juniperus communis</i> 'Eiffel'	SAVIN JUNIPER	42 in. x 1.6m OC	53
	●	<i>Pinus pungens</i> 'Gloster'	GLOBE BLUE SPRUCE	42 in. x 1.5m OC	23
	●	<i>Pinus mugo</i> 'Stewartmunt'	SLOWMOUND MUGO PINE	42 in. x 1.0m OC	35
	●	<i>Buxbaumia japonica</i>	BOX HEDGE	42 in. x 0.5m OC	128
	●	<i>Calamagrostis acutiflora</i> 'Karlowicz'	KARL FORMER FEATHER REED GRASS	42 in. x 0.5m OC	35

## GENERAL NOTES

- [illegible]



2019///09



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PROJECT

DATE  
2020.04.03

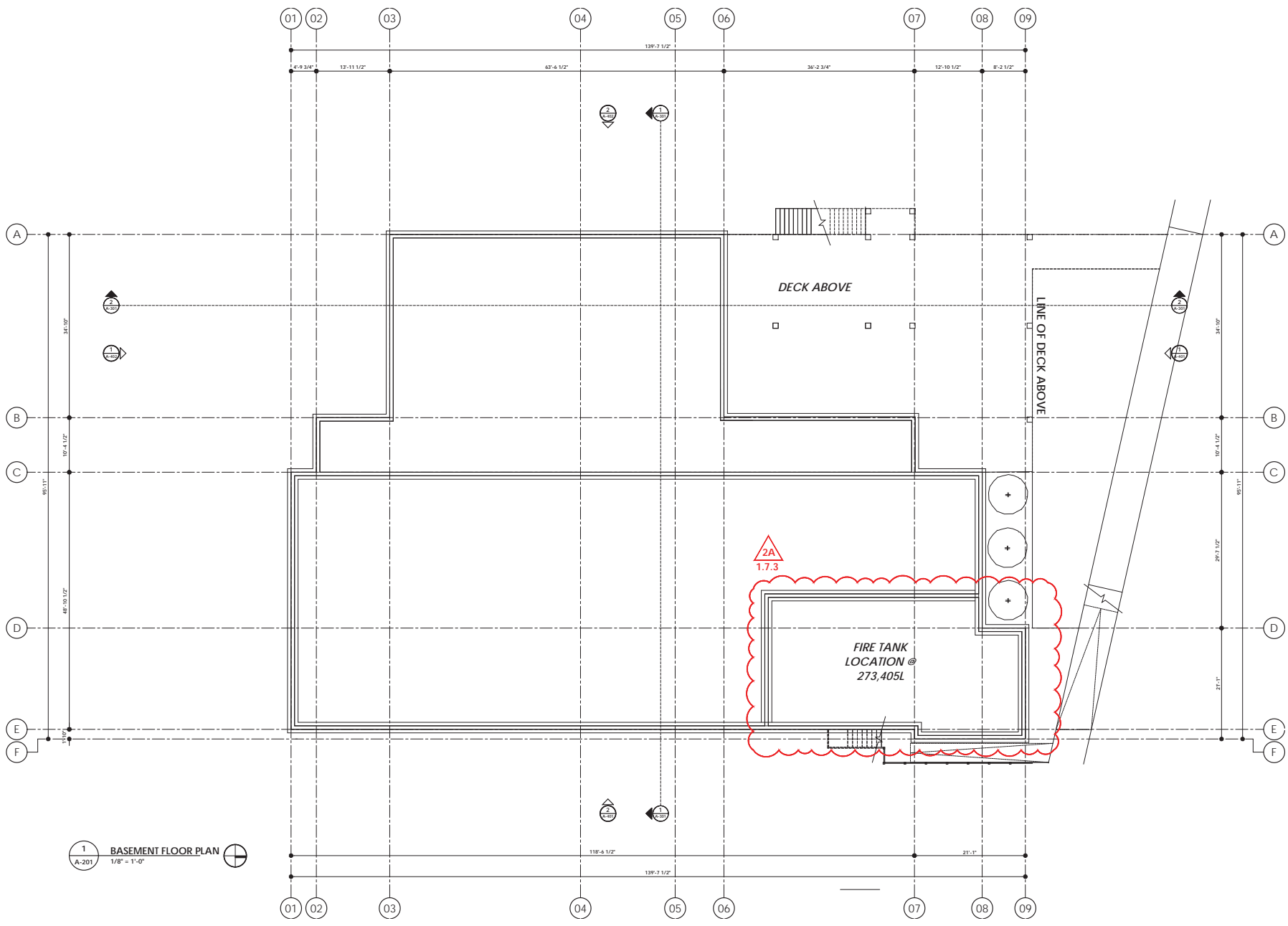
SCALE  
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PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB

SHEET TITLE  
BASEMENT FLOOR PLAN

SHEET NUMBER

A///200



1 BASEMENT FLOOR PLAN  
A-201 1/8" = 1'-0"



2019//09

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ISSUE	No.	DATE
1	DEVELOPMENT PERMIT	2019.08.23
2	CLIENT REVIEW	2020.01.17
3	CLIENT REVIEW	2020.01.17
4	RE-ISSUED FOR DP	2020.04.03

PROFESSIONAL SEAL(S)

CONSULTANTS

NOTES

PROJECT

DATE  
2020.04.03

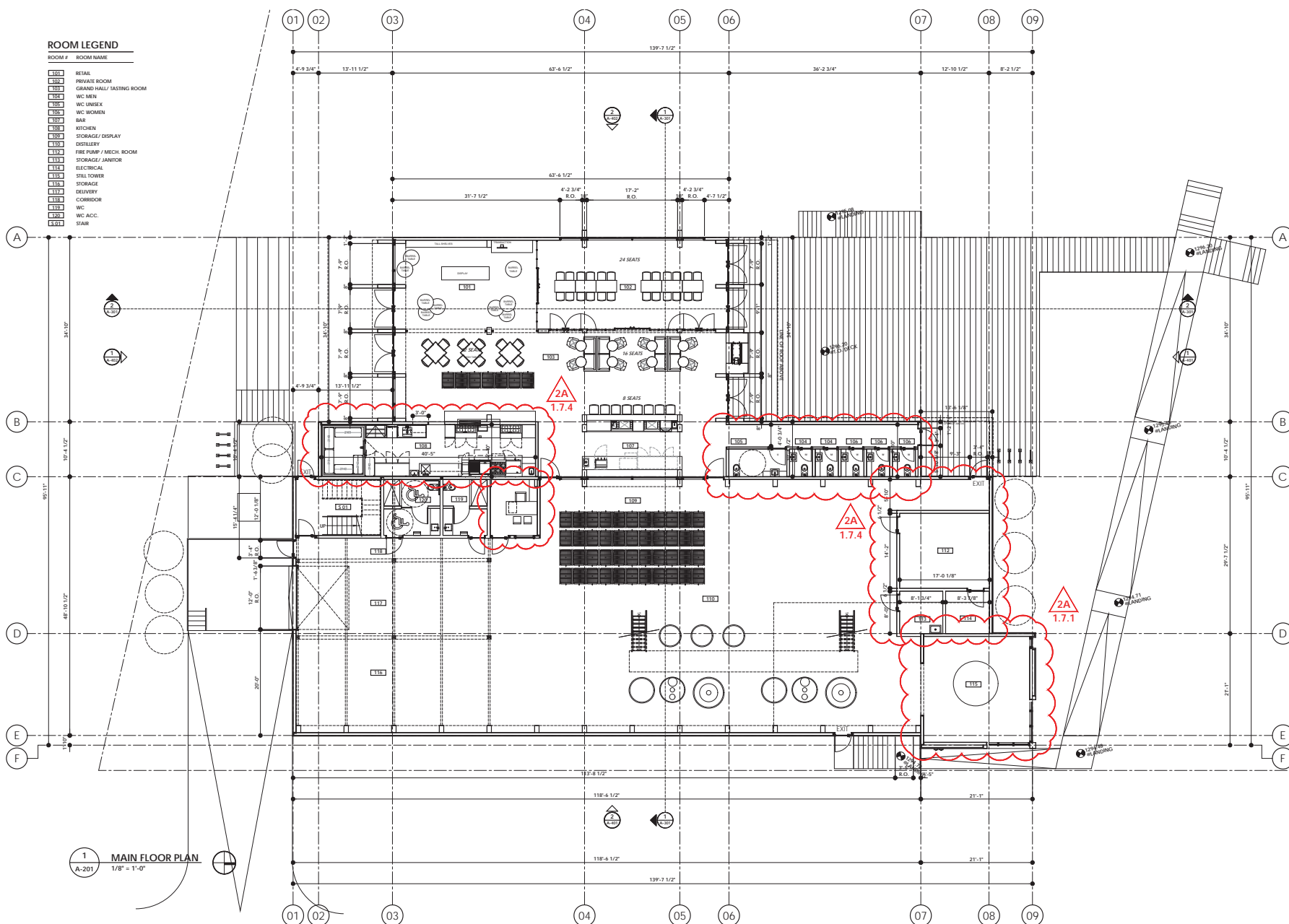
SCALE  
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PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB

SHEET TITLE  
MAIN FLOOR PLAN

SHEET NUMBER

A//201



2019//09

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REVISION		
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3	CLIENT REVIEW	2020.01.27
4	RE-ISSUED FOR DP	2020.04.03

PROFESSIONAL SEAL(S)  
CONSULTANTS

NOTES

PROJECT

DATE  
2020.04.03

SCALE  
1/8" = 1'-0"

PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB

SHEET TITLE  
SECOND FLOOR PLAN

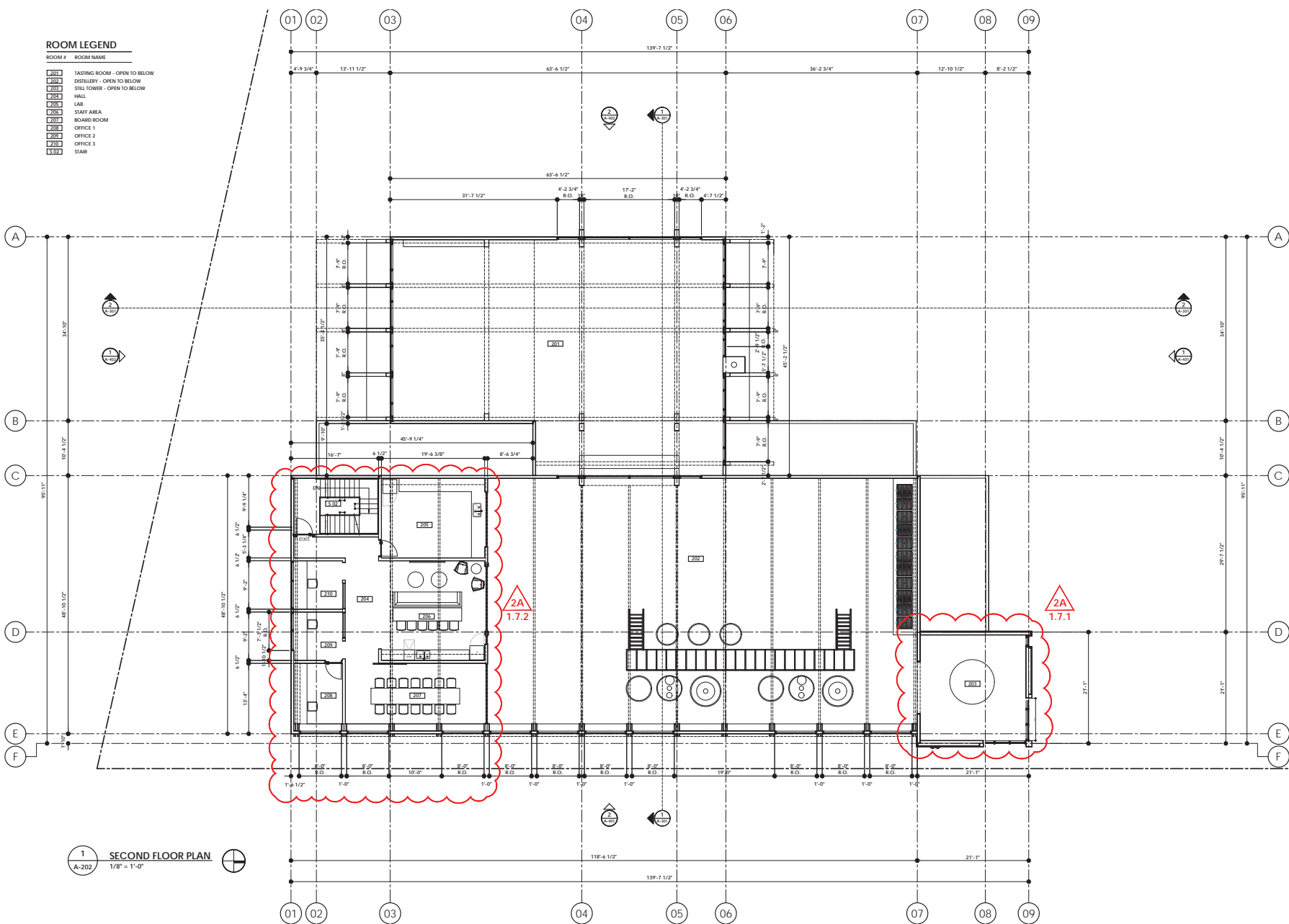
SHEET NUMBER

A//202

ROOM LEGEND

ROOM # ROOM NAME

201	TASTING ROOM - OPEN TO BELOW
202	DISTILLERY - OPEN TO BELOW
203	STILL TOWER - OPEN TO BELOW
204	HALL
205	LAB
206	STAFF AREA
207	BOARD ROOM
208	OFFICE 1
209	OFFICE 2
210	OFFICE 3
211	STAIR



1 SECOND FLOOR PLAN  
A-202 1/8" = 1'-0"

2019//09



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4	RE-ISSUED FOR DP	2020.04.03

PROFESSIONAL SEAL(S)  
CONSULTANTS

NOTES

PROJECT

DATE  
2020.04.03

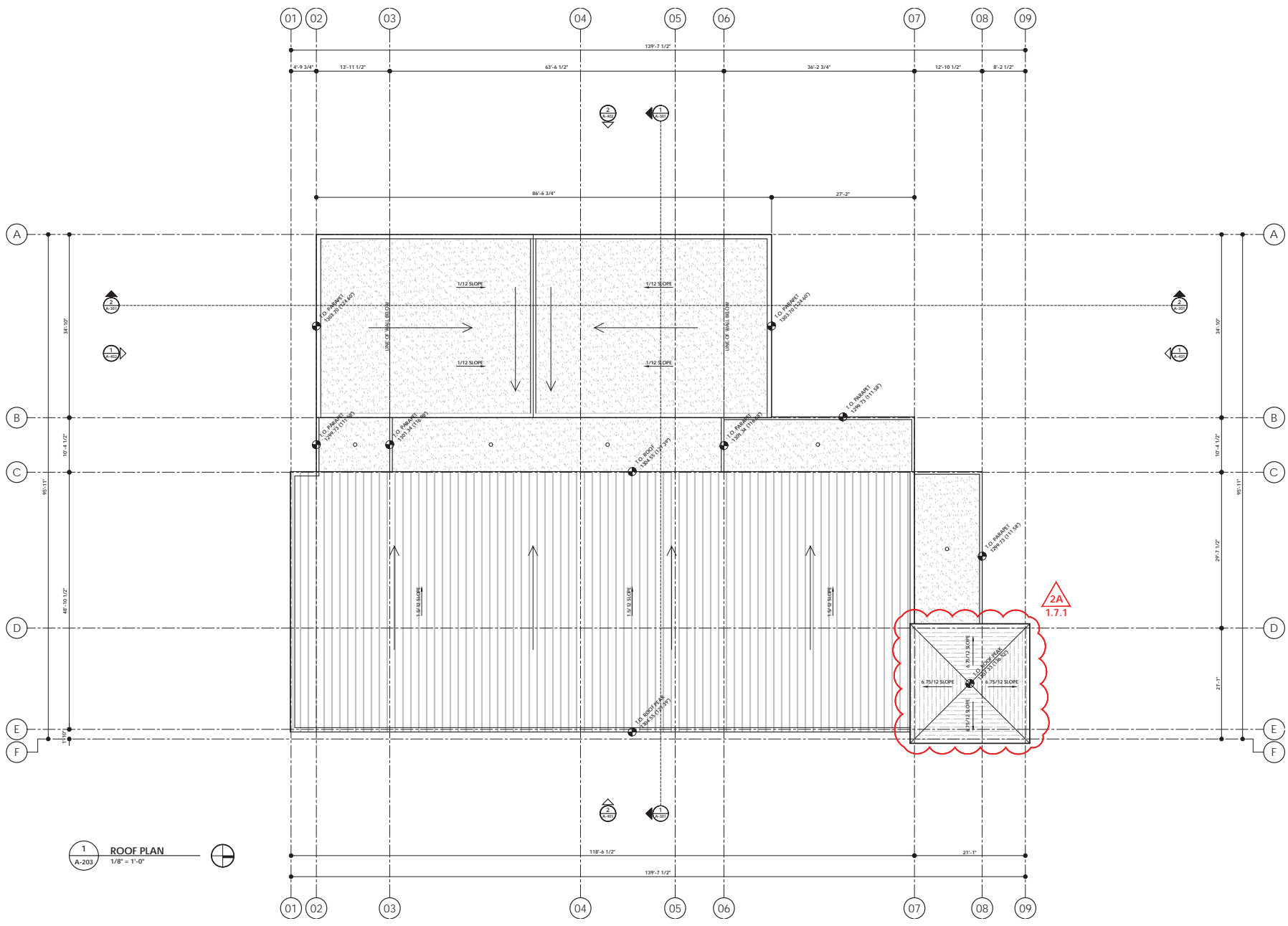
SCALE  
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PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB

SHEET TITLE  
ROOF PLAN

SHEET NUMBER

A//203



1 ROOF PLAN  
A-203 1/8" = 1'-0"



2019///09



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REVISION		
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3	CLIENT REVIEW	2020.01.27
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PROFESSIONAL SEAL(S)  
CONSULTANTS

NOTES

PROJECT

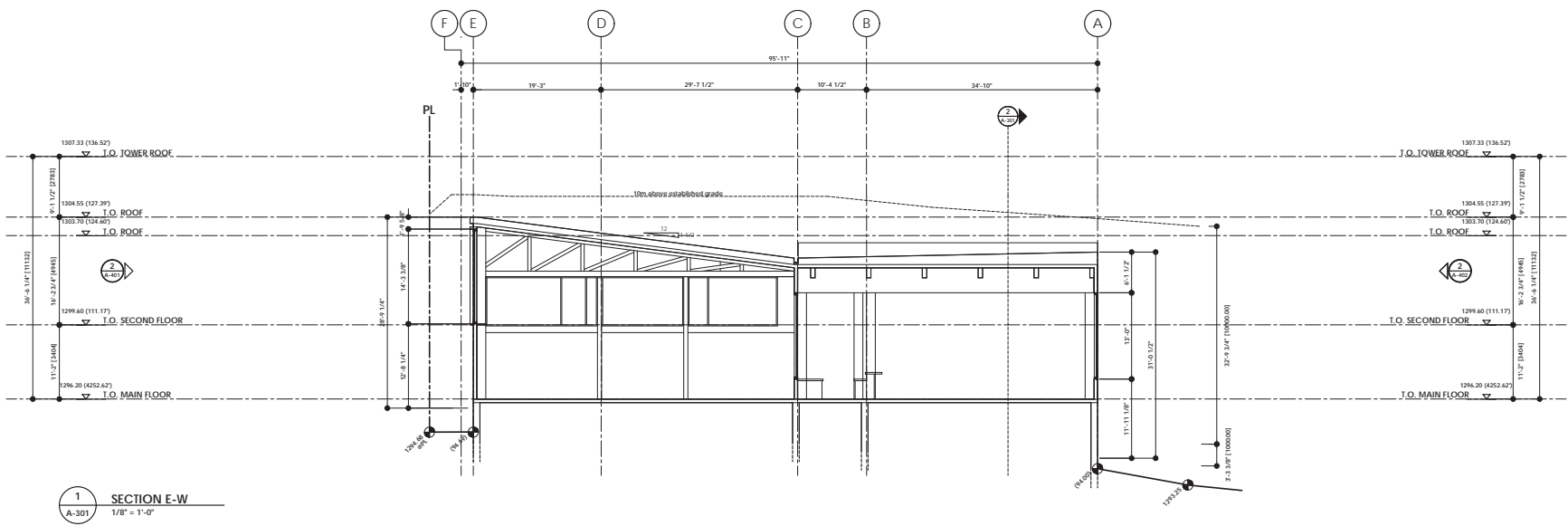
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2020.04.03  
SCALE  
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PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB

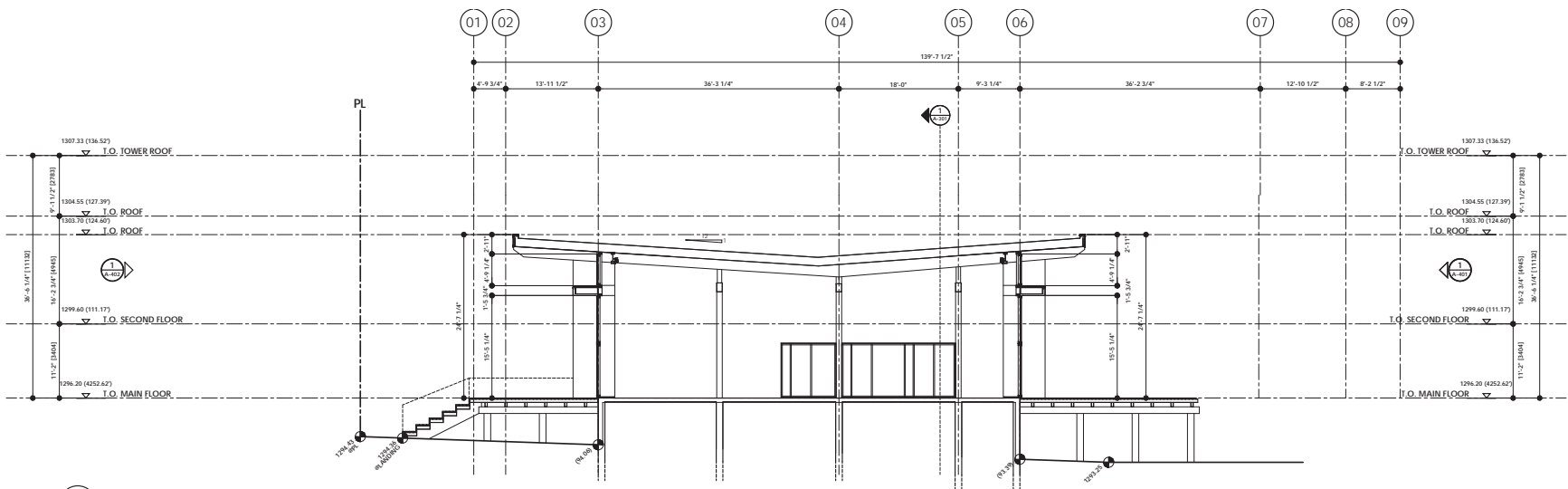
SHEET TITLE  
SECTION E-W  
SECTION S-N

SHEET NUMBER

A///301



1 SECTION E-W  
A-301  
1/8" = 1'-0"



2 SECTION S-N  
A-301  
1/8" = 1'-0"

2019//09

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1	DEVELOPMENT PERMIT	2019.08.23
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3	CLIENT REVIEW	2020.01.27
4	RE-ISSUED FOR DP	2020.04.03

PROFESSIONAL SEAL(S)  
COMMENTS

NOTES

PROJECT

DATE

2020.04.03

SCALE

1/8" = 1'-0"

PROJECT LOCATION

27 BURNSIDE DR.

LOT 13 / BLOCK 2 / PLAN 1741 EW

BRAGG CREEK, AB

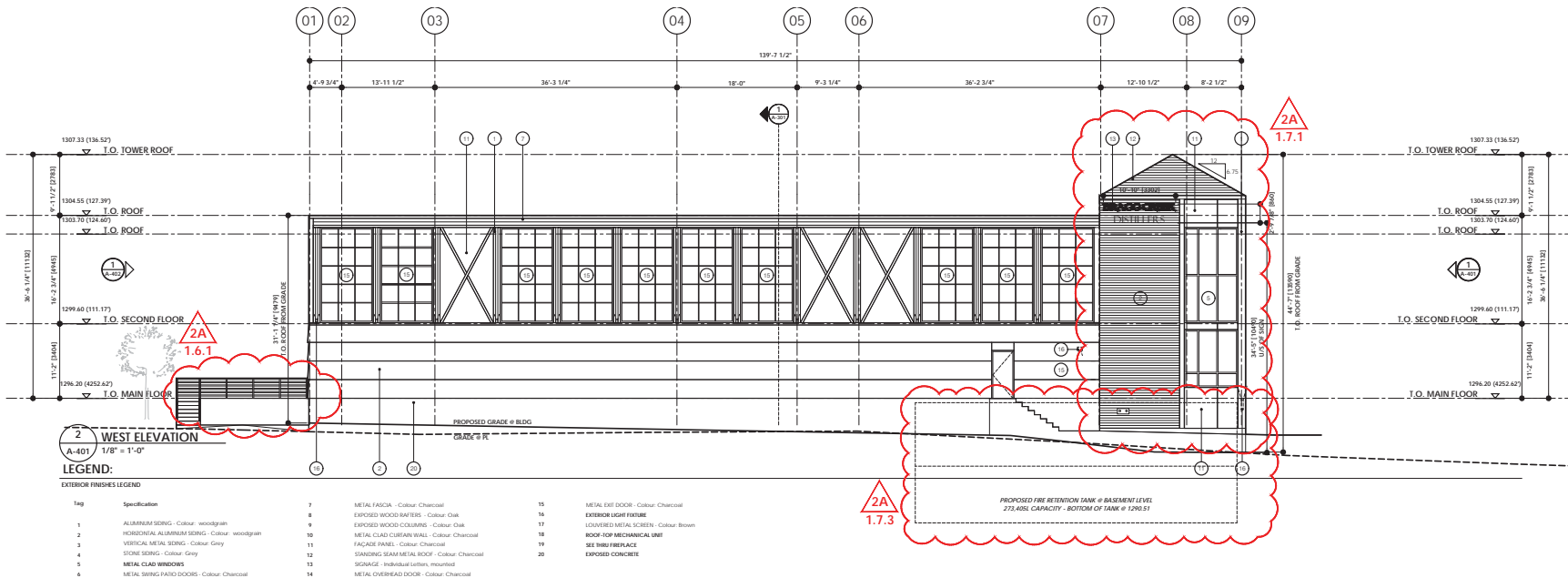
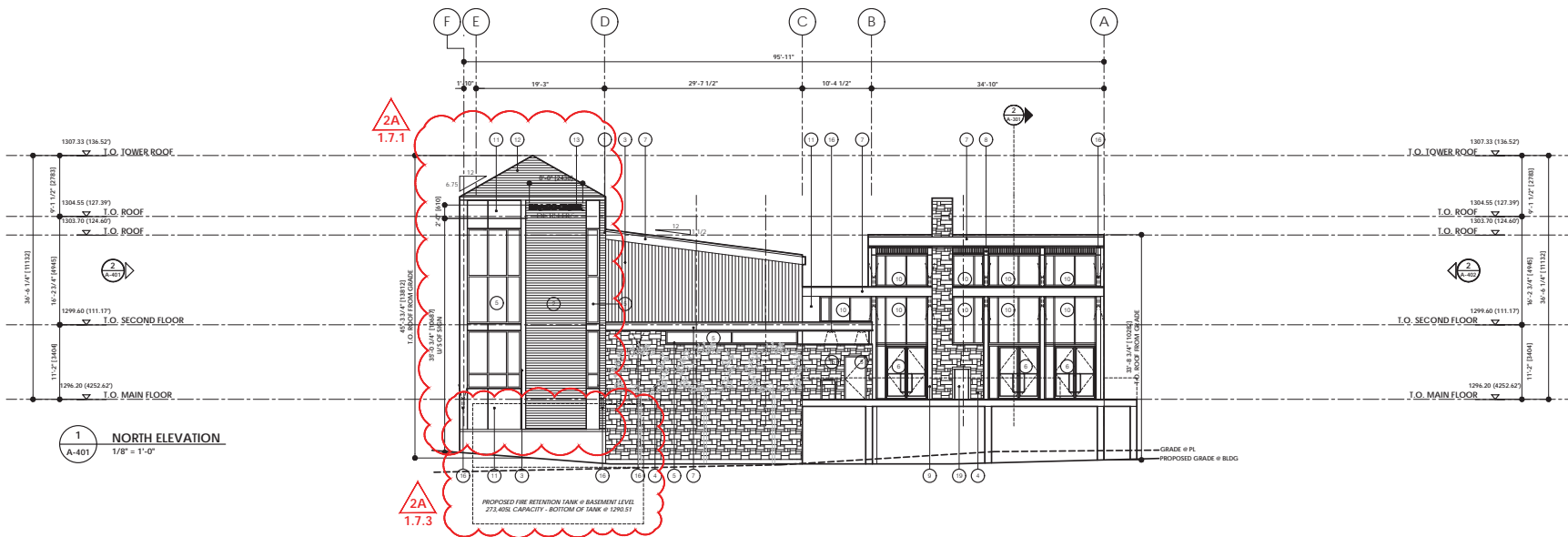
SHEET TITLE

NORTH ELEVATION

WEST ELEVATION

SHEET NUMBER

A//401



2019//09

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The accuracy and validity of all dimensions and specifications are subject to the architect's review and approval. Any errors, omissions and misstatements shall be the responsibility of the architect.

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PROFESSIONAL SEAL(S)  
CONSULTANTS

NOTES

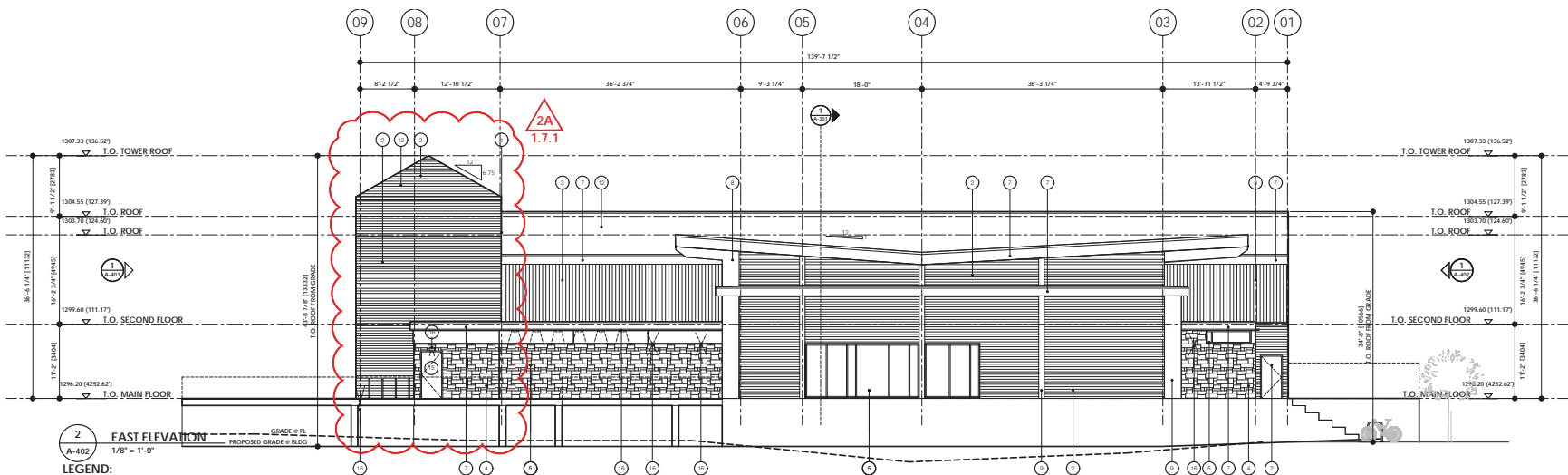
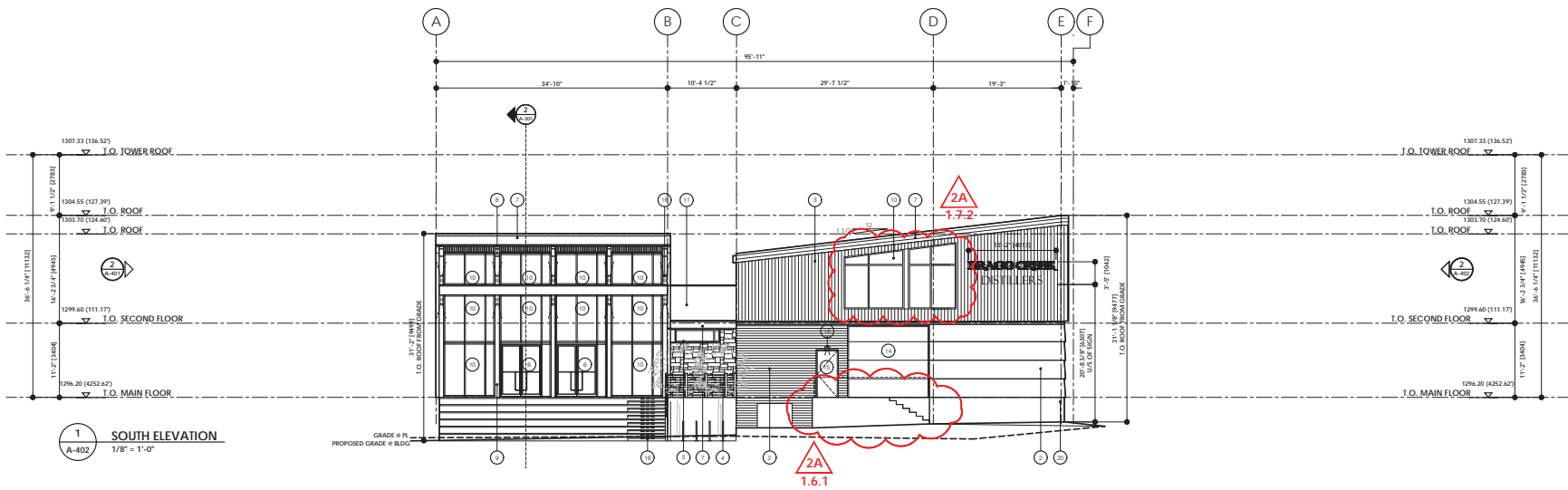
PROJECT

DATE  
2020.04.03  
SCALE  
1/8" = 1'-0"

PROJECT LOCATION  
27 BURNSIDE DR.  
LOT 13 / BLOCK 2 / PLAN 1741 EW  
BRAGG CREEK, AB  
SHEET TITLE  
SOUTH ELEVATION  
EAST ELEVATION

SHEET NUMBER

A//402



LEGEND:

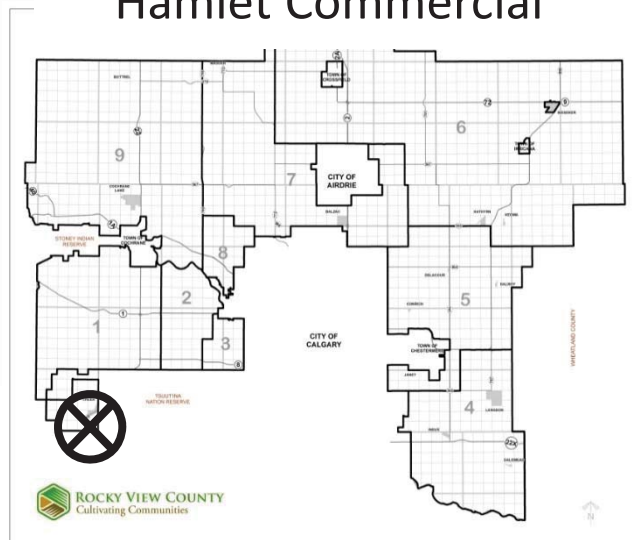
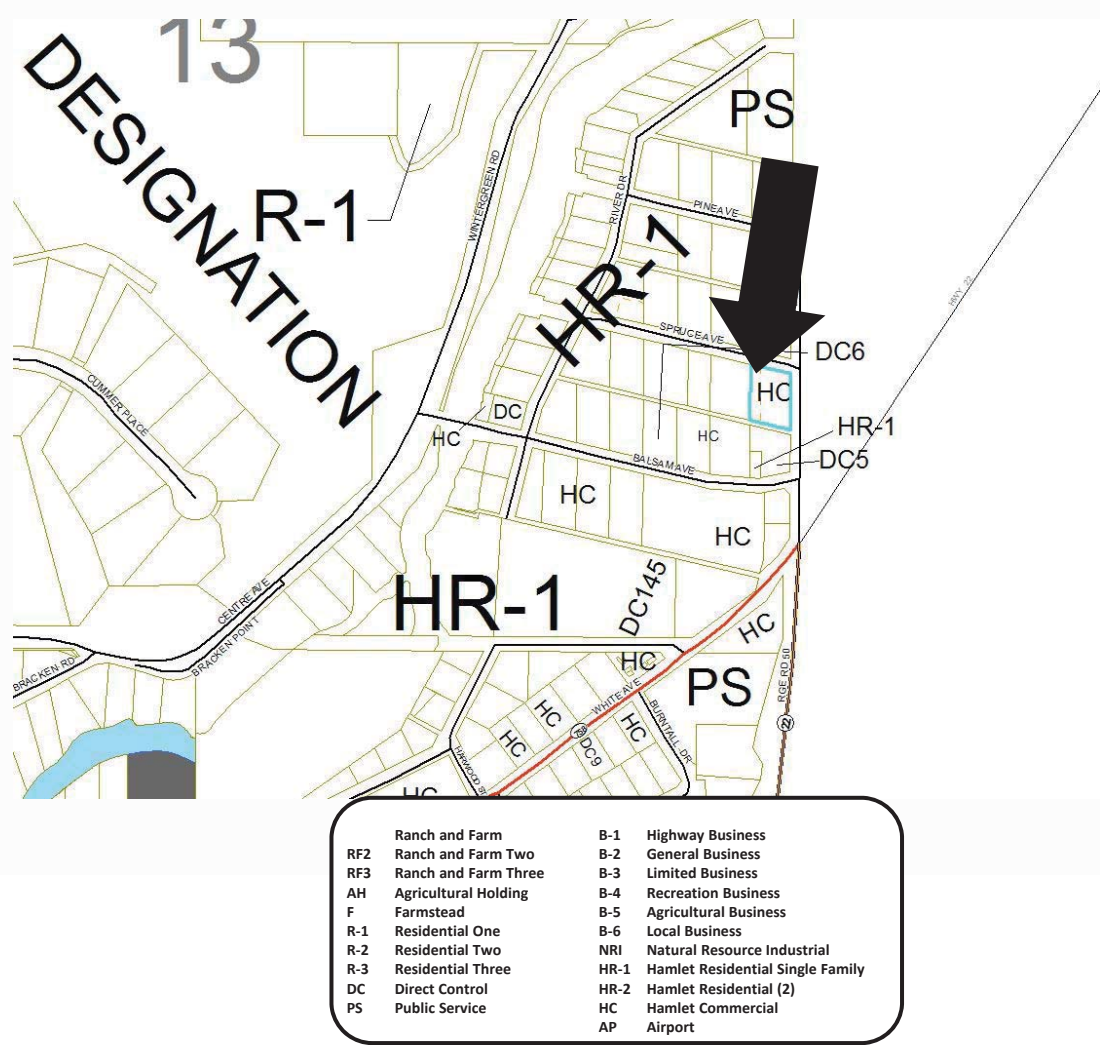
EXTERIOR FINISHES LEGEND

Tag	Specification	7	METAL FACIA - Colour: Charcoal	15	METAL ENT DOOR - Colour: Charcoal
1	ALUMINUM SIDING - Colour: woodgrain	8	EXPOSED WOOD BATTERS - Colour: Oak	16	EXTERIOR LIGHT FIXTURE
2	HORIZONTAL ALUMINUM SIDING - Colour: woodgrain	9	EXPOSED WOOD COLUMNS - Colour: Oak	17	LOWELED METAL SCREEN - Colour: Brown
3	VERTICAL METAL SIDING - Colour: Grey	10	METAL CLAD CURTAIN WALL - Colour: Charcoal	18	ROOF TOP MECHANICAL UNIT
4	STONE SIDING - Colour: Grey	11	FACADE PANEL - Colour: Charcoal	19	SEE INFLUENCE
5	METAL CLAD WINDOWS	12	STANDING SEAM METAL ROOF - Colour: Charcoal	20	EXPOSED CONCRETE
6	METAL SIDING HAZI DOORS - Colour: Charcoal	14	METAL OVERHEAD DOOR - Colour: Charcoal		



## Land Use and Location

- Hamlet Commercial (HC).
- Bragg Creek
- Surrounded by Hamlet Residential One and Hamlet Commercial



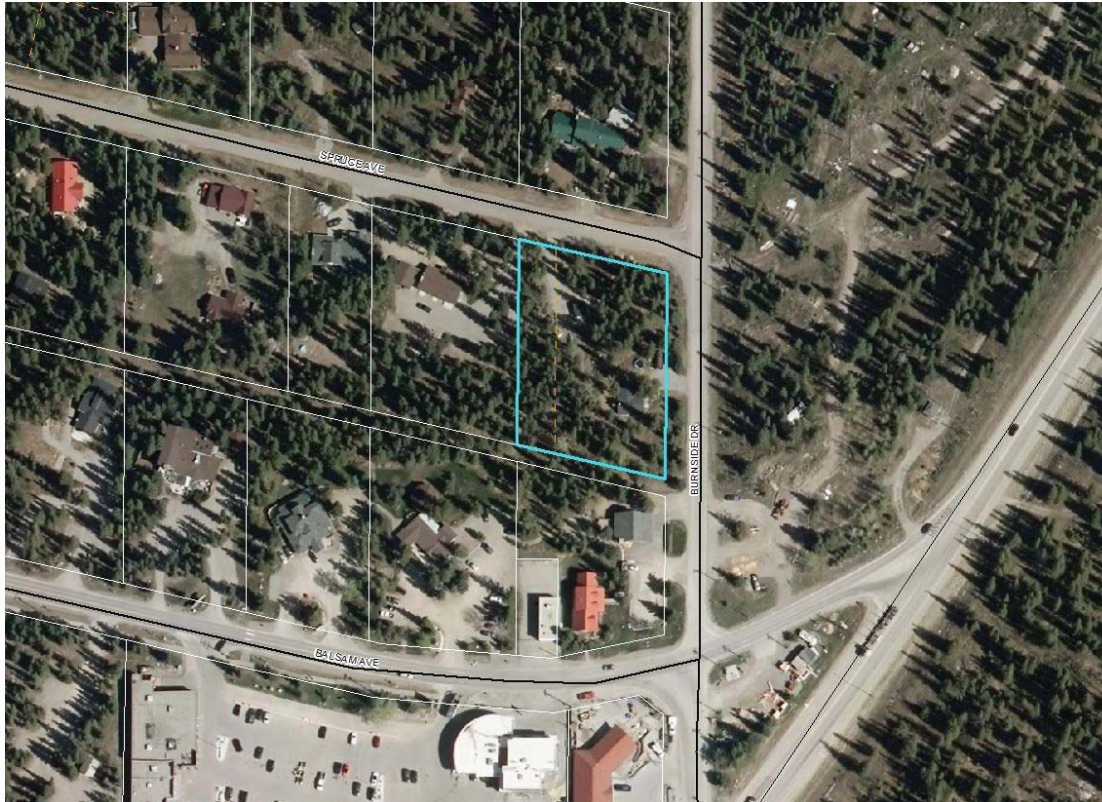
## LAND USE MAP

Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059



## 2018 Aerial Image

- Currently contains a house and two accessory buildings.
- Redesignation to Hamlet Commercial approved November 2018



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

**AIR PHOTO**  
Spring 2018

Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059

 **ROCKY VIEW COUNTY**



## Development Proposal

### Use:

- Distillery with variance to:
  - Height by 26.10%
  - Fence by 50% for screening
- Includes tasting room, offices, meeting room, lab, kitchen
- 1,098.98 sq. m (11,829.32 sq. ft.)

### Access:

- From both Spruce Avenue and Burnside Drive.



Building Dimensions:

Site Area:	4,179.10 sq. m (44,983.45 sq. ft.)
Building footprint:	935.00 sq. m (10,068.26 sq. ft.)
Front deck	205.81 sq. m (2,215.37 sq. ft.)
Back deck	60.74 sq. m. (653.76 sq. ft.)
Site Coverage:	935.00 sq. m / 4,179.10 sq. m = ± 22.37%
Building area:	
Ground Floor:	± 935.00 sq. m (10,068.26 sq. ft.)
Second Floor:	± 163.98 sq. m (1,765.02 sq. ft.)
Total gross area:	± 1,098.98 sq. m (11,829.32 sq. ft.)

## SITE PLAN

Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059





## Development Proposal

### Variance:

- Discretionary use with a 26.1% variance for height
  - Required: 10.0 m
  - Proposed: 12.61 m
- Fence along western boundary for screening
  - Required: 2.00 m (6.56 ft.)
  - Proposed: up to 3.00 m (9.84 ft.)

NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

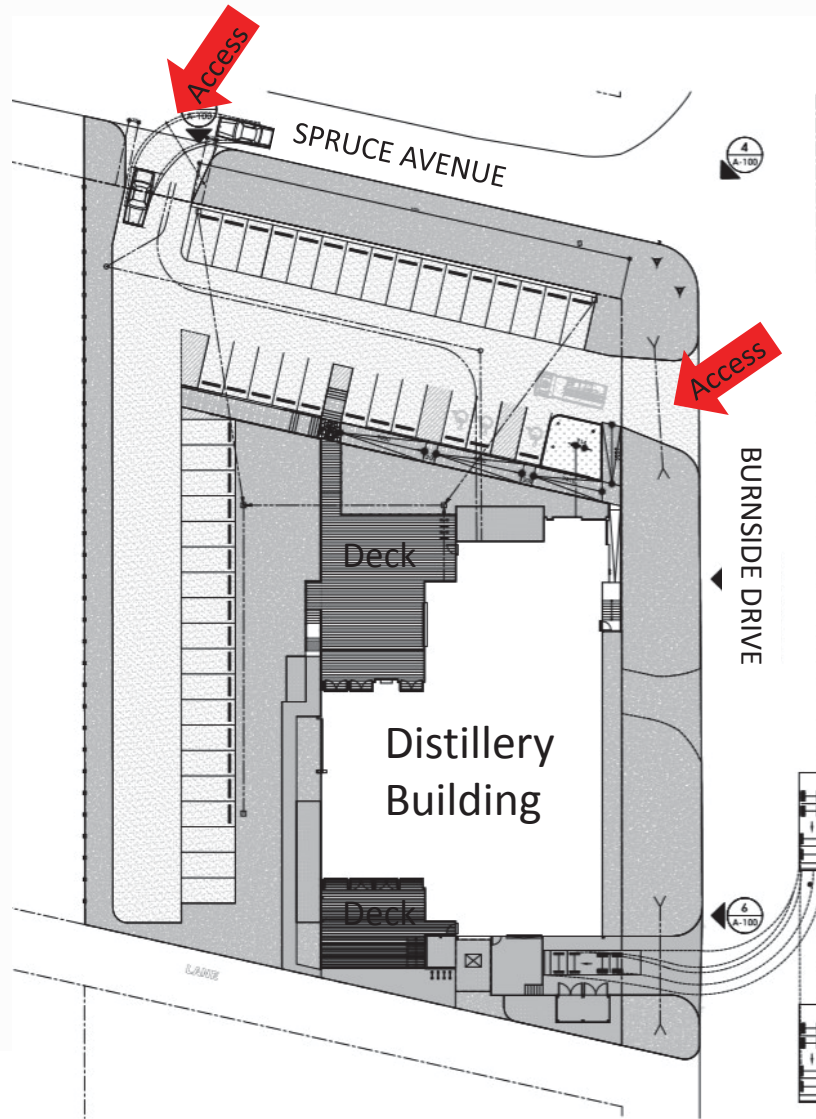


## SITE PLAN

Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059



ROCKY VIEW COUNTY



## Development Proposal

### Access:

- From both Spruce Avenue and Burnside Drive.

### Servicing:

- Water and wastewater; additional capacity to be purchased

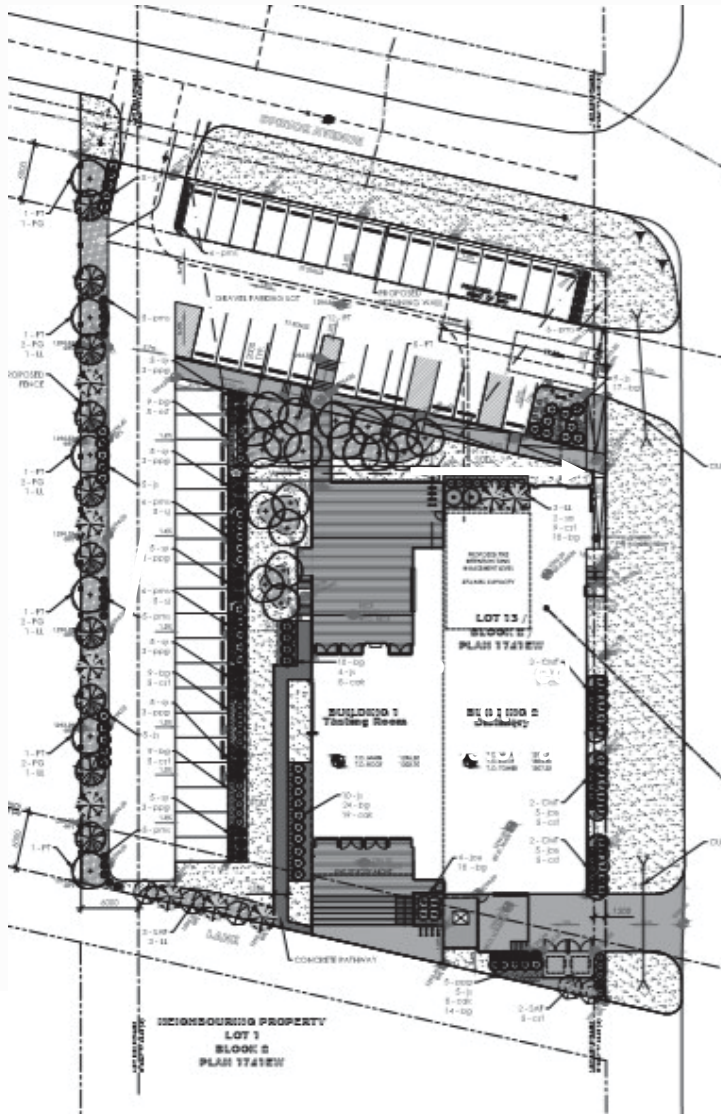
## ELEVATIONS

Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059



## Conditions Related to PL20193004

- Revised geotechnical, traffic, site plan, development site servicing plan
- Purchase of additional water and wastewater capacity
- Customer Servicing Agreement
- Security for utility tie-in
- Access easement agreement
- SSIP
- Construction management plan



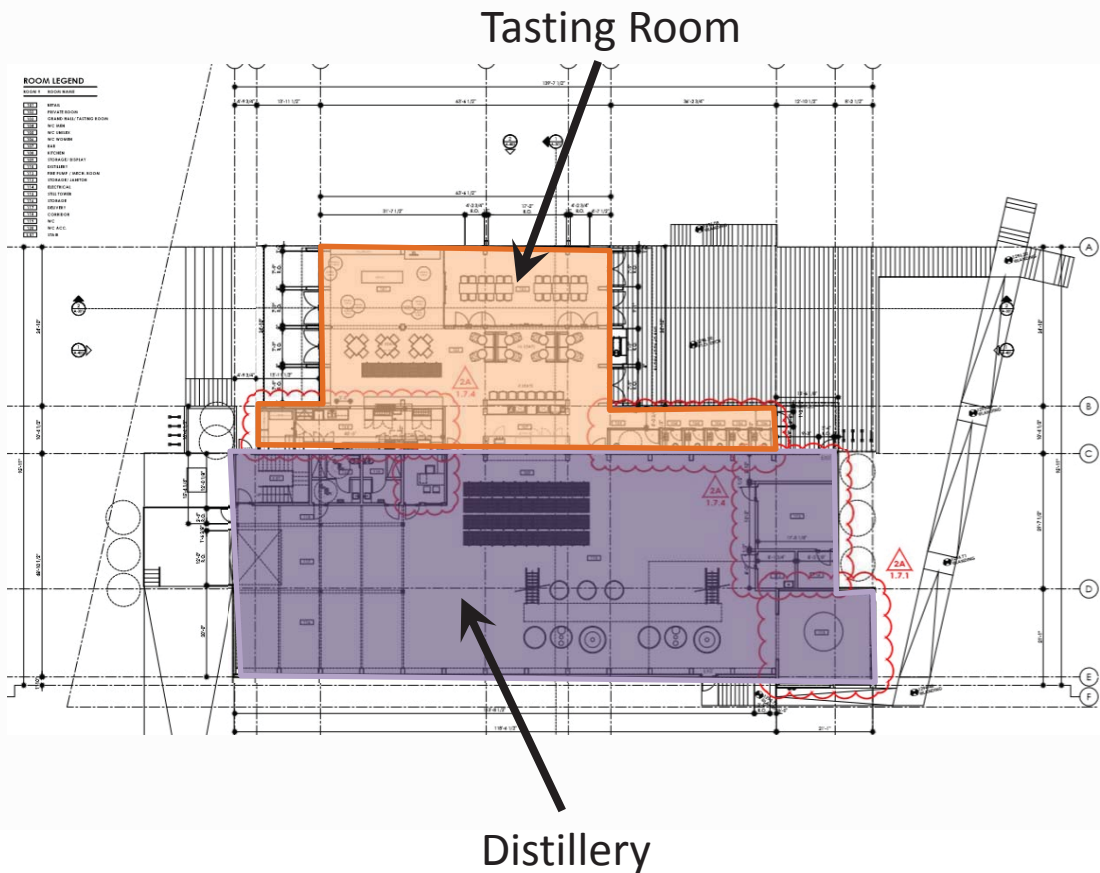
**PL20200007**

Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059





## Conditions Related to PL20193004 - continued



- TOL
- Landscaping and security
- Servicing connection construction oversight
- As-built drawings
- Service connection inspections
- Revised parking plan
- Revised landscaping plan

**PL20200007**

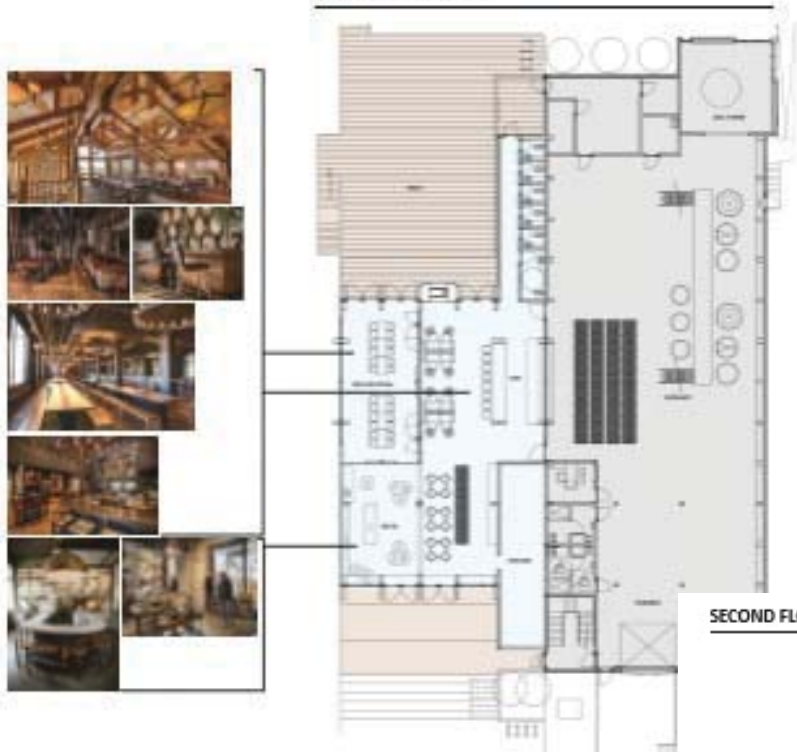
Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059



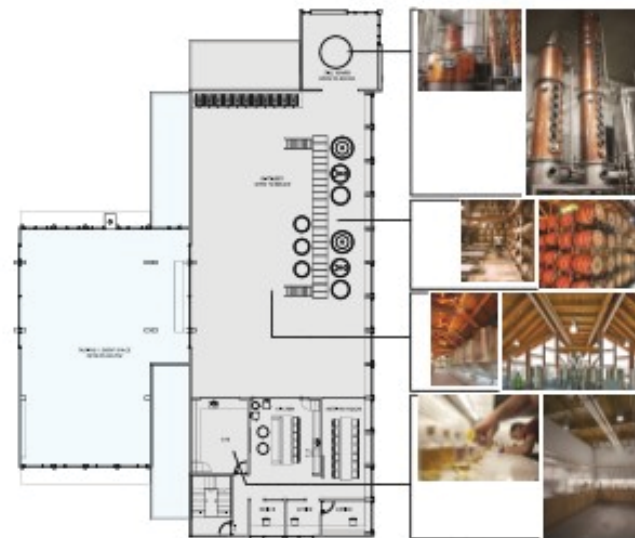
## Policy Analysis

- Consistent with the Greater Bragg Creek ASP
- All the technical requirements are addressed through the proposed conditions.

MAIN FLOOR PLAN



SECOND FLOOR PLAN



## POLICY

Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059



# Options

- Administration recommends approval in accordance with Option #1.
- Option #1:  
THAT Development Permit Application PRDP20193004 be approved with the conditions noted in the report.
- Option #2:  
THAT Development Permit Application PRDP20193004 be refused as per the reasons noted.

## OPTIONS

Lot 13 Block 2 Plan 1741 EW  
SE-13-23-05-W05M  
Division 1; File 03913059



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:** June 8, 2020  
**APPLICATION:** PRDP20201069

**APPLICATION:** Construction of a Show Home and signage.

**GENERAL LOCATION:** located in the hamlet of Langdon

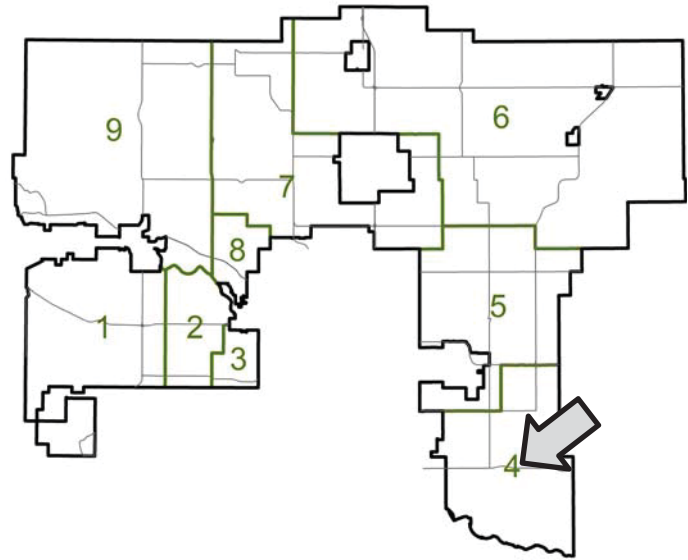
**LAND USE DESIGNATION:** Hamlet Residential (3) District (HR-3)

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20201069 be approved with the conditions noted in the Development Permit report.

Option #2: THAT Development Permit Application PRDP20201069 be refused as per the reasons noted.



### AIR PHOTO & DEVELOPMENT CONTEXT



**Administration Resources**  
 Xin Deng & Prabh Sodhi, Planning and Development Services

## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> May 6, 2020	<b>File:</b> 03215004
<b>Application:</b> PRDP20201069	<b>Applicant:</b> Paramount Homes Ltd. <b>Owner:</b> Pollyco (Langdon North) Development Ltd.
<b>Legal Description:</b> A portion of NE-15-23-27-W04M	<b>General Location:</b> located in the hamlet of Langdon
<b>Land Use Designation:</b> Hamlet Residential (3) District (HR-3)	<b>Gross Area:</b> ± 56.14 hectares (± 138.74 acres)
<b>File Manager:</b> Xin Deng	<b>Division:</b> 04

### PROPOSAL:

The application is for a Show Home and signage, within the Bridges of Langdon Phase 1 in the Hamlet of Langdon.

- The Applicant proposes to build 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 Work 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 access through a new approach off the new internal road North Bridges.
- The proposed sign is a portable freestanding sign, which read "PARAMOUNT HOMES", and will be placed in front of the Show Home.
  - The proposed sign is 0.61 m (24 inch) x 0.91 m (36 inch)
- The proposed Show Home will be built at 14 North Bridges Road within the Bridges of Langdon Phase 1 area. This will be 2<sup>nd</sup> Show Home in this phase.

### 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 Bridges of Langdon Phase 1 area will contain 87 residential lots, which allow for maximum of 4 Show Homes. The proposed show home is the 2<sup>nd</sup> Show Home in this phase. It complies with the above policy.
- (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; and*
  - (f) such other considerations as the Development Authority may deem to be relevant.*
    - The Applicant provided required information.

### Section 61 Hamlet Residential (3) District (HR-3)

#### 61.5 Minimum Requirements

- (a) Parcel Size*
  - Required: 603.9 sq. m (6,500 sq. ft.)
  - Proposed: 713.25 sq. m (7677.36 sq. ft.), which meet the requirement
- (b) Width of Site*
  - Required: 13.50 m (44.29 ft.)





- Proposed: 15.85 m (52.00 ft.), which meet the requirement

*(c) Front Yard*

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

*(d) Side Yard (principal building)*

- Required: 1.50 m (5.0 ft.)
- Proposed: 1.52 m (4.99 ft.) / 1.53 m (5.02 ft.), which meet the requirement

*(e) Rear Yard (principal building)*

- Required: 6.00 m (19.69 ft.)
- Proposed: 16.58 m (54.40 ft.), which meet the requirement

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

- Required: 90.00 sq. m (968.8 sq. ft.)
- Proposed: 121.52 sq. m (1308 sq. 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: 9.75 m (32 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 was presented to Municipal Planning Commission on May
- 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 reserves 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 provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the Hamlet of Langdon.

*Development Permit History:*

- PRDP20200977: Development Permit application for “Show Home with attached garage and Signage” on 19 North Bridges Road was approved by the Municipal Planning Commission on May 25.

- PRDP20194446: Development Permit for “installation of a subdivision information sign” was approved on March 4th, 2020.
- 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.

*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 grading 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](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, 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 and CCC's have been issued – expected 2020 as per communication with the applicant. Discharge to this lift station is not permitted until CCC for the Bridges of Langdon Lift Station has been issued. 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 14 North Bridges Road, in accordance with the site plan provided by Archi Design Inc. dated March 19, 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.

**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 14 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 County paved 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.



RAILWAY AV. WEST

1<sup>st</sup> AV. SE

MCCANN ST. SE

ULM ST. SE

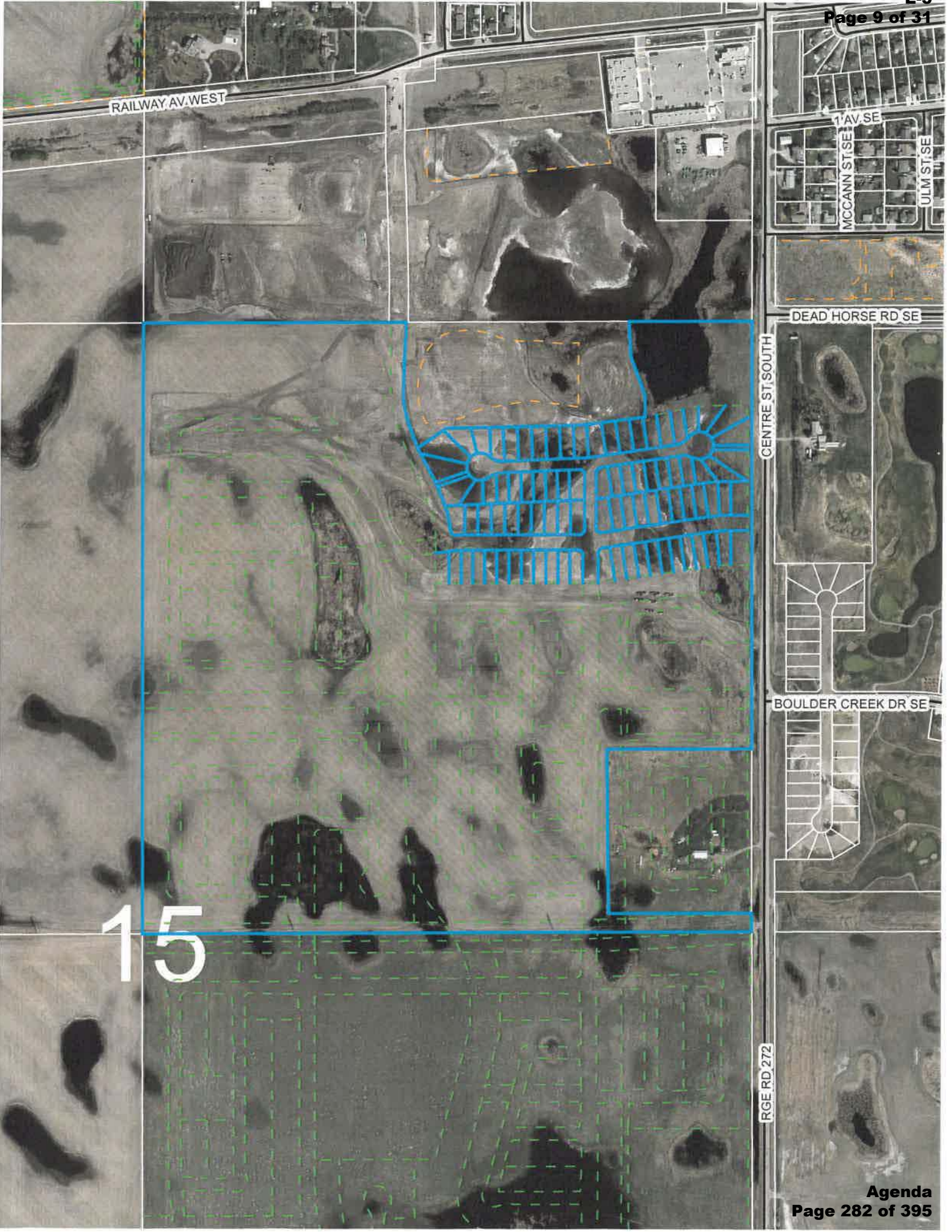
DEAD HORSE RD SE

CENTRE ST. SOUTH

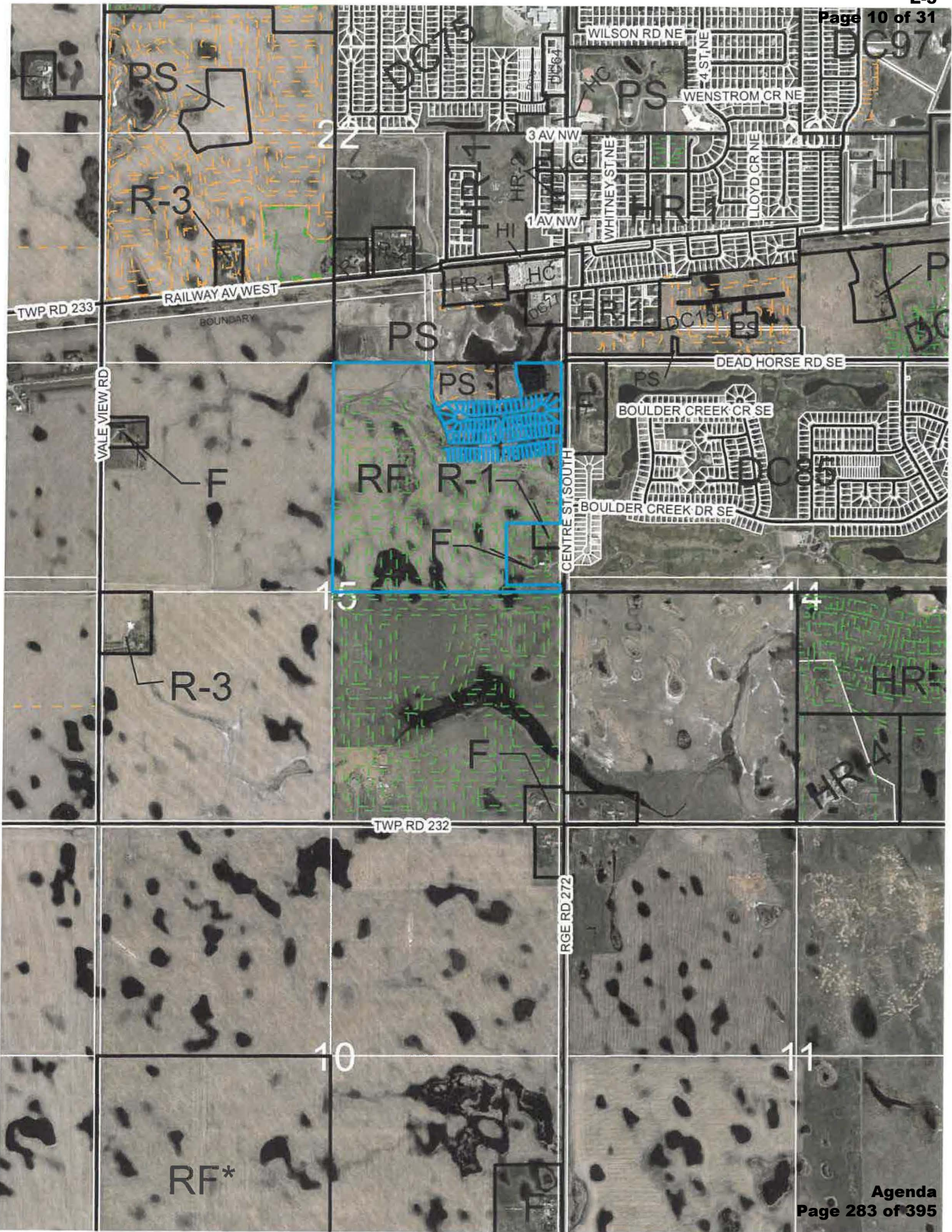
BOULDER CREEK DR SE

RGE RD 272

15











ROCKY VIEW COUNTY  
Cultivating Communities

20201061

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$515.00	File Number 03215004
Date of Receipt May 7 <sup>th</sup> , 2020	Receipt # 2020024063

Name of Applicant SUNSTAR HOMES INC. Email info@sunstarhomes.ca  
Mailing Address 285 KIMMIBURGH BLVD  
CHESTERMERE AB Postal Code T1X 0R7  
Telephone (B) 403-926-8807 (H) \_\_\_\_\_ Fax \_\_\_\_\_  
For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

Registered Owner (if not applicant) POLLYCO (LANGDON NORTH) DEVELOPMENTS LTD  
Mailing Address #300 - 714 1ST SE  
CALGARY Postal Code T2G 2G8  
Telephone (B) 403-475-8788 (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the \_\_\_\_\_ ¼ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian  
b) Being all / parts of Lot 3 Block 1 Registered Plan Number \_\_\_\_\_  
c) Municipal Address 10 NORTH BRIDGES RD  
d) Existing Land Use Designation R1 Parcel Size 757.05 Sq.m Division \_\_\_\_\_

## 2. APPLICATION FOR

SHOW HOME PERMIT

## 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 SUKHPAL SENGH KHERRA 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 Sukhpal Kherra  
Date APRIL 28, 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, SUKPAL SINGH KHERRA, 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

APRIL - 28, 2020  
Date



**Sunstar Homes Inc.  
285 Kinniburgh Blvd,  
Chestermere, AB  
T1X 0R7**

May 01, 2020

Re: Development Permit

To whom may concern

Sunstar Homes Inc. is applying for development permit for a show home in the new subdivision Bridges of Langdon. The show home will be built at 10 North Bridges Rd, will have show home office in the garage & also will have sign in front yard SE corner of the lot next to the driveway.

If you have require any other information or have any question, please contact me at [info@sunstarhomes.ca](mailto:info@sunstarhomes.ca) or call me at my cell (403) 926-8807.

Sincerely,  
Sukhpal Singh Khera  
Sunstar Homes Inc.  
(403) 926-8807



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  
# 171 099 264 +1

REGISTRATION

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:



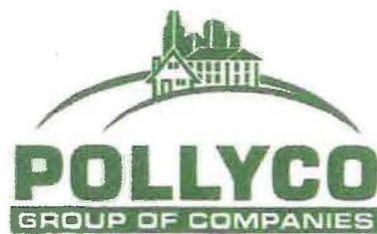
\*END OF CERTIFICATE\*

---

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](mailto: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 Sunstar Homes. as the approved builder for Bridges of Langdon Phase 1 for the following lots:

Block 1	Lots: 3, 6, 11, 14, 17, 38, 40, 44, 49, 50, 51, 59
Block 2	Lots: 8, 11
Block 3	Lots: 1, 2, 4, 5 & 7

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 black ink, appearing to read "W G Turnbull", is written over a large, stylized, light-colored scribble or watermark.

W G Turnbull

[illegible]

**FOOTINGS:**

1. FOOTINGS HAVE BEEN DESIGNED ASSUMING A SOIL BEARING CAPACITY OF 1500 P.S.F. IF A LESSOR SOIL BEARING CAPACITY IS ENCOUNTERED, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT FOOTINGS ARE REDESIGNED.
2. FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, FREE OF ORGANIC MATERIAL AND SOLID IN CONTACT. AT AN ELEV. AS LOW AS THE FIRST LAYER OF FILL. IF THE SOIL IS FOUND TO BE WEAK, THE FOOTING SHALL BE COMPACTED BY TAMPING UP TO THE LEVEL OF THE FOOTING BASE OR SHALL BE FILLED WITH A COARSEER HAVING A STRENGTH OF NOT LESS THAN 10 M.P.S.
3. THE TOP OF THE FOOTING SHALL BE 18" ABOVE FINISHED GRADE AND THE TOP OF THE PILING SHALL BE 12" ABOVE FINISHED GRADE. THE DISTANCE BETWEEN THE RISERS SHALL NOT BE LESS THAN 24" (2'-0").
4. THE PILING SHALL BE REINFORCED WITH 4 #4 BARS. THE PILING SHALL BE CONTINUED TO BE PLACED AS FAR AS THE BOTTOM LEVEL OF ALL OTHER PILING. IN ADDITION, IT IS RECOMMENDED THAT IF A LARGE PILE CAP IS CONSIDERED, THE PILING BE REINFORCED WITH 8 #4 BARS.

**FOUNDATION:**

1. FOR DOMESTIC IMPROVING, IT IS RECOMMENDED NOT EXCEED THAT ALL FOUNDATIONS HAVE A MINIMUM OF ONE (1) CONTINUOUS REINFORCING BAR PLACED WITHIN 2" OF THE TOP OF THE FOUNDATION. IN ADDITION, 10#1 BARS PLACED AT 24" O.C. EACH WAY ARE RECOMMENDED.
2. BASEFLO SHALL BE PLACED TO A JOINT DRAINAGE IN THE FOUNDATION WALL. THE JOINT SHALL BE INTERLOCKED WITH ANOTHER JOINT. THE JOINTS OF THE WALL SHALL NOT BE PLACED TO A JOINT DRAINAGE IN THE FOUNDATION WALL. THE JOINTS SHALL BE REINFORCED WITH 2#4 BARS AT 24" SPACING IN AND OUTSIDE THE STRUCTURAL FLOOR FINISH. IN PLACES BEHIND THE PLACED BARS, BLOKES SHALL BE PLACED TO A JOINT DRAINAGE IN THE FOUNDATION WALL. IN PLACES BEHIND THE PLACED BARS, BLOKES SHALL BE PLACED TO A JOINT DRAINAGE IN THE FOUNDATION WALL. IN PLACES BEHIND THE PLACED BARS, BLOKES SHALL BE PLACED TO A JOINT DRAINAGE IN THE FOUNDATION WALL.

**WOOD FRAME CONSTRUCTION:**

1. ALL ROOF SHEET PILING SHALL BE DO PLY, 3/4" THICK, 12" WIDE, 12" HIGH, FASTENED, AND SPACED TO PROVIDE AN EFFECTUAL STRIPDOWN AND REGROUT.

2. THE DESIGN OF STRUCTURAL MEMBERS SHALL BE BASED ON H-10 OR BETTER GRADE PINE OR EQUIVALENT, OR 2X6 OR 2X8 LUMBER, OR 4X6 OR 4X8 LUMBER, OR 6X6 OR 6X8 LUMBER, OR 8X8 OR 8X10 LUMBER, OR 10X10 OR 10X12 LUMBER, OR 12X12 OR 12X14 LUMBER, OR 14X14 OR 14X16 LUMBER, OR 16X16 OR 16X18 LUMBER, OR 18X18 OR 18X20 LUMBER, OR 20X20 OR 20X22 LUMBER, OR 22X22 OR 22X24 LUMBER, OR 24X24 OR 24X26 LUMBER, OR 26X26 OR 26X28 LUMBER, OR 28X28 OR 28X30 LUMBER, OR 30X30 OR 30X32 LUMBER, OR 32X32 OR 32X34 LUMBER, OR 34X34 OR 34X36 LUMBER, OR 36X36 OR 36X38 LUMBER, OR 38X38 OR 38X40 LUMBER, OR 40X40 OR 40X42 LUMBER, OR 42X42 OR 42X44 LUMBER, OR 44X44 OR 44X46 LUMBER, OR 46X46 OR 46X48 LUMBER, OR 48X48 OR 48X50 LUMBER, OR 50X50 OR 50X52 LUMBER, OR 52X52 OR 52X54 LUMBER, OR 54X54 OR 54X56 LUMBER, OR 56X56 OR 56X58 LUMBER, OR 58X58 OR 58X60 LUMBER, OR 60X60 OR 60X62 LUMBER, OR 62X62 OR 62X64 LUMBER, OR 64X64 OR 64X66 LUMBER, OR 66X66 OR 66X68 LUMBER, OR 68X68 OR 68X70 LUMBER, OR 70X70 OR 70X72 LUMBER, OR 72X72 OR 72X74 LUMBER, OR 74X74 OR 74X76 LUMBER, OR 76X76 OR 76X78 LUMBER, OR 78X78 OR 78X80 LUMBER, OR 80X80 OR 80X82 LUMBER, OR 82X82 OR 82X84 LUMBER, OR 84X84 OR 84X86 LUMBER, OR 86X86 OR 86X88 LUMBER, OR 88X88 OR 88X90 LUMBER, OR 90X90 OR 90X92 LUMBER, OR 92X92 OR 92X94 LUMBER, OR 94X94 OR 94X96 LUMBER, OR 96X96 OR 96X98 LUMBER, OR 98X98 OR 98X100 LUMBER, OR 100X100 OR 100X102 LUMBER, OR 102X102 OR 102X104 LUMBER, OR 104X104 OR 104X106 LUMBER, OR 106X106 OR 106X108 LUMBER, OR 108X108 OR 108X110 LUMBER, OR 110X110 OR 110X112 LUMBER, OR 112X112 OR 112X114 LUMBER, OR 114X114 OR 114X116 LUMBER, OR 116X116 OR 116X118 LUMBER, OR 118X118 OR 118X120 LUMBER, OR 120X120 OR 120X122 LUMBER, OR 122X122 OR 122X124 LUMBER, OR 124X124 OR 124X126 LUMBER, OR 126X126 OR 126X128 LUMBER, OR 128X128 OR 128X130 LUMBER, OR 130X130 OR 130X132 LUMBER, OR 132X132 OR 132X134 LUMBER, OR 134X134 OR 134X136 LUMBER, OR 136X136 OR 136X138 LUMBER, OR 138X138 OR 138X140 LUMBER, OR 140X140 OR 140X142 LUMBER, OR 142X142 OR 142X144 LUMBER, OR 144X144 OR 144X146 LUMBER, OR 146X146 OR 146X148 LUMBER, OR 148X148 OR 148X150 LUMBER, OR 150X150 OR 150X152 LUMBER, OR 152X152 OR 152X154 LUMBER, OR 154X154 OR 154X156 LUMBER, OR 156X156 OR 156X158 LUMBER, OR 158X158 OR 158X160 LUMBER, OR 160X160 OR 160X162 LUMBER, OR 162X162 OR 162X164 LUMBER, OR 164X164 OR 164X166 LUMBER, OR 166X166 OR 166X168 LUMBER, OR 168X168 OR 168X170 LUMBER, OR 170X170 OR 170X172 LUMBER, OR 172X172 OR 172X174 LUMBER, OR 174X174 OR 174X176 LUMBER, OR 176X176 OR 176X178 LUMBER, OR 178X178 OR 178X180 LUMBER, OR 180X180 OR 180X182 LUMBER, OR 182X182 OR 182X184 LUMBER, OR 184X184 OR 184X186 LUMBER, OR 186X186 OR 186X188 LUMBER, OR 188X188 OR 188X190 LUMBER, OR 190X190 OR 190X192 LUMBER, OR 192X192 OR 192X194 LUMBER, OR 194X194 OR 194X196 LUMBER, OR 196X196 OR 196X198 LUMBER, OR 198X198 OR 198X200 LUMBER, OR 200X200 OR 200X202 LUMBER, OR 202X202 OR 202X204 LUMBER, OR 204X204 OR 204X206 LUMBER, OR 206X206 OR 206X208 LUMBER, OR 208X208 OR 208X210 LUMBER, OR 210X210 OR 210X212 LUMBER, OR 212X212 OR 212X214 LUMBER, OR 214X214 OR 214X216 LUMBER, OR 216X216 OR 216X218 LUMBER, OR 218X218 OR 218X220 LUMBER, OR 220X220 OR 220X222 LUMBER, OR 222X222 OR 222X224 LUMBER, OR 224X224 OR 224X226 LUMBER, OR 226X226 OR 226X228 LUMBER, OR 228X228 OR 228X230 LUMBER, OR 230X230 OR 230X232 LUMBER, OR 232X232 OR 232X234 LUMBER, OR 234X234 OR 234X236 LUMBER, OR 236X236 OR 236X238 LUMBER, OR 238X238 OR 238X240 LUMBER, OR 240X240 OR 240X242 LUMBER, OR 242X242 OR 242X244 LUMBER, OR 244X244 OR 244X246 LUMBER, OR 246X246 OR 246X248 LUMBER, OR 248X248 OR 248X250 LUMBER, OR 250X250 OR 250X252 LUMBER, OR 252X252 OR 252X254 LUMBER, OR 254X254 OR 254X256 LUMBER, OR 256X256 OR 256X258 LUMBER, OR 258X258 OR 258X260 LUMBER, OR 260X260 OR 260X262 LUMBER, OR 262X262 OR 262X264 LUMBER, OR 264X264 OR 264X266 LUMBER, OR 266X266 OR 266X268 LUMBER, OR 268X268 OR 268X270 LUMBER, OR 270X270 OR 270X272 LUMBER, OR 272X272 OR 272X274 LUMBER, OR 274X274 OR 274X276 LUMBER, OR 276X276 OR 276X278 LUMBER, OR 278X278 OR 278X280 LUMBER, OR 280X280 OR 280X282 LUMBER, OR 282X282 OR 282X284 LUMBER, OR 284X284 OR 284X286 LUMBER, OR 286X286 OR 286X288 LUMBER, OR 288X288 OR 288X290 LUMBER, OR 290X290 OR 290X292 LUMBER, OR 292X292 OR 292X294 LUMBER, OR 294X294 OR 294X296 LUMBER, OR 296X296 OR 296X298 LUMBER, OR 298X298 OR 298X300 LUMBER, OR 300X300 OR 300X302 LUMBER, OR 302X302 OR 302X304 LUMBER, OR 304X304 OR 304X306 LUMBER, OR 306X306 OR 306X308 LUMBER, OR 308X308 OR 308X310 LUMBER, OR 310X310 OR 310X312 LUMBER, OR 312X312 OR 312X314 LUMBER, OR 314X314 OR 314X316 LUMBER, OR 316X316 OR 316X318 LUMBER, OR 318X318 OR 318X320 LUMBER, OR 320X320 OR 320X322 LUMBER, OR 322X322 OR 322X324 LUMBER, OR 324X324 OR 324X326 LUMBER, OR 326X326 OR 326X328 LUMBER, OR 328X328 OR 328X330 LUMBER, OR 330X330 OR 330X332 LUMBER, OR 332X332 OR 332X334 LUMBER, OR 334X334 OR 334X336 LUMBER, OR 336X336 OR 336X338 LUMBER, OR 338X338 OR 338X340 LUMBER, OR 340X340 OR 340X342 LUMBER, OR 342X342 OR 342X344 LUMBER, OR 344X344 OR 344X346 LUMBER, OR 346X346 OR 346X348 LUMBER, OR 348X348 OR 348X350 LUMBER, OR 350X350 OR 350X352 LUMBER, OR 352X352 OR 352X354 LUMBER, OR 354X354 OR 354X356 LUMBER, OR 356X356 OR 356X358 LUMBER, OR 358X358 OR 358X360 LUMBER, OR 360X360 OR 360X362 LUMBER, OR 362X362 OR 362X364 LUMBER, OR 364X364 OR 364X366 LUMBER, OR 366X366 OR 366X368 LUMBER, OR 368X368 OR 368X370 LUMBER, OR 370X370 OR 370X372 LUMBER, OR 372X372 OR 372X374 LUMBER, OR 374X374 OR 374X376 LUMBER, OR 376X376 OR 376X378 LUMBER, OR 378X378 OR 378X380 LUMBER, OR 380X380 OR 380X382 LUMBER, OR 382X382 OR 382X384 L

[illegible]

13. WE HAVE PROVIDED PULL-APART SPREADERS FOR YOUR CONVENIENCE IN DOOR  
ESTIMATING AND THE DEFORMATION OF REQUIRED CLEARANCE. HOWEVER, THE  
CABLES ARE AN INTEGRAL PART OF THE BUILDING CODE. AS ARE THE  
TRUSS CALCULATIONS AND BEAM MEMBER SIZE. THEREFORE, PLEASE NOTE  
THAT THESE PULL-APART TRUSSES CAN BE REMOVED.  
AND TRAVEL MUST BE AVOIDED BY A PROPERLY  
DESIGNED ROOF. IT IS SUGGESTED THAT YOU  
BE UNDER POWER TO THIS PURPOSE FOR CONSTRUCTION.

ADDITIONALLY, FLOOR JOIST SPANS ARE BASED ON THE ASSUMPTION THAT  
THEY WILL BE USED FOR ALL OTHER PURPOSES AND WARED TO  
FLOOR JOIST IN ALL OTHER CASES. AND 2-6000 LBS  
BROUEN IS INSTALLED AT 10' O.C. MAX. MAX. 2 1/2"  
STIFFNESS IS STALLIED WHERE A 8' WITH ULTIMATE DELAY.

GRD:	BUILDING CODE

1	PCT AIR DUCT 1' HGT			
2	PCT AIR GR. VENT			
3	PCT AIR WALL VENT			
4	Ceiling Light			
5	DROPPED CEIL. LIGHT			
6	LIGHT W/ WALL OPEN			
7	WALL LIGHT			
8	RECESSED LIGHT			
9	RECESSED WALL W/ SHDR			
10	VAPORU PRP OF LIGHT			
11	SHADE BLIND			
12	2-DRINK PAN			
13	METAL HSY JCK			
14	1 WINDOW 5'-7'-2"			
15	PICTURE			

BUILDING CODE:	
THESE PLANS CONFORM TO THE	
ALBERTA BUILDING CODE	
2014 EDITION, OCCUPANCY GROUP C)	
CUSTOMER:	
SUNSTAR HOMES	
DESIGN:	MS
DRAWN:	NZ 200127
CHECKED:	MS 200204
SCALE: 1/4" = 1'-0"	
U-1839-02	
LOT 3 - BLOCK 1	
SHEET 2 OF 7	

**ENERGY EFFICIENCY REQUIREMENTS**  
THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND VALUES USING THE PRESIDENTIAL GREENBOOK FOR CLIMATE ZONE 7a WITH THE U.S. GOVERNMENT, ALBERTA BUILDING CODE 2014 (BCHC), AS PRESCRIBED.

## FOUNDATION WALL SCHEDULE

<b>F70</b>	8" CONC. WALL C/W 1-1/2" CORN. 1/2" S.F. FOOTING C/W 1-1/2" CORN. AROUND CORNERS
<b>F70</b>	8" CONC. CUBES 1/2" S.F. FOOTING C/W 1-1/2" CORN. AROUND CORNERS
<b>F70</b>	8" CONC. WALL C/W 1/2" BARS @ 3' O.C. EACH END IN MIDDLE OF WALL 1/2" S.F. FOOTING C/W 1-1/2" CORN. AROUND CORNERS
<b>F74</b>	8" CONC. WALL C/W 1-1/2" CORN. @ TOP AROUND CORNERS 2 1/2" S.F. FOOTING C/W 1-1/2" CORN. AROUND CORNERS
<b>NOTE:</b> - ALL EXTERIOR FOOTINGS MUST HAVE MINIMUM 18" FRONT PROTECTION - CONTINUE FOOTING AND FOUNDATION BELOW CONCRETE SLAB OVER DOOR THRESH - ALL REINFORCING MUST BE MINIMUM #3 CLEAR OF GROUND	

PENETRATION (WINDINGS) AND DOORS TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THAN THE VALUES LISTED IN TABLE 4.3.6.2.4 (A) (LAST REVISION) FOR THE ASSUMED HEATING DEGREE-DAY AND DESIGN CLIMATE ZONE TO MAXIMUM U-VALUE TO BE 1.60 (U-0.28)	
DOOR TO UNCONDITIONED GARAGE FROM DWELLING	US1 2.6 (U-0.46)
ATTIC ACCESS HATCH	RS1 2.6 (R-14.8)
FRONT DOORS	US1 2.6 (U-0.46)
GLASS BLOCK	US1 2.9 (U-0.51)
OVERHEAD GARAGE DOOR (WHEN GARAGE CONDITIONED)	RS1 1.1 (R-6.245)

PRINCIPAL DWELLING TO HAVE  
FORCED-AIR HEATING WITH H.R.V.  
-FURNACE TO BE LENNOX 90,000 BTU  
W/93% EFFICIENCY  
-HWT TO BE JOHN WOOD ELECTRIC TO  
MEET AND EXCEED NRCAN ENERGY  
EFFICIENCY STANDARDS

**BASEMENT/FOUNDATION PLAN**  
1350.87 SQ.FT. (125.50 SQ.M.)  
SCALE 1/8"=1'-0"  
BASEMENT FLOOR TO HAVE 8'-11 1/2" CEILING HEIGHT

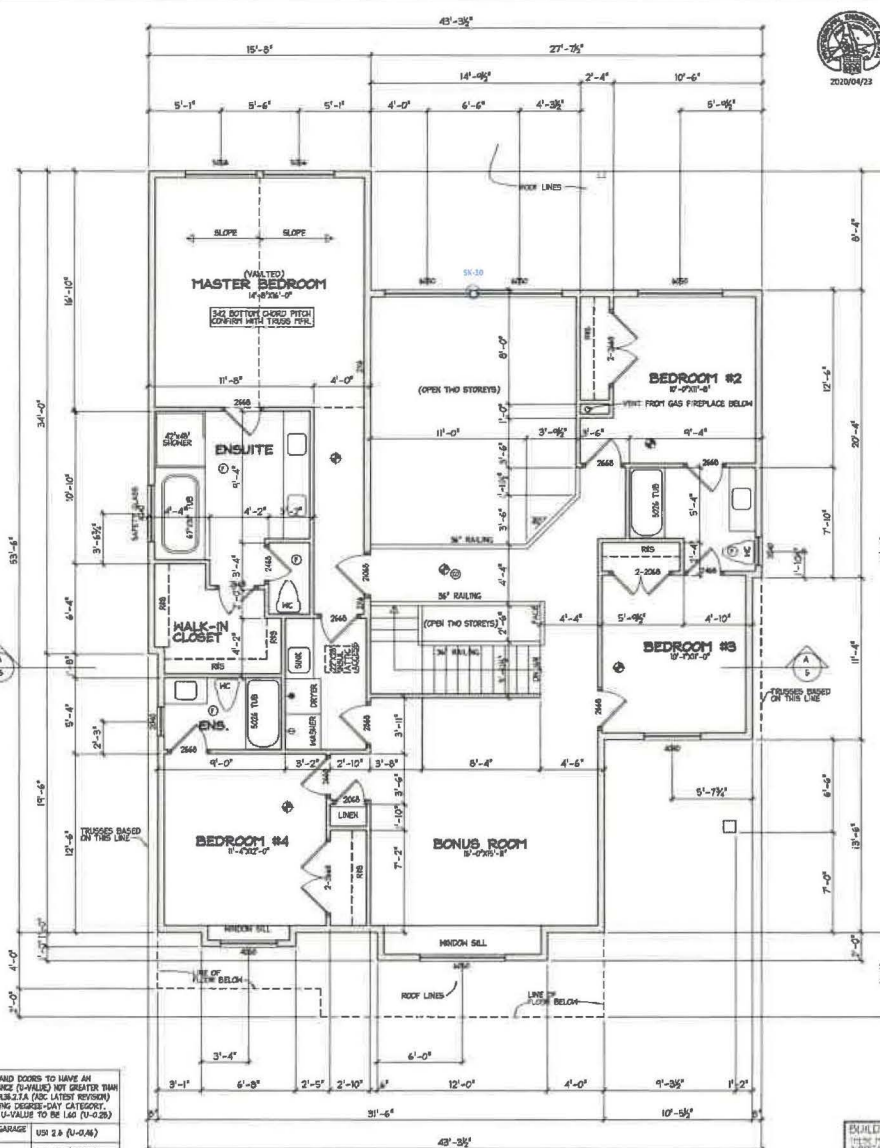
## Agenda

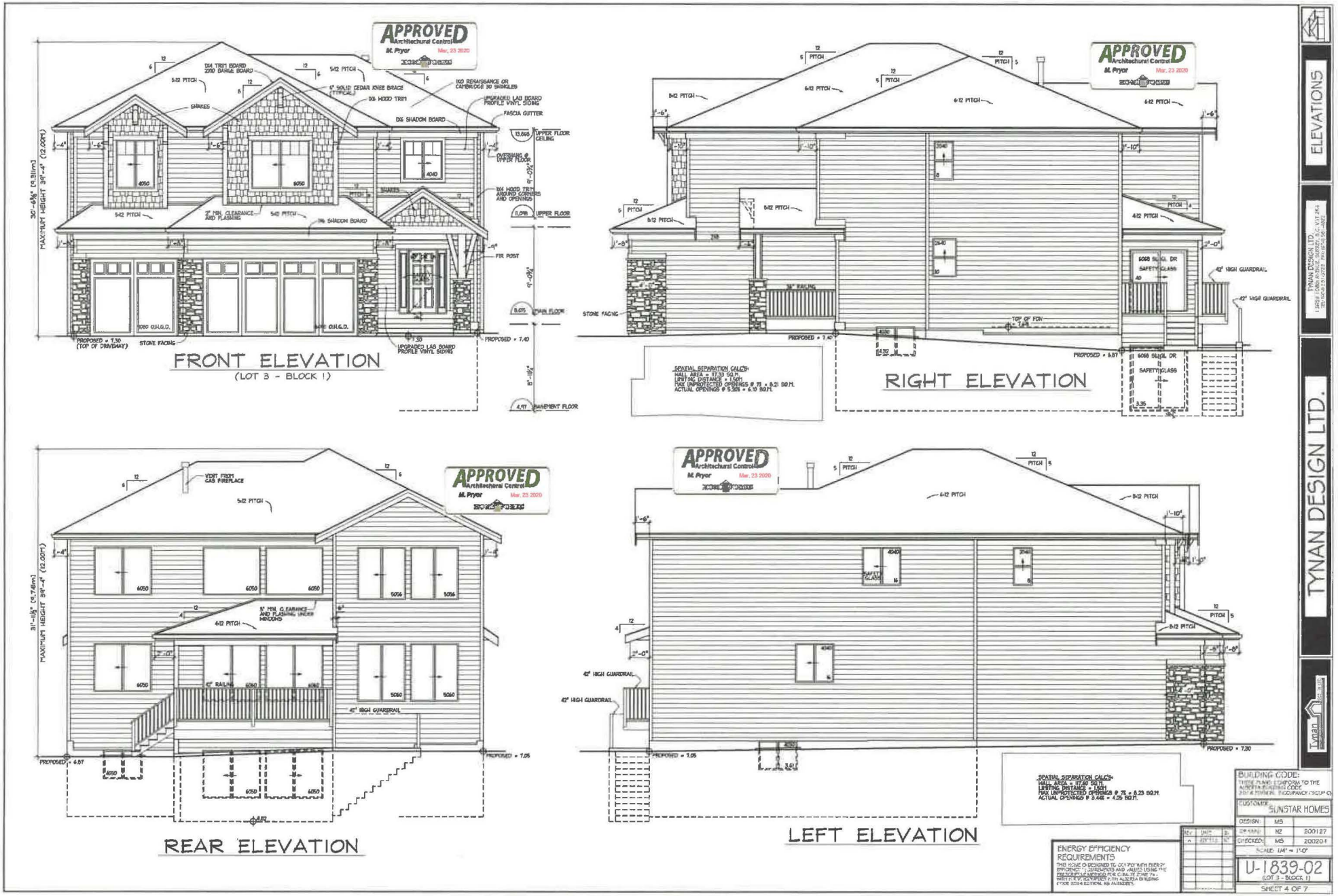




TOTAL FINISHED AREA = 2937.69 SQ.FT. (272.92 SQ.M.)

**ENERGY EFFICIENCY REQUIREMENTS**  
1998 HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REGULATIONS AND VULNERA JOINS THE **PERFORMANCE PARTNER FOR CLIMATE** (P2C) INITIATIVE. **SCHEPPEL VULNERA BUILDING** (2006 2014 EDITION, AS APPLICABLE).

[illegible]



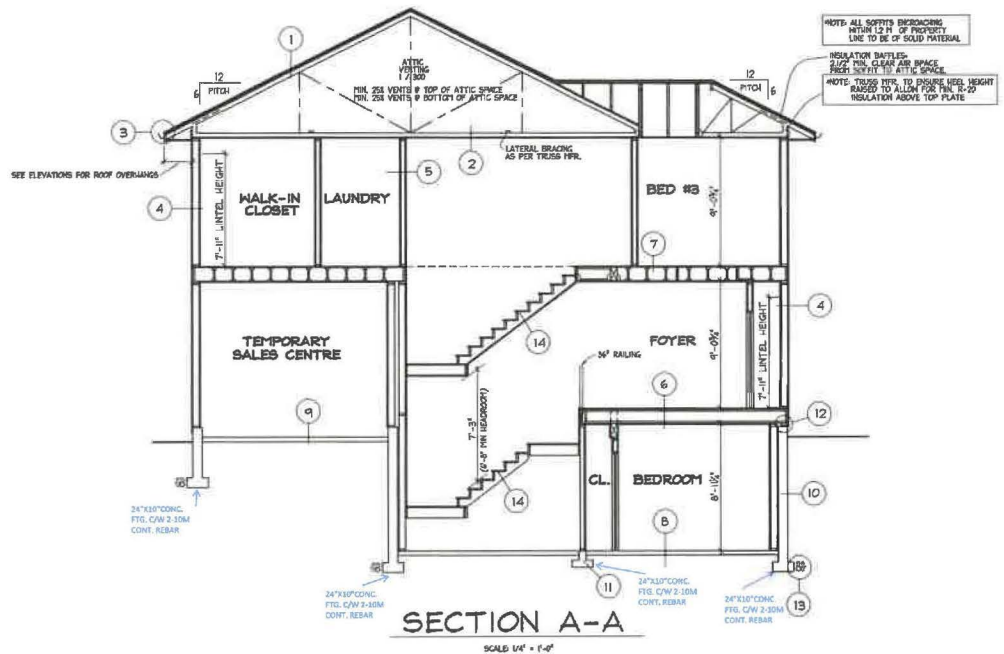




SECTIONS

TYNAN DESIGN LTD.  
17209 DEWILDALE AVE. UNIT 204  
VANCOUVER, BC V6N 1C1  
TEL: 604-271-5525 FAX: 604-271-5533

TYNAN DESIGN LTD.

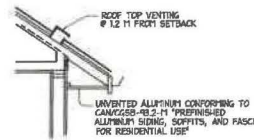


NOTE: ALL SOFFITS ENDING WITH 12" OF PROPERTY LINE TO BE OF SOLID MATERIAL.  
INSULATOR BATTLES: 1/2" MIN. CLEARANCE SPACE FROM SOFFIT TO ATTIC SPACE.  
NOTE: TRUSS RISE TO INSURE UPSET HEIGHT RAISED TO ALIGN FOR MIN. 10-20" INSULATION ABOVE TOP PLATE.



SOLID SOFFIT DETAIL

SCALE 1/2" = 1'-0"



SOLID SOFFIT DETAIL W/VENTING

SCALE 1/2" = 1'-0"

SPECIFICATIONS:

- 1 ROOF (TRUSSES):  
- SHINGLE PROFILE ASPHALT SHINGLES  
- FELT UNDERLAY  
- 1/2" PLYWOOD SHEATHING  
- ROOF TRUSSES @ 24" O.C.  
- HI HURRICANE TIES ON ALL TRUSSES
- 2 CEILING:  
- MIN R-19.2 BATT OR LOOSE-FILL INSULATION  
- MIN 6 MIL POLY V.B.  
- 5/8" GYPSUM BOARD
- 3 FASCIA/SOFFIT:  
- 4"x5" ALUM GUTTER (OR AS NOTED)  
- 2"x4 FASCIA BOARD  
- VENTED ALUM OR VINYL SOFFIT  
- (NOTE: PROVIDE INSULATION BATTLES BETWEEN EACH TRUSS W/ MIN 2 1/2" CLEAR AIRSPACE)
- 4 EXTERIOR HALL:  
- FINISH MATERIAL - SEE ELEVATION  
- STRAPPING FOR RAINSCREEN AS PER ABC 204  
- BUILDING PAPER  
- 1/2" PLYWOOD SHEATHING  
- R-22 BATT INSULATION  
- 2"x6 STUDS @ 24" O.C.  
- MIN 6 MIL POLY V.B.  
- 1/2" GYPSUM BOARD
- 5 INTERIOR PARTITION:  
- 2"x4 STUDS @ 16" O.C. (OR AS NOTED)  
- 1/2" GYPSUM BOARD - BOTH SIDES
- 6 MAIN FLOOR:  
- FINISH FLOORING  
- 3/4" T&G PLYWOOD SUBFLOOR NAILED & GLUED  
- 1 1/8" DEEP ENG. WOOD 1" JOISTS  
- 1/2" GYPSUM BOARD
- 7 UPPER FLOOR:  
- FINISH FLOORING  
- 3/4" T&G PLYWOOD SUBFLOOR NAILED & GLUED  
- 1 1/8" DEEP ENG. WOOD 1" JOISTS  
- GRADE, TYPE AND SPACING AS PER MFR.  
- 1/2" GYPSUM BOARD
- 8 BASEMENT FLOOR:  
- 3 1/2" CONCRETE SLAB FLOOR  
- 6 MIL POLY FIB.  
- 6" MIN COMPACT SAND OR GRAVEL FILL
- 9 GARAGE FLOOR:  
- 4" CONC SLAB  
- 6x6 @ 16" REINFORCING  
- CLEAN, COARSE AND GRANULAR FILL  
- COMPACTED EVERY 1'-0" FROM SOLID BEARING TO UNDERSIDE OF GARAGE SLAB
- 10 EXTERIOR FOUNDATION WALL:  
- APPROVED WATERPROOF MEMBRANE - APPLY TO EXTERIOR PERIMETER UP TO GRADE  
- 8" CONCRETE FOUNDATION WALL (OR AS NOTED)  
- 6" MIN 1-1/2" CONT. @ TOP AND AROUND CORNERS  
- 2"x6 STUDS @ 24" O.C. W/R-22BATT INSULATION  
- 8"x8" CONCRETE FOOTING  
- 6" MIN 1-1/2" CONT. BOTTOM AND AROUND CORNERS
- 11 INTERIOR FOUNDATION WALL:  
- 2"x6 STUDS @ 16" O.C. (OR AS NOTED)  
- 8" CONCRETE CURB  
- 8"x8" CONCRETE FOOTING
- 12 PLATE TO FOUNDATION CONNECTION:  
- 2-2"x6 (OR 2"x4 AS REQ'D) SILL PLATE  
- 6 MIL POLY OR 45# FELT DAMP-PROOFING  
- 1/2" DIA ANCHOR BOLTS @ 4'-0" O.C. MAX & 6" FROM OPENINGS
- 13 DRAINAGE:  
- 4" DRAIN TILE  
- 12" MIN DRAIN ROCK
- 14 STAIRS:  
- RUN - 10"  
- NOZING - 1"  
- TREAD - 11"  
- RISE - 7 1/2" @ 16" RISERS (MAIN TO BASEMENT)  
- RISE - 7 1/2" @ 16" RISERS (MAIN TO UPPER)  
- HEADROOM - 6'-8" H. MIN  
- HANDRAIL - 2'-0" H.

ENERGY EFFICIENCY REQUIREMENTS	
THIS HOUSE IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND MEETS THE REQUIREMENTS SET FORTH IN THE ENERGY EFFICIENCY REGULATIONS.	
1. OVERALL ENERGY RATING	
2. OVERALL ENERGY RATING	
3. OVERALL ENERGY RATING	
4. OVERALL ENERGY RATING	
5. OVERALL ENERGY RATING	
6. OVERALL ENERGY RATING	
7. OVERALL ENERGY RATING	
8. OVERALL ENERGY RATING	
9. OVERALL ENERGY RATING	
10. OVERALL ENERGY RATING	

BUILDING CODE: THESE PLANS CONFORM TO THE ALBERTA BUILDING CODE 2014 EDITION (OCCUPANCY GROUP F)	
CUSTOMER: SUNSTAR HOMES	
DESIGN: MD	DATE: 2011.12.7
CHECKED: MD	DATE: 2012.04
SCALE: 1/4" = 1'-0"	
U-1839-02	
SHEET 5 OF 7	



LIVING SPACE

LIVING SPACE

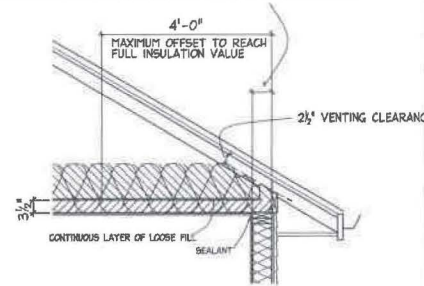
### DETAIL D

SCALE: 3/4" = 1'-0"  
CLIMATE ZONE 7a  
BOX WINDOW  
OVER UNHEATED SPACE

#### FLOORS OVER UNHEATED SPACES BOX WINDOW

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 5.02 (R-28.5) = 0.7/8" DEEP T.J. JOISTS @ R1.2" O.C.	
ASSEMBLY DESCRIPTION: - 1/2" LOW DENSITY PARTICLE BOARD - 1/2" PLYWOOD SUBFLOOR - 0.7/8" DEEP T.J. JOISTS @ R1.2" O.C. - R-31 FIBERGLASS BATT INSULATION IN CAVITIES - PERFORATED VINYL OR ALUMINUM SKIRTT	
CONTINUOUS ELEMENTS: - INTERIOR AIR FILM - 1/2" PLYWOOD SUBFLOOR - R-31 FIBERGLASS BATT INSULATION - EXTERIOR AIR FILM	0.16 0.101 0.222 0.08 RSI 0.420 (R-2.38)
CAVITY RSI (PARALLEL) 100 7/8" x 4" = 4.951 RSI 2.55" x 5.4"	RSI 4.951 (R-28.1)
TOTAL EFFECTIVE INSULATION VALUE	RSI 5.372 (R-30.4)

A REDUCTION IN THE THERMAL RESISTANCE OF THE ATTIC INSULATION AT THE PERIMETER IS PERMITTED PROVIDED THE INSULATION IS CONSTRAINED ONLY BY THE ROOF SLOPE AND VENTING REQUIREMENTS, AND THE MINIMUM THERMAL RESISTANCE VALUE ABOVE THE EXTERIOR WALL IS AT LEAST RSI 3.52 (R-20).



### DETAIL F

SCALE: 3/4" = 1'-0"  
CLIMATE ZONE 7a ENERGY  
EFFICIENCY OPAQUE CEILING  
BELOW ATTICS ASSEMBLY DETAIL

#### FLOORS OVER UNHEATED SPACES

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 5.02 (R-28.5) = 0.7/8" DEEP T.J. JOISTS @ R1.2" O.C.	
ASSEMBLY DESCRIPTION: - 3/4" T&G PLYWOOD SUBFLOOR - 0.7/8" DEEP T.J. JOISTS @ R1.2" O.C. - R-31 FIBERGLASS BATT INSULATION IN CAVITIES - PERFORATED VINYL OR ALUMINUM SKIRTT	
CONTINUOUS ELEMENTS: - INTERIOR AIR FILM - 3/4" T&G PLYWOOD SUBFLOOR - PERFORATED SKIRTT - EXTERIOR AIR FILM	0.16 0.205 0.03 RSI 0.395 (R-2.24)
CAVITY RSI (PARALLEL) 100 7/8" x 4" = 4.951 RSI 2.55" x 5.4"	RSI 4.951 (R-28.1)
TOTAL EFFECTIVE INSULATION VALUE	RSI 5.346 (R-30.35)

#### CEILING BELOW ATTICS - COMMON TRUSS

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 8.67 (R-41.2) COMMON TRUSS @ 24" O.C.	
ASSEMBLY DESCRIPTION: - 5/8" GYPSUM BOARD CEILING - 6 MIL POLY VAPOR BARRIER - RAISED HEEL TRUSSES @ 24" O.C. - 1/2" PLYWOOD ROOF SHEATHING - 1/2" BOTTOM CHORD - CAVITY SPACE FILLED WITH FIBERGLASS LOOSE FILL INSULATION - CONTINUOUS LAYER OF FIBERGLASS LOOSE FILL INSULATION OVER CAVITIES	
CONTINUOUS ELEMENTS: - EXTERIOR AIR FILM - ROOFING (ASPHALT SHINGLE) - 1/2" PLYWOOD ROOF SHEATHING - AIR FILM - 5" (38mm) FIBERGLASS LOOSE FILL INSUL. - 5/8" GYPSUM BOARD - INTERIOR AIR FILM	N/A N/A 0.08 0.08 0.096 0.01 RSI 7.374 (R-41.84)
CAVITY RSI (PARALLEL) 100 7/8" x 4" = 4.951 RSI 2.55" x 5.4"	RSI 4.951 (R-28.1)
TOTAL EFFECTIVE INSULATION VALUE	RSI 8.652 (R-50.24)

#### CEILING BELOW ATTICS - SCISSOR TRUSS

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 8.67 (R-41.2) SCISSOR TRUSS @ 24" O.C.	
ASSEMBLY DESCRIPTION: - 5/8" GYPSUM BOARD CEILING - 6 MIL POLY VAPOR BARRIER - RAISED HEEL TRUSSES @ 24" O.C. - 1/2" PLYWOOD ROOF SHEATHING - 1/2" BOTTOM CHORD - CAVITY SPACE FILLED WITH SPRAYED POLYURETHANE FOAM - SPRAYED POLYURETHANE FOAM	
CONTINUOUS ELEMENTS: - EXTERIOR AIR FILM - ROOFING - 1/2" PLYWOOD ROOF SHEATHING - AIR FILM - 100mm SPRAYED POLYURETHANE FOAM (MEDIUM DENSITY) - 5/8" GYPSUM BOARD - INTERIOR AIR FILM	N/A N/A 0.08 0.08 0.096 0.01 RSI 6.956 (R-39.08)
CAVITY RSI (PARALLEL) 100 7/8" x 4" = 4.951 RSI 2.55" x 5.4"	RSI 4.951 (R-28.1)
TOTAL EFFECTIVE INSULATION VALUE	RSI 8.721 (R-49.50)

#### AS PER SECTION 9.36.2.10 - NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS

- FOUNDATION TO SILL PLATE AND RIM JOISTS  
ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- INTERIOR WALL INTERFACE  
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.
- RIM JOIST  
ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- CANTILEVERED FLOOR  
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.
- WINDOW HEAD  
THE INTERFACE BETWEEN WINDOW HEAD/HEAD AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.
- WINDOW SILL  
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.
- MECHANICAL FLUES AND CHIMNEYS  
STEEL-USED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR VITAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.
- PLUMBING STACKS  
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR BREASTING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIR TIGHTNESS AND SEALING IT TO THE TOP PLATE.
- SKYLIGHTS  
THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.
- WALL TO CEILING  
ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- WALL VENTED DUCTS  
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.
- ELECTRICAL PENETRATION IN WALLS  
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIR TIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

#### SPECIFIC REQUIREMENTS

- EFFECTIVE INSULATION OF CEILINGS, WALLS, AND FLOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B FOR THE CORRECT CLIMATE ZONE
- THE THERMAL CHARACTERISTICS OF WINDOWS, DOOR AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 9.36.2.7.A, B, AND C FOR THE CORRECT CLIMATE ZONE
- EFFECTIVE INSULATION OF FOUNDATIONS MEET THE REQUIREMENTS OF TABLE 9.36.2.8.A OR B FOR THE CORRECT CLIMATE ZONE
- DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS
- DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED
- PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED
- HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE
- TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT
- INDOOR POOLS ARE COVERED OR HAVE AN HRV/DEHUMIDIFIER
- HVAC AND DWH EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10 AND 9.36.4.2
- SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS
- SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS
- THE AIR BARRIER DETAILS, AND LOCATIONS HAVE BEEN IDENTIFIED

#### TEMPERATURE CONTROLS AS PER SECTION 9.36.3.6

- TEMPERATURE CONTROLS ARE GENERALLY REQUIRED FOR HEATING AND COOLING EQUIPMENT. THE ACCURACY OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5 DEGREES CELSIUS

Note: Regulations contained within the most current edition of the Alberta Building Code including any subsequent amendments, and code interpretation by building jurisdictions, shall take precedence over any schematics and specifications contained on this page. Further, it shall be the sole responsibility of the lot owner to ensure that all components specified on this page are installed to full compliance with the Alberta Building Code, whether or not it is determined that this page contains any error or omission.



2020/04/17

ENERGY EFFICIENCY  
REQUIREMENTS  
THIS PLAN IS DESIGNED TO COMPLY WITH THE  
2015 ALBERTA BUILDING CODE (ABC) AND THE  
2015 NATIONAL ENERGY CODE (NEC) FOR CLIMATE ZONE 7.  
THE PLAN IS DESIGNED WITH HEATING SYSTEM  
TYPE: 30, 4, 101/0, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DATE	1/13	2001/27
BY	NZ	2002/04
CHECKED	MS	2002/04
SCALE	1/4" = 1'-0"	
PROJECT	U-1839-02	
SHEET	OF 7	

ENERGY EFFICIENCY  
DETAILS & NOTES

TYNAN DESIGN LTD.  
11001 100th Ave. Suite 200, Edmonton, Alberta T5A 0A1  
403-441-1177 Fax: 403-441-1178

TYNAN DESIGN LTD.

TYNAN DESIGN LTD.



2020/04/17

### FLOORS OVER UNHEATED SPACES

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 4.56 (R-27.5) 1.75" 1.5 JOISTS @ 24" O.C.	
ASSEMBLY DESCRIPTION:	
- 3/4" T&G PLYWOOD SUBFLOOR	
- 1.75" 1.5 JOISTS @ 24" O.C.	
- R-25 FIBREGLASS BATT INSULATION IN CAVITIES	
- 1/2" GYPSUM BOARD OVER UNHEATED SPACE	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.16
- 3/4" T&G PLYWOOD SUBFLOOR	0.205
- 1/2" GYPSUM BOARD	0.077
- EXTERIOR AIR FILM	0.03
	RSI 0.472 (R-2.67)
CAVITY RSI (PARALLEL)	
100	
$\frac{7.5}{2.55} \times 0.75 = 2.25$ RSI	RSI 4.548 (R-25.82)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 5.02 (R-28.4)

LIVING SPACE

### ABOVE GRADE WALL ASSEMBLY (WALL BETWEEN LIVING SPACE AND ENCLOSED GARAGE)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.31 (R-13.1) 2x6 STUDS @ 24" O.C.	
ASSEMBLY DESCRIPTION:	
- 1/2" GYPSUM BOARD	
- 6 MIL POLY VAPOUR BARRIER	
- 2x6 STUDS @ 24" O.C.	
- R-22 BATT FIBREGLASS INSULATION IN CAVITIES	
- 1/2" GYPSUM BOARD	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.12
- 1/2" GYPSUM WALL BOARD	0.077
- 6 MIL POLY VAPOUR BARRIER	0.077
- 1/2" GYPSUM BOARD	0.03
- EXTERIOR AIR FILM	0.03
	RSI 0.304 (R-1.72)
CAVITY RSI (PARALLEL)	
100	
$\frac{20}{2.5} \times 0.75 = 2.668$ RSI	RSI 2.668 (R-15.15)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 2.972 (R-16.97)

UNCONDITIONED SPACE  
(GARAGE)

### DETAIL G

SCALE 3/4" = 1'-0"

CLIMATE ZONE 7a  
ENERGY EFFICIENCY FLOORS  
OVER UNHEATED SPACES

### RIM JOIST SPACE (HOLLOW-BACKED VINYL SIDING)

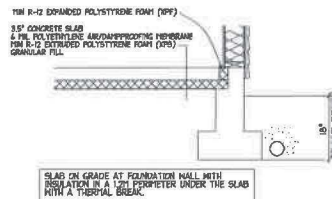
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.97 (R-16.5) 1.5"X2.5"X10" RIM BOARD W/R-20 BATT INSULATION IN CAVITY	
CONTINUOUS ELEMENTS:	
- 1/4" LUMBER RIM BOARD	0.272
- 1/2" PLYWOOD SHEATHING	0.1
- VINYL CLADDING HOLLOW BACKED	0.03
- EXTERIOR AIR FILM	0.03
	RSI 0.327 (R-2.16)
CAVITY RSI (PARALLEL)	
100	
$\frac{7.5}{2.55} \times 0.75 = 3.476$ RSI	RSI 3.476 (R-19.74)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 3.996 (R-22.70)

### RIM JOIST SPACE W/2 BEARING BLOCKS (HOLLOW-BACKED VINYL SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.97 (R-16.5) 1.5"X2.5"X10" RIM BOARD W/R-20 BATT INSULATION IN CAVITY	
CONTINUOUS ELEMENTS:	
- 2 - 1.1/2" BEARING BLOCKS (3")	0.66
- 1/4" LUMBER RIM BOARD	0.272
- 1/2" PLYWOOD SHEATHING	0.1
- VINYL CLADDING HOLLOW BACKED	0.03
- EXTERIOR AIR FILM	0.03
	RSI 1.172 (R-6.45)
CAVITY RSI (PARALLEL)	
100	
$\frac{7.5}{3.02} \times 0.75 = 2.495$ RSI	RSI 2.495 (R-14.16)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 3.667 (R-20.81)

### UNHEATED FLOOR ABOVE FROST LINE

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.96 (R-11.1)	
ASSEMBLY DESCRIPTION:	
- 3.5" CONCRETE SLAB	
- 6 MIL POLYETHYLENE AIR/DAMP-PROOFING MEMBRANE	
- EXTRUDED POLYSTYRENE FOAM (XPS)	
- GRANULAR FILL	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.12
- 3.5" CONCRETE SLAB	0.08
- POLYETHYLENE	0.03
- 1.5"mm EXTRUDED POLYSTYRENE FOAM (XPS)	1.27
- 1.5"mm EXTRUDED POLYSTYRENE FOAM (XPS)	0.03
- EXTERIOR AIR FILM	0.03
	RSI 2.27 (R-12.87)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 2.27 (R-12.87)



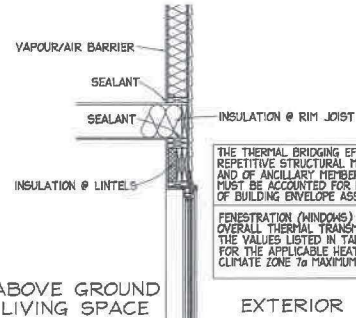
### DETAIL H

SCALE 3/4" = 1'-0"

INSULATION OF UNHEATED  
SLAB ABOVE THE FROST LINE

### ABOVE GRADE WALL ASSEMBLY (HOLLOW-BACKED VINYL SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.97 (R-16.5) 2x6 STUDS @ 24" O.C.	
ASSEMBLY DESCRIPTION:	
- 1/2" GYPSUM BOARD	
- 6 MIL POLY VAPOUR/AIR BARRIER	
- 2x6 STUDS @ 24" O.C.	
- R-22 BATT FIBREGLASS INSULATION IN CAVITIES	
- 1/2" PLYWOOD SHEATHING	
- 3/8" CAPILLARY BREAK SPACE	
- VINYL CLADDING HOLLOW BACKED	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.12
- 1/2" GYPSUM WALL BOARD	0.077
- 6 MIL POLY VAPOUR BARRIER	0.1
- 1/2" PLYWOOD SHEATHING	0.1
- VINYL CLADDING HOLLOW BACKED	0.03
- EXTERIOR AIR FILM	0.03
	RSI 0.447 (R-2.54)
CAVITY RSI (PARALLEL)	
100	
$\frac{20}{2.5} \times 0.75 = 2.668$ RSI	RSI 2.668 (R-15.15)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 3.115 (R-17.64)

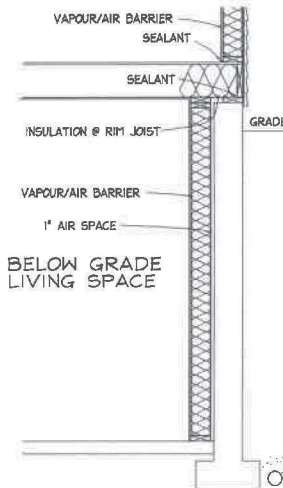


ABOVE GROUND  
LIVING SPACE

### DETAIL J

SCALE 3/4" = 1'-0"

CLIMATE ZONE 7a ENERGY  
EFFICIENCY OPAGUE ABOVE GRADE  
WALL ASSEMBLY DETAIL



BELOW GRADE  
LIVING SPACE

### DETAIL I

SCALE 3/4" = 1'-0"

CLIMATE ZONE 7a ENERGY  
EFFICIENCY OPAGUE BELOW GRADE  
WALL ASSEMBLY DETAIL

### BELOW GRADE WALL ASSEMBLY

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.98 (R-16.5) 2x6 STUDS @ 24" O.C.	
ASSEMBLY DESCRIPTION:	
- 8" POURED-IN PLACE CONCRETE WALL	
- 2x6 STUDS @ 24" O.C.	
- R-22 BATT FIBREGLASS INSULATION	
- 1/2" GYPSUM WALL BOARD	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.12
- 1/2" GYPSUM WALL BD (FIN BSPT)	0.03
- 1" AIR SPACE	0.03
- 8" POURED-IN PLACE CONCRETE WALL	0.03
- DAMPPROOFING	0.03
	RSI 0.38 (R-2.157)
CAVITY RSI (PARALLEL)	
100	
$\frac{20}{2.5} \times 0.75 = 2.668$ RSI	RSI 2.668 (R-15.15)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 3.048 (R-17.307)

BUILDING CODE:		2001/27	
DESIGNER: TYNAN DESIGN LTD.		2002/04	
CUSTOMER: SUNSTAR HOMES		2002/04	
PROJECT: 1839-02		2002/04	
SHEET: 1 OF 7		2002/04	

ENERGY EFFICIENCY REQUIREMENTS	
THIS FORM IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND WALLS USING THE BASED ON ENERGY R-10.00 (CLIMATE ZONE 7a) WITH U-VALUE, ADJUSTED WITH ALTERNATIVE R-10.00 CODE: 1839-02 (CLIMATE ZONE 7a)	

ENERGY EFFICIENCY  
DETAILS & NOTES

TYNAN DESIGN LTD.



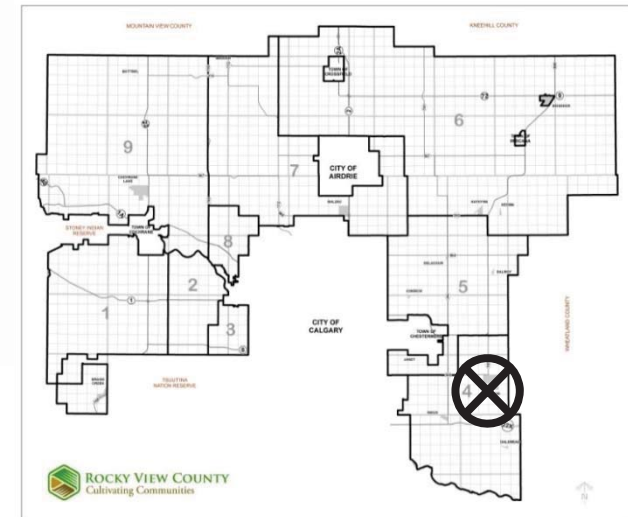
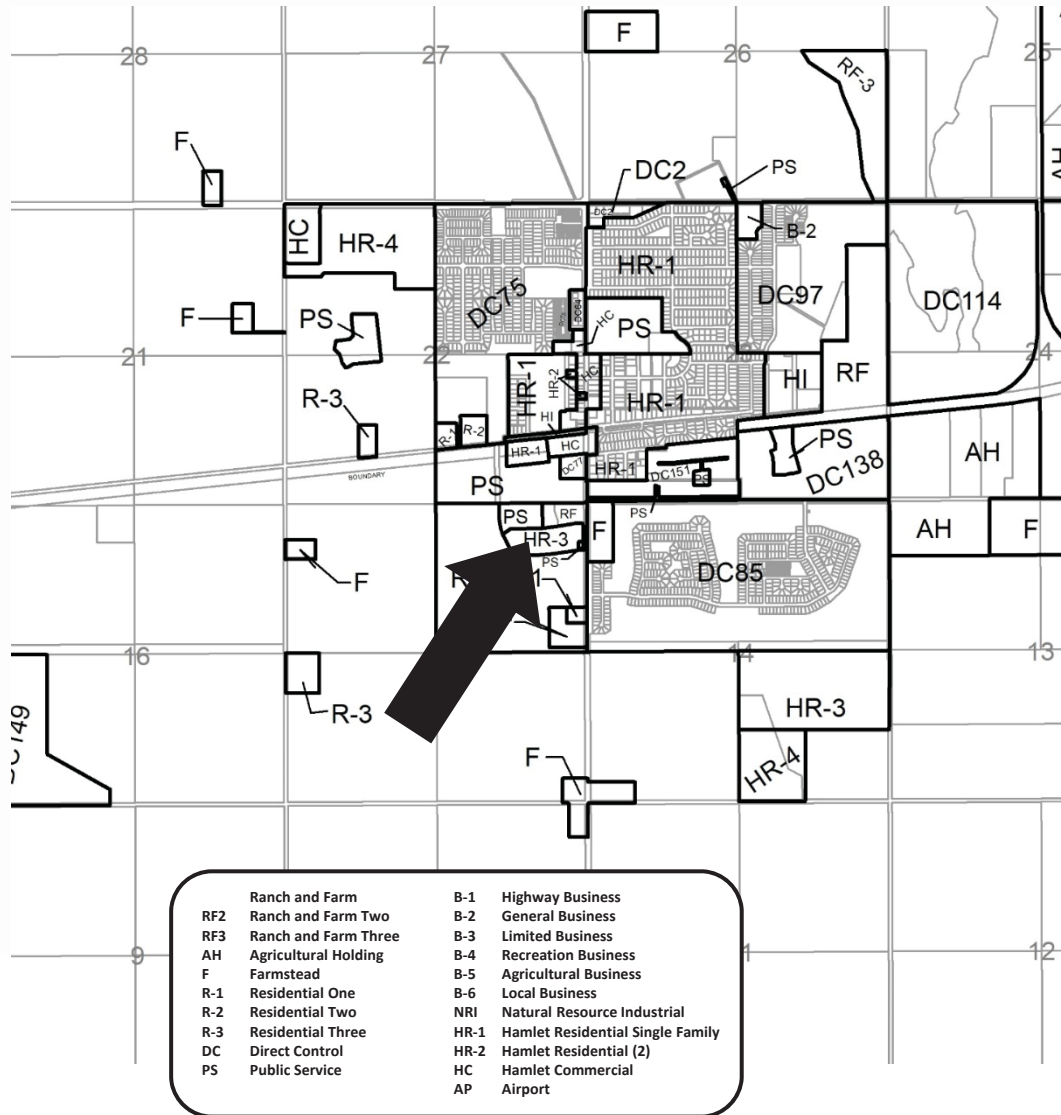






## Land Use and Location

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

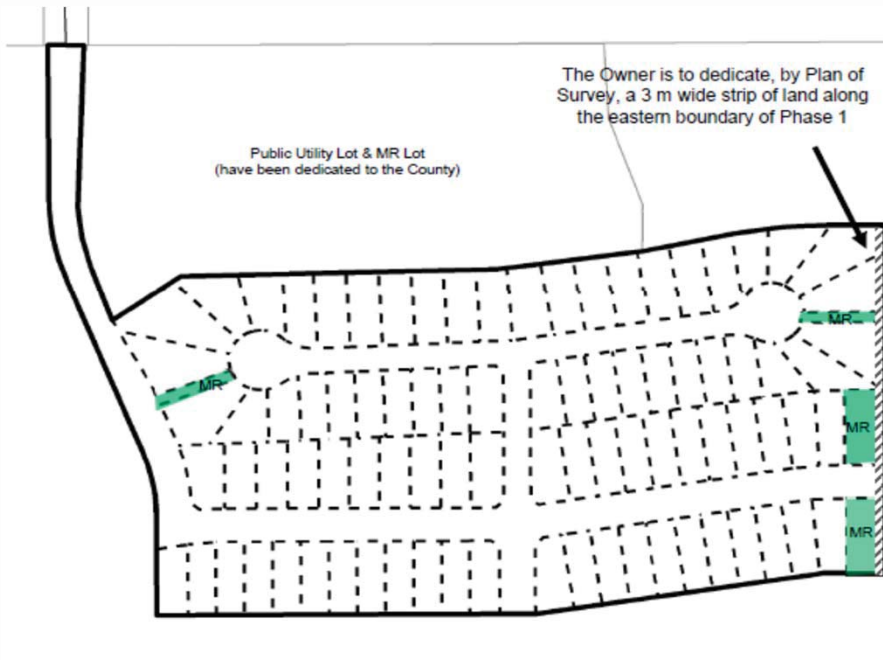


## LAND USE

A Portion of NE-15-23-27-W04M  
File: PRDP20201069 - 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 (PL20200048)
- The 1 st Show Home DP application (PRDP20200977) was presented at the MPC meeting on May 25, 2020

## BACKGROUND

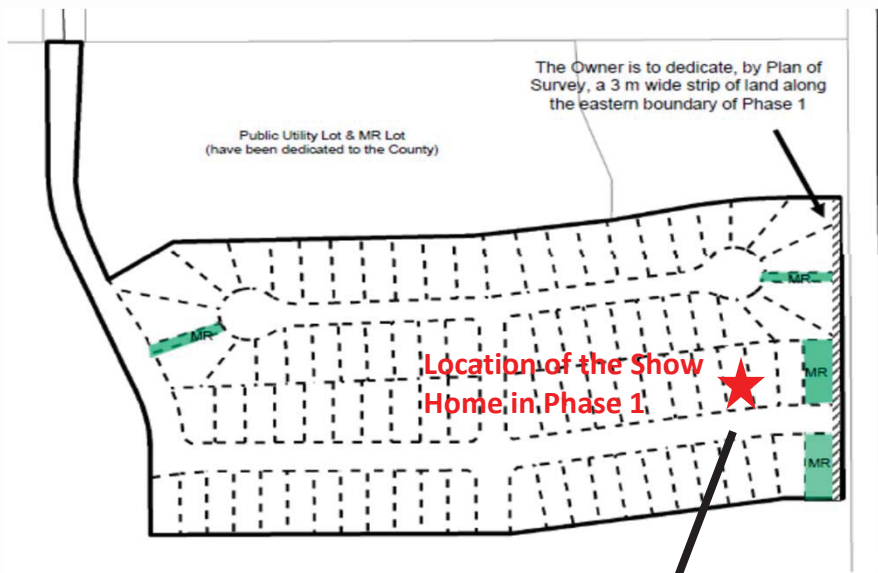
A Portion of NE-15-23-27-W04M  
File: PRDP20201069 - 03215004



ROCKY VIEW COUNTY

# DP Proposal

- The Applicant proposes to build a Show Home with attached garage
- This will be the 2<sup>nd</sup> 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)



**PROPOSAL**

A Portion of NE-15-23-27-W04M  
File: PRDP202001069 - 03215004







## 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: PRDP20201069 - 03215004



## Site Photos



## SITE PHOTOS

A Portion of NE-15-23-27-W04M  
File: PRDP20201069 - 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 PRDP20201069 be approved with the suggested conditions noted in the staff report

### **Option #2:**

THAT Development Permit Application PRDP20201069 be refused as per the reasons noted

## PLANNING AND DEVELOPMENT SERVICES

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

**DATE:** June 8, 2020  
**APPLICATION:** PRDP20201061

**APPLICATION:** Construction of a Show Home and Signage

**GENERAL LOCATION:** Located in the hamlet of Langdon.

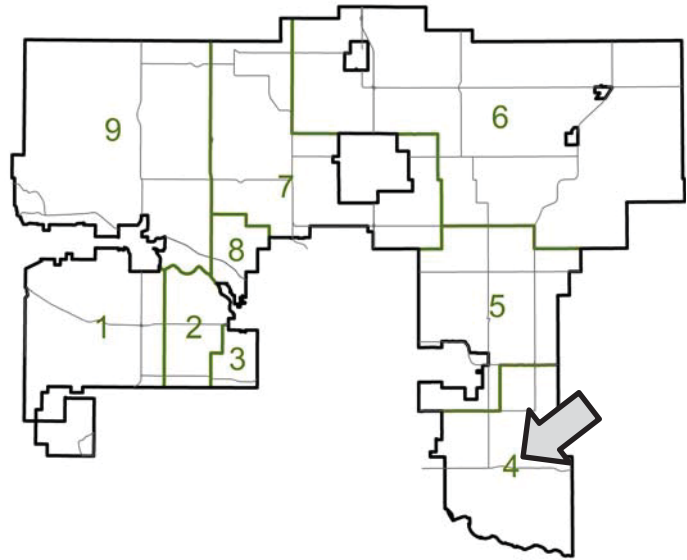
**LAND USE DESIGNATION:** Hamlet Residential (3) District (HR-3)

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20201061 be approved with the conditions noted in the Development Permit report.

Option #2: THAT Development Permit Application PRDP20201061 be refused as per the reasons noted.



### AIR PHOTO & DEVELOPMENT CONTEXT



**Administration Resources**  
 Xin Deng & Prabh Sodhi, Planning and Development Services

## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> May 7, 2020	<b>File:</b> 03215004
<b>Application:</b> PRDP20201061	<b>Applicant:</b> Sunstar Homes Inc. <b>Owner:</b> Pollyco (Langdon North) Development Ltd.
<b>Legal Description:</b> A portion of NE-15-23-27-W04M	<b>General Location:</b> located in the hamlet of Langdon
<b>Land Use Designation:</b> Hamlet Residential (3) District (HR-3)	<b>Gross Area:</b> ± 56.14 hectares (± 138.74 acres)
<b>File Manager:</b> Xin Deng	<b>Division:</b> 04

### PROPOSAL:

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

- The Applicant proposes to build 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 Work 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 access through a new approach off the new internal road North Bridges.
- The proposed sign is a small portable freestanding sign, which will read “For Sale Sunstar Homes Building A Brighter Era 403 681 5389 [sales@sunstarhomes.ca](mailto:sales@sunstarhomes.ca) [www.sunstarhomes.ca](http://www.sunstarhomes.ca)”, and will be placed in front of the Show Home.
  - The proposed sign is 60.96 cm (24”) wide x 91.44 cm (36”) high.
- The proposed Show Home will be built at 10 North Bridges Road. This will be the 3<sup>rd</sup> Show Home in this phase.

### 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;
- (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 Bridges of Langdon Phase 1 area will contain 87 residential lots, which allow for maximum of 4 Show Homes. The proposed show home is the 3<sup>rd</sup> Show Home in this phase. It complies with the above policy.
- (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; and*
- (f) *such other considerations as the Development Authority may deem to be relevant.*
  - The Applicant provided required information

### *Section 61 Hamlet Residential (3) District (HR-3)*

#### *61.5 Minimum Requirements*

- (a) *Parcel Size*
  - Required: 603.9 sq. m (6,500 sq. ft.)
  - Proposed: 757.05 sq. m (8148.82 sq. ft.), which meet the requirement
- (b) *Width of Site*
  - Required: 13.50 m (44.29 ft.)
  - Proposed: 13.38 m (52.00 ft.), which meet the requirement

*(c) Front Yard*

- Required: 6.00 m (19.69 ft.)
- Proposed: 7.10 m (23.29 ft.), which meet the requirement

*(d) Side Yard (principal building)*

- Required: 1.50 m (5.0 ft.)
- Proposed: 1.50 m (5.00 ft.), which meet the requirement

*(e) Rear Yard (principal building)*

- Required: 6.00 m (19.69 ft.)
- Proposed: 19.69 m (64.60 ft.), which meet the requirement

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

- Required: 90.00 sq. m (968.8 sq. ft.)
- Proposed: 125.50 sq. m (1350.87 sq. 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: 28.5%, which meet the requirement

*(b) Height of buildings:*

- Required: 10.50 m (34.45 ft.)
- Proposed: 9.31 m (30.54 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 was presented to Municipal Planning Commission 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 reserves 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 provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the Hamlet of Langdon.

*Development Permit History:*

- PRDP20201069: Development Permit application was received for “Show Home with attached garage and Signage” on 14 North Bridges Road. This is the 2<sup>nd</sup> Show Home within the Bridges of Langdon.
- PRDP20200977: Development Permit application for “Show Home with attached garage and Signage” on 19 North Bridges Road was approved by the Municipal Planning Commission on May 25. This is the 1<sup>st</sup> Show Home within the Bridges of Langdon.



- PRDP20194446: Development Permit for “installation of a subdivision information sign” was approved on March 4th, 2020.
- 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.

#### *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 grading 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](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, 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 showhome 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 and CCC's have been issued – expected 2020 as per communication with the applicant. Discharge to this lift station is not permitted until CCC for the Bridges of Langdon Lift Station has been issued. As a permanent condition, the proposed showhome 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:**

- 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 10 North Bridges Road, in accordance with the site plan provided by Tynan Design Ltd. 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.

**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 10 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 County paved 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.



RAILWAY AV. WEST

1<sup>st</sup> AV. SE

MCCANN ST. SE

ULM ST. SE

DEAD HORSE RD SE

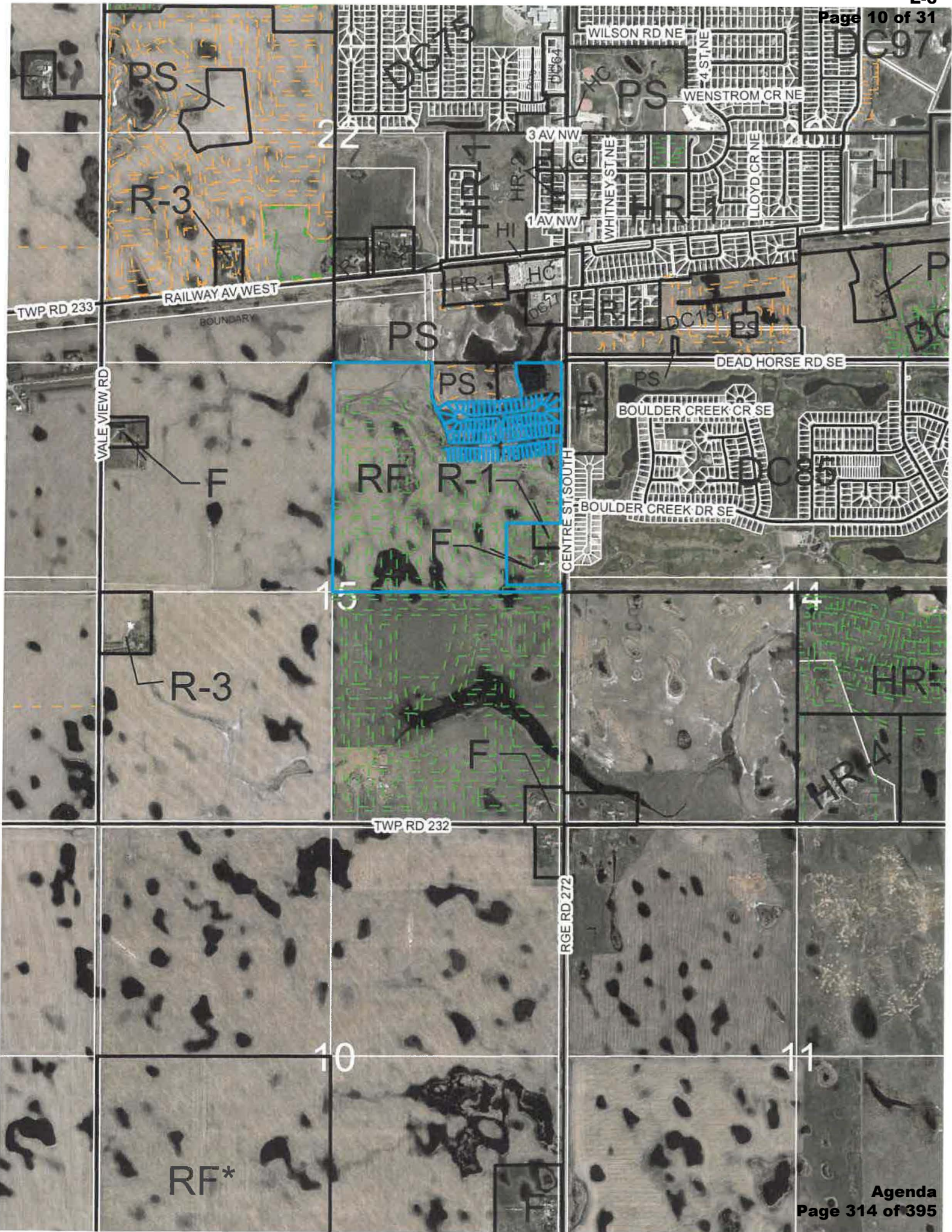
CENTRE ST. SOUTH

BOULDER CREEK DR SE

RGE RD 272

15









ROCKY VIEW COUNTY  
Cultivating Communities

20201061

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$515.00	File Number 03215004
Date of Receipt May 7 <sup>th</sup> , 2020	Receipt # 2020024063

Name of Applicant SUNSTAR HOMES INC. Email info@sunstarhomes.ca  
Mailing Address 285 KIMMIBURGH BLVD  
CHESTERMERE AB Postal Code T1X 0R7  
Telephone (B) 403-926-8807 (H) \_\_\_\_\_ Fax \_\_\_\_\_  
For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

Registered Owner (if not applicant) POLLYCO (LANGDON NORTH) DEVELOPMENTS LTD  
Mailing Address #300 - 714 1ST SE  
CALGARY Postal Code T2G 2G8  
Telephone (B) 403-475-8788 (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the \_\_\_\_\_ ¼ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian  
b) Being all / parts of Lot 3 Block 1 Registered Plan Number \_\_\_\_\_  
c) Municipal Address 10 NORTH BRIDGES RD  
d) Existing Land Use Designation R1 Parcel Size 757.05 Sq.m Division \_\_\_\_\_

## 2. APPLICATION FOR

SHOW HOME PERMIT

## 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 SUKHPAL SENGH KHERRA 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 Sukhpal Kherra  
Date APRIL 28, 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, SUKPAL SINGH KHARA, 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

APRIL - 28, 2020  
Date

**Sunstar Homes Inc.**  
**285 Kinniburgh Blvd,**  
**Chestermere, AB**  
**T1X 0R7**

May 01, 2020

Re: Development Permit

To whom may concern

Sunstar Homes Inc. is applying for development permit for a show home in the new subdivision Bridges of Langdon. The show home will be built at 10 North Bridges Rd, will have show home office in the garage & also will have sign in front yard SE corner of the lot next to the driveway.

If you have require any other information or have any question, please contact me at [info@sunstarhomes.ca](mailto:info@sunstarhomes.ca) or call me at my cell (403) 926-8807.

Sincerely,  
Sukhpal Singh Khera  
Sunstar Homes Inc.  
(403) 926-8807



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		
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OWNERS

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

( CONTINUED )



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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 171 099 264 +1

REGISTRATION

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:



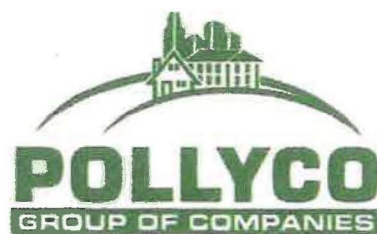
\*END OF CERTIFICATE\*

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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](mailto: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 Sunstar Homes. as the approved builder for Bridges of Langdon Phase 1 for the following lots:

Block 1	Lots: 3, 6, 11, 14, 17, 38, 40, 44, 49, 50, 51, 59
Block 2	Lots: 8, 11
Block 3	Lots: 1, 2, 4, 5 & 7

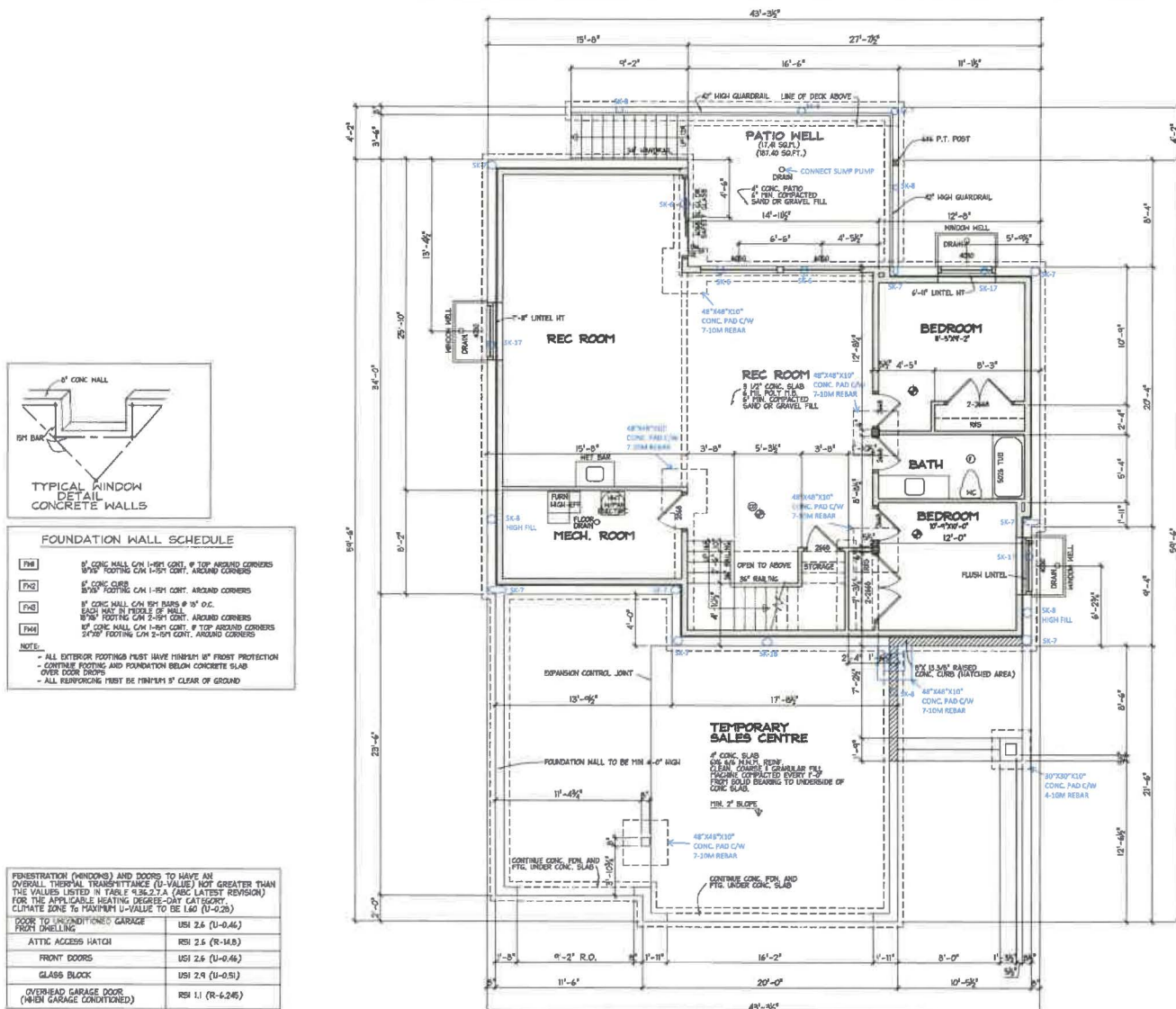
Any home constructed on these lots must be reviewed and approved by the developer through Home Works Design Inc.

Thank you,

A handwritten signature in black ink, appearing to read "W G Turnbull", is written over a large, stylized, light-colored scribble or watermark.

W G Turnbull





## BASEMENT/FOUNDATION PLAN

1350.87 SQ. FT. (125.50 SQ. M.)

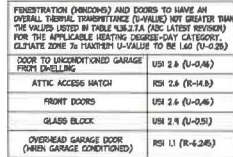
BASEMENT FLOOR TO HAVE 8'-11 1/2" CEILING HEIGHT

### ENERGY EFFICIENCY REQUIREMENTS

THIS HOME IS DESIGNED TO MEET THE ENERGY EFFICIENCY REQUIREMENTS AND TO EXCEED THE MINIMUM REQUIREMENTS FOR ENERGY EFFICIENCY. THE HOME IS DESIGNED TO MEET THE ENERGY EFFICIENCY REQUIREMENTS AND TO EXCEED THE MINIMUM REQUIREMENTS FOR ENERGY EFFICIENCY.

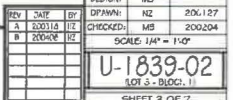
### SYMBOLS LEGEND:

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562	1/2" SWITCH	563	1/2" SWITCH	564	1/2" SWITCH
565	1/2" SWITCH	566	1/2" SWITCH	567	1/2" SWITCH
568	1/2" SWITCH	569	1/2" SWITCH	570	1/2" SWITCH
571	1/2" SWITCH	572	1/2" SWITCH	573	1/2" SWITCH
574	1/2" SWITCH	575	1/2" SWITCH	576	1/2" SWITCH
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619	1/2" SWITCH	620	1/2" SWITCH	621	1/2" SWITCH
622	1/2" SWITCH	623	1/2" SWITCH	624	1/2" SWITCH
625	1/2" SWITCH	626	1/2" SWITCH	627	1/2" SWITCH
628	1/2" SWITCH	629	1/2" SWITCH	630	1/2" SWITCH
631	1/2" SWITCH	632	1/2" SWITCH	633	1/2" SWITCH
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643	1/2" SWITCH	644	1/2" SWITCH	645	1/2" SWITCH
646	1/2" SWITCH				

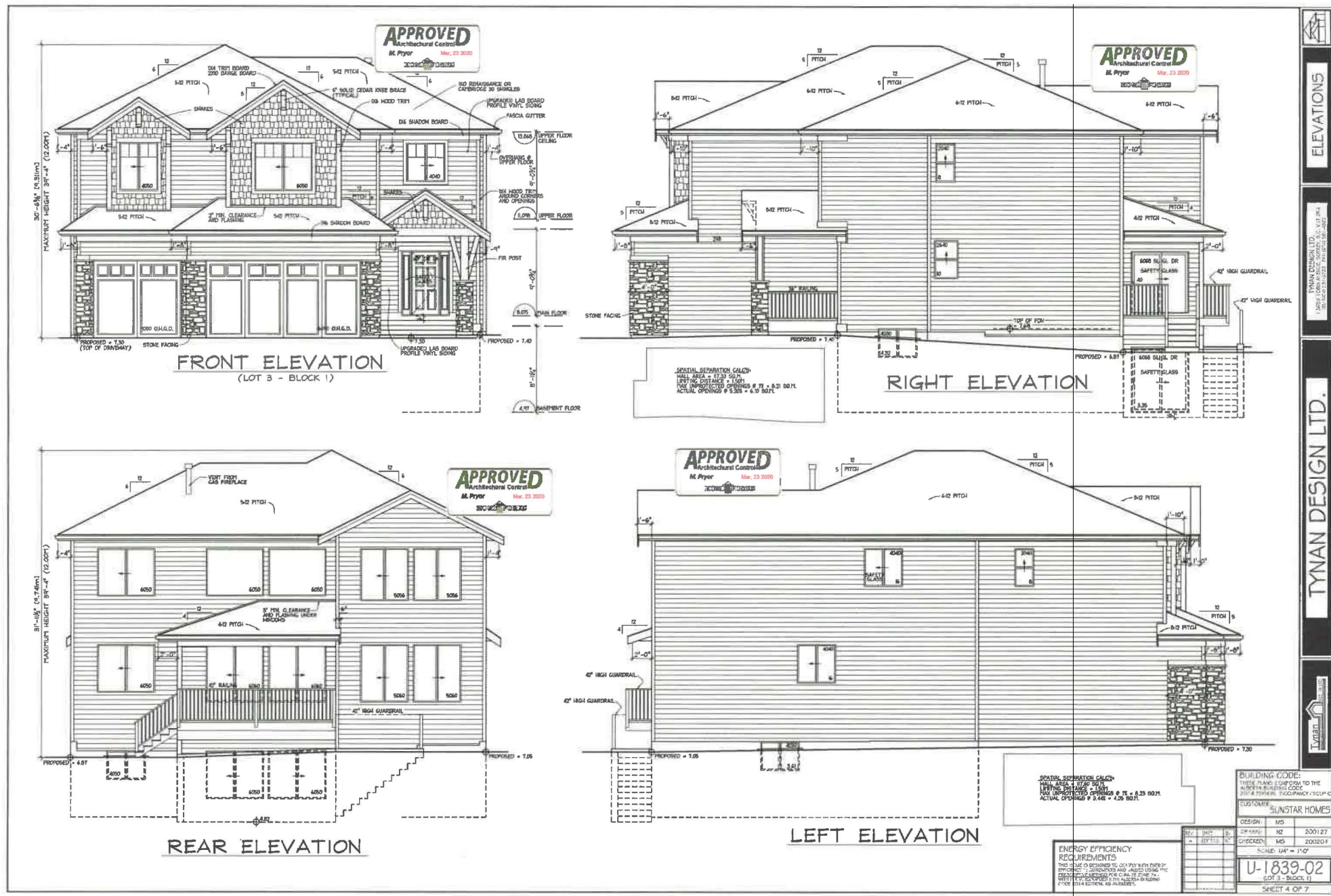


TOTAL FINISHED AREA = 2937.69 SQ.FT. (272.92 SQ.M.)

**ENERGY EFFICIENCY REQUIREMENTS**  
THIS HOUSE IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND VALUES LISTED IN THE RESIDENTIAL METHOD FOR CLIMATE ZONE 7a (TABLE 1). \* LOCATED IN THE ALBERTA BUILDING CODE 2014 EDITION, AS AMENDED.







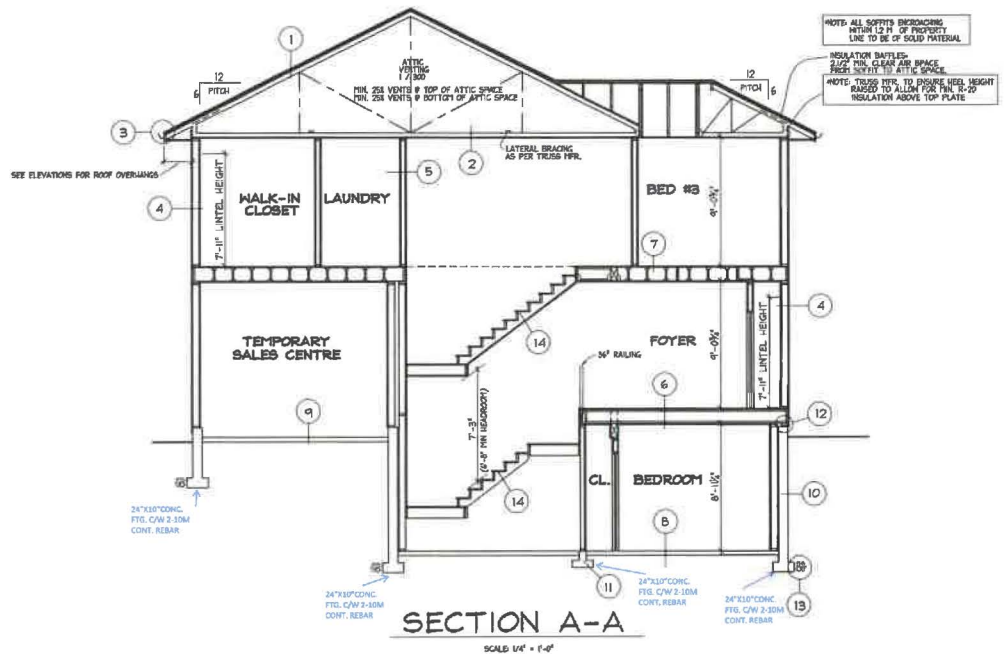




SECTIONS

TYNAN DESIGN LTD.  
17559 JORDAN AVE. UNIT 204  
TORONTO, ONT. M3A 1A5

TYNAN DESIGN LTD.



SECTION A-A

SCALE 1/4" = 1'-0"



UNVENTED ALUMINUM CONFORMING TO CAN/CSA-43.2-11 "REFINISHED ALUMINUM SIDING, SOFFITS, AND FASCIA FOR RESIDENTIAL USE"

SOLID SOFFIT DETAIL

SCALE 1/2" = 1'-0"



UNVENTED ALUMINUM CONFORMING TO CAN/CSA-43.2-11 "REFINISHED ALUMINUM SIDING, SOFFITS, AND FASCIA FOR RESIDENTIAL USE"

SOLID SOFFIT DETAIL W/VENTING

SCALE 1/2" = 1'-0"

SPECIFICATIONS:

- 1 ROOF (TRUSSES) - SHAKE PROFILE<sup>1</sup> ASPHALT SHINGLES FELT UNDERLAY 1/2" PLYWOOD SHEATHING ROOF TRUSSES @ 24" O.C. HI HURRICANE TIES ON ALL TRUSSES
- 2 CEILING - MIN R-19.2 BATT OR LOOSE-FILL INSULATION MIN 6 MIL POLY V.B. 5/8" GYPSUM BOARD
- 3 FASCIA/SOFFIT - 4X8" ALUM GUTTER (OR AS NOTED) 2X4 FASCIA BOARD VENTED ALUM OR VINYL SOFFIT (NOTE: PROVIDE INSULATION BATTLES BETWEEN EACH TRUSS W/ MIN 2 1/2" CLEAR AIRSPACE)
- 4 EXTERIOR HALL - FINISH MATERIAL - SEE ELEVATION STRAPPING FOR RAINSCREEN AS PER ABC 204 BUILDING CODE 1/2" PLYWOOD SHEATHING R-22 BATT INSULATION 2X6 STUDS @ 24" O.C. MIN 6 MIL POLY V.B. 1/2" GYPSUM BOARD
- 5 INTERIOR PARTITION - 2X4 STUDS @ 16" O.C. (OR AS NOTED) 1/2" GYPSUM BOARD - BOTH SIDES
- 6 MAIN FLOOR - FINISH FLOORING 3/4" T&G PLYWOOD SUBFLOOR NAILED & GLUED 11/16" DEEP ENG. WOOD 1" JOISTS 1/2" GYPSUM BOARD
- 7 UPPER FLOOR - FINISH FLOORING 3/4" T&G PLYWOOD SUBFLOOR NAILED & GLUED 11/16" DEEP ENG. WOOD 1" JOISTS GUTTERS, TYPE AND SPACING AS PER MFR. 1/2" GYPSUM BOARD
- 8 BASEMENT FLOOR - 3 1/2" CONCRETE SLAB FLOOR 6 MIL POLY FIB. 6" MIN COMPACT SAND OR GRAVEL FILL
- 9 GARAGE FLOOR - 4" CONCRETE SLAB 6X6 6/16 REIN. CLEAN, COARSE AND GRANULAR FILL COMPACTED EVERY 1'-0" FROM SOLID BEARING TO UNDERSIDE OF GARAGE SLAB
- 10 EXTERIOR FOUNDATION WALL - APPROVED WATERPROOF MEMBRANE - APPLY TO EXTERIOR PERIMETER UP TO GRADE 8" CONCRETE FOUNDATION WALL (OR AS NOTED) 6X4 MIN 1-HR CONT. @ TOP AND AROUND CORNERS 2X6 STUDS @ 24" O.C. W/R-22BATT INSULATION 8X16" CONCRETE FOOTING 6X4 MIN 1-HR CONT. BOTTOM AND AROUND CORNERS
- 11 INTERIOR FOUNDATION WALL - 2X6 STUDS @ 16" O.C. (OR AS NOTED) 6" CONCRETE CURB 8X16" CONCRETE FOOTING
- 12 PLATE TO FOUNDATION CONNECTION - 2-2X6 (OR 2X4 AS REQ'D) SILL PLATE 6 MIL POLY OR 45# FELT DAMP-PROOFING 1/2" DIA ANCHOR BOLTS @ 4'-0" O.C. MAX & 6" FROM OPENINGS
- 13 DRAINAGE - 4" DRAIN TILE 12" MIN DRAIN ROCK
- 14 STAIRS - RUN - 10" NOZING - 1" TREAD - 1" RISE - 7 1/2" @ 16 RISERS (MAIN TO BASEMENT) RISE - 7 1/4" @ 16 RISERS (MAIN TO UPPER) HEADROOM - 6'-8" H. MIN HANDRAIL - 2'-0" H.

ENERGY EFFICIENCY REQUIREMENTS			
THIS SECTION IS REQUIRED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND MEET THE REQUIREMENTS OF THE ENERGY EFFICIENCY ACT (EEA) AND THE ENERGY EFFICIENCY REGULATIONS (EER) AS AMENDED.	1.00	1.00	1.00

BUILDING CODE:		
THESE PLANS CONFORM TO THE		
ALBERTA BUILDING CODE		
2014 EDITION (OCCUPANCY GROUP C)		
CUSTOMER:		
SUNSTAR HOMES		
DESIGN:	MS	
DESIGN:	NZ	20C.127
CHECKED:	MS	2002.04
SCALE: 1/4" = 1'-0"		
U-1839-02		
LOT 3 - BLOCK 1		
SHEET 5 OF 7		

LIVING SPACE

LIVING SPACE

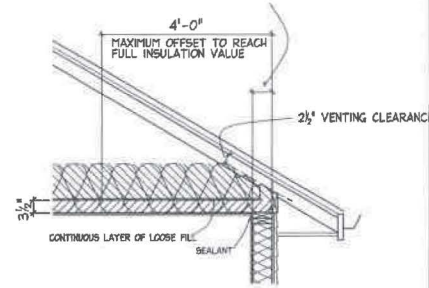
### DETAIL D

SCALE: 3/4" = 1'-0"  
CLIMATE ZONE 7a  
BOX WINDOW  
OVER UNHEATED SPACE

#### FLOORS OVER UNHEATED SPACES BOX WINDOW

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 5.02 (R-28.5) = 0.7/8" DEEP T.J. JOISTS @ R12" O.C.	
ASSEMBLY DESCRIPTION: - 1/2" LOW DENSITY PARTICLE BOARD - 1/2" PLYWOOD SUBFLOOR - 0.7/8" DEEP T.J. JOISTS @ R12" O.C. - R-31 FIBERGLASS BATT INSULATION IN CAVITIES - PERFORATED VINYL OR ALUMINUM SIPPIT	
CONTINUOUS ELEMENTS: - INTERIOR AIR FILM - 1/2" PLYWOOD SUBFLOOR - 1/2" LOW DENSITY PARTICLE BOARD - EXTERIOR AIR FILM	0.16 0.109 0.222 0.08 RSI 0.420 (R-2.36)
CAVITY RSI (PARALLEL) 100 7.11" x 4.11" = 4.951 RSI 2.55" x 5.46"	RSI 4.951 (R-28.1)
TOTAL EFFECTIVE INSULATION VALUE	RSI 5.372 (R-30.4)

A REDUCTION IN THE THERMAL RESISTANCE OF THE ATTIC INSULATION AT THE PERIMETER IS PERMITTED PROVIDED THE INSULATION IS CONSTRAINED ONLY BY THE ROOF SLOPE AND VENTING REQUIREMENTS, AND THE MINIMUM THERMAL RESISTANCE VALUE ABOVE THE EXTERIOR WALL IS AT LEAST RSI 3.52 (R-20).



### DETAIL F

SCALE: 3/4" = 1'-0"  
CLIMATE ZONE 7a ENERGY  
EFFICIENCY OPAQUE CEILINGS  
BELOW ATTICS ASSEMBLY DETAIL

#### FLOORS OVER UNHEATED SPACES

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 5.02 (R-28.5) = 0.7/8" DEEP T.J. JOISTS @ R12" O.C.	
ASSEMBLY DESCRIPTION: - 3/4" T&G PLYWOOD SUBFLOOR - 0.7/8" DEEP T.J. JOISTS @ R12" O.C. - R-31 FIBERGLASS BATT INSULATION IN CAVITIES - PERFORATED VINYL OR ALUMINUM SIPPIT	
CONTINUOUS ELEMENTS: - INTERIOR AIR FILM - 3/4" T&G PLYWOOD SUBFLOOR - PERFORATED SIPPIT - EXTERIOR AIR FILM	0.16 0.206 - 0.08 RSI 0.396 (R-2.24)
CAVITY RSI (PARALLEL) 100 7.11" x 4.11" = 4.951 RSI 2.55" x 5.46"	RSI 4.951 (R-28.1)
TOTAL EFFECTIVE INSULATION VALUE	RSI 5.346 (R-30.36)

#### CEILING BELOW ATTICS - COMMON TRUSS

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 8.67 (R-41.2) COMMON TRUSS @ 24" O.C.	
ASSEMBLY DESCRIPTION: - 5/8" GYPSUM BOARD CEILING - 6 MIL POLY VAPOR BARRIER - RAISED HEEL TRUSSES @ 24" O.C. - 1/2" PLYWOOD ROOF SHEATHING - 1/2" BOTTOM CHORD - CAVITY SPACE FILLED WITH FIBERGLASS LOOSE FILL INSULATION - CONTINUOUS LAYER OF FIBERGLASS LOOSE FILL INSULATION OVER CAVITIES	
CONTINUOUS ELEMENTS: - EXTERIOR AIR FILM - ROOFING (ASPHALT SHINGLE) - 1/2" PLYWOOD ROOF SHEATHING - AIR FILM - 5" (38mm) FIBERGLASS LOOSE FILL INSUL. - 5/8" GYPSUM BOARD - INTERIOR AIR FILM	N/A N/A N/A 0.09 1.43 0.09 0.11 RSI 7.374 (R-41.84)
CAVITY RSI (PARALLEL) 100 11.11" x 3.51" = 1.4734 RSI 7.59" x 5.64"	RSI 1.4734 (R-8.35)
TOTAL EFFECTIVE INSULATION VALUE	RSI 8.852 (R-50.24)

#### CEILING BELOW ATTICS - SCISSOR TRUSS

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 8.67 (R-41.2) SCISSOR TRUSS @ 24" O.C.	
ASSEMBLY DESCRIPTION: - 5/8" GYPSUM BOARD CEILING - 6 MIL POLY VAPOR BARRIER - RAISED HEEL TRUSSES @ 24" O.C. - 1/2" PLYWOOD ROOF SHEATHING - 1/2" BOTTOM CHORD - CAVITY SPACE FILLED WITH SPRAYED POLYURETHANE FOAM (MED. DENSITY) - 5/8" GYPSUM BOARD - INTERIOR AIR FILM	
CONTINUOUS ELEMENTS: - EXTERIOR AIR FILM - ROOFING - 1/2" PLYWOOD ROOF SHEATHING - AIR FILM - 100mm SPRAYED POLYURETHANE FOAM (MED. DENSITY) - 5/8" GYPSUM BOARD - INTERIOR AIR FILM	N/A N/A N/A 0.09 6.12 0.09 0.11 RSI 6.956 (R-36.08)
CAVITY RSI (PARALLEL) 100 11.11" x 3.51" = 2.364 RSI 7.59" x 5.64"	RSI 2.364 (R-13.42)
TOTAL EFFECTIVE INSULATION VALUE	RSI 9.320 (R-51.50)

#### AS PER SECTION 9.36.2.10 - NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS

- MECHANICAL FLUES AND CHIMNEYS  
STEEL-USED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR VITAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES
- PLUMBING STACKS  
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR BREASTING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP PLATE
- SKYLIGHTS  
THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT
- WALL TO CEILING  
ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL
- WALL VENTED DUCTS  
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL
- ELECTRICAL PENETRATION IN WALLS  
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL
- FOUNDATION TO SILL PLATE AND RIM JOISTS  
ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL
- INTERIOR WALL INTERFACE  
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL
- RIM JOIST  
ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL
- CANTILEVERED FLOOR  
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES /EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL
- WINDOW HEAD  
THE INTERFACE BETWEEN WINDOW HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS
- WINDOW SILL  
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS

#### SPECIFIC REQUIREMENTS

- EFFECTIVE INSULATION OF CEILINGS, WALLS, AND FLOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B FOR THE CORRECT CLIMATE ZONE
- THE THERMAL CHARACTERISTICS OF WINDOWS, DOOR AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 9.36.2.7.A, B, AND C FOR THE CORRECT CLIMATE ZONE
- EFFECTIVE INSULATION OF FOUNDATIONS MEET THE REQUIREMENTS OF TABLE 9.36.2.8.A OR B FOR THE CORRECT CLIMATE ZONE
- DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS
- DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED
- PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED
- HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE
- TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT
- INDOOR POOLS ARE COVERED OR HAVE AN HRV/DEHUMIDIFIER
- HVAC AND SHM EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10 AND 9.36.4.2
- SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS
- SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS
- THE AIR BARRIER DETAILS, AND LOCATIONS HAVE BEEN IDENTIFIED

#### TEMPERATURE CONTROLS AS PER SECTION 9.36.3.6

- TEMPERATURE CONTROLS ARE GENERALLY REQUIRED FOR HEATING AND COOLING EQUIPMENT. THE ACCURACY OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5 DEGREES CELSIUS

Note: Regulations contained within the most current edition of the Alberta Building Code including any subsequent amendments, and code interpretation by building jurisdictions, shall take precedence over any schematics and specifications contained on this page. Further, it shall be the sole responsibility of the lot owner to ensure that all components specified on this page are installed to full compliance with the Alberta Building Code, whether or not it is determined that this page contains any error or omission.

#### ENERGY EFFICIENCY REQUIREMENTS

THIS PAGE IS DESIGNED TO COMPLY WITH THE 2015 ALBERTA BUILDING CODE (ABC) AND THE 2015 ENERGY EFFICIENCY (EE) REQUIREMENTS. THE REQUIREMENTS FOR CLIMATE ZONE 7a ARE SHOWN. THE REQUIREMENTS FOR CLIMATE ZONE 7b ARE SHOWN IN THE NEXT PAGE.

DATE	2022/04/17
BY	71657
CHECKED	MS
DATE	2022/04
SCALE	1/4" = 1'-0"
U-1839-02	(SHEET 3 - BLOCK 1)
SHEET 6 OF 7	

ENERGY EFFICIENCY  
DETAILS & NOTES

TYNAN DESIGN LTD.  
1405 10TH AVE. S.W. CALGARY, ALBERTA T2C 1A4  
403.243.1227 FAX 403.243.4601

TYNAN DESIGN LTD.

TYNAN DESIGN LTD.



2022/04/17

BUILDING CODE: 2015 ALBERTA BUILDING CODE 2015 ENERGY EFFICIENCY (EE) REQUIREMENTS	
CLIENT:	SUNSTAR HOMES
LOCATION:	L15
DATE:	2021/27
CHECKED:	MS
DATE:	2022/04
SCALE:	1/4" = 1'-0"
U-1839-02	(SHEET 3 - BLOCK 1)
SHEET 6 OF 7	



2020/04/17

### FLOORS OVER UNHEATED SPACES

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 4.56 (R-27.5) 1.75" 1.5 JOISTS @ 16" O.C.	
ASSEMBLY DESCRIPTION:	
- 3/4" T&G PLYWOOD SUBFLOOR	
- 1.75" 1.5 JOISTS @ 16" O.C.	
- R-25 FIBREGLASS BATT INSULATION IN CAVITIES	
- 1/2" GYPSUM BOARD OVER UNHEATED SPACE	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.16
- 3/4" T&G PLYWOOD SUBFLOOR	0.205
- 1/2" GYPSUM BOARD	0.077
- EXTERIOR AIR FILM	0.03
	RSI 0.472 (R-2.67)
CAVITY RSI (PARALLEL)	
100	
$\frac{7.5}{2.55} \times \frac{1.5}{1.5} = 4.545$ RSI	RSI 4.545 (R-25.82)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 5.02 (R-28.4)

LIVING SPACE

### ABOVE GRADE WALL ASSEMBLY (WALL BETWEEN LIVING SPACE AND ENCLOSED GARAGE)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.31 (R-13.1) 2x6 STUDS @ 24" O.C.	
ASSEMBLY DESCRIPTION:	
- 1/2" GYPSUM BOARD	
- 5 MIL POLY VAPOUR BARRIER	
- 2x6 STUDS @ 24" O.C.	
- R-22 BATT FIBREGLASS INSULATION IN CAVITIES	
- 1/2" GYPSUM BOARD	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.12
- 1/2" GYPSUM WALL BOARD	0.077
- 5 MIL POLY VAPOUR BARRIER	0.077
- 1/2" GYPSUM BOARD	0.03
- EXTERIOR AIR FILM	0.03
	RSI 0.304 (R-1.72)
CAVITY RSI (PARALLEL)	
100	
$\frac{20}{2.5} \times \frac{1.5}{1.5} = 2.666$ RSI	RSI 2.666 (R-15.15)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 2.972 (R-16.97)

UNCONDITIONED SPACE  
(GARAGE)

### DETAIL G

SCALE 3/4" = 1'-0"

CLIMATE ZONE 7a  
ENERGY EFFICIENCY FLOORS  
OVER UNHEATED SPACES

### RIM JOIST SPACE (HOLLOW-BACKED VINYL SIDING)

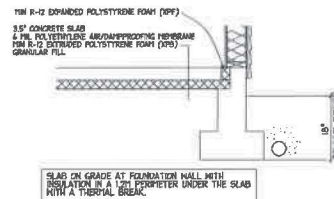
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.97 (R-16.9) 1.5"X2.5"X10" RIM BOARD W/R-20 BATT INSULATION IN CAVITY	
CONTINUOUS ELEMENTS:	
- 1/4" LUMBER RIM BOARD	0.272
- 1/2" PLYWOOD SHEATHING	0.1
- VINYL CLADDING HOLLOW BACKED	0.03
- EXTERIOR AIR FILM	0.03
	RSI 0.327 (R-2.16)
CAVITY RSI (PARALLEL)	
100	
$\frac{7.5}{2.55} \times \frac{1.5}{1.5} = 3.416$ RSI	RSI 3.416 (R-19.74)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 3.996 (R-22.70)

### RIM JOIST SPACE W/2 BEARING BLOCKS (HOLLOW-BACKED VINYL SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.97 (R-16.9) 2-1.5"X2.5"X10" RIM BOARD W/R-14 BATT INSULATION IN CAVITY	
CONTINUOUS ELEMENTS:	
- 2 - 1.5"X2.5" BEARING BLOCKS (3")	0.66
- 1/4" LUMBER RIM BOARD	0.272
- 1/2" PLYWOOD SHEATHING	0.1
- VINYL CLADDING HOLLOW BACKED	0.03
- EXTERIOR AIR FILM	0.03
	RSI 1.172 (R-6.65)
CAVITY RSI (PARALLEL)	
100	
$\frac{7.5}{3.02} \times \frac{1.5}{1.5} = 2.495$ RSI	RSI 2.495 (R-14.16)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 3.667 (R-20.81)

### UNHEATED FLOOR ABOVE FROST LINE

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.96 (R-11.1)	
ASSEMBLY DESCRIPTION:	
- 3.5" CONCRETE SLAB	
- 5 MIL POLYETHYLENE AIR/DAMP-PROOFING MEMBRANE	
- EXTRUDED POLYSTYRENE FOAM (XPS)	
- GRANULAR FILL	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.12
- 3.5" CONCRETE SLAB	0.08
- POLYETHYLENE	0.03
- 1.5"mm EXTRUDED POLYSTYRENE FOAM (XPS)	1.27
- 1.5"mm EXTRUDED POLYSTYRENE FOAM (XPS)	0.03
- EXTERIOR AIR FILM	0.03
	RSI 2.27 (R-12.87)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 2.27 (R-12.87)



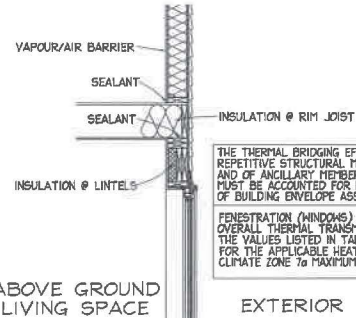
### DETAIL H

SCALE 3/4" = 1'-0"

INSULATION OF UNHEATED  
SLAB ABOVE THE FROST LINE

### ABOVE GRADE WALL ASSEMBLY (HOLLOW-BACKED VINYL SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.97 (R-16.9) 2x6 STUDS @ 24" O.C.	
ASSEMBLY DESCRIPTION:	
- 1/2" GYPSUM BOARD	
- 5 MIL POLY VAPOUR/AIR BARRIER	
- 2x6 STUDS @ 24" O.C.	
- R-22 BATT FIBREGLASS INSULATION IN CAVITIES	
- 1/2" PLYWOOD SHEATHING	
- 3/8" CAPILLARY BREAK SPACE	
- VINYL CLADDING HOLLOW BACKED	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.12
- 1/2" GYPSUM WALL BOARD	0.077
- 5 MIL POLY VAPOUR BARRIER	0.1
- 1/2" PLYWOOD SHEATHING	0.1
- VINYL CLADDING HOLLOW BACKED	0.03
- EXTERIOR AIR FILM	0.03
	RSI 0.447 (R-2.54)
CAVITY RSI (PARALLEL)	
100	
$\frac{20}{2.5} \times \frac{1.5}{1.5} = 2.666$ RSI	RSI 2.666 (R-15.15)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 3.115 (R-17.64)



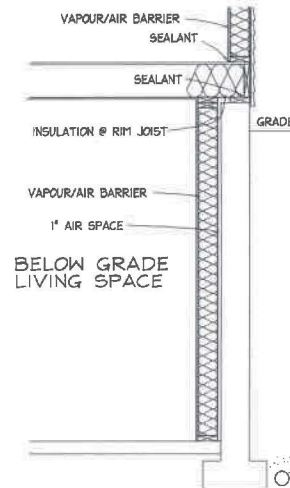
### DETAIL J

SCALE 3/4" = 1'-0"

CLIMATE ZONE 7a ENERGY  
EFFICIENCY OPAQUE ABOVE GRADE  
WALL ASSEMBLY DETAIL

### BELOW GRADE WALL ASSEMBLY

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.98 (R-16.9) 2x6 STUDS @ 24" O.C.	
ASSEMBLY DESCRIPTION:	
- 8" POURED-IN PLACE CONCRETE WALL	
- 2x6 STUDS @ 24" O.C.	
- R-22 BATT FIBREGLASS INSULATION	
- 1/2" GYPSUM WALL BOARD	
CONTINUOUS ELEMENTS:	
- INTERIOR AIR FILM	0.12
- 1/2" GYPSUM WALL BD (FIN BSPT)	0.03
- 1" AIR SPACE	0.03
- 8" POURED-IN PLACE CONCRETE WALL	0.03
- DAMP-PROOFING	0.03
	RSI 0.38 (R-2.157)
CAVITY RSI (PARALLEL)	
100	
$\frac{20}{2.5} \times \frac{1.5}{1.5} = 2.666$ RSI	RSI 2.666 (R-15.15)
TOTAL EFFECTIVE INSULATION VALUE	
	RSI 3.048 (R-17.307)



### DETAIL I

SCALE 3/4" = 1'-0"

CLIMATE ZONE 7a ENERGY  
EFFICIENCY OPAQUE BELOW GRADE  
WALL ASSEMBLY DETAIL

ENERGY EFFICIENCY  
REQUIREMENTS  
THIS HOUSE IS DESIGNED TO COMPLY WITH ENERGY  
EFFICIENCY REQUIREMENTS AND MEETS THE  
ENERGY EFFICIENCY REQUIREMENTS FOR CLIMATE ZONE 7a  
WITH U.S.V. ADJUSTED WITH ALTERNATE AIRFLOW  
CODE 3004 (EXHAUST) AS SHOWN.

BUILDING CODE: 2001 INTERNATIONAL RESIDENTIAL CODE TO THE 2001 INTERNATIONAL ENERGY EFFICIENCY CODE 2001 INTERNATIONAL OCCUPANCY GROUP C	
CUSTOMER: SUNSTAR HOMES	
DESIGNED BY	MD
DATE	2001/27
CHECKED BY	MD
DATE	2002/04
SCALE: 1/4" = 1'-0"	
U-1839-02	
SHEET 7 OF 7	

ENERGY EFFICIENCY  
DETAILS & NOTES

TYNAN DESIGN LTD.

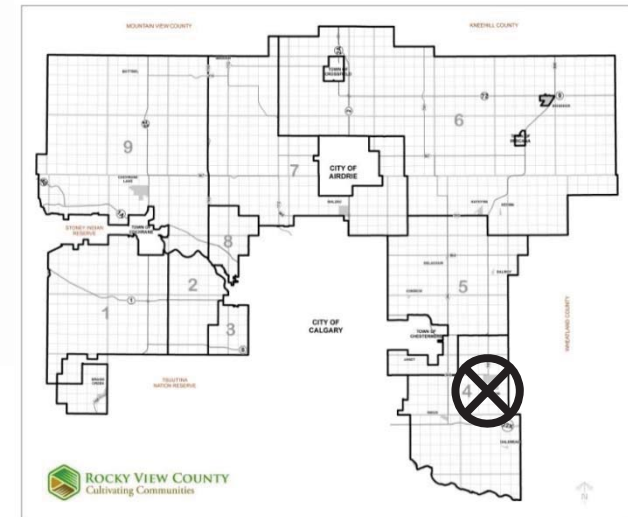
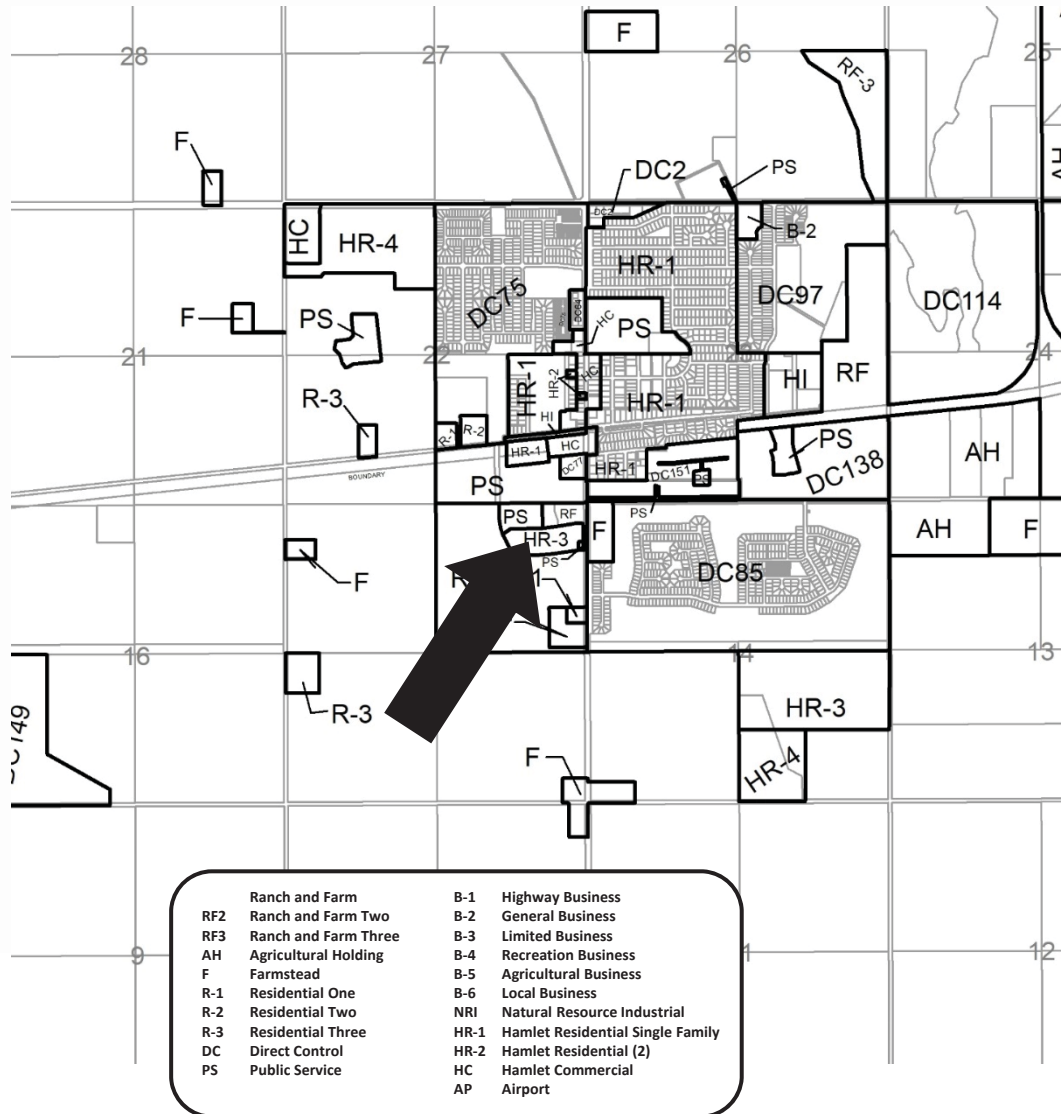






## Land Use and Location

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

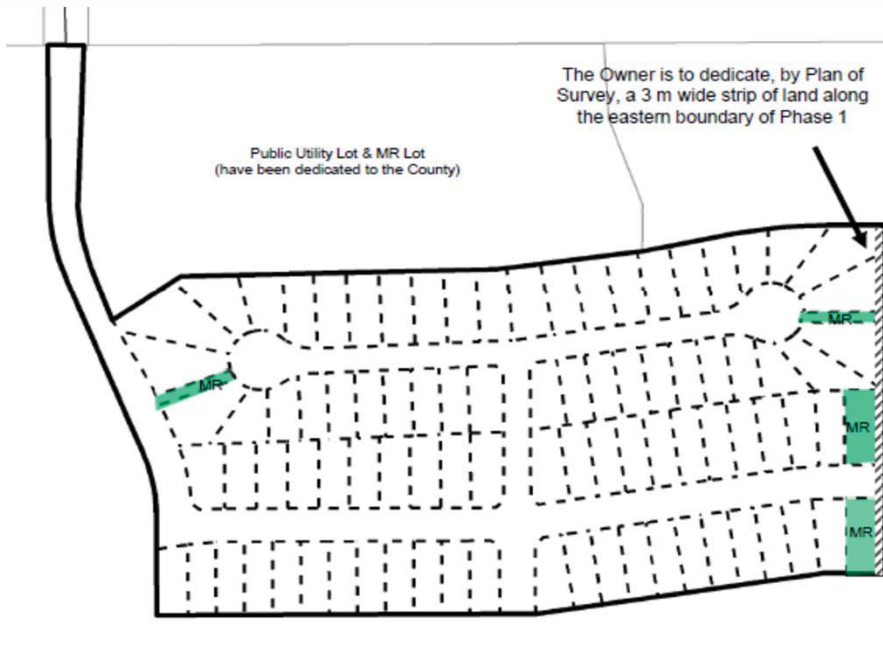


## LAND USE

A Portion of NE-15-23-27-W04M  
File: PRDP20201061 - 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 (PL20200048)
- The 1st Show Home DP application (PRDP20200977) was presented at the MPC meeting on May 25, 2020

## BACKGROUND

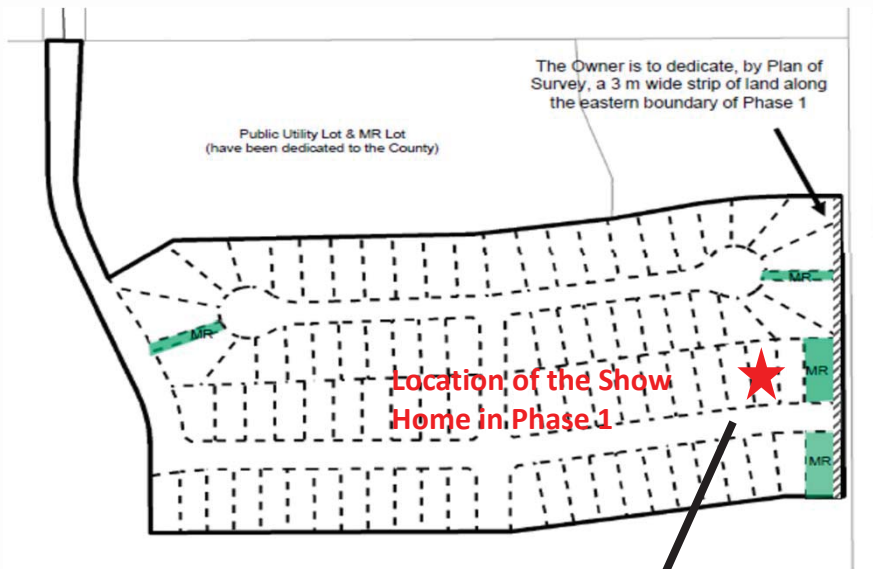
A Portion of NE-15-23-27-W04M  
File: PRDP20201061 - 03215004





## DP Proposal

- The Applicant proposes to build a Show Home with attached garage
- This will be the 3<sup>rd</sup> 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)



**PROPOSAL**

A Portion of NE-15-23-27-W04M  
File: PRDP202001061 - 03215004





## 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: PRDP20201061 - 03215004

 **ROCKY VIEW COUNTY**



## Site Photos



### SITE PHOTOS

A Portion of NE-15-23-27-W04M  
File: PRDP20201061 - 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 PRDP20201061 be approved with the suggested conditions noted in the staff report

### **Option #2:**

THAT Development Permit Application PRDP20201061 be refused as per the reasons noted

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DATE:** June 8, 2020

**DIVISION:** 07

**APPLICATION:** PRDP20194654

**SUBJECT:** Development Item: Home-Based Business, Type II

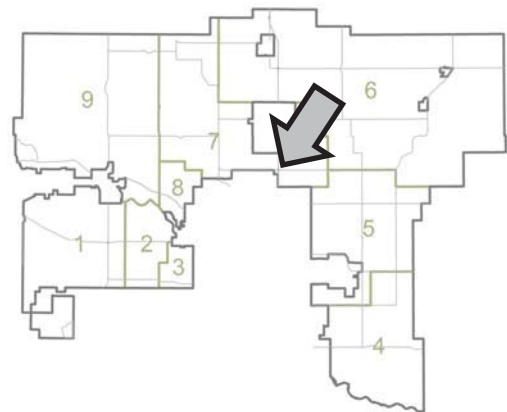
**USE:** Discretionary use, with Variances

**APPLICATION:** renewal of a Home-based Business, Type II, for a repair company

**GENERAL LOCATION:** Located east of Rge Rd 292 and 0.40 km (1/4 mile) north of Hwy 566.

**LAND USE DESIGNATION:** Agricultural Holdings (AH)

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



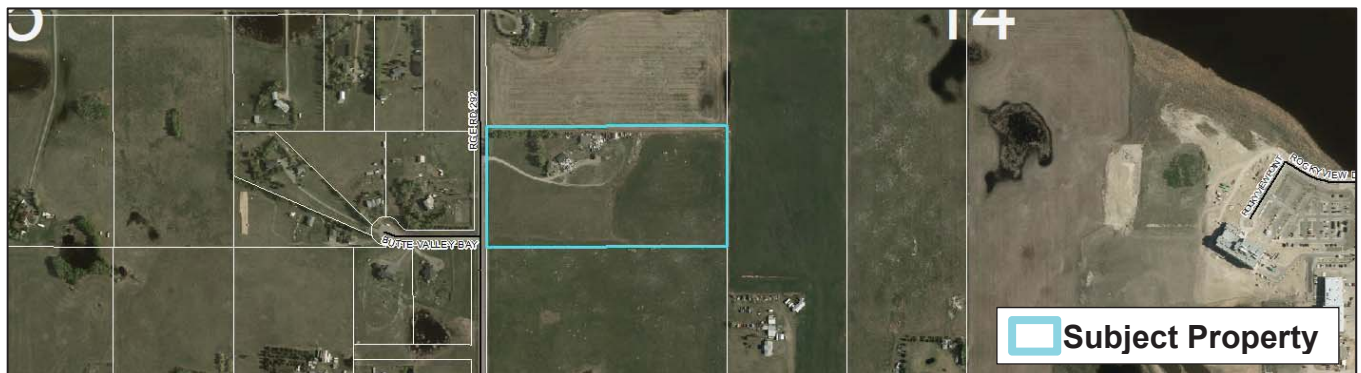
**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage
Outside Storage Area	400.00 sq. m. (4,305.56 sq. ft.)	1,214.06 sq. m. (13,068.03 sq. ft.)	203.52%
Maximum Fence Height	2.00 m (6.56 ft.)	2.10 m (6.88 ft.)	1.05%

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20194654 be approved with the conditions and requested variances noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20194654 be approved as per the original condition set as noted in the report, attached.
- Option #3: THAT Development Permit Application PRDP20194654 be refused as per the reasons noted.

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**Administration Resources**

Althea Panaguiton & Noor Mirza, Planning and Development Services



<b>Application No.</b>	PRDP20194654	<b>File Manager</b>	Althea Panaguiton
<b>District</b>	AH	<b>Gross Area (ha)</b>	8.11
<b>Proposed Business</b>	renewal of a Home-based Business, Type II, for a repair company		

<b>Use and District Intent Check</b>	<b>Yes/No</b>
Is the proposed development a listed use?	Yes
Does the proposed development meet the use definition?	Yes
Does the proposed business meet the Purpose and Intent? - 12.3(b)	Yes

<b>Compatibility Check</b>					<b>Yes/No</b>
22.1 (c)	Variation in parcel appearance or character?				No
(d)	Excessive or unacceptable traffic?				No
(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
<b>Regulation</b>		<b>Max</b>	<b>Proposed</b>	<b>Δ</b>	<b>Variance</b>
21.3 (b)	Business Trips	8.00	2.00	-6.00	
(e)	Non-Resident Employees	2.00	0.00	-2.00	
35.11 (a)	No. of Signs	1.00	0.00	-1.00	
(b)	Sign length	1.00	0.00	-1.00	
(b)	Sign width	0.60	0.00	-0.60	

<b>Outdoor Storage Calculation (m<sup>2</sup>) - 21.3(g)</b>					
1% of Parcel:	811.00	Over 400m <sup>2</sup> ?	TRUE	Max Area Permitted:	400
<b>Proposed Outdoor Storage Area (m<sup>2</sup>)</b>			<b>Δ</b>	<b>Variance</b>	
1,214.06			814.06	203.52%	

**VARIANCE**

<b>Comments</b>

<b>Comments</b>
The applicant is a resident of the subject land and also operates the home-based business. This application is the first renewal application for this home-based business; this renewal includes a request for additional outside storage area; the current size of the new storage area though a significant increase from the previous approval is still contained in a specific area of the parcel.

<b>Comments</b>
no issue; signage is not proposed and there are no non-resident employees for this Home-based Business.

<b>Comments</b>
Applicant has provided revised application forms to request a larger storage area. The addition to the size is to have access to more parts from the extra machines. For screening there will be fencing and existing trees as a visual

Does Proposed Outdoor Storage Area Meet District Setbacks?			
Front	Side 1	Side 2	Rear
yes	yes	yes	yes
lots	lots	14.00 m	lots

Proposed Operations			
Days Open	Monday to Sunday	Hours	9:00 - 5:00pm

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	Yes	Yes
IDP	N/A	No	N/A
MDP	County Plan	Yes	Yes
ASP	Balzac East	Yes	Yes
CS	N/A	N/A	N/A

<b>BP/DP History</b>	Building Permit: 1979-BP-7931 & 1979-BP-7868 (Open Application) PRGS20172899: Gas Pressure Test (PSR in Compliance) PRDP20183743: Home-based Business, Type II, for a repair company (Closed-Renewal Application) PRDP20183683: Home Based Business, Type II, for outside storage of two gravel trucks (Closed-Refused)
<b>Inspector Comments</b>	Inspection: January 22, 2020 5 Accessory Buildings; 10+ Vehicles on site, 2 appear functioning; Fridges, washers, dryers, dishwashers, etc. all on site along north side of property (approximately 200 pieces); no signage observed; no repairs taking place at time of inspection; large outdoor storage-- fairly untidy site; screened from RR 292, not visible until on site.

For screening, there will be fencing and existing trees as a visual barriers. The fence will be made of wood; it will be slat and with solid pieces of plywood for additional screening. Applicant states that their fence will vary from 1.20 m to 2.10 m. The maximum LUB allows is 2.00 m. Variance to be included with conditions set.  
 Storage area meets setback requirements.

Comments
no issue with hours of operation

Comments
Site inspections reveal that site is not visible from Rge Rd 292. Using GISMO and as stated by the applicant, the HBB storage area is quite set back from adjacent neighbours

Comments
<b>Balzac East Area Structure Plan:</b> 4.3.4.a encourages and support home-based businesses within the Plan area. 4.3.4.b home-based businesses should cater to a wide range of lifestyle and livelihood aspirations within the community and foster economic diversity.

<p style="text-align: center;"><b>Overall Assessment</b></p>	<ul style="list-style-type: none"> <li>• Site inspection photos reveal that there is a fairly large outside storage area that may be beyond the amount initially approved.</li> <li>• This application is the first renewal application for this home-based business; this renewal includes a request for additional outside storage area; the current size of the new storage area though a significant increase from the previous approval is still contained in a specific area of the property and does not spill into the rest of the site. Proposed screening should mitigate the possible impact it may have on the surrounding area directly adjacent from the site.</li> <li>• Further conversations with the application indicate that should their requested request be denied they still wish to keep their initial approval. Options provided will have both original conditions of the development permit and also an approval that accounts for a larger storage area.</li> <li>• No further issues beyond the outside storage concerns.</li> </ul>
<p style="text-align: center;"><b>Non-Standard Conditions</b></p>	<p>To schedule another site inspection to confirm that all materials identified from the initial inspection has been removed and placed on the proposed storage area.</p> <p>To confirm that the screening (fencing) has been put in place and that all materials are stored on site.</p>



## **HOME BASED BUSINESS TYPE II CONDITIONS (PRDP20194654)**

Option # 1: (Approval of the development permit with requested outside storage area)

APPROVAL, for the following reasons:

### **Description:**

- 1) That a Home-Based-Business, Type II, for a repair company (home appliances) may continue to take place on the subject parcel in accordance with the revised site plan.
  - a) That the maximum permitted outside storage area is relaxed from 400.00 sq. m (4,305.56 sq. ft.) to 1,214.06 sq. m (13,068.00 sq. ft.).
- 2) That the maximum height of the fence for the outside storage area is relaxed from **2.00 m (6.56 ft.) to 2.10 m (6.89 ft.)**.

### **Prior to Issuance:**

- 3) That prior to issuance of this permit, the Applicant/Owner shall relocate all materials related to the home-based business to the outside storage area as indicated by the approved site plan.
  - a) Once the materials are relocated as per the approved site plan, a site inspection shall be requested by the Applicant/Owner and carried out by the County.
- 4) That prior to issuance of this permit., the Applicant/Owner shall confirm, to the satisfaction of the County, that the outside storage area shall be completely screened by landscaping, buildings and/or solid fencing elements;
  - a) Once the screening components are installed onsite as per the approved site plan, a site inspection shall be requested by the Applicant/Owner and carried out by the County, to ensure that the screening installed on the subject property is adequate and completely screens the outside storage areas.
  - b) If not adequate, the Applicant/Owner shall be required to install additional screening until the outside storage area is completely screened.

### **Permanent:**

- 5) That there shall be no non-resident employees at any time.
  - a) That an employee in this Home-Based Business is a person who attends the property more than once in a seven-day period for business purposes.
- 6) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighborhood or immediate area.
- 7) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent residential dwellings shall be preserved. The Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 8) That the Home-Based Business shall be limited to the dwelling, its accessory buildings and outside storage area.
- 9) That all vehicles or equipment that are used in the Home-Based Business shall be kept within the designated outside storage area.

- 10) That all outside storage that is a part of the Home-Based Business shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and **shall not exceed 1,214.06 sq. m (13,068.00 sq. ft.)**.
- 11) That no outside storage of equipment, goods, materials, commodities, or finished products shall be permitted, except as permitted in a Development Permit.
- 12) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 13) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 14) That any/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.
- 15) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 16) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 17) That there shall be no trucks idling or truck traffic associated with the Home-Based Business entering or leaving the subject property between 10:00 p.m. and 7:00 a.m.
- 18) 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:**

- 19) That any other Federal, Provincial or County permits, approvals, and/or compliances, including a Roadside Development Permit from Alberta Transportation, are the sole responsibility of the Applicants/Owners.
- 20) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 21) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
- 22) That if this Development Permit is not issued by **December 31, 2020**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 23) That this Development Permit, if and when issued (once the prior to issuance conditions have been met), shall be valid until **December 31, 2021**.

Option # 2: (Approval as per the original Development Permit)

APPROVAL, for the following reasons:

**Description:**

- 1) That a Home-Based-Business, Type II, for a repair company (home appliances) may continue to take place on the subject parcel in accordance with the approved site plan.

- a) Outside Storage area: 390.00 sq. m (4,197.93 sq. ft.) behind the existing garage;

**Prior to Issuance:**

- 2) That prior to issuance of this permit, the Applicant/Owner shall relocate all materials related to the home-based business in the outside storage area as indicated by the approved site plan.
  - a) Once the materials are relocated as per the approved site plan, a site inspection shall be requested by the Applicant/Owner and carried out by the County.

**Permanent:**

- 3) That there shall be no non-resident employees at any time.
  - a) That an employee in this Home-Based Business is a person who attends the property more than once in a seven-day period for business purposes.
- 4) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighborhood or immediate area.
- 5) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent residential dwellings shall be preserved. The Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 6) That the Home-Based Business shall be limited to the dwelling, its accessory buildings and revised outside storage area.
- 7) That all vehicles or equipment that are used in the Home-Based Business shall be kept within the designated outside storage area.
- 8) That all outside storage that is a part of the Home-Based Business shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and **shall not exceed 390.00 sq. m (4,197.92 sq. ft.)**.
- 9) That no outside storage of equipment, goods, materials, commodities, or finished products shall be permitted, except as permitted in a Development Permit.
- 10) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 11) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 12) That any/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 uplift. 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.
- 13) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 14) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.



- 15) That there shall be no trucks idling or truck traffic associated with the Home-Based Business entering or leaving the subject property between 10:00 p.m. and 7:00 a.m.
- 16) That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, or in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

- 17) That any other Federal, Provincial or County permits, approvals, and/or compliances, including a Roadside Development Permit from Alberta Transportation, are the sole responsibility of the Applicants/Owners.
- 18) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 19) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
- 20) That if this Development Permit is not issued by **December 31, 2020**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 21) That this Development Permit, if and when issued (once the prior to issuance conditions have been met), shall be valid until **December 31, 2021**.

Option # 3: (This would not allow the proposed development)

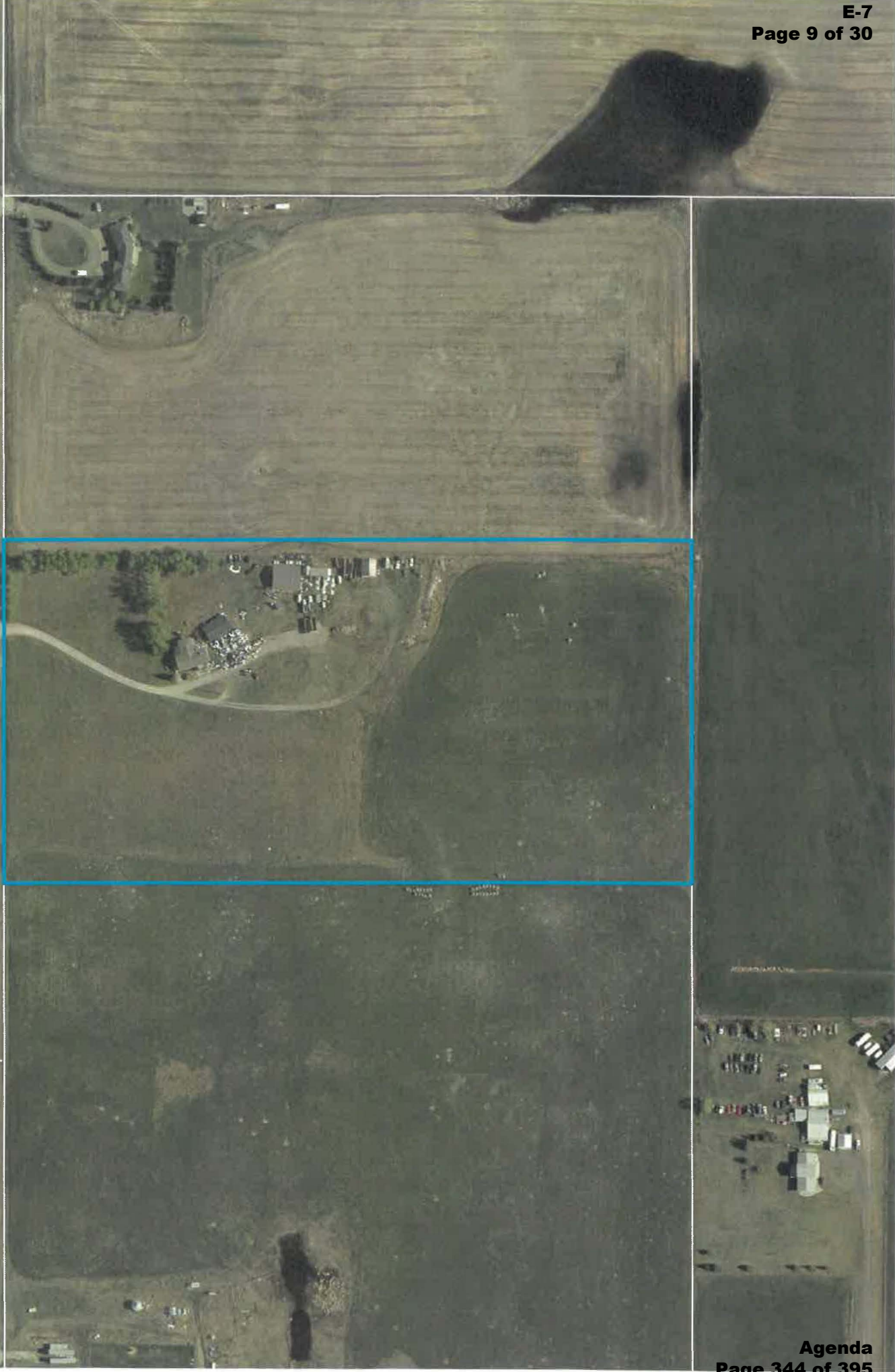
**REFUSAL**, for the following reasons:

- 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.

TWP RD 262A

RGE RD 292

BUTTE VALLEY BA





**ROCKY VIEW COUNTY**  
Cultivating Communities

## APPLICATION FOR A DEVELOPMENT PERMIT

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

Name of Applicant Ryan Scarpans

Mailing Address

Telephone

For Agents please supply Business/Agency/ Organization Name Ryan's Apartments

Registered Owner (if not applicant)

Mailing Address 262086 R.R. 292.

ROCKY VIEW COUNTY

Postal Code

Telephone (B)

(H)

Fax

### 1. LEGAL DESCRIPTION OF LAND

a) All / part of the S.W.  $\frac{1}{4}$  Section 14 Township 26 Range 29 West of 4<sup>th</sup> Meridian

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

c) Municipal Address \_\_\_\_\_

d) Existing Land Use Designation \_\_\_\_\_ Parcel Size \_\_\_\_\_ Division \_\_\_\_\_

### 2. APPLICATION FOR

BUSINESS

### 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 Heather Vance 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

Dec 12 '19

Owner's Signature x [Signature]

Date

Dec. 12 '19



**5. RIGHT OF ENTRY**

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



Applicant's/Owner's Signature

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

I, Ryan Supping, 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

Dec 31 '19  
Date



**ROCKY VIEW COUNTY**  
Cultivating Communities

## APPLICATION TO OPERATE A HOME-BASED BUSINESS

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

Name of Business Ryan's Appliances  
 Address of Business 262086 RR 292 Rocky View County  
 Postal Code T4A-0N1  
 Telephone (B) 587-433-6309 (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:  
 House 100ft Accessory Building 2500 Outdoors 0.30 Acres

### 2. VEHICLES

How many vehicles come to your home/property Per day 0-2 Per week 4-6  
 Please describe the number and type of vehicles used in the business 1 Cube Van Truck  
 Where will these vehicle(s) be parked? Beside Garage  
 \* 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 3 Part Time 1  
 Including the Applicant, how many of the above persons live on this property?  
 Full Time Employees 3 Part Time Employees 1

### 4. OPERATION

What are your days of operation? M-F What are your hours of operation? 9-5

### 5. STORAGE AND SIGNAGE

Is outside storage requested? YES/NO If yes - how many square feet? 0.3 Acres  
 Will a sign be required? YES NO If yes - Please provide detailed sketches of the proposed sign on a separate sheet

### 6. ADDITIONAL INFORMATION

See Attachment

Signature of Applicant [Signature] Date: May 4'20

**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**

## 6. ADDITIONAL INFORMATION

Here are some quick points about the business property and how we will use the space and put up visual barriers.

- The property is 20 acres and the closest home or other building not on our property is 200M away. The setback from the fence to the North property line is 14 M.
- We will have a fenced wall that will help as a visual barrier along with the existing trees on the West and North to block the outside storage area. The fence will be 2.1 M where there are taller appliances such as fridges and 1.2 M where there are shorter appliances like washers, dryers and stoves.
- Fence will be made of wood. It will be slat and with some of it with solid pieces of plywood added to provide additional screening.
- We have just bought a cube van that will help in taking unusable machines to the recycler on our own. Before this was a problem as I had to rely on metal recyclers to come out here and few wanted to drive out of the city without a significant charge.
- We also just bought a snowblower which will significantly help during the winter to access the appliances easier in the outside storage area .
- We would like to expand the outside storage area from .13 Acres to .3 Acres.
- Should the Commission not allow this request, I would consider any suggested reductions or revised options and would also want to continue with my original approvals.



Dear Members of the Municipal Planning Commission:

I wish that I could be there in person to present this information and answer your questions, however since this isn't possible I will try and relay some quick information here to give you a better understanding of our need to request additional outside storage.

I've been operating on this property for a couple of years now and since our little appliance business has grown a fair bit and we are requesting for additional outside storage so that we can have access to more parts from the extra machines that we could store on the property. There are hundreds of different models/brands and having more machines makes it much easier to help people with limited resources to either fix a broken appliance or get a good used replacement. The cost of new parts is very prohibitive in many instances and there are virtually no used parts providers in Canada and few in the USA. If we have appliances that have one broken part but have 15 other parts that work fine and are still of value then being able to keep them for future use is extremely helpful. Also, by being able to reuse these parts we can have less waste.

With the Covid situation more and more people need a way to either have access to good used appliances or be able to get their old ones fixed. I think that we are one of the few service providers around Calgary that are doing a really good job in helping people in this area. We provide and more importantly honor a warranty with our services and in certain situations donate free appliances or provide free appliance repair to those in need.

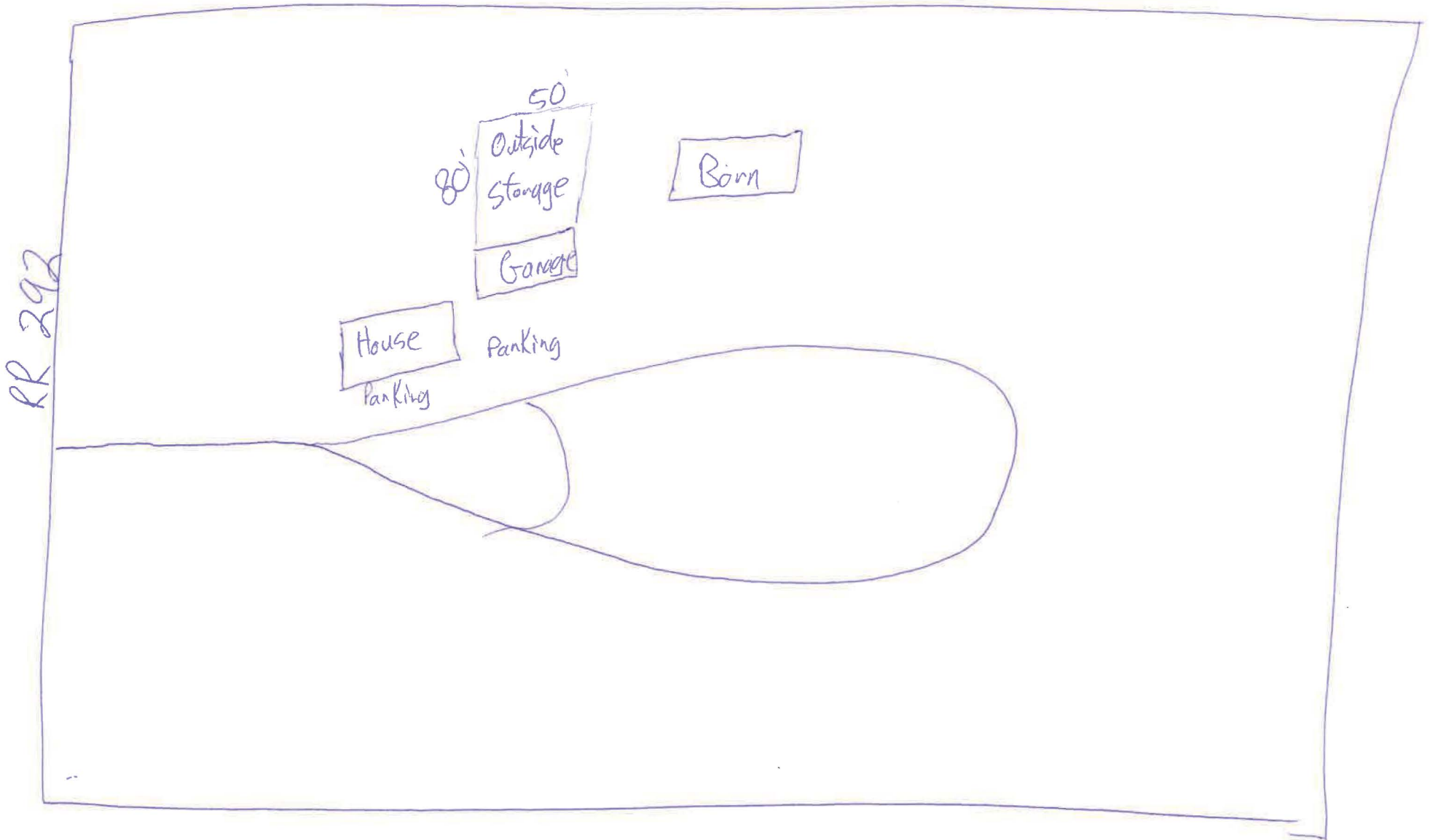
We are able to provide full time work to 3 people in our home and could not do so without the capacity to run our business on this property. The livelihood for our family is dependant on our ability to have access to good used parts I believe that we are able to provide an essential service to the community. I appreciate your time and hope that you will provide approval for this application.

Thanks,

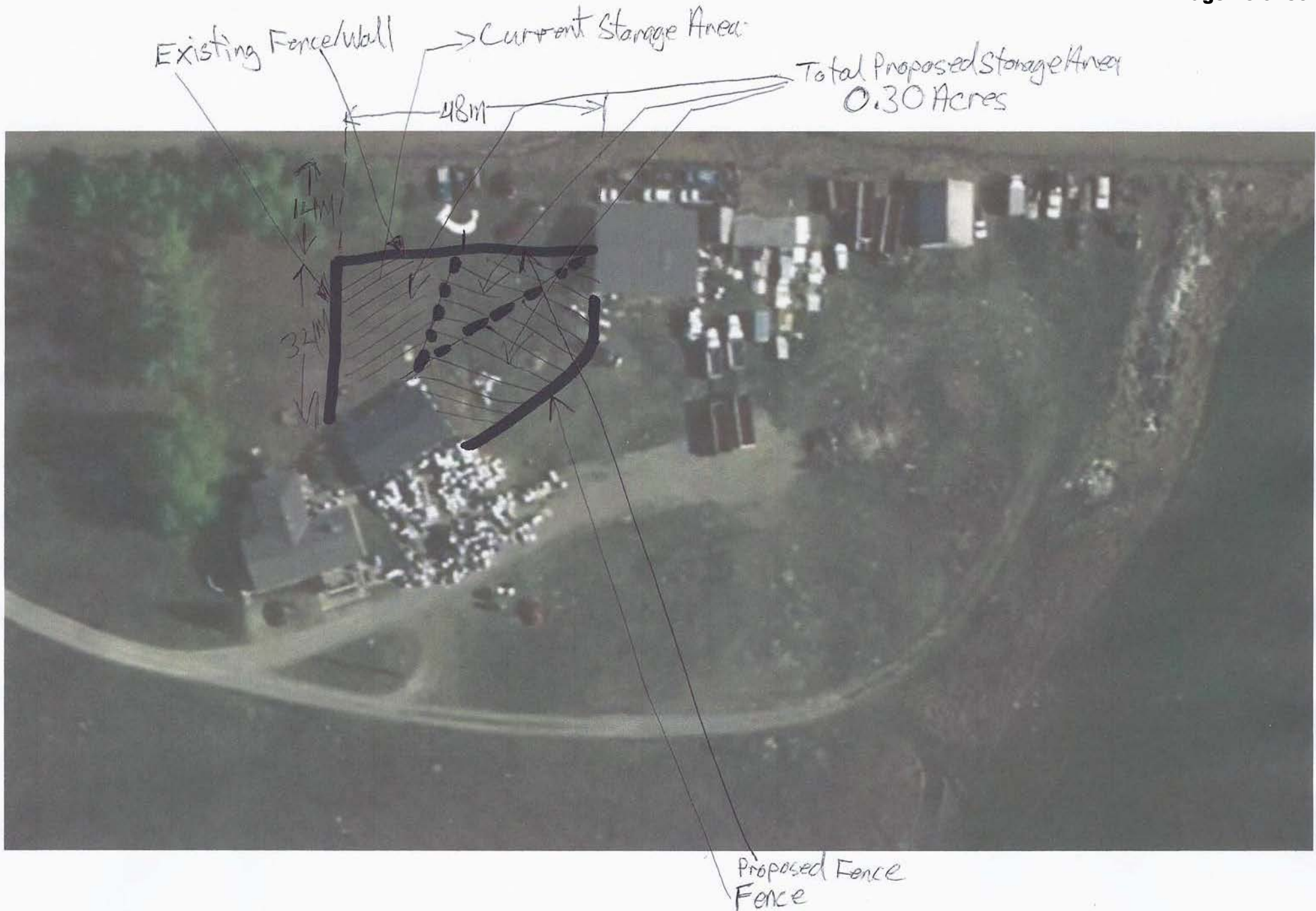
Ryan Sayers

# SITE PLAN FROM PRDP20183743

E-7  
Page 15 of 30



# Revised Site Plan























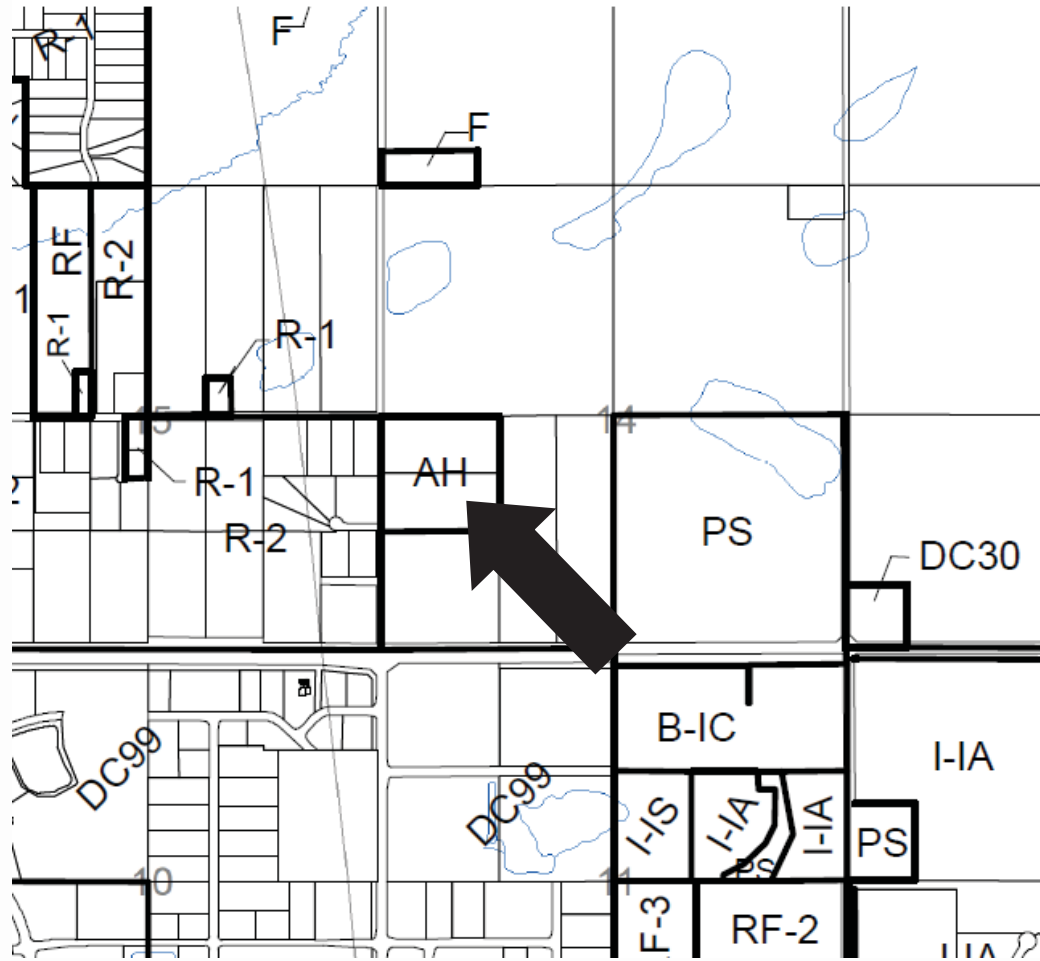












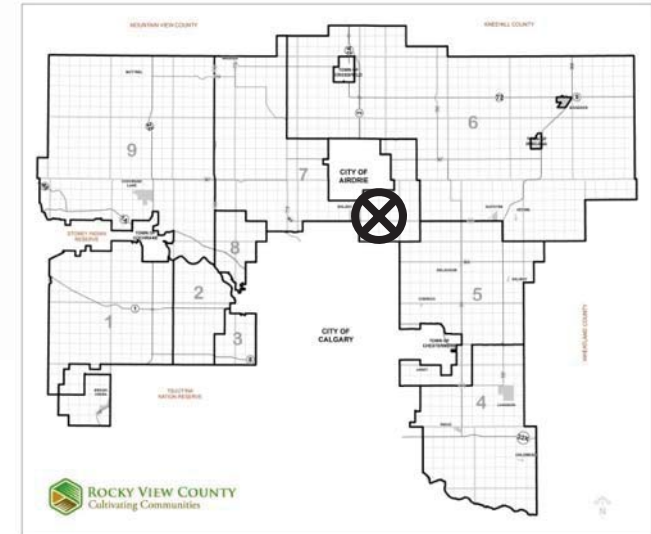
Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
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:

- renewal of a Home-Based Business, Type II, for a repair company

## Land Use and Location

- Agricultural Holdings District (AH)
- Surrounded by varying land use districts.



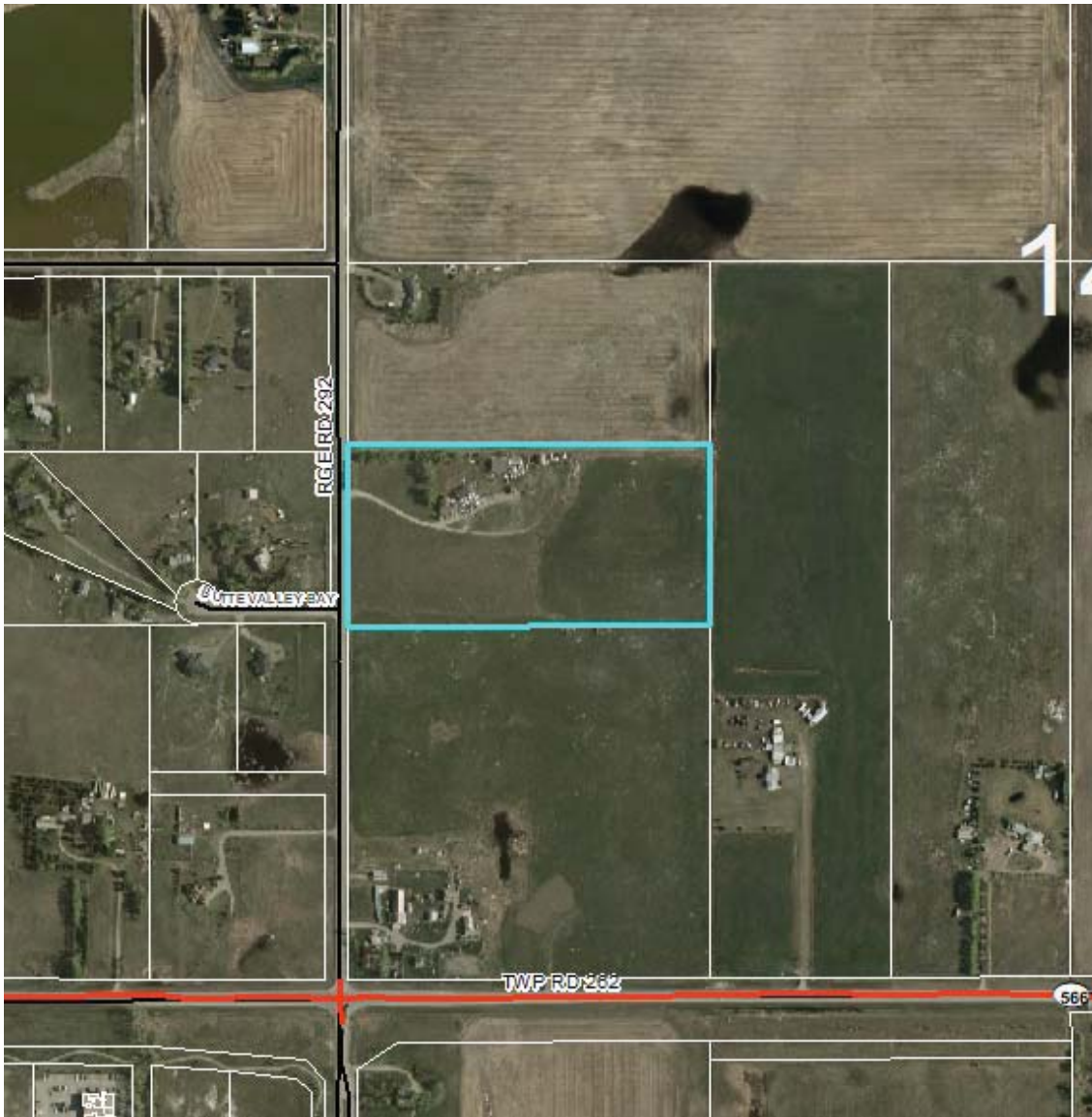
**LAND USE MAP** Lot: 2 Block: 2 Plan: 911 2077  
Division 7; File: 06414002





## 2018 Aerial Image

- Parcel predominantly used for residence with dwelling, single detached and multiple accessory buildings.
- The rest of the property remains undeveloped with natural screening along the north of the parcel.

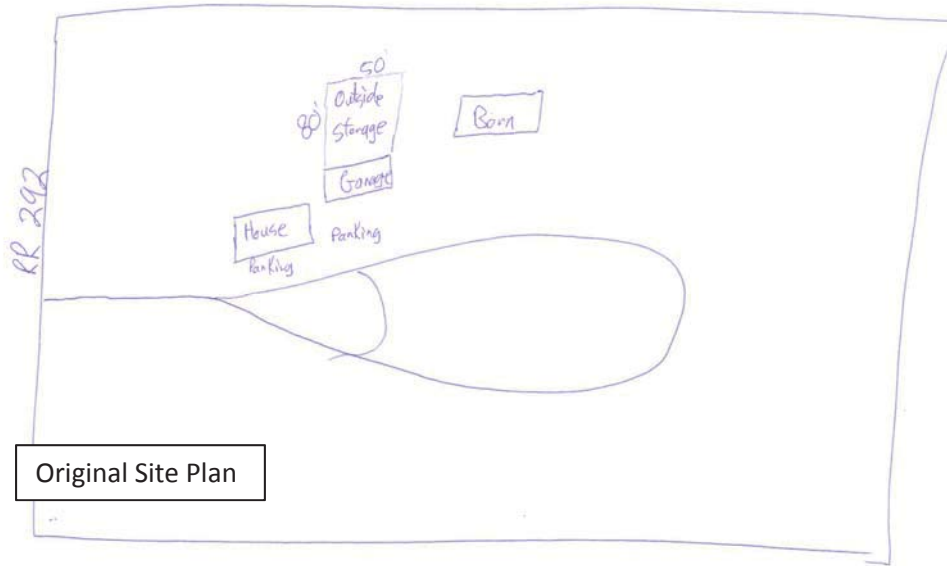


Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**  
Spring 2018

Lot: 2 Block: 2 Plan: 911 2077  
Division 7; File: 06414002

 **ROCKY VIEW COUNTY**



Original Site Plan



Revised Site Plan

## Development Proposal

### Use:

- Home-based business, Type II (renewal)

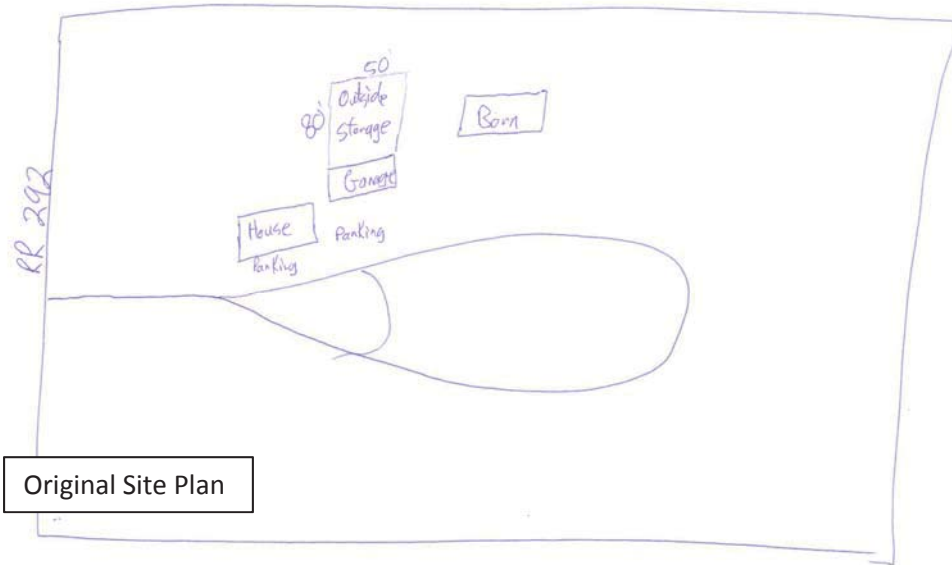
### Application Details:

- Business is for an appliance repair company.
- 1<sup>st</sup> renewal application.
- Initial development permit expired on December 31, 2019.
- Applicant requested two new variances: the outside storage area and fence for screening.
- Application meets all other requirements of the Land Use Bylaw

## SITE PLAN

Lot: 2 Block: 2 Plan: 911 2077  
Division 7; File: 06414002





Original Site Plan



Revised Site Plan

## Requested Variances

- Applicant requested a larger outside storage area from:
  - 390.00 sq. m (4,197.92 sq. ft.) to 1,214.06 sq. m (13,068.00 sq. ft.).
  - Variance of 203.52 %
- Proposed screening will include construction of a fence around the storage area and the use of natural screening along the north of the property.
  - Variance is requested for fence height from 2.00 m to 2.10 m
  - Variance of 1.05 %

## SITE PLAN

Lot: 2 Block: 2 Plan: 911 2077  
Division 7; File: 06414002





## Site Inspections



Site Inspection photos reveal a larger outside storage area than initially approved.

**SITE INSPECTIONS**  
*(January 22, 2020)*

Lot: 2 Block: 2 Plan: 911 2077  
Division 7; File: 06414002



**ROCKY VIEW COUNTY**

# Options

- Administration recommends approval in accordance with Option #1.
- Option #1: THAT Development Permit Application PRDP20194654 be approved with the conditions requested variances noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20194654 be approved as per the original conditions set as noted in the report, attached.
- Option #3: THAT Development Permit Application PRDP20194654 be refused as per the reasons noted.

## OPTIONS

Lot: 2 Block: 2 Plan: 911 2077  
Division 7; File: 06414002



ROCKY VIEW COUNTY

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DATE:** June 8, 2020

**DIVISION:** 05

**APPLICATION:** PRDP20200842

**SUBJECT:** Development Item: Home-Based Business, Type II

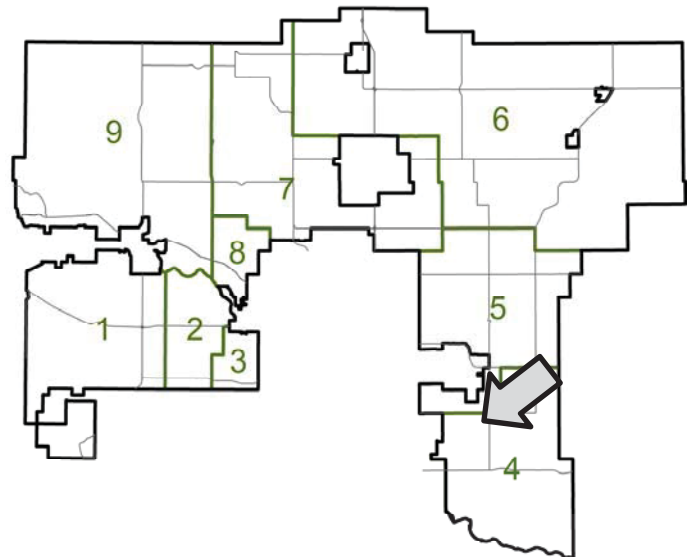
**USE:** Discretionary use, with Variances

**APPLICATION:** This proposal is for the renewal of a home-based business, type II, for a Truck Dispatch business and relaxation of the maximum outside storage area.

**GENERAL LOCATION:** located approximately 1.21 km (3/4 mile) south of Hwy. 560 and on the east side of Rge. Rd. 282

**LAND USE DESIGNATION:** Agricultural Holdings (AH)

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



**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Outside Storage Area	400.00 sq. m.	3,400.00 sq. m.	750%

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20200842 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200842 be refused as per the reasons noted.

**AIR PHOTO DEVELOPMENT CONTEXT:**



**Administration Resources**

Scott Thompson & Nathan Madigan - Planning and Development Services



<b>Application No.</b>	PRDP20200842 (Roll 04331006)	<b>File Manager</b>	Scott Thompson
<b>District</b>	AH	<b>Gross Area (ha)</b>	5.43 ha
<b>Proposed Business</b>	Renewal of Home-Based Business, Type II, for a Truck Dispatch business and relaxation of the maximum outside storage area		

<b>Use and District Intent Check</b>	<b>Yes/No</b>
Is the proposed development a listed use?	Yes
Does the proposed development meet the use definition?	Yes
Does the proposed business meet the Purpose and Intent? - 12.3(b)	Yes

**VARIANCE**
**VARIANCE**

<b>Comments</b>
This HBB Type II is a listed discretionary use for the zoning under section 47.3, however this application would appear to fall outside of the definition of the use. As there are variance requests, it would appear that the business no longer meets the purposes and intent of the Agricultural Holdings 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?			No	
	(d)	Variation in parcel appearance or character?			No	
	(f)	Include a general store?			No	
	(g)	Outdoor storage screened from adjacent lands?			No	
Regulation		Max	Proposed	Δ	Variance	
21.3	(b)	Business Trips	8.00	2.00	-6.00	-75.00%
	(e)	Non-Resident Employees	2.00	1.00	-1.00	-50.00%
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**
**REFUSAL**
**REFUSAL**
**VARIANCE**
**VARIANCE**

<b>Comments</b>
Based on the site inspection photos, the site would appear to have a large amount of trucks that occupy the outside storage yard. It was noted 25 trucks on the property, as well as other equipment around the accessory buildings. Trucks onsite would appear to vary from 2 to 25.

<b>Comments</b>
The applicant has indicated that there will only be 2 trips per day. However, there has been compliance complaints, stating that there are 10-15 trucks coming in per day. The applicant has indicated that there is one non-resident employee. No signage is proposed.

Outdoor Storage Calculation (m <sup>2</sup> ) - 21.3(g)				
1% of Parcel:	641.02	Over 400m <sup>2</sup> ?	TRUE	Max Area Permitted: 400
Proposed Outdoor Storage Area (m <sup>2</sup> )			Δ	Variance
3,400.00			3000.00	750.00%
Does Proposed Outdoor Storage Area Meet District Setbacks?				
Front	Side 1	Side 2	Rear	
Yes	Yes	Yes	Yes	

**VARIANCE**

Comments
The applicant has not noted an outside storage area on this renewal application. However, the estimated outside storage area is 3,400 sq. m (36,598.00 sq. ft.). The outside storage area would appear to be inadequately screened, but would meets all required setbacks.

Proposed Operations			
Days Open	Monday - Friday	Hours	8:00AM - 4:00 pm

Comments
The hours are consistent with the hours indicated in their previous application (PRDP20184721).However,

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

**REFUSAL**
**REFUSAL**

Comments
There have been noted compliance issues with this property. This includes reports of trucks being working on throughout the night, with compressors and impact guns. There is no screening provided to neighbours from equipment.

Doc Type	Policy Name	Applicable Policies?	Compliance with Policies
IGP	Interim Growth Plan	No	N/A
IDP	RVC/ City of Calgary	No	N/A
MDP	County Plan	No	N/A
ASP	none	No	N/A
CS	none	No	N/A

Comments

<b>BP/DP History</b>	PRDP20184721 was an application for a farm building, that was already in place that did not meet the setback requirement. The application was refused.
<b>Inspector Comments</b>	(April 27, 2020) Trucking dispatch storage area located to the north and east sections of the parcel. One employee was seen on site, as well as 25 commercial trucks and trailers. The property owners live on site in the house. There is a Quonset and a detached garage on the eastern bounder of the property where equipment is stored.

<b>Overall Assessment</b>	There have been several compliance issues with the applicant operating outside of the parameters of a home based business type II. Based on the site inspection photos, it appears as though the residential character of the property is not secondary to the business. The storage area would appear much larger than the area that the applicant has indicated. 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.
<b>Non-Standard Conditions</b>	New non-standard conditions have been applied. Previous conditions has also been updated in accordance with this application;



**PRDP20200842 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 truck dispatch business, may continue to operate on the subject parcel in accordance with the approved Site Plan and submitted application
  - i. That the maximum permitted outside storage area is relaxed **from 400.00 sq. m (4,305.56 sq. ft.) to 3,400.00 sq. m (36,597.29 sq. ft.)**.

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit a screening plan for the outside storage area. The screening plan shall include solid screening elements, such as landscaping or wood fencing, to ensure that the outside storage area is completely screened and creating a visual barrier from adjacent properties.
  - i. Once the screening plan is approved, the Applicant/Owner shall install/implement the screening onsite.
  - ii. Upon completion, a site inspection/confirmation shall be completed by the County, to ensure the adequate screening is in place, as per the approved Screening Plan.

**Permanent:**

3. That there shall be no more than two (2) non-resident employees at any time.
  - i. That an employee in this Home-Based Business, Type II is a person who attends the property more than once in a seven-day period for business purposes.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
6. That the operation of this Home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the Home-Based Business, Type II shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times the privacy of the adjacent resident dwellings shall be preserved. The Home-Based Business, Type II use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
8. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.
9. That all vehicles, trailers, or equipment that is used in the Home-Based Business, Type II shall be kept within the dwelling, accessory building, or storage area.
10. That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and **shall not exceed 3,400.00 sq. m (36,597.29 sq. ft.)**.
11. That one (1) identification sign shall be permitted, up to a 1.00 m long x 0.60 m high [as per Section 35.11(b) of the Land Use Bylaw], located in the front yard, adjacent to the property line or mounted on a building, may be installed onsite for the subject business.
  - i. Signage shall be no greater than 0.60 sq. m (6.46 sq. ft.) as allowed under Section 35.11(b) of the Land Use Bylaw (C-4841-97).
12. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.

**Advisory:**

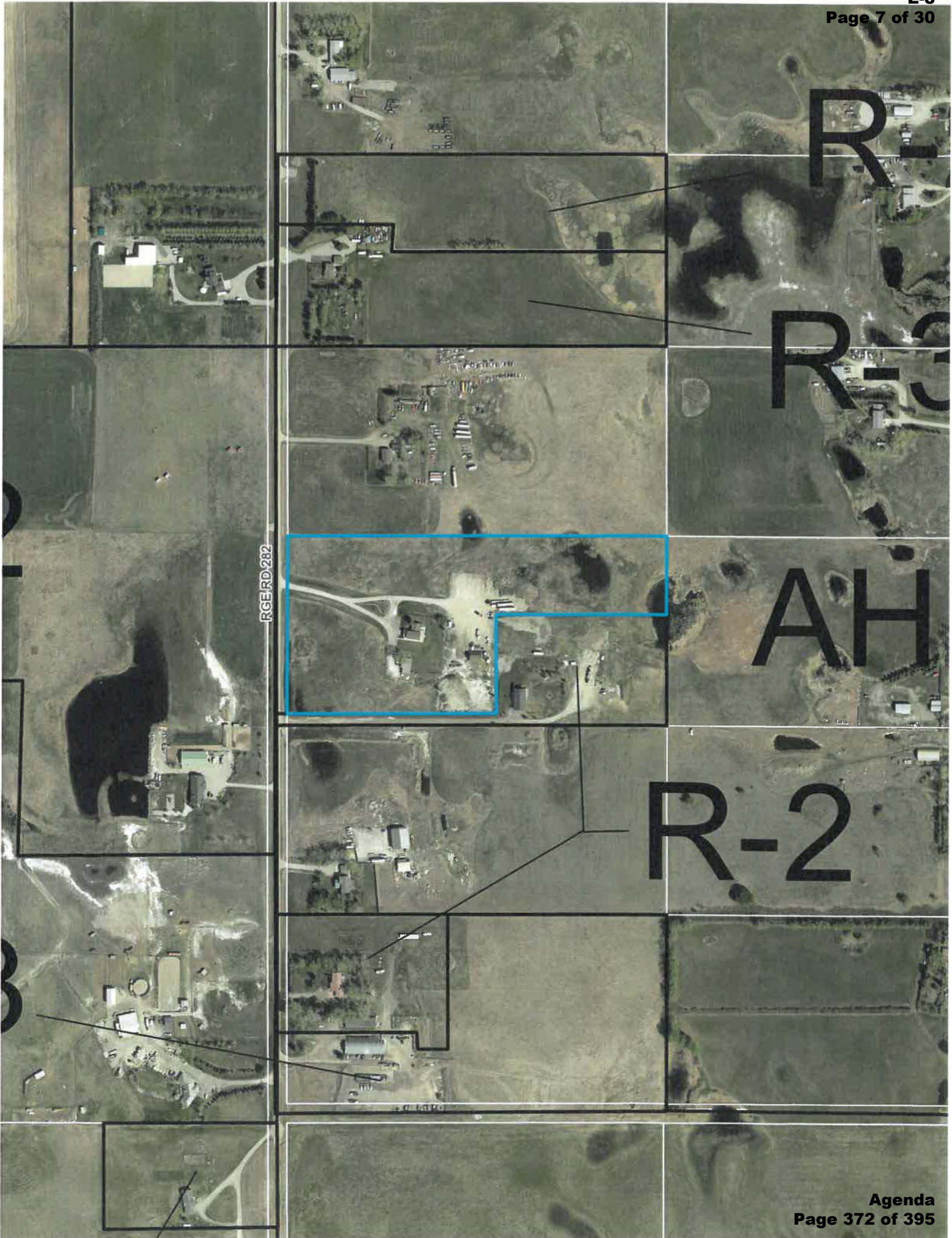
13. That the subject development shall conform to the *County's Noise Bylaw C-5773-2003* in perpetuity.
  - i. That no truck activity, including back-up alarms, or business activity, including the use of equipment shall occur outside of the *Noise Bylaw* regulations.

14. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
15. That this Development Permit, once the prior to issuance conditions have been satisfied, shall be valid until **April 16, 2021**.

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 outside storage – 400.0 sq. m (4,305.7 sq. ft.);**  
**Proposed/existing outside storage: 3,400.00 sq. m (36,597.29 sq. ft.)**
2. The residence would appear to be a secondary use to the home based business as defined in Section 21.3(c) of Land Use Bylaw C-4841-97.
3. The business has changed the residential character and appearance of the land as defined in Section 21.3(e) of Land Use Bylaw C-4841-97.
4. This business is considered more commercial in nature, which should be in a land use district in which Commercial/Industrial uses are encouraged.
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

20200842

**APPLICATION TO OPERATE A  
HOME-BASED BUSINESS**

FOR OFFICE USE ONLY	
Fee Submitted <u>200.00</u>	File Number <u>03823008</u>
Date of Receipt <u>04/16/2020</u>	Receipt #

Name of Business AMANAT TRANSPORT LTD

Address of Business 233090 RANNE RD 282  
ROCKY VIEW - AB Postal Code T1X 0H2

Telephone (B) 403-474-8054 (H) \_\_\_\_\_ Fax 403-474-8053

**1. PROPERTY INFORMATION**

Is this on your property? Yes/No At your customers locations? Yes/No No Both? Yes/No No

How many square feet are being used for business purposes in the following:

House 1 Accessory Building \_\_\_\_\_ Outdoors 1

**2. VEHICLES**

How many vehicles come to your home/property Per day 2 Per week 10

Please describe the number and type of vehicles used in the business \_\_\_\_\_

Where will these vehicle(s) be parked? OUTSIDE

*\* 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 3 Part Time Employees 0

**4. OPERATION**

What are your days of operation? MON TO FRI What are your hours of operation? 8-4

**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**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Applicant Amanat Date: 04/16/2020

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



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

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

Scott - SE

### Inspection Request

Roll #: 03323008 DP #: PRDP20200842

Applicant/Owner: Bhullar, Amandeep  
Legal Description: Lot 1 Block Plan 9710996, SW-23-23-28-04  
Municipal Address: 233090 RGE RD 282, Rocky View County AB  
Land Use: AH  
Reason for Inspection: a Home-Based Business, Type II, for a Truck Dispatch business

#### Inspection Report

Date of Inspection: 2020-04-27

Permission granted for entrance?

#### Observations:

Trucking dispatch storage area located to the North and East sections of the parcel. I saw 1 employee and counted about 25 commercial trucks and trailers. The property owners live on site in the house. There is a quonset and a detached garage on the Eastern boundary of the property where equipment is stored.

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "Campbell", written over a horizontal line.





26 04 2020





26 04 2020





26 04 2020





26 04 2020





26 04 2020





26 04 2020





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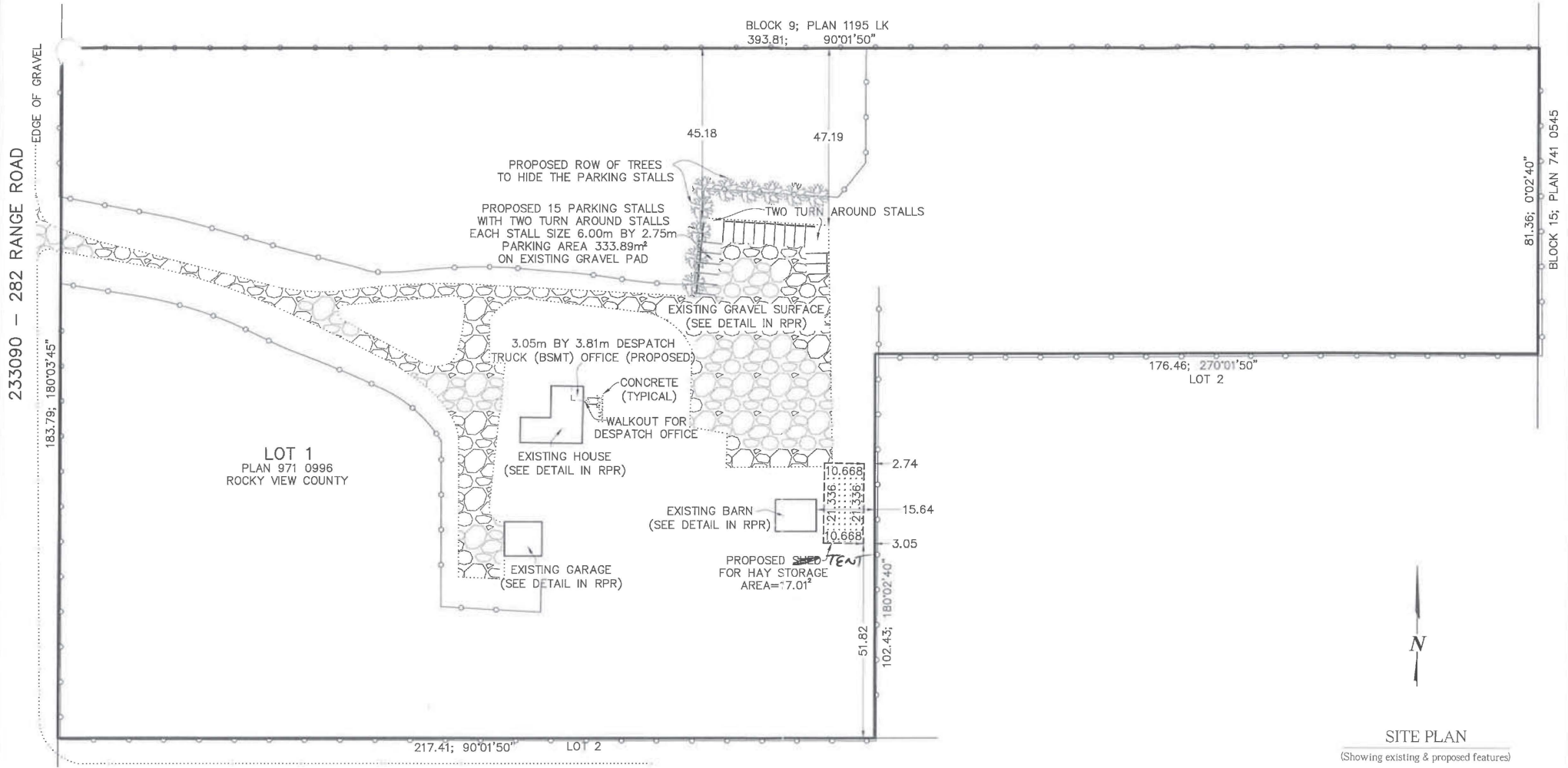


26 04 2020





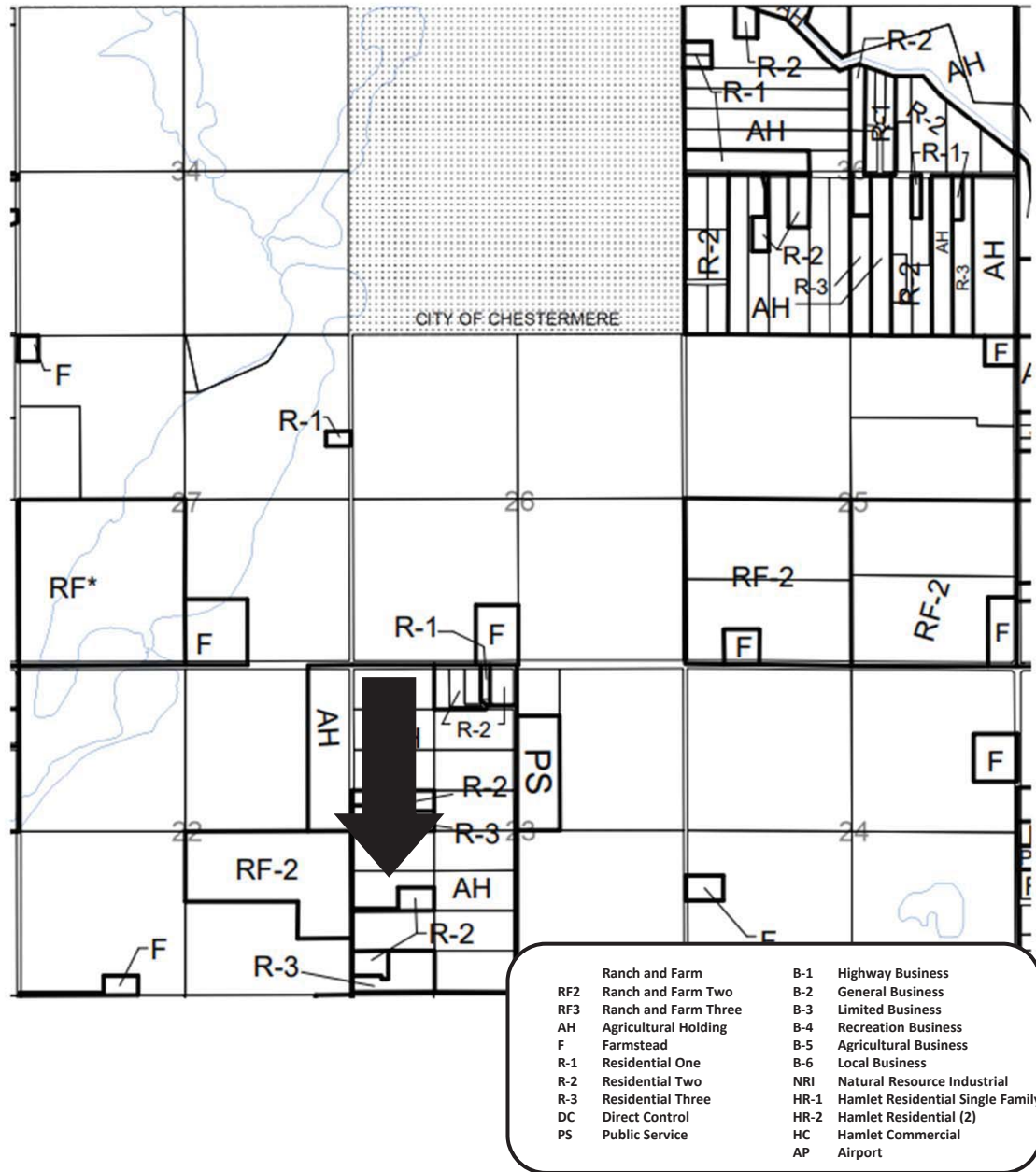
26 04 2020



SITE PLAN  
(Showing existing & proposed features)

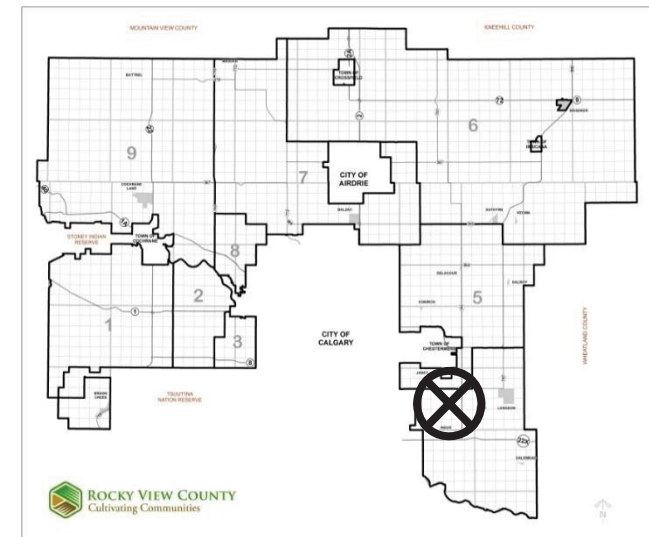
**LEGEND**  
All distances are in metres and decimals thereof.  
Sideyard dimensions to the exterior features  
Outline of Subject Property is shown thus: ————  
Edge of concrete or gravel shown thus: .....  
Edge of Eaves are shown thus: .....  
Foundation Walls are shown thus: .....  
Proposed outline for the feature: - - - - -  
Fences are shown thus: .....  
Retaining Walls are shown thus: R/W  
Edges of Asphalt are shown thus: EOA  
Drawing scale in metric: 1:1000





## Land Use and Location

- Agricultural Holdings
- Surrounded by AH, RF, R-2 and R-3



# LAND USE MAP

SW-23-23-28-W04M  
Division 5; File 03323008







## 2018 Aerial Image

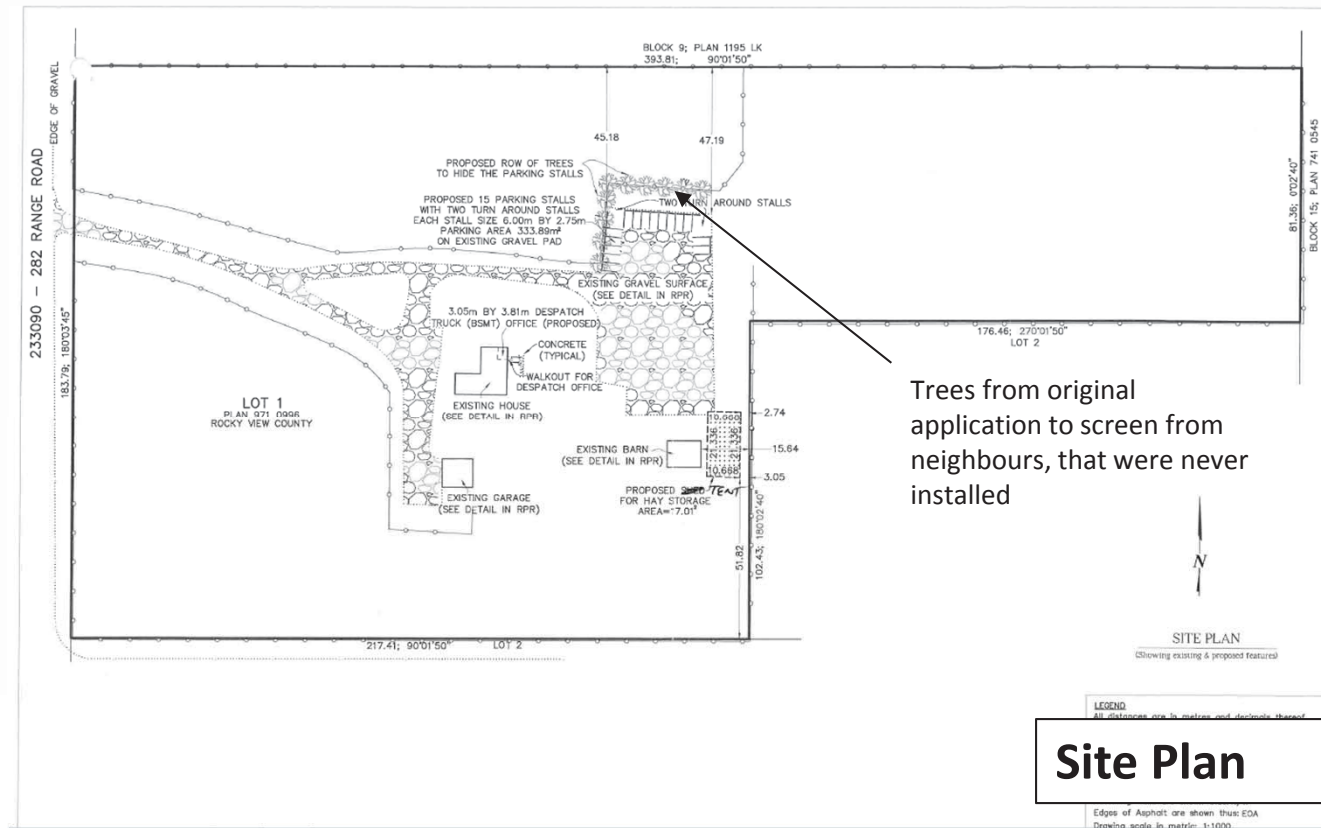
- Home with a large outside storage and yard area behind.
- Approved DP Home Based Business type II expires May 22, 2020.
- Current land use application in processing to change from Agricultural Holdings to Live-Work District (PL20200053)

photography may cause varying degrees of visual distortion at the local level.

## Development Proposal

### Use:

- Home Based Business Type II for a truck dispatch business



**SITE PLAN**

SW-23-23-28-W04M  
Division 5; File 03323008

 **ROCKY VIEW COUNTY**



Many trucks parked in the storage area, with no screening to adjacent neighbours

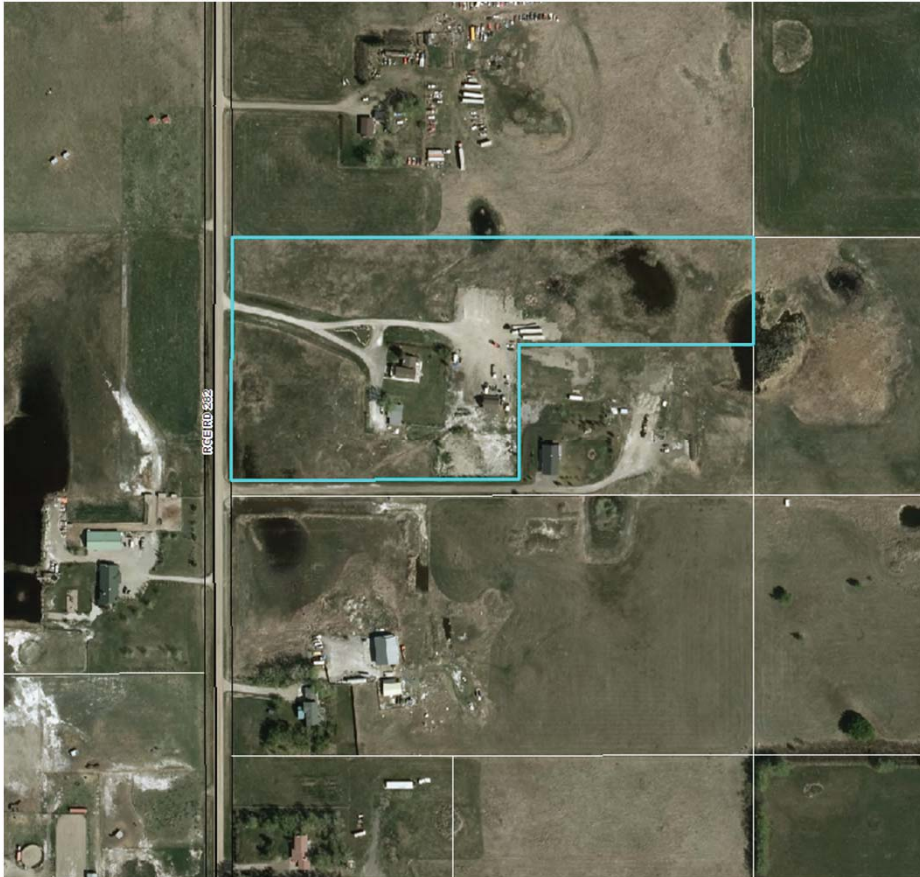


Equipment and truck parks all over the yard, detracting from residential feel of the property





## Compliance Issues



### Operating outside of the scope of HBB:

- Reports from neighbours of operations continuing into the night (testing air brakes and back up alarms) and maintenance on the trucks (using impact guns and compressors).
- Accessory buildings being used for business
- Based on Aerials and site inspection, generally 3,400 sq. m. (36,597.29 sq. ft.) is being used as outside storage.

# Options

- Administration recommends approval in accordance with Option #2.
- Option #1:  
    THAT Development Permit Application PRDP20200842 be approved with the suggested conditions noted in the report.
- Option #2:  
    THAT Development Permit Application PRDP20200842 be refused as per the reasons noted.

