		ROCKY VIEW COUNTY		
	June 22, 2020 9:00 a.m.		262075 Rocky View Point Rocky View County, AB T4A 0X2	
Α	CALL MEETING TO ORDER			
В	UPDATES/APPROVAL OF AG	ENDA		
С	APPROVAL OF MINUTES			
	1. June 8, 2020 Municipal	Planning Commission Meetin	g Page 3	
D	SUBDIVISION APPLICATIONS	6		
	1. Division 7 - File: PL2020	00017 (06416004) –Other si	ubdivision	
	Staff Report		Page 26	
	2. Division 8 - File: PL2020	00047 (05618004)– Other si	ubdivision	
	Staff Report		Page 47	
	3. Division 4 - File: PL2020	00048 (03215004) – Other s	ubdivision	
	Staff Report		Page 68	
	4. Division 1 – File: PL2019	90184 (04833002) – Other s	ubdivision	
	Staff Report		Page 97	
	5. Division 1 - File: PL2019	90185 (04833001) – Other s	ubdivision	
	Staff Report		Page 113	
Е	DEVELOPMENT APPLICATION	NS		
	1. Division 8 - File: PRDP2	0200987 (05724013) -Reta	ining wall	
	Staff Report		Page 129	
	2. Division 4 – File PRDP20)20978 (02326003)– Comm	ercial kennel	
	Staff Report		Page 165	

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Municipal Planni Meeting	Rocky View County		
June 22, 2020	9:00 a.m.	262075 Rocky View Point Rocky View County, AB T4A 0X2	
3. Division 5 – File PRDP20201384 (03331018) – Single-lot regrading			
Staff Report		Page 185	
4. Division 8 – File PRDF	20201014 (05632030) - Child	care facility	
Staff Report		Page 212	
5. Division 1 - File PRDP20201068 (03902019) - Accessory building			
Staff Report		Page 238	
6. Division 1 – File PRDF	20201082 (03902018) -Acces	ssory building	
Staff Report		Page 262	
7. Division 8- File PRDP	20201071 (06618003) - Privat	te riding arena	
Staff Report		Page 288	
8. Division 9 - File PRDF	20201092 (07815009) - Acce	ssory building	
Staff Report		Page 319	
9. Division 7 - File PRDF	20201027 (07317002) - Hom	e-based business, type II	
Staff Report		Page 335	
10. Division 5 - File PRD	P20200855 (04333069) - Hom	ne-based business, type II	
Staff Report		Page 352	
OTHER BUSINESS - None			

- G ADJOURN MEETING
- H NEXT MEETING: July 13, 2020

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A regular meeting of the Rocky View County Municipal Planning Commission was held electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Alberta Regulation 50/2020 on June 8, 2020 commencing at 9:01 a.m.

Present:	Division 5 Division 4 Division 1 Division 2 Division 6	Member J. Gautreau (Chair) Member A. Schule (Vice Chair) Member M. Kamachi Member K. McKylor Member G. Boehlke
Also Present:	 A. Hoggan, Chief Administrative Officer B. Riemann, Executive Director, Operations Division T. Cochran, Executive Director, Community Development Services Divisior C. Satink, Municipal Clerk, Municipal Clerk's Office T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office K. Tuff, Appeals Coordinator, Municipal Clerk's Office J. Anderson, Senior Planner, Planning and Development Services N. Mirza, Senior Municipal Engineer, Planning and Development Services C. Lombardo, Planner, Planning and Development Services O. Newmen, Planner, Planning and Development Services X. Deng, Planner, Planning and Development Services J. Targett, Development Officer, Planning and Development Services S. Thompson, Development Assistant, Planning and Development Services 	

Call to Order

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

2020-06-08-01 (B-1) Updates/Acceptance of Agenda

MOVED by Member McKylor that the June 8, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

2020-06-08-02 (C-1) <u>Approval of Minutes</u>

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

Carried

2020-06-08-03 (D-1) Division 2– Subdivision Item – Other subdivision File: PL20190151 (05723010)

MOVED by Member Boelhke that the requirement for a Conceptual Scheme, as per policy 2.3.2.2 of the Central Springbank Area Structure Plan, is waived;

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ROCKY VIEW COUNTY MUNICIPAL PLANNING COMMISSION MEETING MINUTES June 8, 2020

AND THAT Subdivision Application PL20190151 be tabled sine die pending the submissions of all technical requirements including site servicing, transportation, stormwater, and topographical issues are supplied.

Carried

2020-06-08-04 (D-2) Division 8 – Subdivision Item – Other subdivision <u>File: PL20190106 (06712023)</u>

MOVED by Member Boehlke that item D-2 be tabled until after E-items are completed this morning.

Carried

2020-06-08-05 (E-1) Division 6 – Development Item – Cannabis cultivation <u>File: PRDP20200427 (06135002)</u>

MOVED by Member Boehlke that Development Permit Application PRDP20200427 be approved with the conditions noted in the Development Permit Report, attached:

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.

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- 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.

Carried

2020-06-08-06 (E-2) Division 4 – Development Item – Outdoor storage <u>File: PRDP20200714 (03315003)</u>

MOVED by Member Schule that Development Permit Application PRDP20200714 be approved with the conditions noted in the Development Permit Report, attached:

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.
 - 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.

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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;
 - 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 postconstruction 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.

Carried

2020-06-08-07 (E-3) Division 2 – Development Item – Bed and breakfast <u>File: PRDP20201040 (05716013)</u>

MOVED by Member Boehlke that condition 19 for Development Permit Application PRD020201040 as noted in the development permit report be amended to read:

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 Department at 403-230-1401.

Carried

MOVED by Member Boelhke that Development Permit Application PRDP20201040 be approved with the conditions noted in the Development Permit Report, attached, as amended:

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:

 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 to be carried out by the County's Fire Services Department at 403-230-1401.
- 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.

Carried

2020-06-08-08 (E-4) Division 1 – Development Item – Distillery <u>File: PRDP20193004 (03913059)</u>

MOVED by Member Kamachi that Development Permit Application PRDP20193004 be approved with the conditions noted in the Development Permit Report, attached:

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

- i. 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

 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.
 - 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.

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 1m³/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 30th 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 Mater 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 place 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 30th 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:
 - i. a Food Handling Permit Application must be submitted to AHS-EPH, prior to operation of the food related portion of the business.
 - ii. 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 complaint 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.

Carried

The Chair called for a recess at 9:46 a.m. and called the meeting back to order at 10:00 a.m. with all previously mentioned members present.

2020-06-08-09 (E-5) Division 4 – Development Item – Show Home <u>File: PRDP20201069 (03215004)</u>

MOVED by Member Schule that Development Permit Application PRDP20201069 be approved with the conditions noted in the Development Permit report:

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.

Carried

2020-06-08-10 (E-6) Division 4 – Development Item – Show Home <u>File: PRDP20201061 (03215004)</u>

MOVED by Member Schule that Development Permit Application PRDP20201061 be approved with the conditions noted in the Development Permit report:

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.
 - b. 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.
 - b. 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.

Carried

2020-06-08-11 (E-7) Division 7 – Development Item – Home-based business, type II <u>File: PRDP20194654 (06414002)</u>

MOVED by Member Boehlke that Development Permit Application PRDP20194654 be approved with the conditions and requested variances noted in the Development Permit Report, attached:

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.).**

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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.
- 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) businessrelated 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**.

Carried

2020-06-08-12 (E-8) Division 4 – Development Item – Home-based business, type II <u>File: PRDP20200842 (03323008)</u>

MOVED by Member Schule that Development Permit Application PRDP20200842 be tabled until the land use redesignation application is concluded.

Carried

2020-06-08-04 (D-2) Division 8 – Subdivision Item – Other subdivision <u>File: PL20190106 (06712023)</u>

The Chair called for a recess at 10:14 a.m. and called the meeting back to order at 10:18 a.m. with all previously mentioned members present.

MOVED by Member Boelhke that item D-2 be lifted from the table.

Carried

MOVED by Member McKylor that Subdivision Application PL20190106 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 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;

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- 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:
 - i) For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment
 - ii) 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.

Carried

Adjournment

MOVED by Member Boelhke that the June 8, 2020 Municipal Planning Commission meeting be adjourned at 10:23 a.m.

Carried

Chair or Vice Chair



7

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DIVISION:

DATE: June 22, 2020

APPLICATION: PL20200017

SUBJECT: Subdivision Item - Creation of Ten Lots in Hays Hills Estates

APPLICATION: To create nine \geq 1.98 acres Residential One parcels (Units 1-9), one ± 4.17 acres Ranch and Farm remainder (Unit 10), two private roads (Units 11-12), one ± 3.53 acres Environmental Reserve Easement (ERE) parcel (Unit 13), and one ± 7.93 acres Municipal Reserve (MR) parcel.

GENERAL LOCATION: Located approximately 1 mile south of the city of Airdrie, near the southwest junction of Range Road 293 and Township Road 263.

LAND USE DESIGNATION: Resident One District (R-1) and Ranch and Farm District (RF)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

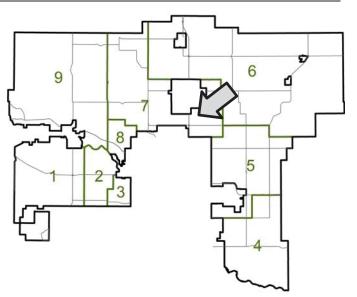
OPTIONS:

- Option #1: THAT Subdivision Application PL20200017 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200017 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources Xin Deng and Jorie McKenzie, Planning and Development Services





APPLICANT: Planning Protocol Inc. (Rodney Potrie)

OWNER: HLC Homes Ltd.

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
 Municipal Government Act; Subdivision and Development Regulations; Calgary International Airport Vicinity Protection Area Regulation (AVPA) County Plan; Balzac East Area Structure Plan 566 Crossing Business Park Conceptual Scheme Land Use Bylaw County Servicing Standards <i>Condominium Property Act</i> 	 Slope Stability Assessment (Osprey Engineering Inc. May 8, 2019) Conceptual Stormwater Management Plan (Osprey Engineering Inc. July 15, 2019) Geotechnical Comment (Almor Testing Servicing. October 24, 2019) Wetland Assessment Report (Trace Associates. October 18, 2019)

Transportation:

The Applicant is proposing to build two private condominium roads to the County's Alternate Road Standard "Residential 2-Lane Local Road". This standard incorporates low impact development planning and requires a minimum 14.5 m road right of way to accommodate traffic and drainage. The roads will be designed to meet this County standard under the conditions presented below and will become part of the overall condominium's responsibilities for future operation and maintenance.

As conditions of subdivision, the Owner is required to dedicate a 5 m wide strip of land along the northern property line and a 8 m wide strip of land along eastern property line for future road widening; to provide an updated Traffic Impact Assessment; to enter into a Development Agreement for construction of private roads and associated improvements; and to pay Transportation Off-site Levy (TOL). The proposed two private roads will be owned and maintained by the future Bareland Condominium Board.

Water and Wastewater:

The existing dwelling on Unit 4 is serviced by piped water. The proposed new lots will be serviced by piped water from Rocky View County East Balzac Potable Water Treatment and Distribution System and serviced by private sewage treatment systems on each lot. As condition of subdivision, the Owner is required to enter into a Development Agreement for construction of piped potable water distribution system; to provide detailed construction drawings for water distribution and fire suppression system; to provide an updated Level 4 PSTS Assessment; and to pay the Water supply component of the County's Water and Wastewater Off-Site Levy.

Stormwater:

The Applicant previously provided a conceptual stormwater management plan. As conditions of subdivision, the Owner is required to provide an updated Stormwater Management Plan; to enter into a Development Agreement for construction of stormwater facilities if required, and to provide Erosion and Sediment Control Plan.



Municipal Reserves:

The development proposes to dedicate a \pm 7.93 acres Municipal Reserve (MR) parcel, which is more than 10% of required MR dedication. The dedicated MR parcel would be owned by the County but maintained by the future Homeowners Association. Applicant proposes to apply a \pm 3.53 acres of Environmental Reserve Easement (ERE) to the MR parcel to protect the existing watershed area along the tributary of Nose Creek.

Payments and Levies:

The Owner is required to pay Transportation Off-Site Levy for the subject land. In accordance with Section 6 of Transportation Off-Site Levy Bylaw, the levy is exempted on Environment Reserves (ER) parcel. In this case, Administration deems that Environment Reserve Easement (ERE) parcel should be treated similar as Environment Reserves (ER) parcel, therefore, ERE parcel (Unit 13) is not subject to Transportation Off-Site Levy. The developable area subject to Transportation Off-Site Levy is ± 45.37 acres = (± 48.9 acres entire land – ± 3.53 acres ERE lot)

The Owner is also required to pay for Water Capacity in accordance with the Water and Wastewater Levy for development in the Balzac area. The amount of payment would be confirmed once the Owner provides detailed water system design at the endorsement stage.

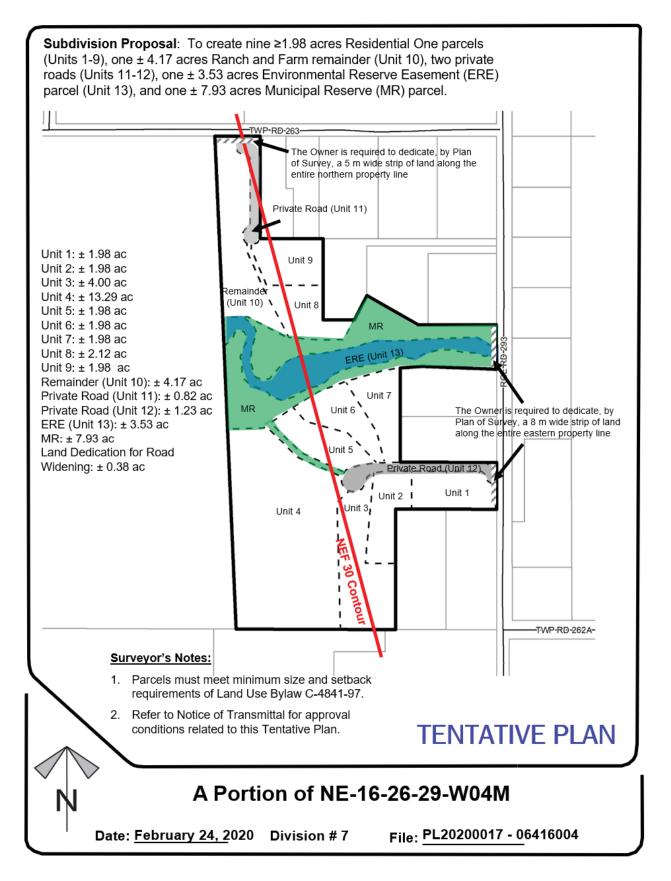
APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
Transportation Off-Site Levy	\$988,839
	Base Levy = \$4,595/acre x 45.37 acres = \$208,475 Special Area 1 Levy = \$17,200/acre x 45.37 acres = \$780,364
	(plus borrowing costs calculated to payment date)
	Total Estimated TOL payment = \$988,839
Water and Wastewater Off-Site Levy	To be confirmed at endorsement stage

Geotechnical:

Due to complicated site topography, the Applicant previously provided a slope stability assessment. As conditions of subdivision, the Owner is required to provide an updated Slope Stability Analysis to address the suitability of the land; and to provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous development acre of land within each parcel.



Tentative Plan





CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director Community Development Services Chief Administrative Officer

XD/IIt

APPENDICES:

APPENDIX 'A': Maps and Other Information APPENDIX 'B': Approval Conditions



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: February 5, 2020	DATE DEEMED COMPLETE: March 4, 2020
	(Applicant requested this application go to MPC after the new Transportation Off-Site Levy Bylaw and new Water and Wastewater Levy Bylaw are approved)
GROSS AREA: ± 48.9 acres	LEGAL DESCRIPTION: A Potion of NE-16-26-29-W04M

APPEAL BOARD: Development and Subdivision Appeal Board

HISTORY:

January 28, 2020: Hays Hills Estates Outline Plan (PL20170103) was approved to provide a policy framework to guide future subdivision and development proposals to allow for the development of nine residential lots, one municipal reserve lot, one environment reserve easement lot, two internal roads and one agricultural remainder.

- January 28, 2020: Redesignation application (PL20170104) was approved to redesignate ±18.09 acres of land from Ranch and Farm District to Residential One District in order to facilitate the creation of nine ≥ 1.98 acre residential lots, one municipal reserve lot, one environment reserve easement lot, two internal roads and one remainder.
- March, 2009: Subdivision Application (2009-RV-063) to create 18 business lots, one environment reserve lot, five municipal reserve lots, and two public utility lots was withdrawn.

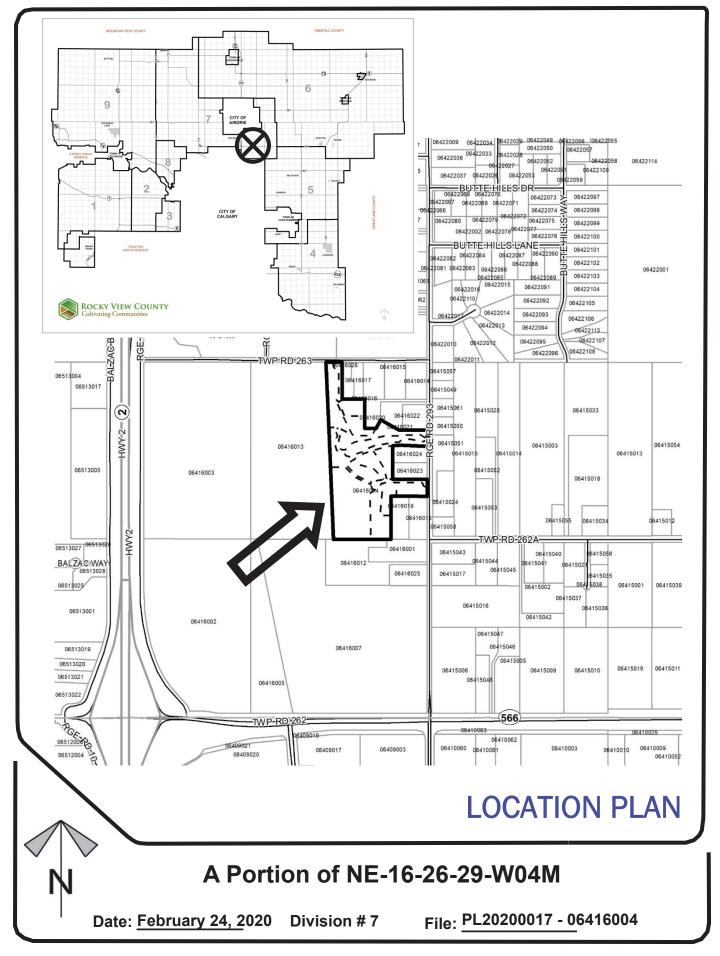
October 21, 2008: 566 Crossing Business Park Conceptual Scheme was adopted.

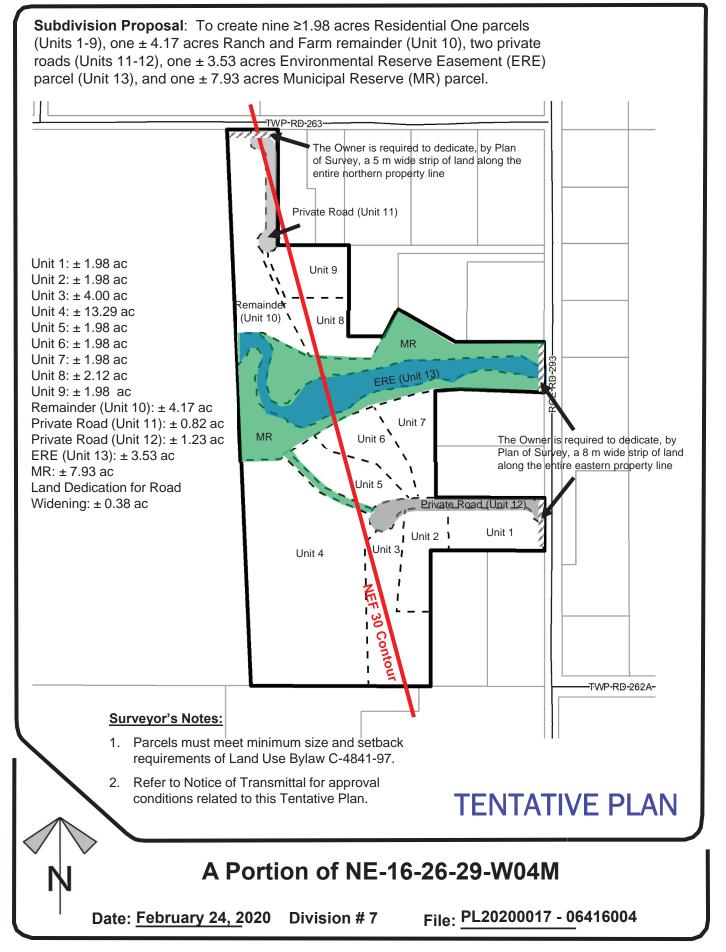
PUBLIC & AGENCY SUBMISSIONS:

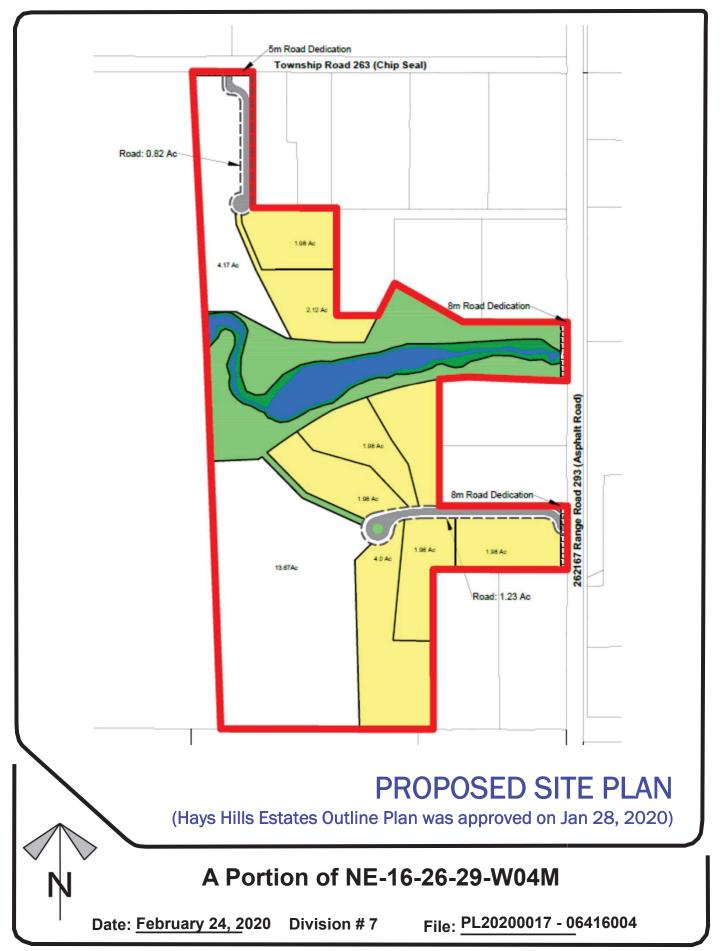
The application was circulated to 123 adjacent landowners. No letters in support or opposition were received.

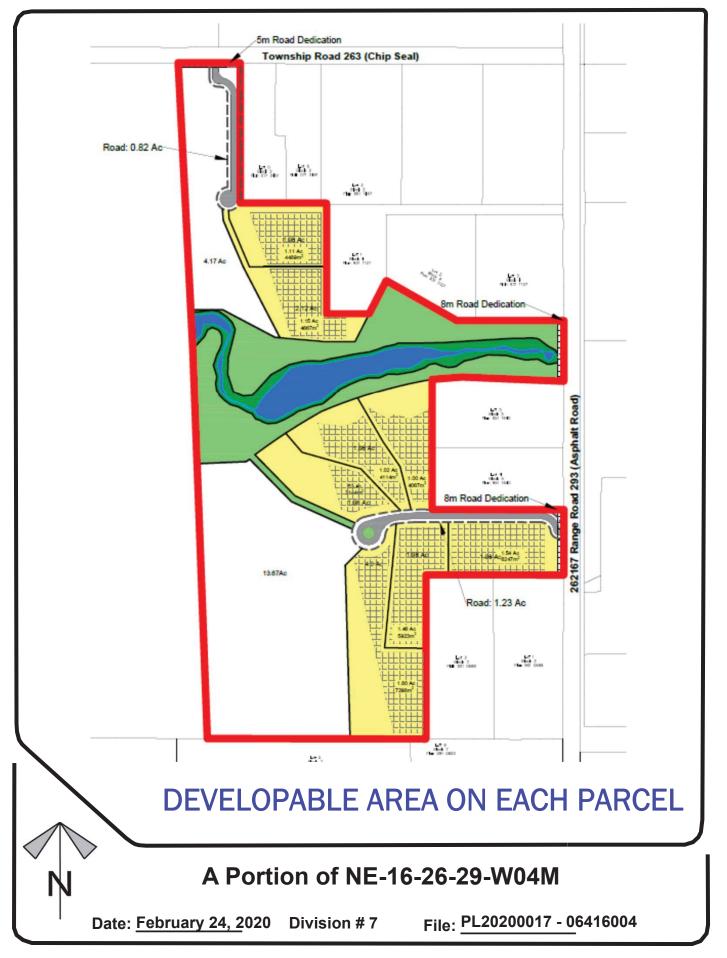
The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

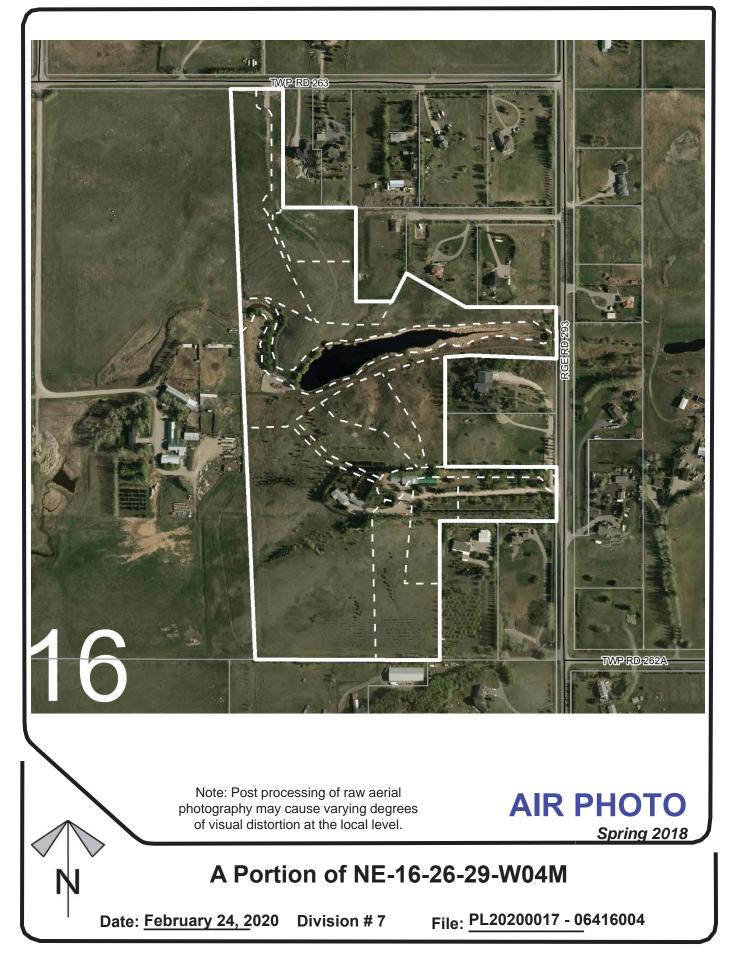
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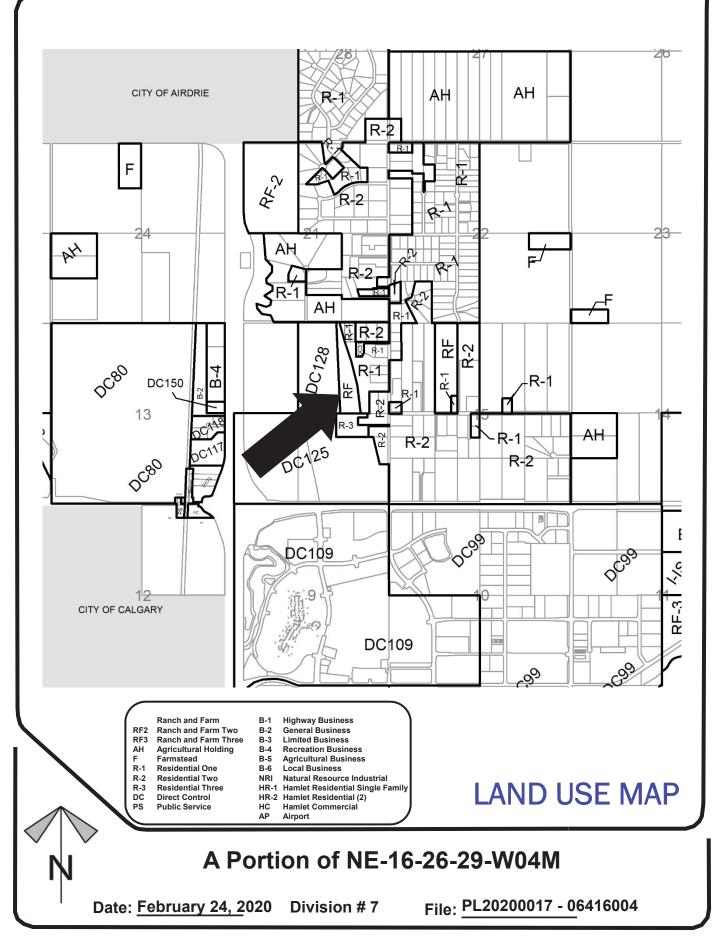


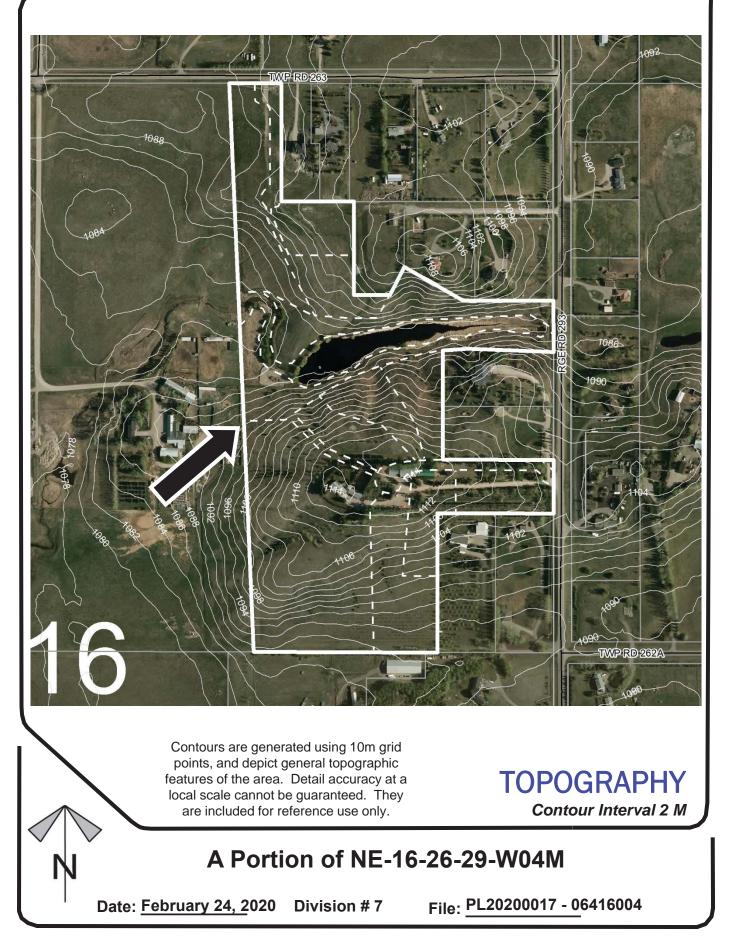


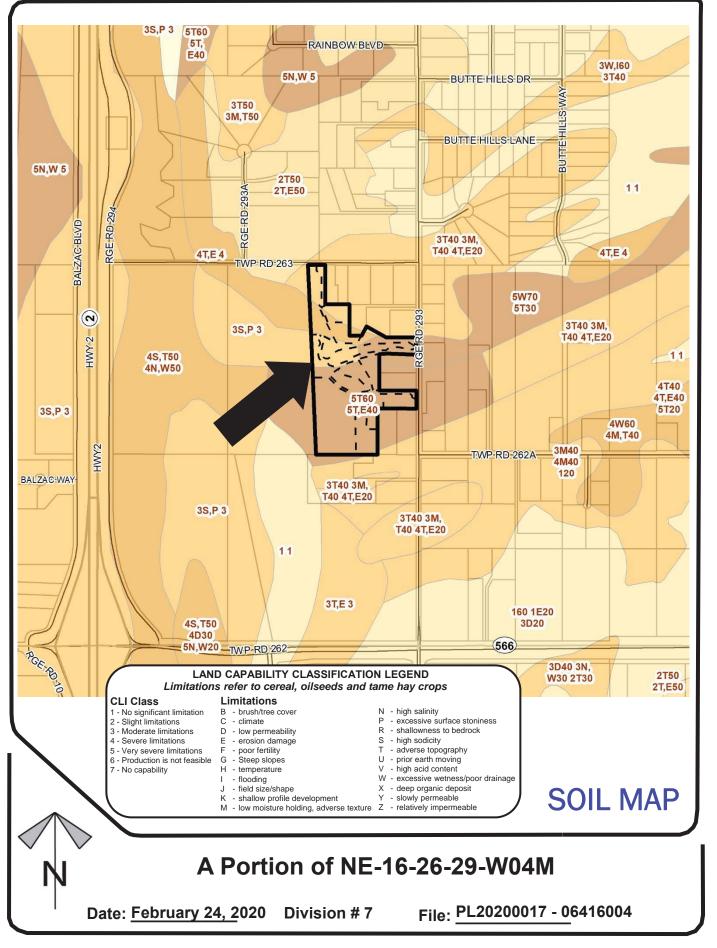


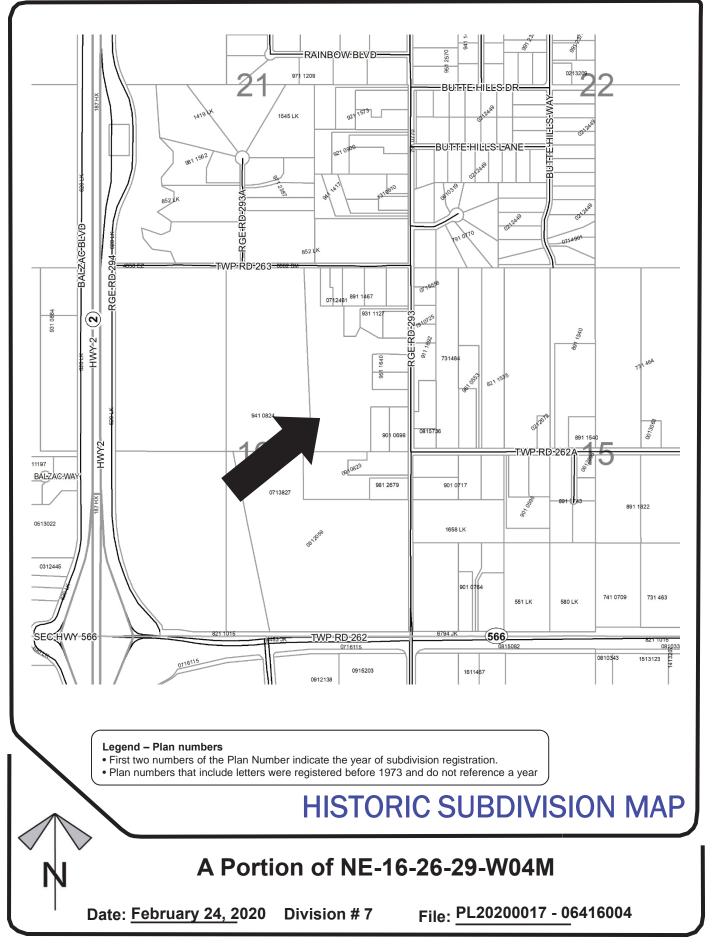




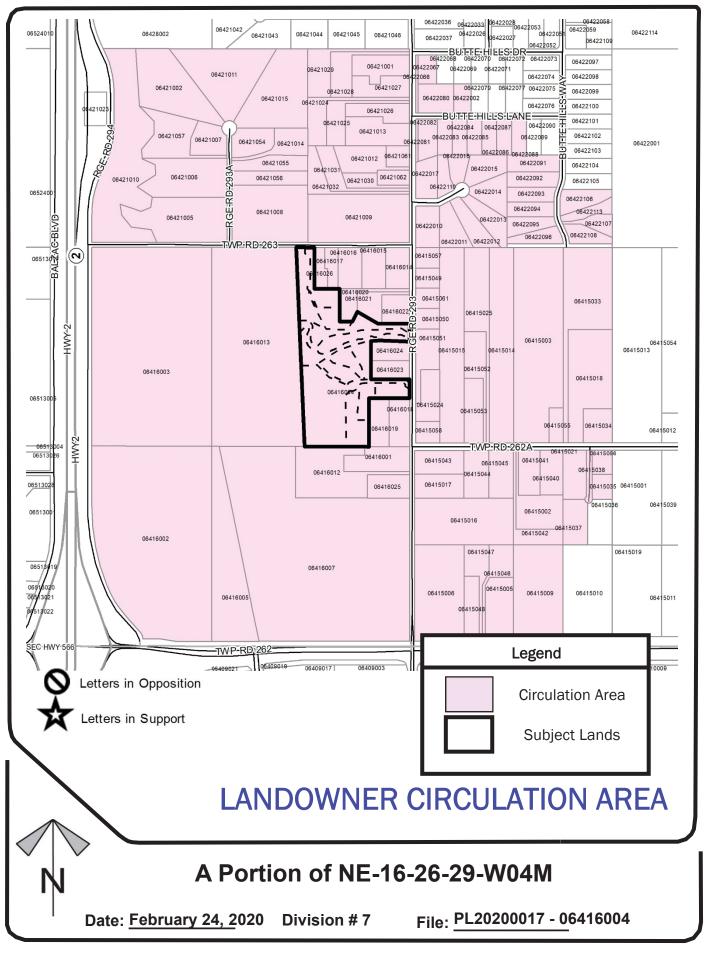








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APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create nine ≥1.98 acres Residential One parcels (Units 1-9), one ± 4.17 acres Ranch and Farm remainder (Unit 10), two private roads (Units 11-12), one ± 3.53 acres Environmental Reserve Easement (ERE) parcel (Unit 13), and one ± 7.93 acres Municipal Reserve (MR) parcel at NE-16-26-29-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;
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner shall dedicate, by Plan of Survey, a 5 m wide strip of land for road widening along the entire northern boundary frontage with Township Road 263.
- 3) The Owner shall dedicate, by Plan of Survey, a 8 m wide strip of land for road widening along the entire eastern boundary frontage with Range Road 293.

Transportation

- 4) The Owner shall provide an updated Traffic Impact Assessment to reflect current on-site and off-site development and network conditions, detailing the related required improvements and intersection types to the County's satisfaction:
 - a) The Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements, if the recommendations of the Traffic Impact Assessment identify improvements are required.
- 5) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.



Development Agreement

- 6) The Owner shall 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:
 - Design, dedication and construction of two private internal roads, as shown on the Tentative Plan with associated infrastructure including the following:
 - o Intersection treatments in accordance with the final approved TIA;
 - o Additional offsite upgrades, if any, in accordance with the final approved TIA;
 - o Approaches to each lot;
 - o Cul-de-sacs;
 - o Pathways;
 - Construction of a piped potable water distribution system, and service connections to each lot;
 - Construction of a fire suppression and distribution system designed to meet minimum fire flows as per County Standards and Bylaws;
 - Construction and implementation of stormwater management facilities and piped stormwater collection system in accordance with the recommendations of the approved Stormwater Management Plan, and the registration of any overland drainage easements and/or restrictive covenants, as determined by the Stormwater Management Plan, all to the satisfaction of the County and Alberta Environment and Parks;
 - Design and construction of landscaping features for all Municipal Reserve Lots, public pathways and public roadways, open space, all in accordance with an approved Landscaping Plan;
 - The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.
 - Dedication of necessary easements and right of ways for utility line assignments;
 - Mailboxes are to be located in consultation with Canada Post;
 - Installation of power, natural gas and telephone lines;
 - Implementation of the recommendations of the Construction Management Plan;
 - Implementation of the recommendations of the Geotechnical Report;
 - Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
 - Alberta Environment & Parks approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
 - Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
 - The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.



Stormwater

- 7) The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines.
 - a) All improvements shall be constructed under a Development Agreement.
 - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
- 8) The Owner shall provide Erosion and Sediment Control Plans in accordance with the County's Servicing Standards.

Site Servicing

- 9) The Owner shall provide detailed construction drawings, for a new potable water distribution and fire suppression system (including the registration of necessary easements), offsite connection(s) to the existing system, and service connections to each new lot.
- 10) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to all 8 new residential lots (Units 1-3 and Units 5-9).
- 11) The Owner shall provide an updated Level 4 PSTS Assessment in accordance with the Model Process Reference Document for 8 new residential lots (Units 1-3 and Units 5-9):
 - a) If the recommendations of the Model Process Assessment require improvements, then a Development Agreement (Site Improvements / Services Agreement) shall be entered into.

Site Developability

- 12) The Owner shall provide an updated Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within each of the proposed parcels based on the final development layout:
 - a) Private Sewage Treatment System testing and analysis shall be located within the defined contiguous developable acre;
- 13) The Owner shall provide an updated Slope Stability Analysis addressing the suitability of the land for the development as proposed, including access locations, PSTS systems and final building sites:
 - a) The Owner shall provide for the implementation of the recommendations of the Slope Stability Analysis;
 - b) Registration of any required easements and / or restrictive covenants;
- 14) The Owner shall prepare and register a Restrictive Covenant on the land title of Units 3, 4, 5, 6, 8, 9, and 10, prohibiting development of residences within the AVPA NEF 30 contour area. This shall include pertinent details regarding parcel-specific prohibitions and development requirements for each lot.

Bareland Condominium Board

- 15) The Owner shall legally establish a Bareland Condominium Board for Hays Hills Estates, pursuant to *Condominium Property Act*;
 - a) The Bareland Condominium Board shall be responsible for maintaining public land (MR land) and privately-owned open spaces (ERE land) and other amenity lands, including onsite pathway/trail systems, landscaping, solid waste collection, stormwater facilities, private internal roads, and other features associated with these lands;





b) Upon registration of the Condominium Plan, the Owner shall cause the Baredland Condominium Board to register Bylaws, satisfactory to the County.

Architectural Controls

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

Solid Waste Management Plan

- 17) The Owner shall provide a Solid Waste Management Plan that will outline the responsibility of the Developer and Bareland Condominium Board for management of solid waste.
- 18) The Waste Management Plan shall also identify how construction waste will be controlled and diverted to landfill.

Site Construction

- 19) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, dust control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, and other construction management details. Other specific requirements include:
 - a) Weed management during the construction phases of the project
 - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment
 - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.
- 20) The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of ATCO Gas, FortisAlberta and Telus Communications.
- 21) The Owner shall provide a Landscaping Plan for all Municipal Reserves and Homeowners Association owned open space:
 - a) Development of the approved Landscaping Plans shall be included within the requirements of the Development Agreement.

Payments and Levies

- 22) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020, prior to endorsement of the subdivision. The County shall calculate the total amount owing on the new lot, as shown on the Plan of Survey.
- 23) The Owner shall pay the Rocky View County Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 prior to endorsement of the subdivision.
- 24) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of ten (10) new lot.

Taxes

25) 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.



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DIVISION: 8

DATE: June 22, 2020

APPLICATION: PL20200047

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

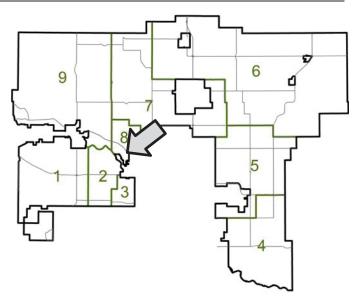
APPLICATION: To create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within the Watermark Phase 6 area.

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

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

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.



OPTIONS:

- Option #1: THAT Subdivision Application PL20200047 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200047 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources Xin Deng and Milan Patel, Planning and Development Services



APPLICANT: Macdonald Watermark Properties Ltd.

OWNER: Macdonald Watermark Properties Ltd.

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	• N/A
Subdivision and Development Regulations;	
County Plan;	
 Direct Control Bylaw (DC-141); 	
Land Use Bylaw; and	
County Servicing Standards	

Transportation:

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

Water and Wastewater:

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

Stormwater:

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

Municipal Reserves:

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

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

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

Payments and Levies:

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



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

DC-141:

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

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

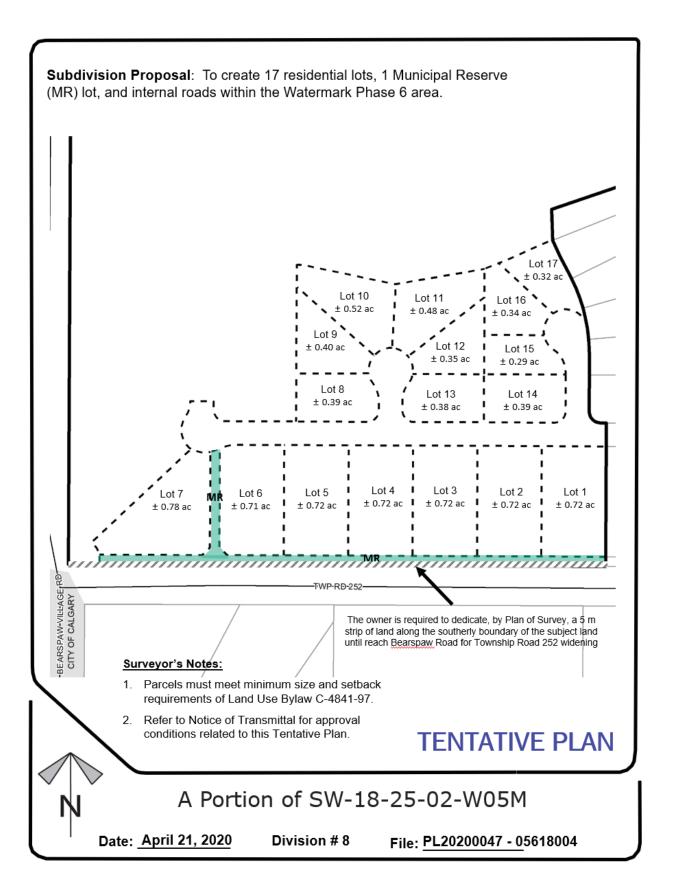
Section 2.3.1.1 states that the maximum number of dwelling units within Site 1 - 6 shall not exceed 469 units. 294 dwelling units were approved in the previous 5 phases, and this phase proposes to create another 17 dwelling units. The total number of dwelling units were approved and proposed so far is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

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

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



Tentative Plan





CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director Community Development Services Chief Administrative Officer

XD/IIt

APPENDICES:

APPENDIX 'A': Maps and Other Information APPENDIX 'B': Approval Conditions



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: April 4, 2020		DATE DEEMED COMPLETE: April 22, 2020	
GROSS AREA : ± 41.59 ha (± 102.76 ac) Phase 6 area: ± 4.52 ha (± 11.16 ac)		LEGAL DESCRIPTION: A portion of SW-18-25-02-W05M	
APPEAL BOARD	Development and Subdivision	Appeal Board	
HISTORY:			
September 19, 201	, , , , , , , , , , , , , , , , , , ,	ved subdivision application PL20170071 for te 17 residential lots and 1 public utility lot (PUL).	
February 9, 2016		d subdivision application PL20150067 for 42 residential lots and 3 MR lots.	
October 28, 2014	Subdivision Authority approved subdivision application PL20140080 for Watermark Phase 3, to create 61 residential lots, 2 MR lots and 1 PUL lot.		
April 22, 2014	Council approved application PL20130025 to amend DC Bylaw 141 for the addition of 10 lots in accordance with the Memorandum of Agreement (MOA), addition of Amenity Building as a listed use for Site 7 in accordance with the adopted Master Site Development Plan Site 7, the inclusion of Secondary Suite as a listed use for Sites 1 - 6 with restrictive regulations, adjustment of the assessment requirements for Dwelling, Semi-detached in Site 7, reduction of minimum lot size and rear yard setback requirements in Site 1 to accommodate Public Utility Lot requested by ATCO Pipelines, clarification and an amendment regarding deck extension setback requirements in Sites 1-7, and an amendment of the required front yard setback for Lot 9, Block 4 Plan 1311979 situated in Site 2 to reflect the relationship to an internal street.		
October 1, 2013	Subdivision Authority approved 3, 4, and 5 of the Watermark d	d subdivision application 2012-RV-154 for Phases levelopment.	
July 29, 2013	The Phase Two Single Family and titles were issued.	Estate subdivision of Watermark was registered	
July 30, 2012	Memorandum of Agreement (MOA) was signed, establishing an agreement between Blazer Water Systems Ltd., Watermark Development, and the County regarding water supply infrastructure connections to adjacent communities, processing of future applications, and arrangements about the funding of recreational infrastructure in the County.		
July 17, 2012	Council approved the Master Site Development Plan for Site 7 (2011-RV-132), proposing a 101 unit bare land condominium subdivision, and a single lot subdivision.		
March 19, 2012	and titles were issued. Agreen	Estate subdivision of Watermark was registered nents regarding the construction of the Bearspaw nt Plant and with Blazer Water Systems were	

ROCKY VIEW COUNTY

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

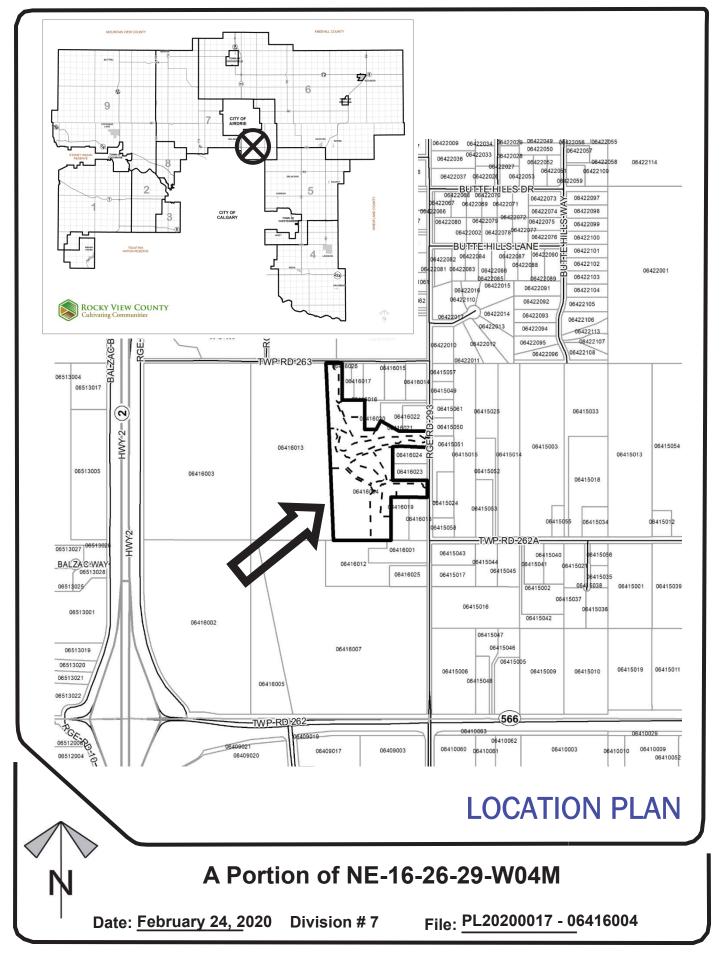
family residential lots, and three MR lots) of Watermark at Bearspaw

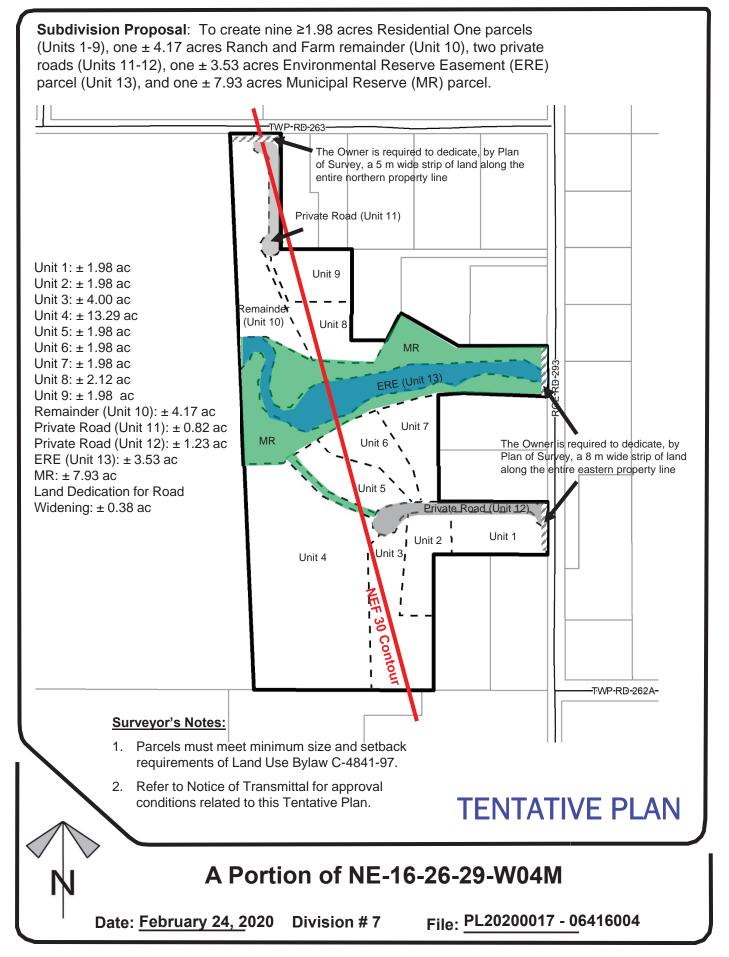
PUBLIC & AGENCY SUBMISSIONS:

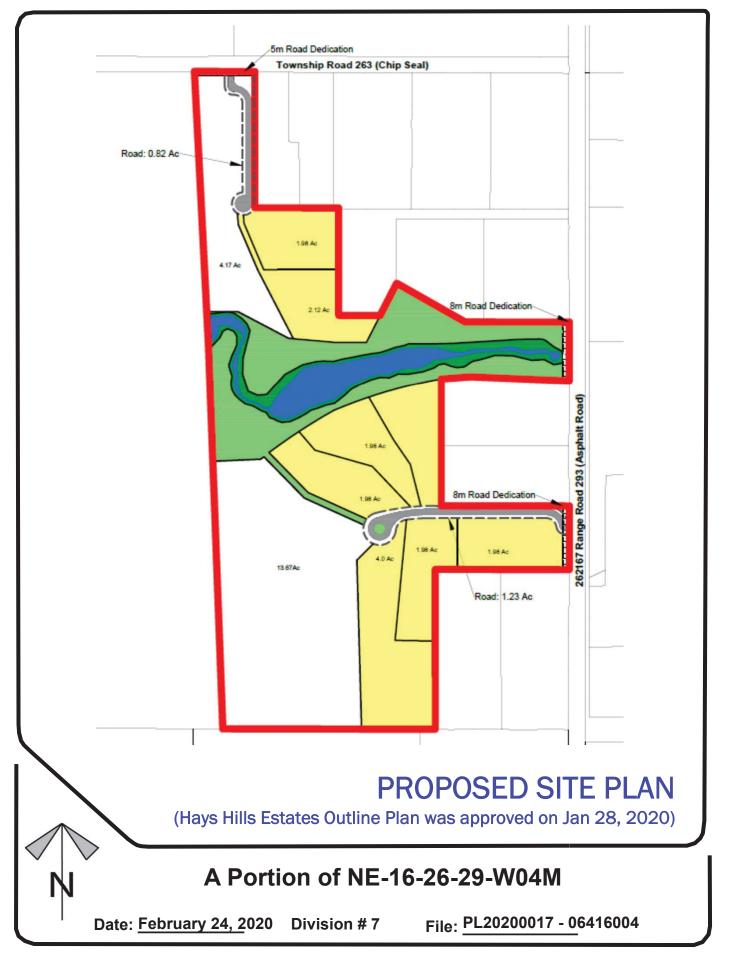
The application was circulated to 388 adjacent landowners. No letters were received.

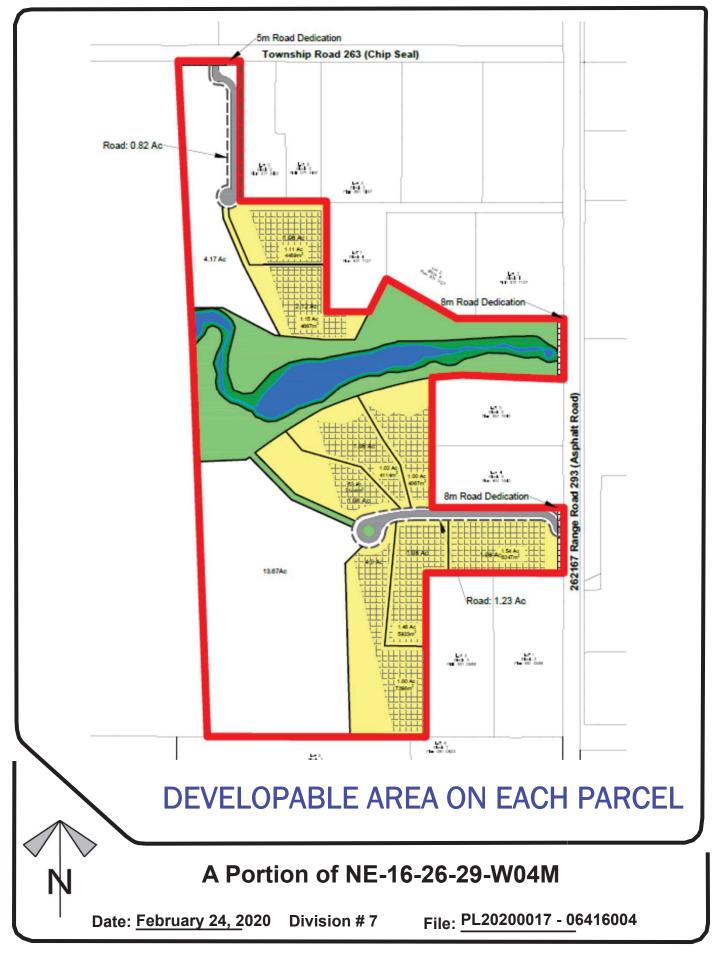
The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

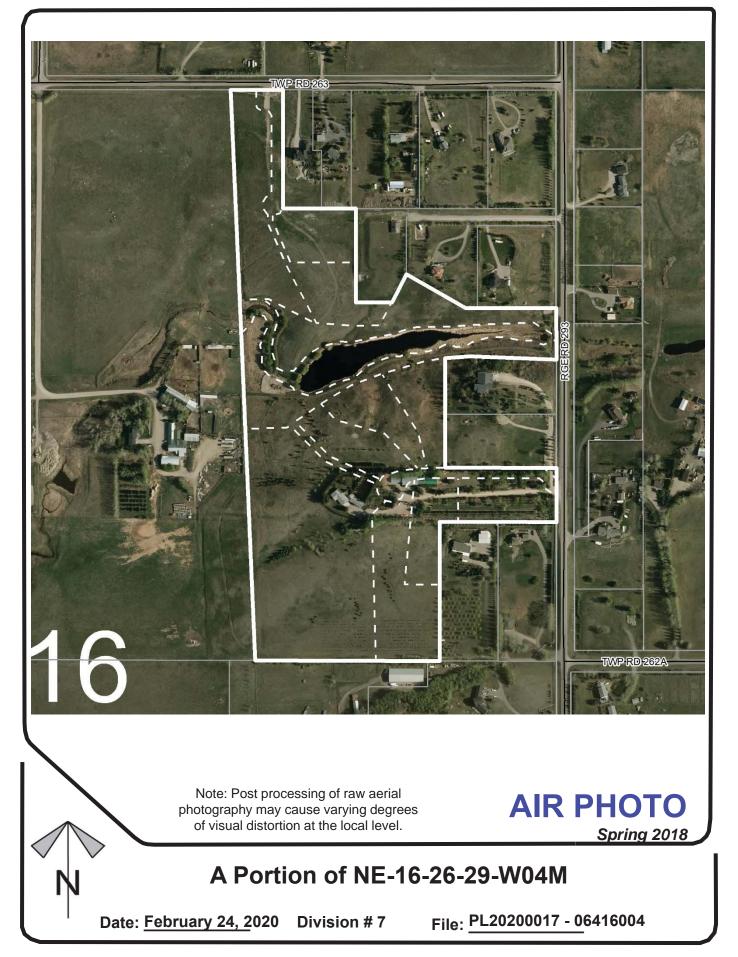
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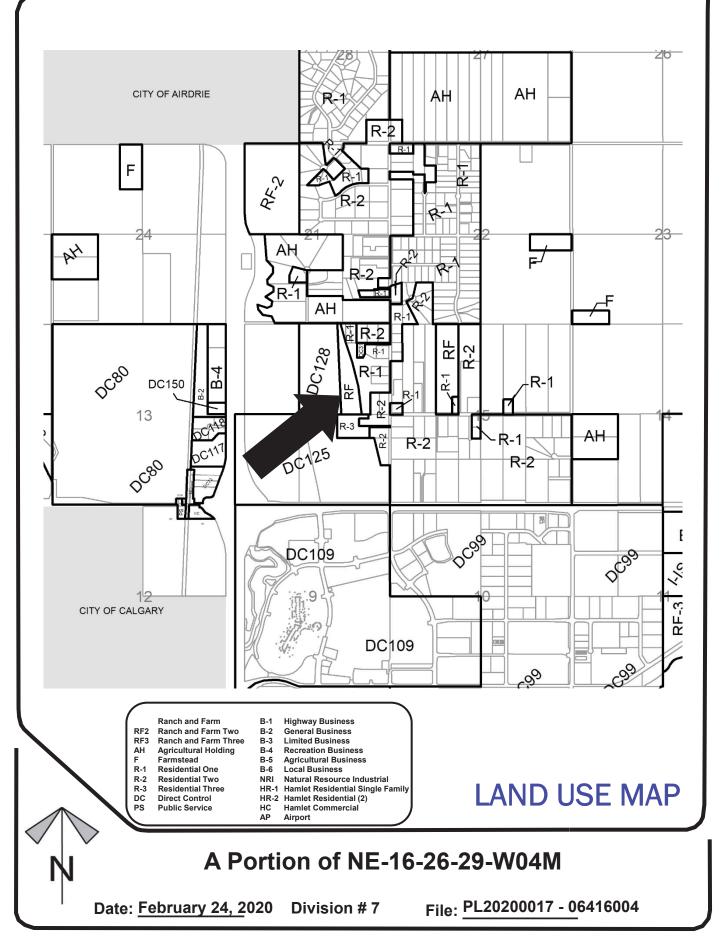


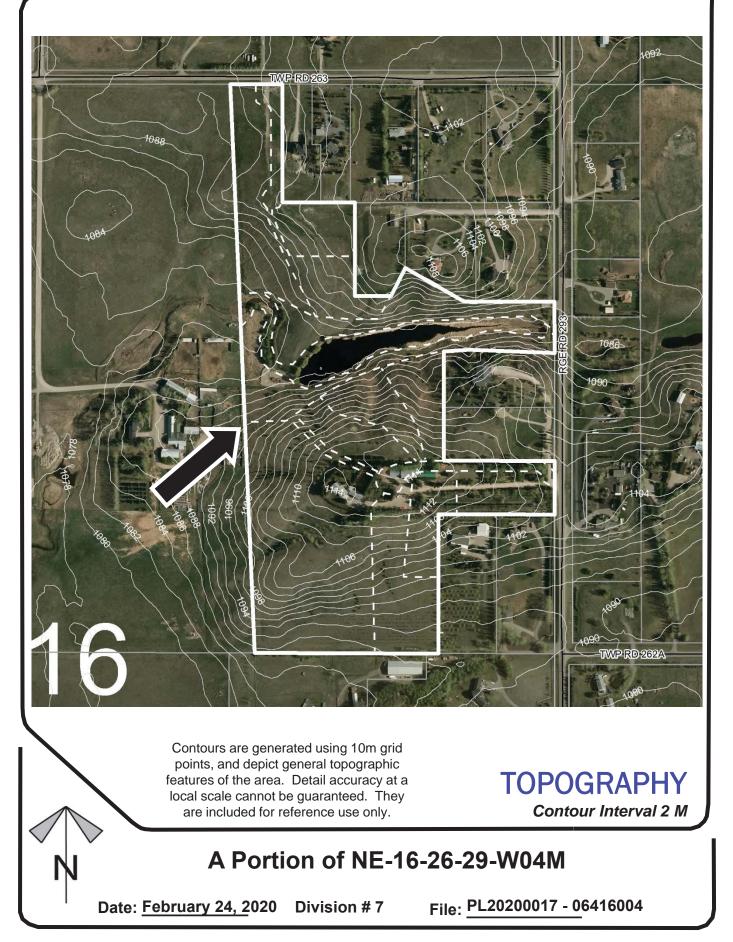


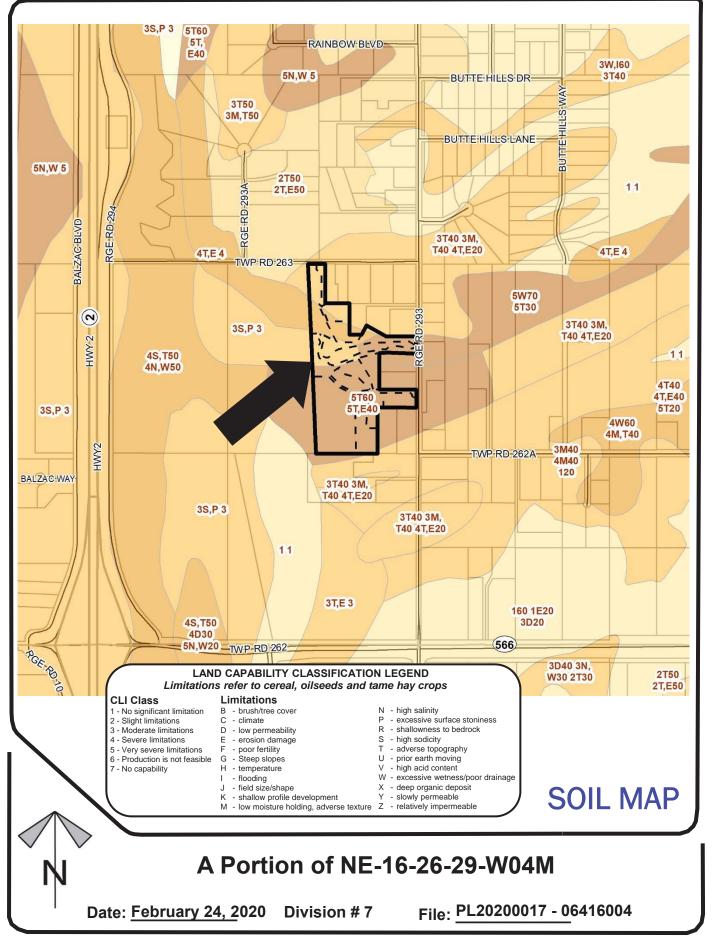


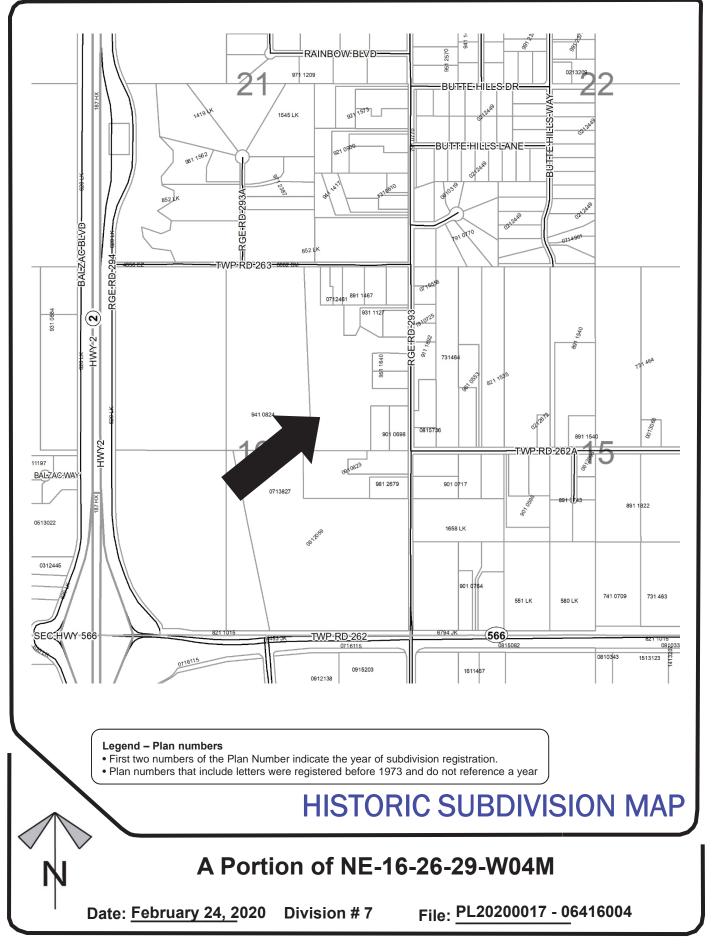


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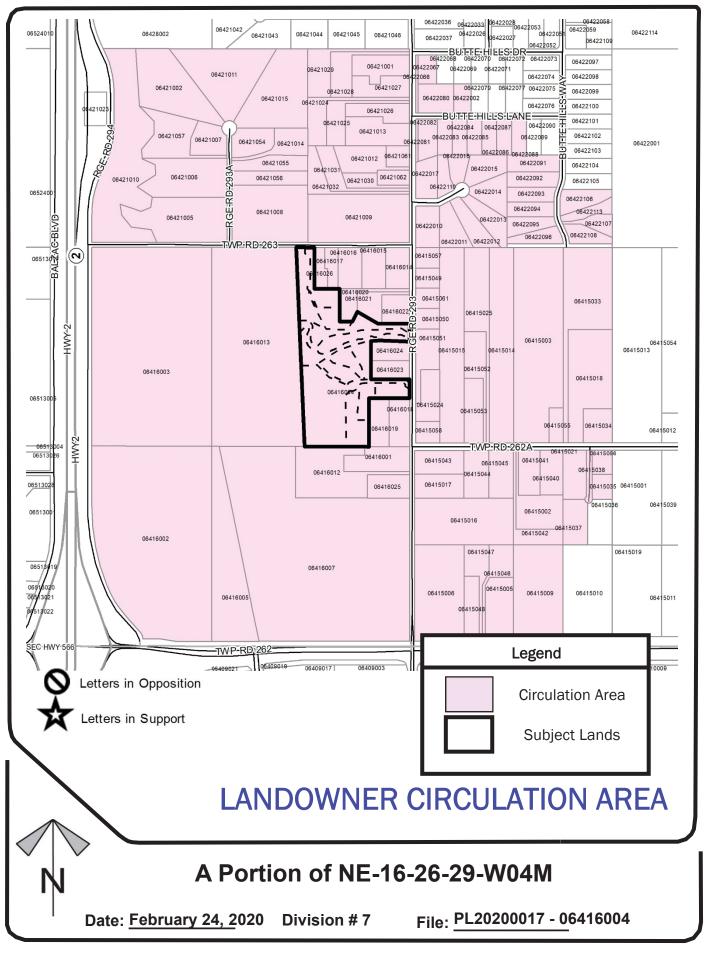








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APPENDIX 'B': APPROVAL CONDITIONS

- A. The application is for Watermark Phase 6 Subdivision, to create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within SW-18-25-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation; and
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plan

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

Development Agreement

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

ROCKY VIEW COUNTY

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

Site Servicing

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

Stormwater

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

- ROCKY VIEW COUNTY
- a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County;
- b) Registration of any required easements and / or utility rights-of-way;
- c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and
- d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Site Construction

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

Municipal Reserve

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

Homeowners Association

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

Architectural Controls

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

Payments and Levies

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



Taxes

- 18) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act.*
- D. SUBDIVISION AUTHORITY DIRECTION:
 - 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DIVISION: 4

DATE: May 25, 2020

APPLICATION: PL20200048

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

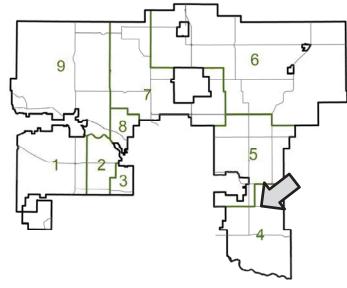
APPLICATION: To create 87 residential lots ranging from \pm 603 m² (\pm 0.16 ac) to \pm 1299 m² (\pm 0.32 ac), 4 municipal reserves lots, and internal roads on \pm 22.91 acres of land.

GENERAL LOCATION: Located within the Hamlet of Langdon.

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

ADMINISTRATION RECOMMENDATION:

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



OPTIONS:

- Option #1: THAT Subdivision Application PL20200048 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200048 be approved with the conditions noted in Appendix 'C'.
- Option #3: THAT Subdivision Application PL20200048 be tabled, until the adoption of Transportation Off-Site Levy Bylaw (C-8007-2020), Stormwater Off-Site Levy Bylaw (C-8008-2020) and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020).

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

AIR PHOTO & DEVELOPMENT CONTEXT



Administration Resources Xin Deng & Prabh Sodhi, Planning and Development Services



APPLICANT: Pollyco (Langdon North) Development Ltd.

OWNER: Pollyco (Langdon North) Development Ltd.

APPLICATION EVALUATION:

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

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

 APPLICABLE POLICY AND REGULATIONS: Municipal Government Act; Subdivision and Development Regulations; Calgary International Airport Vicinity Protection Area Regulation (AVPA); County Plan; Langdon Area Structure Plan; Bridges of Langdon Conceptual Scheme; Land Use Bylaw; and 	 TECHNICAL REPORTS SUBMITTED: None, as required studies were previously provided in the last application.
 Land Use Bylaw; and County Servicing Standards. 	

Transportation:

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

Water and Wastewater:

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

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

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

Stormwater:

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

Municipal Reserves:

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

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

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

Payments and Levies:

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

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

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

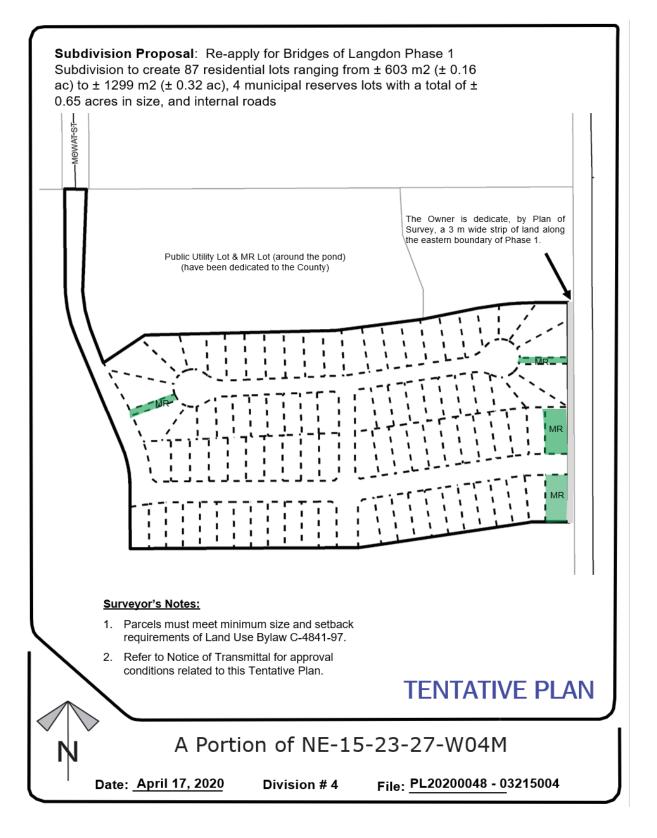
The calculation below illustrates the difference between the existing levies and the new levies in the draft levy bylaws. In addition, the Applicant is required to pay a portion of the stormwater management structure that is shared with the Joint Use Site (school site) to the north.

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

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



Tentative Plan



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CONCLUSION:

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

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director Community Development Services Chief Administrative Officer

XD/IIt

APPENDICES:

APPENDIX 'A': Maps and Other Information APPENDIX 'B': Approval Conditions APPENDIX 'C': Approval Conditions APPENDIX 'D': Applicant's Letter



APPENDIX 'A': MAPS AND OTHER INFORMATION

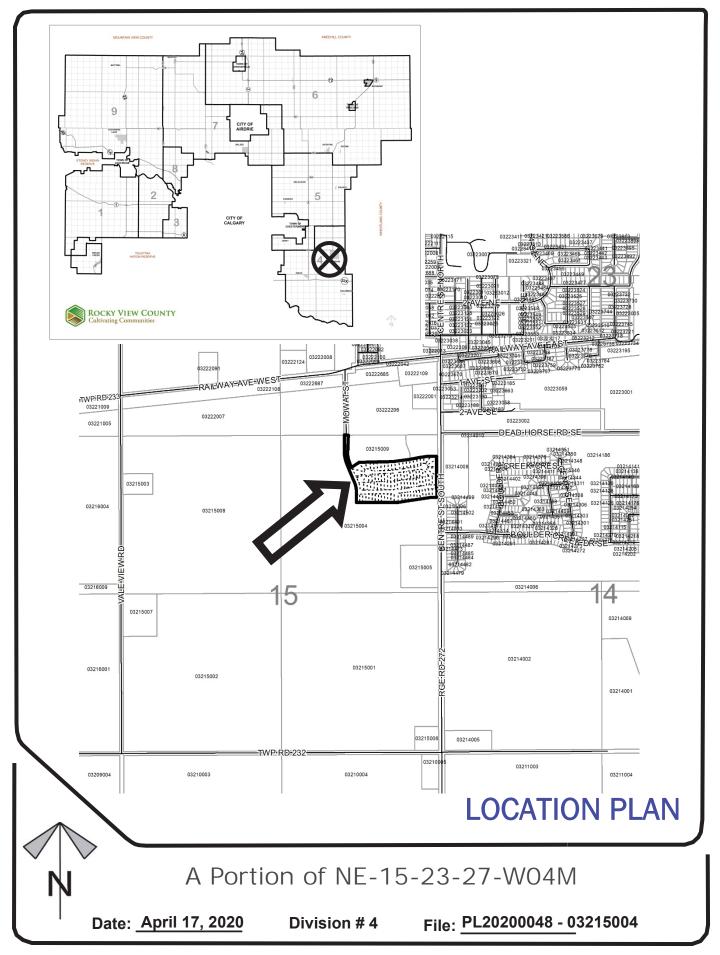
DATE APPLICATION RECEIVED: April 14, 2020		DATE DEEMED COMPLETE: April 16, 2020		
GROSS AREA: ± 138.74 acres		LEGAL DESCRIPTION: A Potion of NE-15-23-27-W04M		
(Phase 1 area: ± 22.91 acres)				
APPEAL BOARD: Development and Subdivision Appeal Board				
HISTORY:				
October 24, 2017	Bridges of Langdon Phase 1 Subdivision application (PL20170127) was approved to create 87 residential lots ranging from \pm 603 m2 (\pm 0.16 ac) to \pm 1299 m2 (\pm 0.32 ac), 4 municipal reserve lots with a total of \pm 0.65 acres in size, and internal roads. This subdivision has not been endorsed. The Applicant indicated that this old application would be closed if the new subdivision application (PL20200048) is approved.			
July 25, 2017	Bridges of Langdon Phase 1 Redesignation application (PL20170054) was approved to redesignate \pm 12.42 hectares (\pm 30.69 acres) of land from Ranch and Farm District (RF) to Hamlet Residential Three District (HR-3) and Public Services District (PS), in order to facilitate the development of Phase 1.			
December 13, 2016	Bridges of Langdon Conceptual Scheme application (PL20160028) was approved to provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the Hamlet of Langdon			
1985	The subject land becar Farmstead parcel was	me a remainder parcel after a \pm 4.04 hectare (\pm 9.99 acre) subdivided.		

PUBLIC & AGENCY SUBMISSIONS:

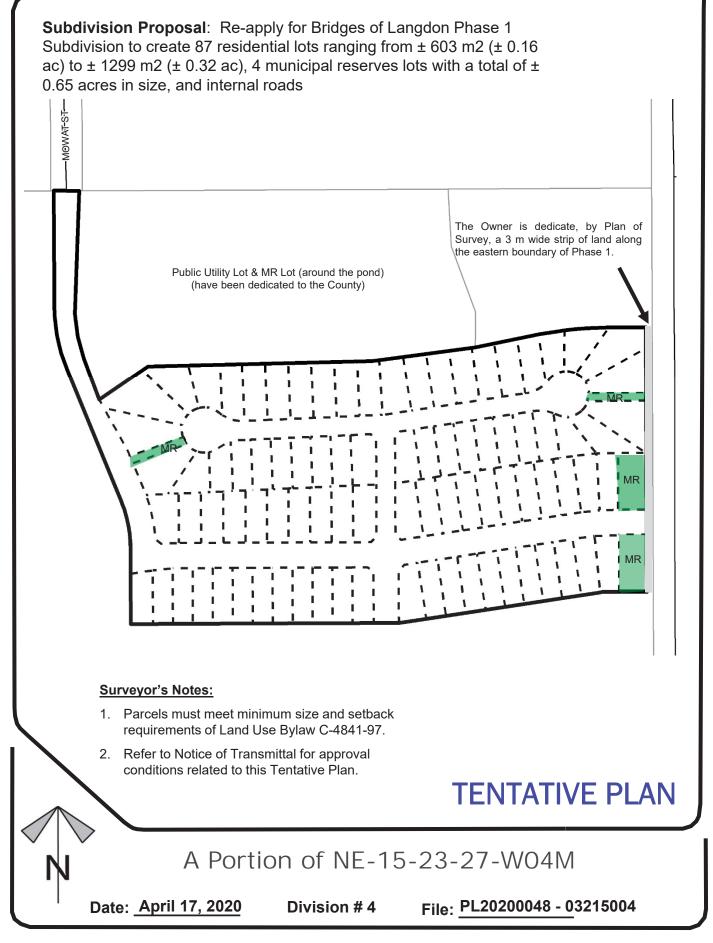
The application was circulated to 698 adjacent landowners. No letters in support or opposition were received.

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

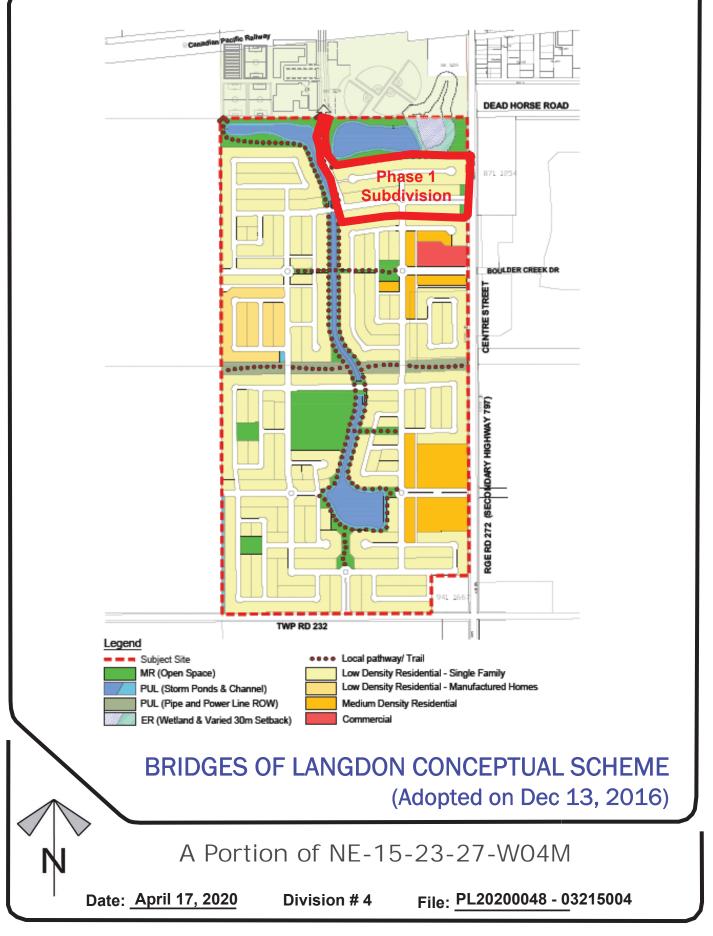
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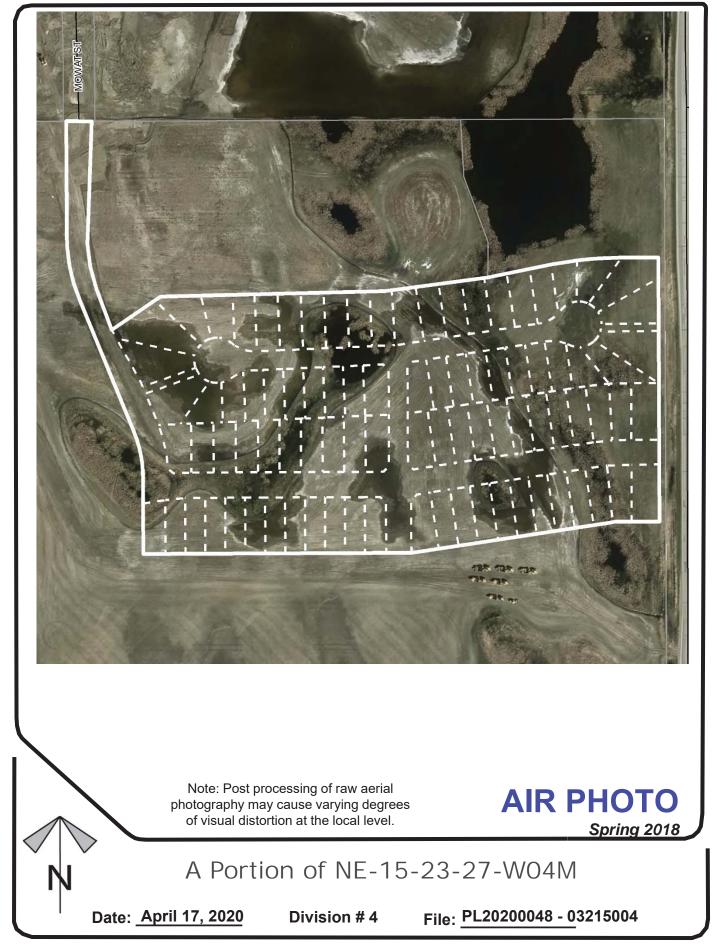


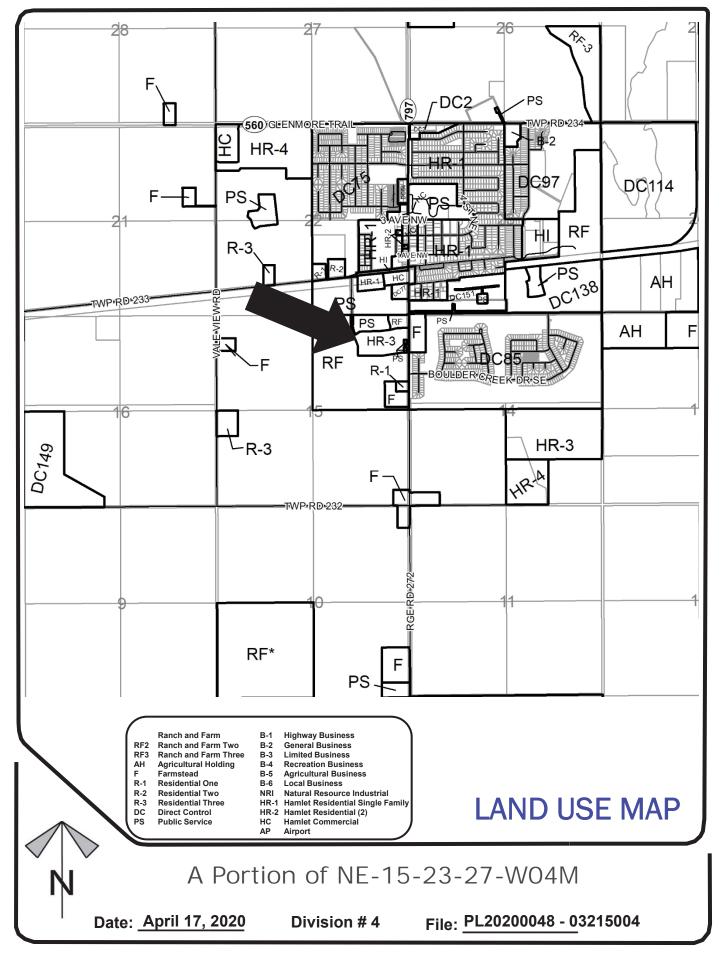
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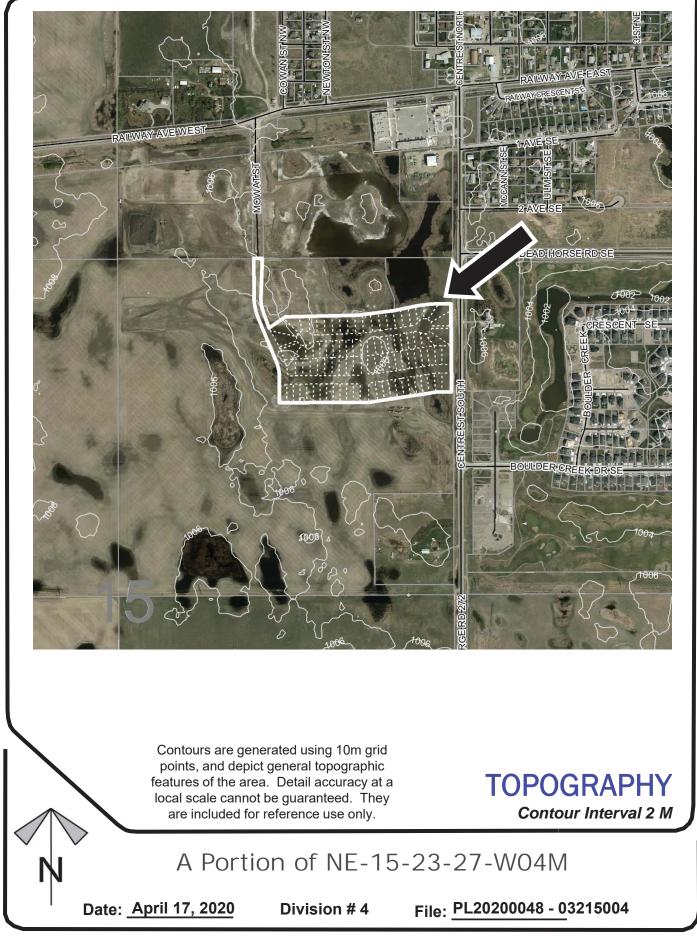


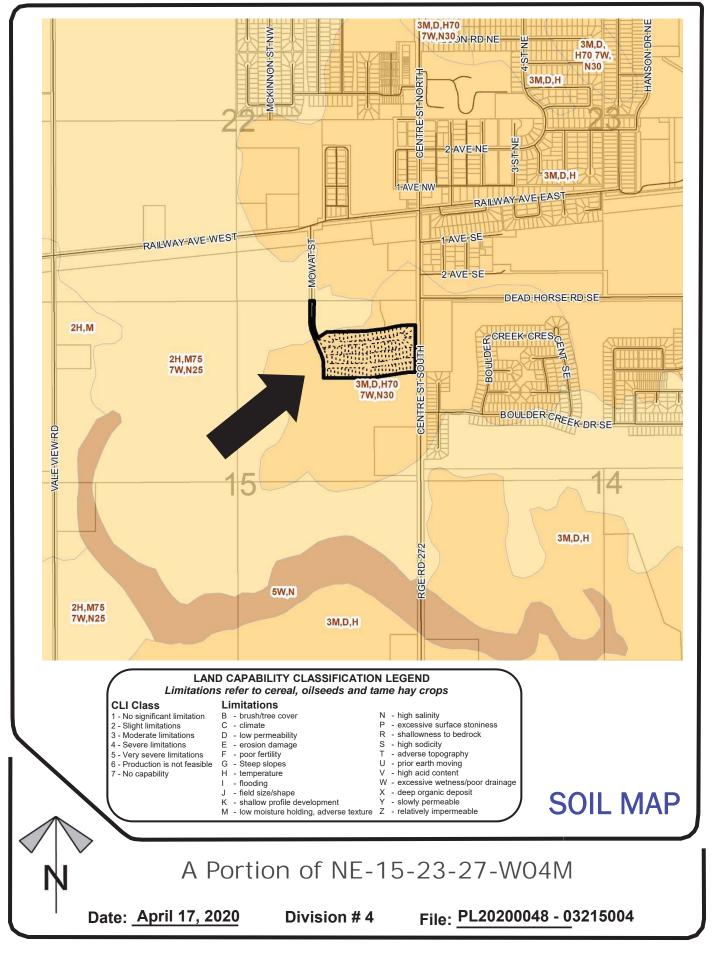
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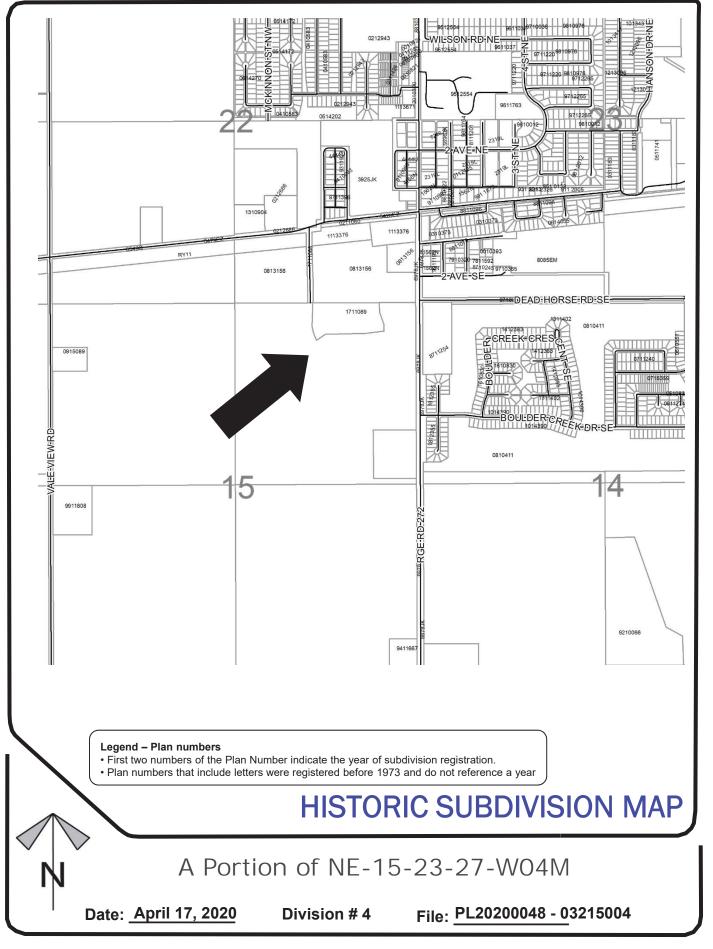


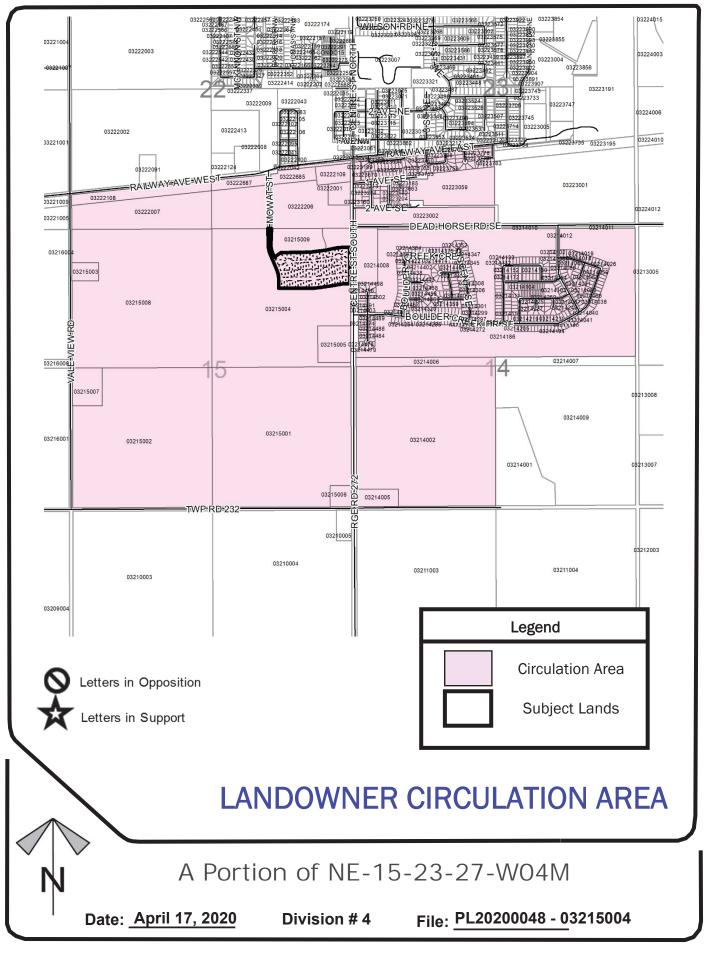














APPENDIX 'B': APPROVAL CONDITIONS (with the Existing Levy Bylaws)

- A. The application for Bridges of Langdon Phase 1 Subdivision, to create 87 residential lots ranging from ± 603 m² (± 0.16 ac) to ± 1299 m² (± 0.32 ac), 4 municipal reserve lots with a total of ± 0.65 acres in size, and internal roads on ± 22.91 acres of land within NE 15-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation; and
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Survey

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

Development Agreement

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

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



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

Stormwater

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

Transportation

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



Site Servicing

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

Site Construction

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



Municipal Reserve

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

Cost Recovery

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

Utility Right of Way

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

Others

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



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

Payments and Levies

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

Taxes

- 27) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act.*
- D. SUBDIVISION AUTHORITY DIRECTION:
 - 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw



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

- A. The application for Bridges of Langdon Phase 1 Subdivision, to create 87 residential lots ranging from ± 603 m² (± 0.16 ac) to ± 1299 m² (± 0.32 ac), 4 municipal reserves lots with a total of ± 0.65 acres in size, and internal roads on ± 22.91 acres of land within NE 15-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation; and
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Survey

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

Development Agreement

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

Administration Resources

Xin Deng & Prabh Sodhi, Planning and Development Services



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



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

Stormwater

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

Transportation

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



Site Servicing

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

Site Construction

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

Municipal Reserve

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



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

Cost Recovery

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

Utility Right of Way

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

Others

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



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

Payments and Levies

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

Taxes

- 27) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act.*
- D. SUBDIVISION AUTHORITY DIRECTION:
 - 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw

LEE MAHER ENGINEERING ASSOCIATES LTD.

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

April 14, 2020

Our File No.: 462-01

Rocky View County

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

RE: Bridges of Langdon Subdivision Application

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

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

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

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

Yours truly,

LEE MAHER ENGINEERING ASSOCIATES LTD.

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



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DIVISION: 01

SUBJECT: Subdivision Item: First Parcel Out

APPLICATION: To create a \pm 32.37 hectare (80.00 acre) parcel (Lot 1) with a \pm 32.37 hectare (80.00 acre) remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.6 kilometers (1 mile) east of Jumping Pound Rd. and on the south side of Twp. Rd. 250.

LAND USE DESIGNATION: Ranch and Farm (RF)

ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

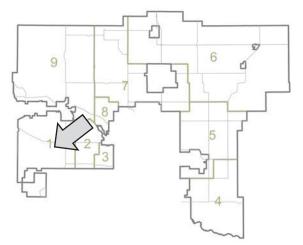
OPTIONS:

- Option #1: THAT Subdivision Application PL20190184 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190184 refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



DATE: April 6, 2020 APPLICATION: PL20190184





APPLICANT: Konschuk Consulting (Larry Konschuk)

OWNER: CL Ranches Ltd.

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	• N/A
Subdivision and Development Regulations;	
Municipal Development Plan;	
Land Use Bylaw; and	
County Servicing Standards.	

Background

On the cover letter submitted, the applicant states that the proposal is to subdivide the parcel with the intention to sell the property for possible future highway frontage commercial development in anticipation of the possible highway business area as indicated on the County Plan.

Until such time, the applicant intends to keep the property agricultural. As the application is for an agricultural first parcel out, the proposal still meets the applicable policy requirements.

PAYMENTS AND LEVIES

ESTIMATED FEE/LEVY	AMOUNT OWING
N/A as the application is a first parcel out.	none

Transportation:

The proposed lots are located adjacent to Township Road 250. The remainder parcels have panhandle access to Township Road 250. As conditions of the subdivision, the Applicant/Owner will be required to construct road approaches off of Township Road 250 that provide access to the proposed lots. The panhandle access to Township Road 250 shall be a minimum of 12.5 m in width.

Water and Waste Water

As per Policy C-411, the applicant is not required to demonstrate adequate servicing as the subject site is a Ranch and Farm District and greater than 30.00 acres in size.

Environmental

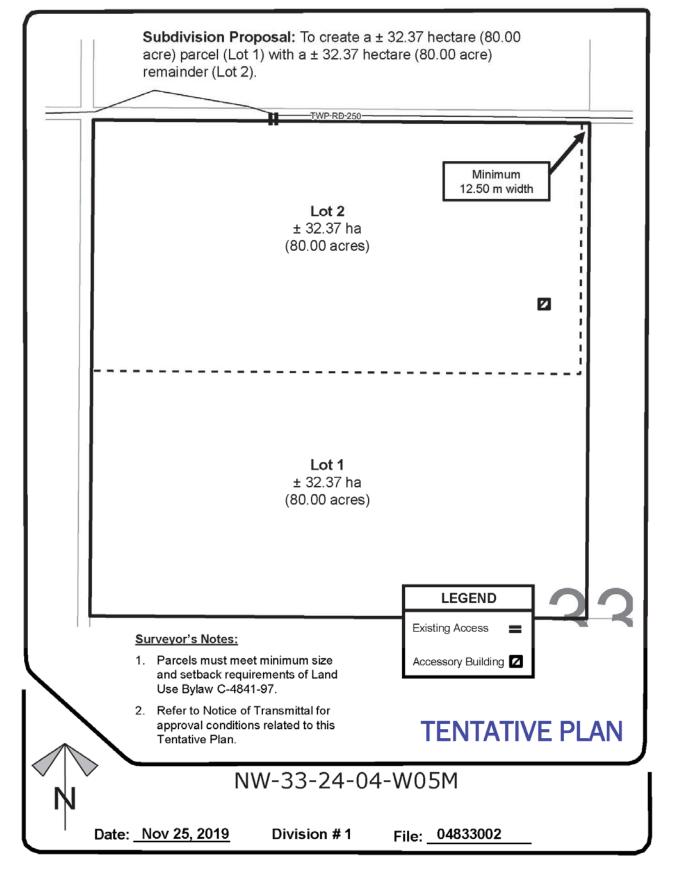
It was identified that a natural drainage course runs through the subject lands. Any future proposed developments in the riparian setback will require a development permit and the application shall follow County policy 419 *Riparian Land Conservation and Management.*

There a few wetlands located on the subject lands including on the proposed panhandle. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals. The applicant may also propose alternative configurations when constructing the driveway approach to Lot 1 including an easement from Lot 2.

The identified environmental concerns should not deter subdivision of the subject land as it can be addressed at future Development Permit stage.



Tentative Plan





CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director Community Development Services Chief Administrative Officer

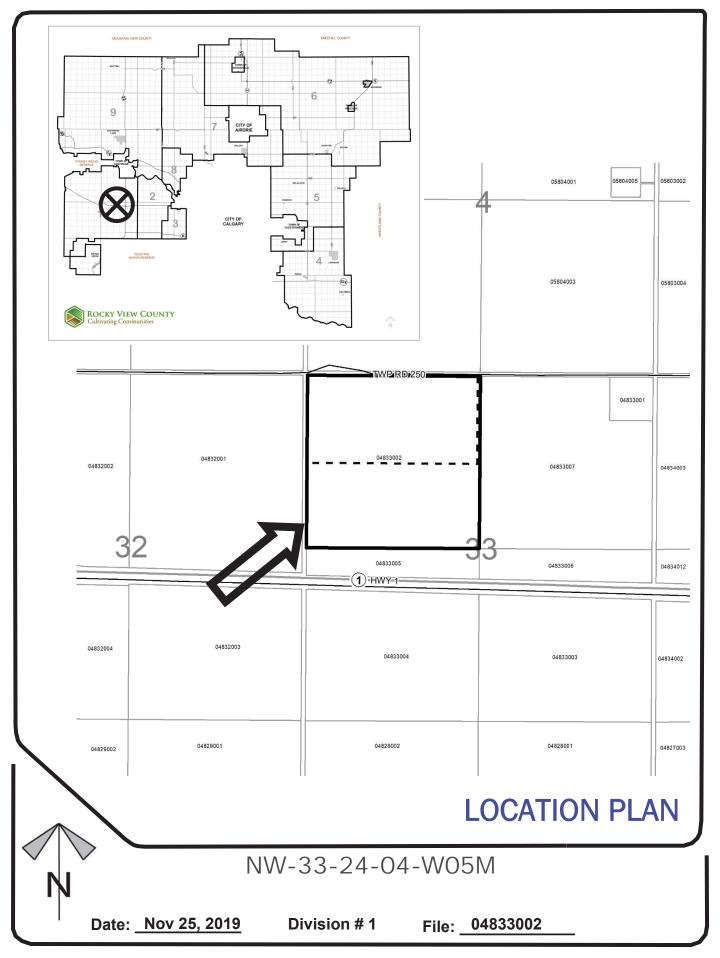
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APPENDICES: APPENDIX 'A': Maps and Other Information APPENDIX 'B': Approval Conditions APPENDIX 'C': Letter

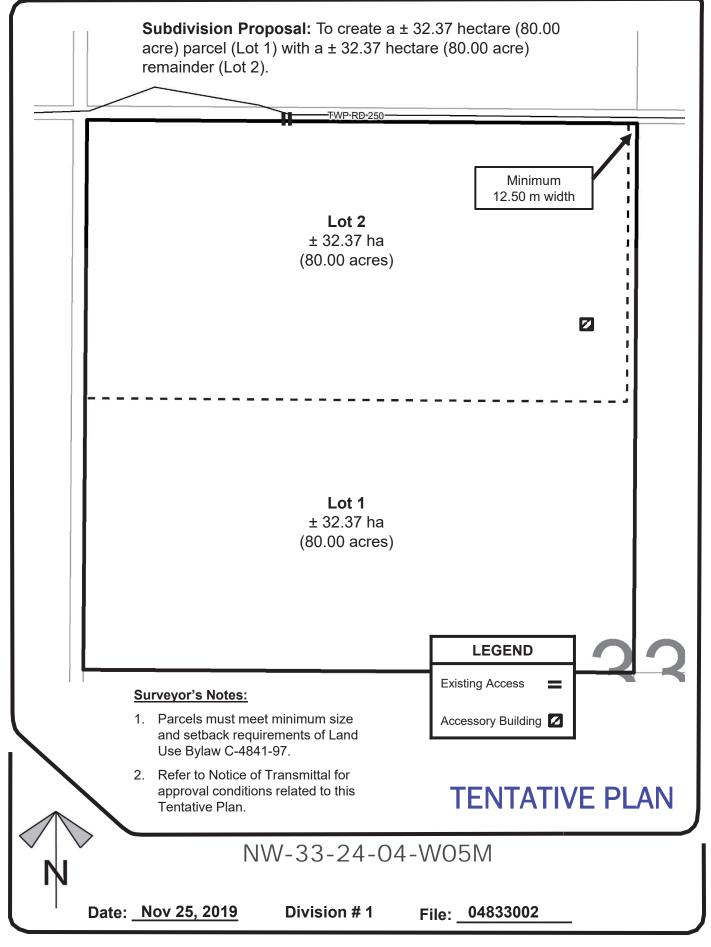


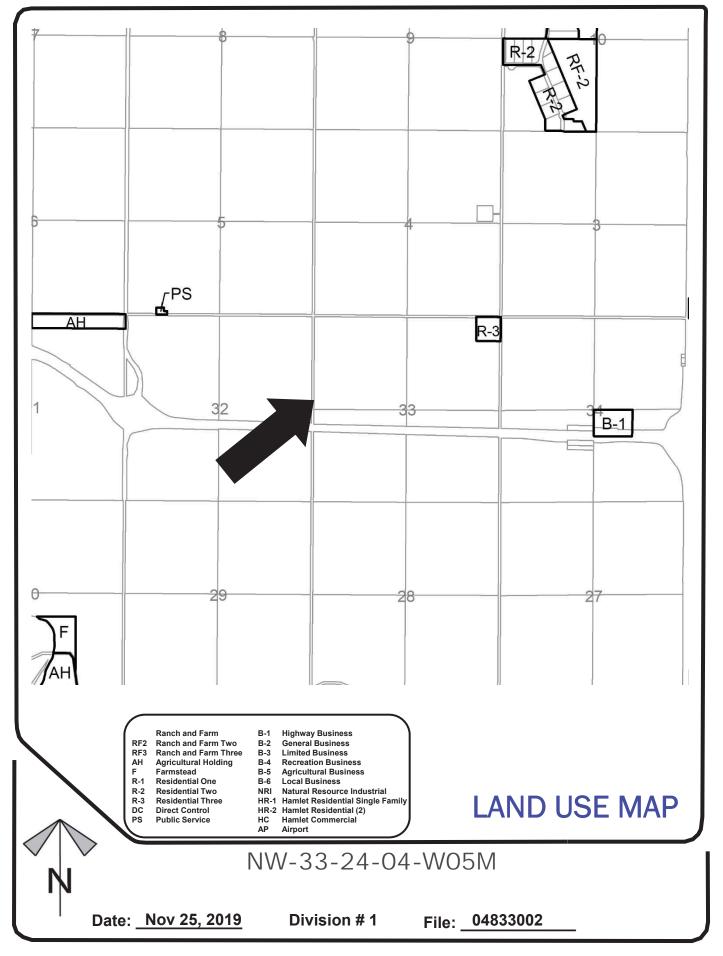
APPENDIX 'A': MAPS AND OTHER INFORMATION

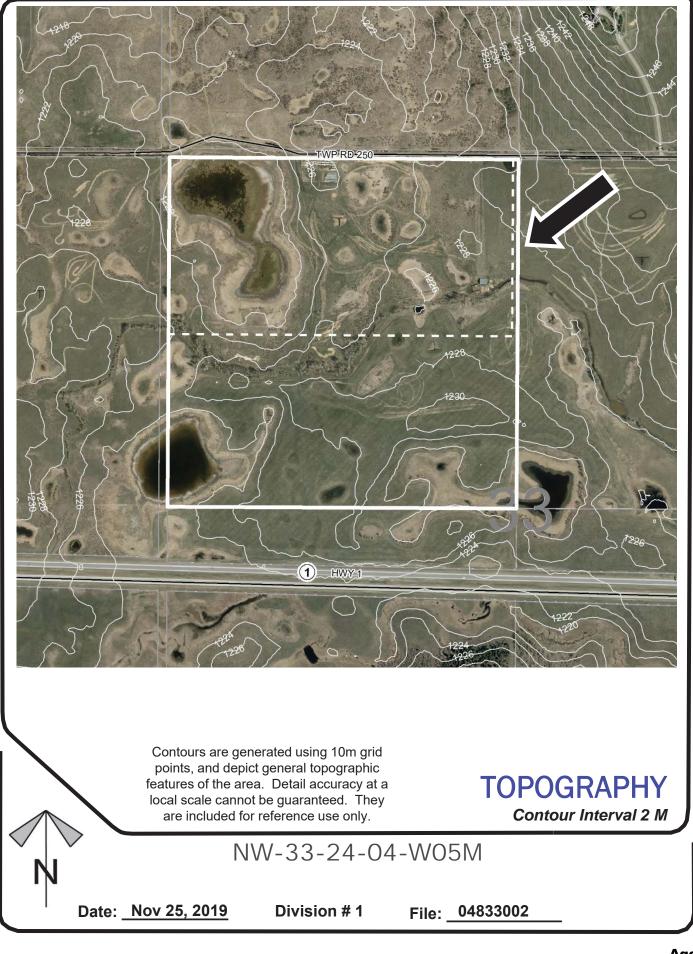
DATE APPLICATION RECEIVED: November 21, 2019	DATE DEEMED COMPLETE: November 25, 2019			
GROSS AREA: ±64.75 ha (±160.00 acres)	LEGAL DESCRIPTION: NW-33-24-04-05			
APPEAL BOARD: Municipal Government Board				
HISTORY: No history of development permits or planning applications occurring on the property. PUBLIC & AGENCY SUBMISSIONS:				
PUBLIC & AGENCY SUBMISSIONS:				
	ndowners. 1 letter was received in opposition of the			

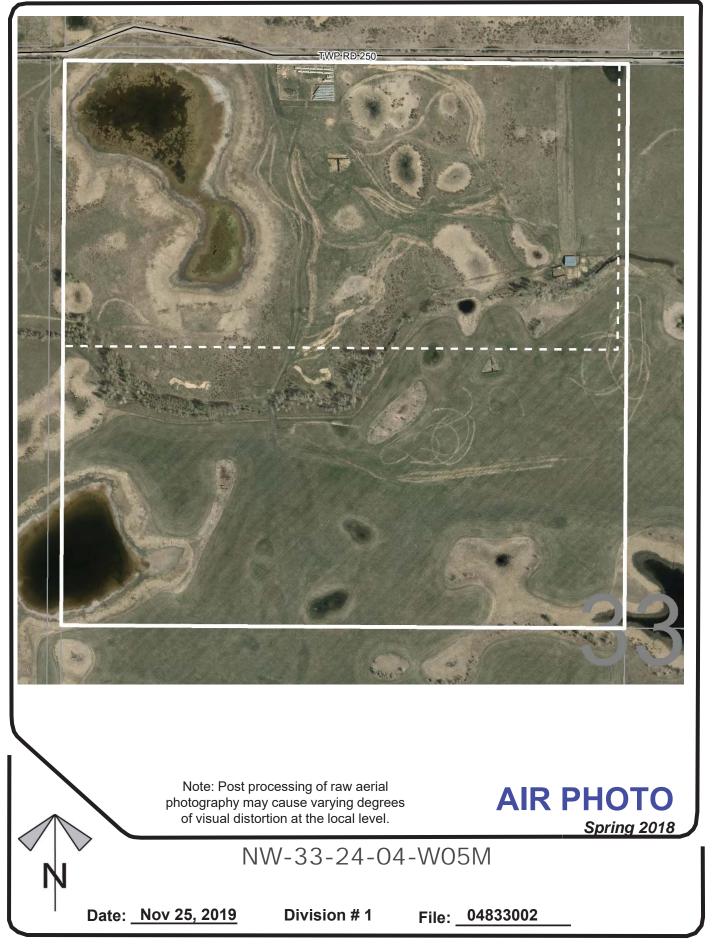


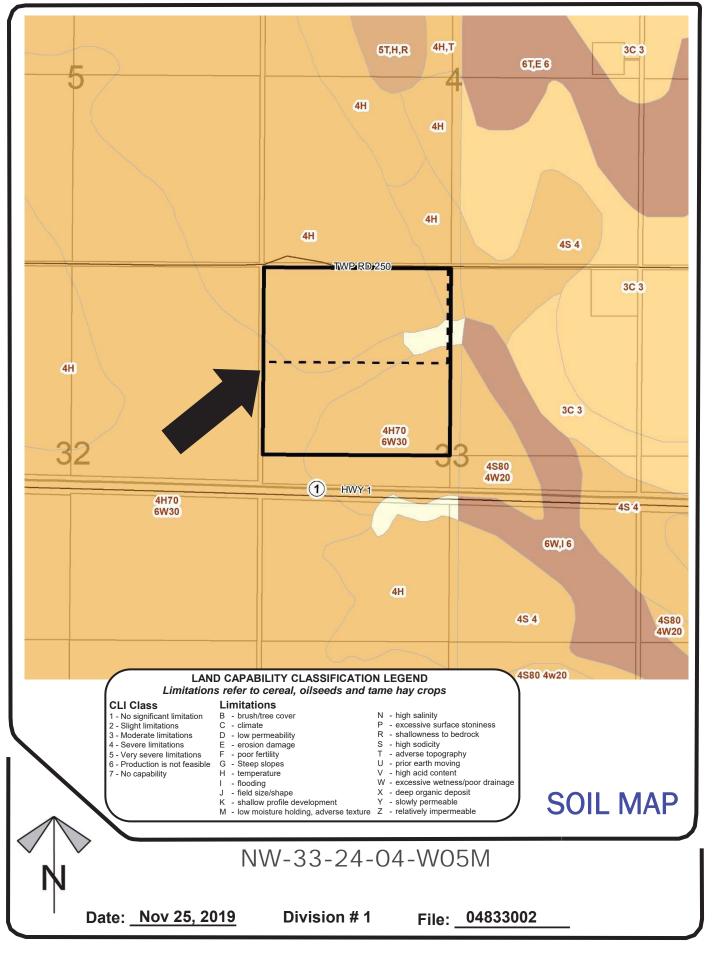
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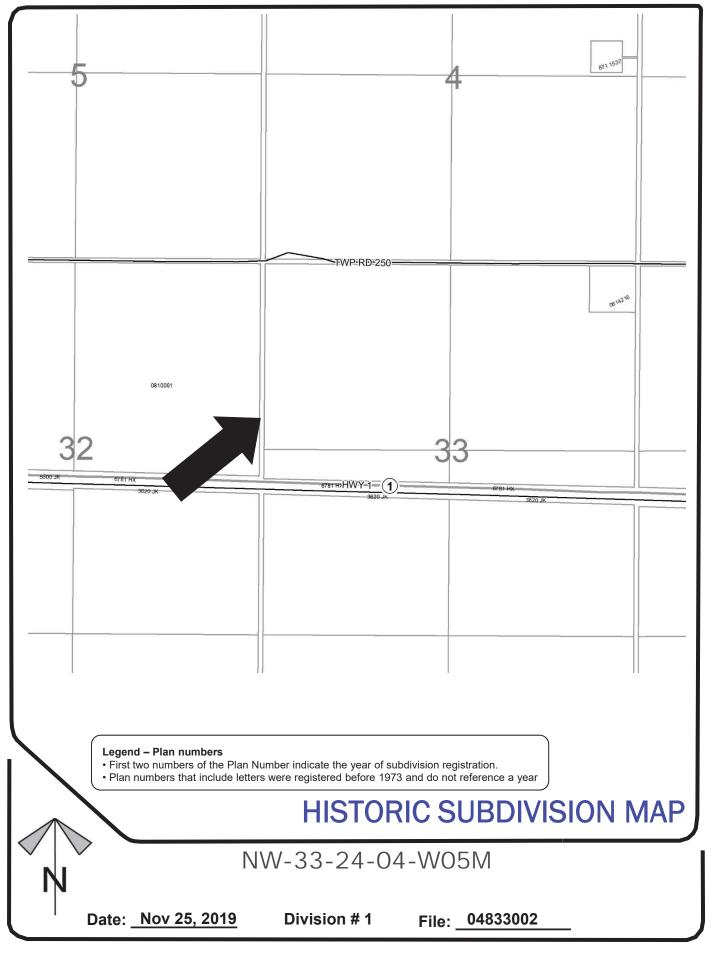




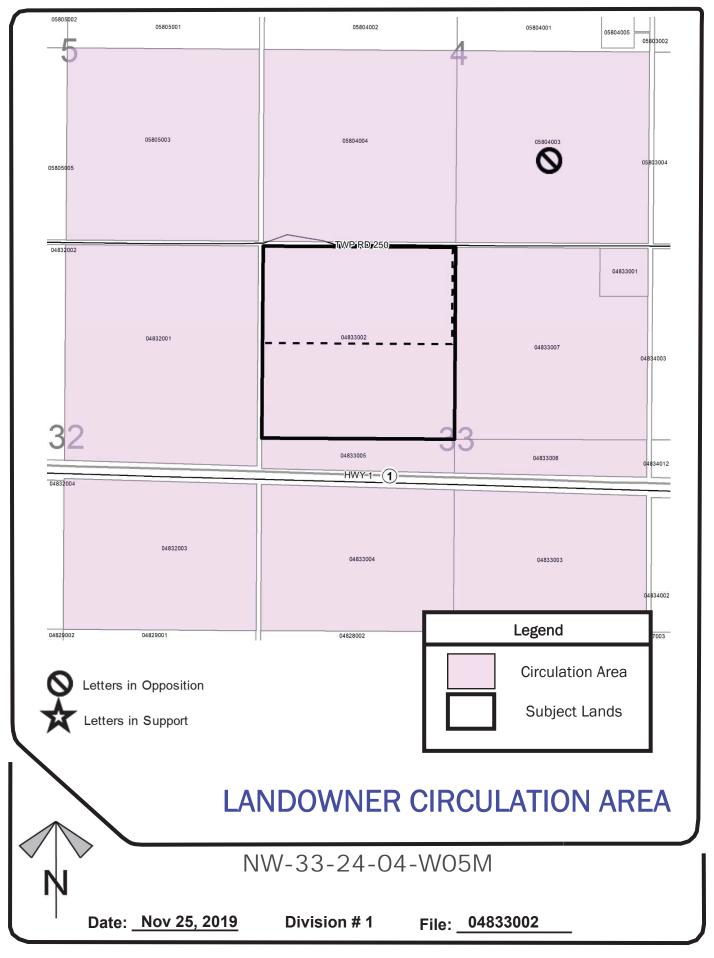








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APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 32.37 hectare (80.00 acre) parcel with a ± 32.37 hectare (80.00 acre) remainder at NW-33-24-04-05 has been evaluated in terms of Section 654 of the Municipal Government Act, Section 7 and 14 of the Subdivision and Development Regulation, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - a. The application is consistent with Section 7 and 14 of the Subdivision and Development Regulation;
 - b. The subdivision conforms to the provisions of the relevant statutory plans;
 - c. The subject lands hold the appropriate land use designation;
 - d. The technical aspects of the subdivision proposal have been considered, and, where required, 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.

Access

- 2) The Owner shall construct a road approach off of Township Road 250 that provide access to the Lot 1.
 - a) Existing road approaches may require to be upgraded or removed and reclaimed to the satisfaction of the County.
 - b) The panhandle access to Township Road 250 shall be a minimum of 12.5 m in width.
- 3) Should a shared approach and/or access to Lot 1 be provided through Lot 2, the Owner shall prepare and register an Access Easement Agreement and associated Right of Way Plan for the proposed approach providing access to Lot 1 through Lot 2 as per the County Servicing Standards.
- 4) Should the proposed road approach and/or road approach upgrades encroach on the riparian setback and/or is in close proximity to a wetland, the Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County.



Payments and Levies

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

Taxes

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

Andrea Bryden

From:	Randy Ward <
Sent:	Tuesday, December 03, 2019 7:02 PM
To:	Andrea Bryden
Cc:	Alvin Kumlin
Subject:	your file number 04833002 and app #PL20190184 by CL ranches Ltd
Follow Up Flag:	Follow up
Flag Status:	Flagged

Marshal has sold the two quarters on the junction of #1 highway and the Jumping Pound RD, for obvious commercial development as his asking price EXCEEDES farm value or residential use/value. This 80 acre sub division is nothing but trying to offer smaller packages to address a higher commercial value to this land. As such we are totally against this project. I did not buy and invest in my farm land to look at a truck stop or a discount outlet.



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DIVISION: 01

SUBJECT: Subdivision Item: First Parcel Out

APPLICATION: To create a \pm 41.28 hectare (102.00 acre) parcel (Lot 1) with a \pm 32.37 hectare (80.00 acre) remainder (Lot 2).

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Jumpingpound Rd and on the south side of Twp Rd 250

LAND USE DESIGNATION: Ranch and Farm (RF)

ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20190185 be approved with the conditions noted in Appendix 'B'.

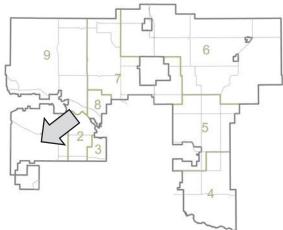
Option #2: THAT Subdivision Application PL20190185 refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



DATE: April 6, 2020

APPLICATION: PL20190185





APPLICANT: Konschuk Consulting (Larry Konschuk)

OWNER: CL Ranches Ltd.

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	• N/A
Subdivision and Development Regulations;	
Municipal Development Plan;	
Land Use Bylaw; and	
County Servicing Standards.	

On the cover letter submitted, the applicant states that the proposal is to subdivide the parcel with the intention to sell the property for possible future highway frontage commercial development. Further conversations with the applicant states it is in anticipation of the possible highway business area as indicated on the County Plan. Until such time, the applicant intends to keep the property agricultural.

As the application is for an agricultural first parcel out, the proposal still meets the applicable policy requirements.

PAYMENTS AND LEVIES

ESTIMATED FEE/LEVY	AMOUNT OWING	
N/A as the application is a first parcel out.	none	

Transportation:

The proposed lots are located adjacent to Township Road 250. The remainder parcels have panhandle access to Township Road 250. As conditions of the subdivision, the Applicant/Owner will be required to construct road approaches off of Township Road 250 that provide access to the proposed lots. The panhandle access to Township Road 250 shall be a minimum of 12.5 m in width.

Water and Waste Water

As per Policy C-411, the applicant is not required to demonstrate adequate servicing as the subject site is a Ranch and Farm District and greater than 30.00 acres in size.

Environmental

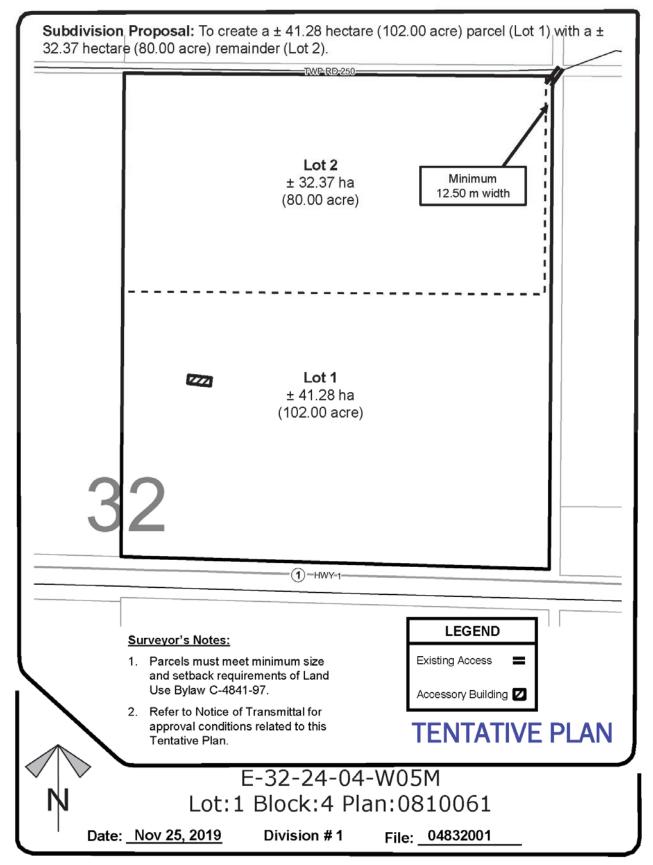
It was identified that a natural drainage course runs through the subject lands. Any future proposed developments in the riparian setback will require a development permit and the application shall follow County policy 419 *Riparian Land Conservation and Management.*

There a few wetlands located on the subject lands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

Identified environmental concerns should not inhibit subdivision of the subject land as these can be addressed at future Development Permit stage.



Tentative Plan





CONCLUSION:

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

Respectfully submitted,

"Theresa Cochran"

Concurrence,

"Al Hoggan"

Executive Director Community Development Services Chief Administrative Officer

AP/IIt

APPENDICES:

APPENDIX 'A': Maps and Other Information APPENDIX 'B': Approval Conditions APPENDIX 'C': Letter



APPENDIX 'A': MAPS AND OTHER INFORMATION

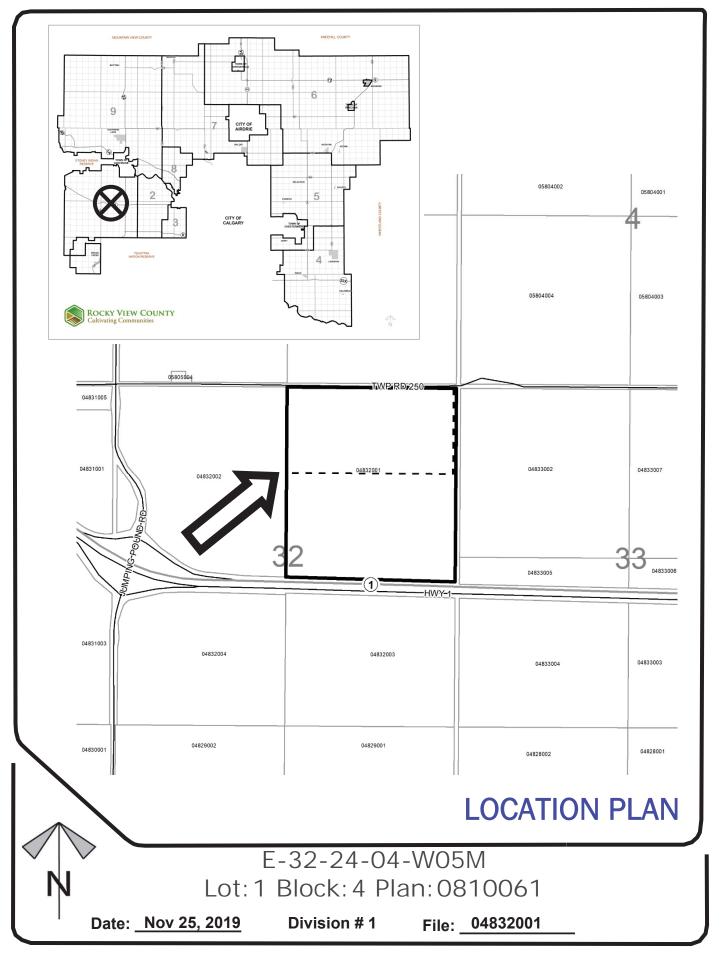
DATE APPLICATION RECEIVED: November 21, 2019	DATE DEEMED COMPLETE: November 25, 2019
GROSS AREA: ±73.51 ha (±181.65000 acres)	LEGAL DESCRIPTION: E-32-24-04-W05M; Lot: 1 Block: 4 Plan: 0810061
APPEAL BOARD: Municipal Government Board	

HISTORY:

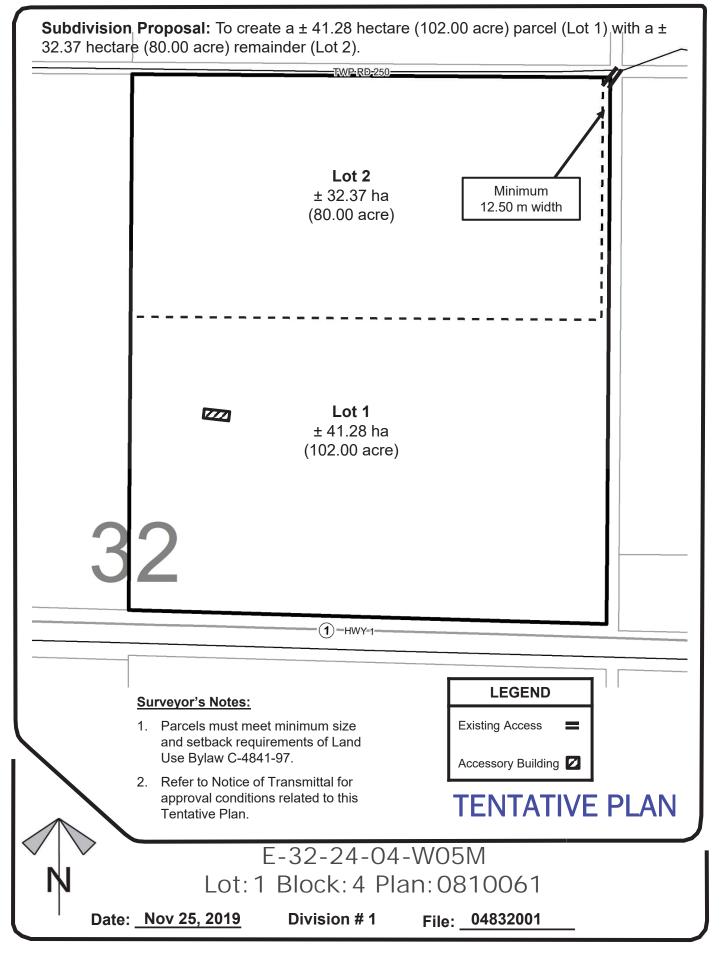
• December 18, 2007: Plan 081 0061 was registered to consolidate approximately 8.66ha of SE-32-24-4-W05 and 64.85ha of NE-32-24-4-W05 to create the existing parcel.

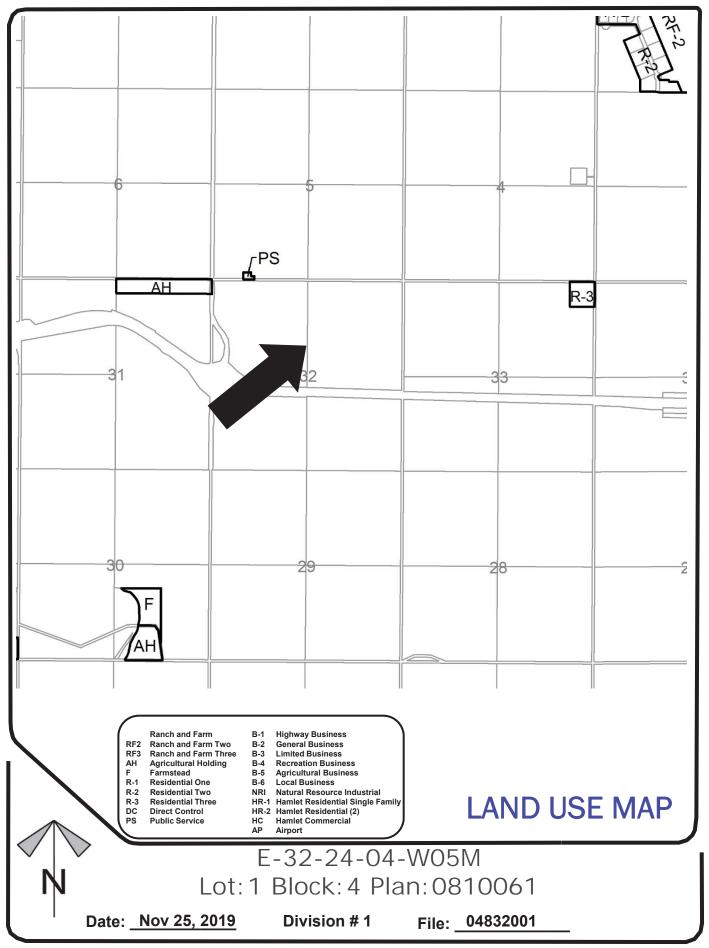
PUBLIC & AGENCY SUBMISSIONS:

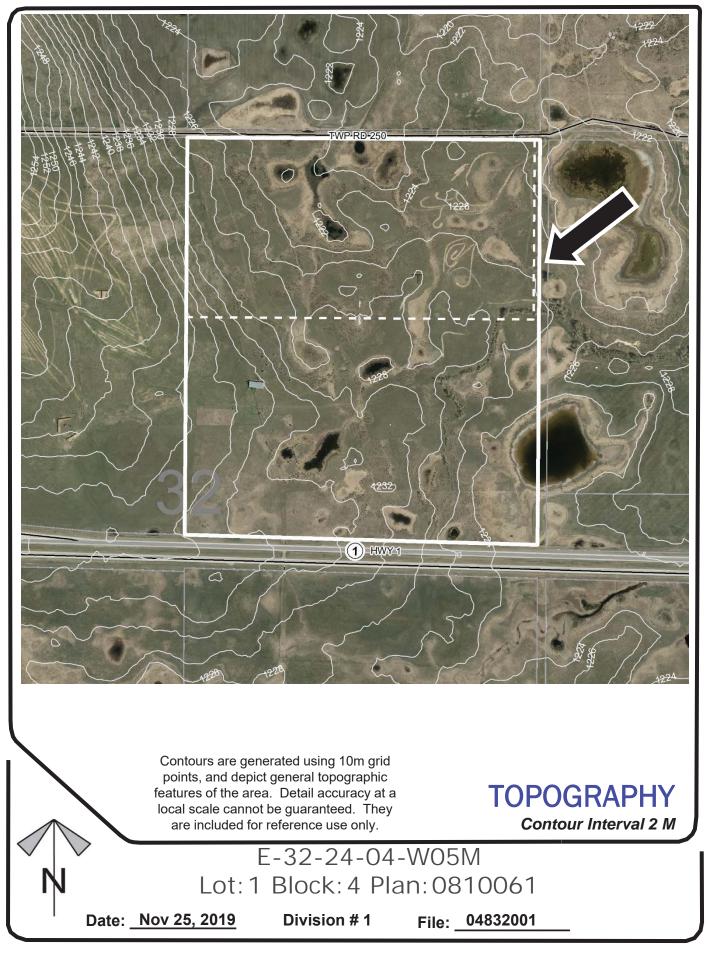
- The application was circulated to 7 adjacent landowners. 1 letter was received in opposition of this application.
- The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

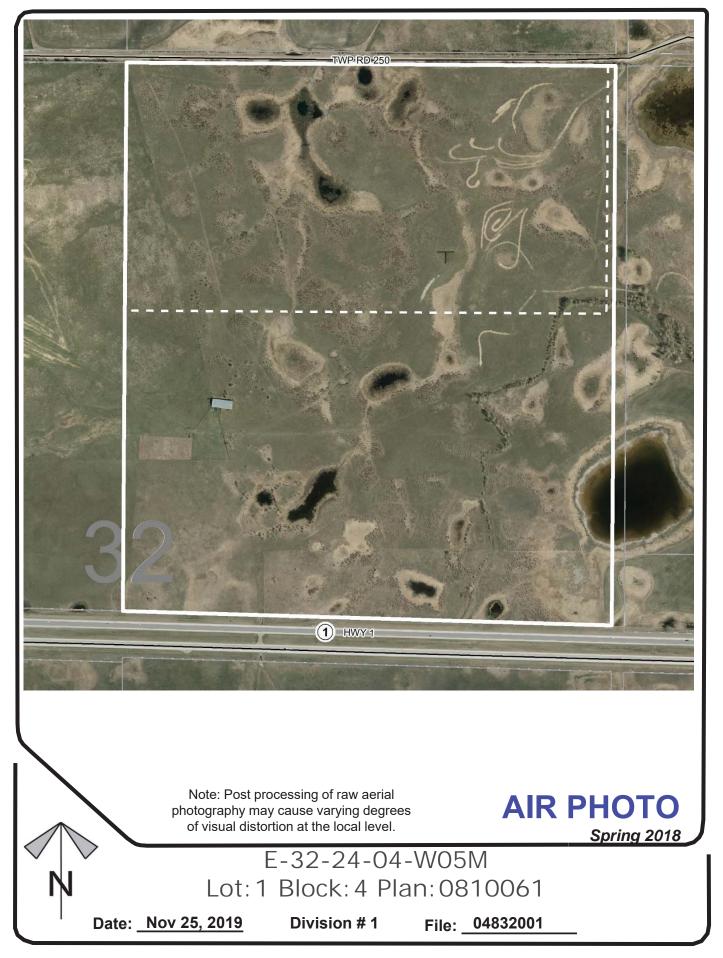


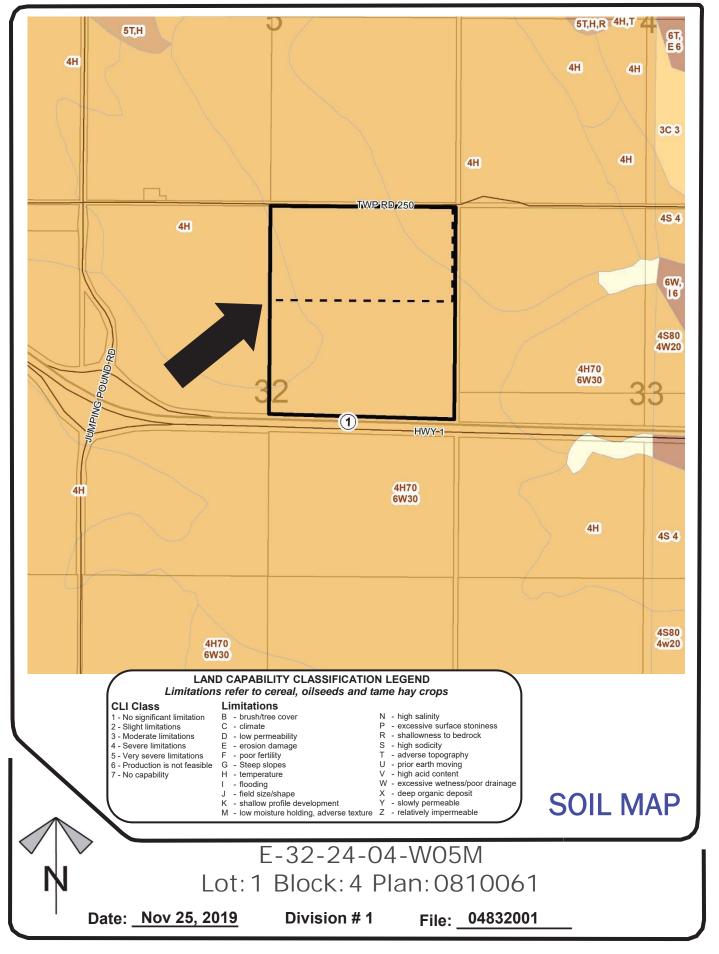
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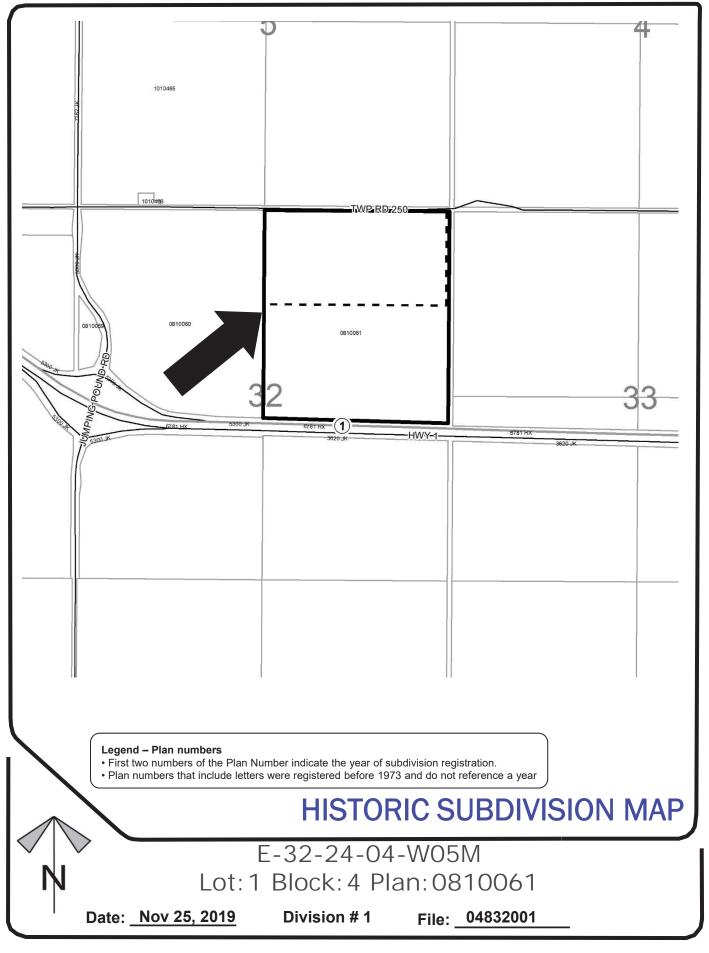


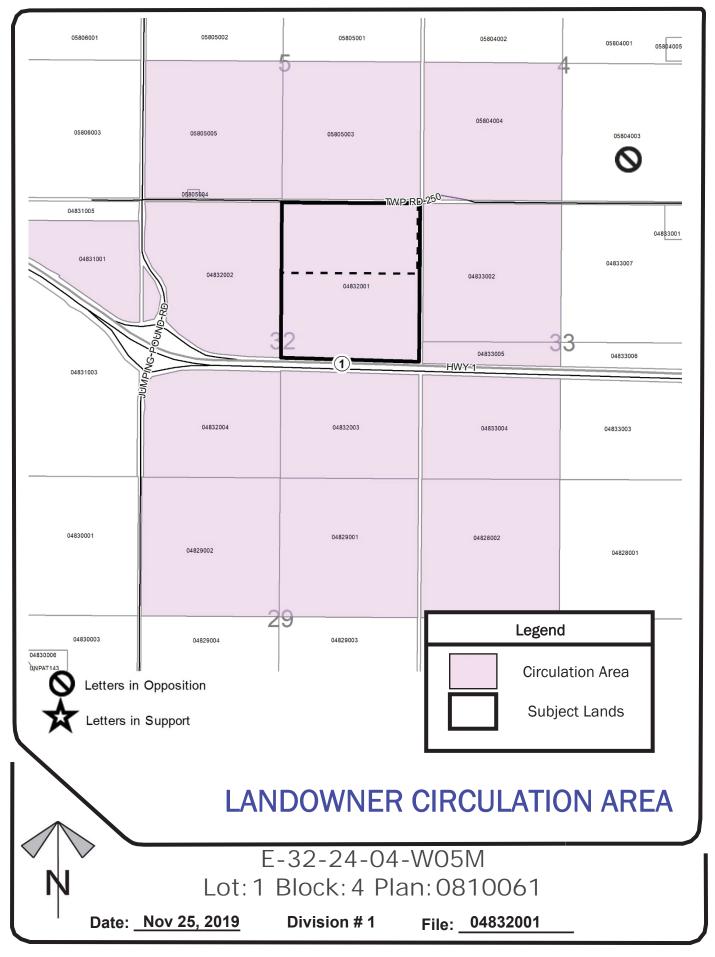














APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 41.28 hectare (102.00 acre) parcel with a ± 32.37 hectare (80.00 acre) remainder at Lot: 1 Block: 4 Plan: 0810061, E-32-24-04-W05M, has been evaluated in terms of Section 654 of the Municipal Government Act, Section 7 and 14 of the Subdivision and Development Regulation, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - a. The application is consistent with Section 7 and 14 of the Subdivision and Development Regulation;
 - b. The subdivision conforms to the provisions of the relevant statutory plans;
 - c. The subject lands hold the appropriate land use designation;
 - d. The technical aspects of the subdivision proposal have been considered, and, where required, 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.

Access

- 2) The Owner shall construct road approaches off of Township Road 250 that provide access to the proposed lots.
 - a) Existing road approaches may be upgraded or removed and reclaimed to the satisfaction of the County.
 - b) The panhandle access to Township Road 250 shall be a minimum of 12.5 m in width.
- 3) Should the proposed road approaches be in close proximity to a wetland, the Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County.

Payments and Levies

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



Taxes

5) 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*.

.



APPENDIX 'C': LETTERS

One letter of opposition received.



Calgary

100, 805 – 5 Avenue SW Calgary, Alberta T2P 0N6 T: 403.237.5577 F: 403.269.1428

The Reason CL BANCHES is APPLYING FOR SaG-PIVISION 15 T. See These porces os commercial os he is Trying To do with The sort of His Lond along the high way. We are Totally against commaccil development. Rondy & Manlyn Word

www.diversifiedstaffing.com



PLANNING AND DEVELOPMENT SERVICES

9

TO: Municipal Planning Commission

DIVISION: 08

SUBJECT: Single-lot regrading and placement of clean fill

USE: Discretionary use, with No Variances

APPLICATION: Single-lot regrading, placement of clean fill and the creation of retaining walls for construction of an addition to a dwelling, single detached (existing)

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) south of Hwy. 1A and 0.81 km (1/2 mile) west of Bearspaw Road.

LAND USE DESIGNATION: Residential One (R-1)

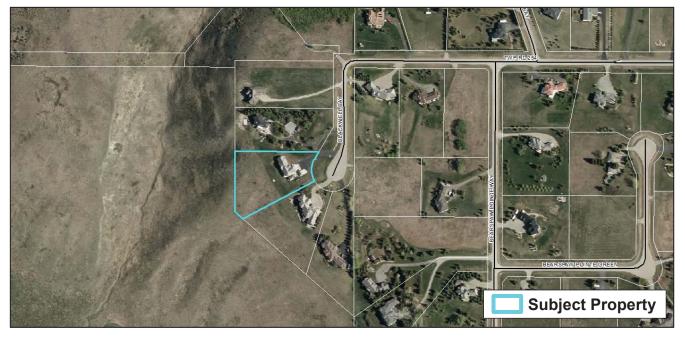
ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200987 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200987 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



6

APPLICATION: PRDP20200987



DEVELOPMENT PERMIT REPORT

Application Date: April 29, 2020	File: 05724013	
Application: PRDP20200987	Applicant/Owner: Benedek Design Ltd	
NW-24-25-03-05 (11 BLACKWELL BAY)	General Location: Located approximately 0.81 km (1/2 mile) south of Hwy. 1A and 0.81 km (1/2 mile) west of Bearspaw Road.	
Land Use Designation: Residential One District	Gross Area: ± 0.81 hectares (± 2.00 acres)	
File Manager: Althea Panaguiton	Division: 08	

PROPOSAL:

The application is for single-lot regrading for an addition to a dwelling single detached and construction of retaining walls. The applicant proposes to build up the grade along the south and west portion to align the proposed addition with the existing dwelling.

The applicant also proposes engineered retaining walls around the parking pad and at the back of the patio. To minimize the visual impact of the wall, the applicant proposed three minor retaining walls along with landscaping and a walkway that will step down to the existing grade level.

Application Details:

Height:	Up to 2.74 m (9.00 ft.)		
Width:	4.57 m (15.00 ft.)		
Length:	28.96 m (95.00 ft.)		
Total Area:	: 132.34 m ² (1,430.52 sq. ft.)		
Total Volume:	 Approximately 363.16 m³ to be imported to the site. Total volume of the entire development as per the applicant is 578.59 m³. 		
Estimated Truckloads (10.00 m³/load):	Approximately 36 loads		
Fill Source:	Subject property and some off-site.		



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

Section 8 Definitions

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

Filling means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed building or development, but does not include the import and placement of dry-waste or land fill waste materials, and does not include the placing of topsoil;

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

- Section 33 Stripping, Grading, & Filling
 - 33.1 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) require a Development Permit.
 - 33.6 Placing of Fill (b) Notwithstanding Section 33.6(a), the placing and storage of fill and topsoil may be allowed without a Development Permit in the following circumstances, providing that there is no adverse effect on adjacent lands as a result of any drainage alternation:
 - (i) The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades;
 - (ii) The placing of up to 20 cm (± 7.87 inches) in depth of clean topsoil for general landscaping or agricultural purposes. Construction of berm(s) and re-grading does not constitute general landscaping or agricultural purposes.

The proposal requires fill of over 1.00 m and it is not for agricultural purposes therefore, this development permit application is required.

Section 48 Residential One District (R-1)

The proposed addition to the dwelling meet the regulations of Residential One District including the height, setbacks, and minimum habitable floor area, .

STATUTORY PLANS:

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

INSPECTOR'S COMMENTS:

Date of Inspection: May 6, 2020

• Plan is to have the addition as a 4-5 car garage with a patio, retaining wall will be made of sandstone and gradually lower to allow access to backyard. Very rough preliminary work has been done in that dirt in the proposed area has been disturbed and stakes have been placed in the ground. Applicant is redoing the roof of home and removing the existing detached garage once approval has been given.



CIRCULATIONS:

ATCO GAS

• ATCO Gas has no objection to the proposed development.

Building Services

• All retaining walls shall require Building Permits, along with Geo-Tech Engineering and Structural Engineering.

City of Calgary

• No comments.

Planning & Development Services – Development Compliance

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

Planning & Development Services – Engineering

General

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- The application will need to be circulated to Alberta Transportation for review and comment as the proposed development falls within the 1.6 km setback from Highway 1A.

Geotechnical - Section 300.0 requirements:

- There appears to be a steep slope on the west side of the subject land. Prior to issuance, the applicant/owner will be required to submit a slope stability analysis conducted and stamped by a professional geotechnical engineer that provides recommendations on the construction of the retaining wall in relation to the slope's stability as well as provide any required slope stability measures and/or setback requirements.
 - As a permanent condition, the applicant/owner shall be required to adhere to the recommendations of slope stability analysis.
- Prior to issuance, the applicant/owner will be required to submit a Deep Fills report conducted and stamped by a professional geotechnical engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.2 m in depth .

Transportation - Section 400.0 requirements:

- Current access to the subject lands is provided via a road approach off of Blackwell Bay.
- The applicant will not be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of DP issuance as the subject lands fall within the residential land use district and the development is not expected to increase traffic to the local road network.

Sanitary/Waste Water - Section 500.0 requirements:

• Engineering has no requirements at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:



• Engineering has no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- Prior to issuance, the applicant/owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional engineer that is in accordance with the Bearspaw - Glenbow Master Drainage Plan and the County Servicing Standards, to the satisfaction of the County.
 - As a permanent condition, the applicant/owner shall be responsible for adhering to the recommendations of the SSIP that is accepted by the County.

Environmental – Section 900.0 requirements:

- There appears to be a natural drainage course located to the west of the subject land. The lands also appear to be sloping westward towards the natural drainage course from the subject land.
 - Prior to issuance, the applicant/owner will be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the retaining wall and in perpetuity, to prevent any sediment from reaching the natural drainage course.
- The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands or other valuable environmental components.

Rocky View Water Co-op

• No comments received.

Transportation Services:

Transportation Services has the following recommendations/advisories/comments regarding this application:

• Applicant to 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.

Utility Services:

• Utility Services: No Concerns.

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

Description:

- 1. That the single-lot regrading and placement of clean fill, associated to the construction of the proposed addition, for an area of approximately 132.90 sq. m. (1,430.52 sq. ft.), may take place on the subject site, in general accordance with the submitted site plan and application drawings as prepared by Benedek Design Ltd. Dated April 24, 2020.
 - i. That approximately, 363.16 m³ of fill may be imported to the subject site.



Prior to issuance:

- 2. That prior to issuance, the applicant/owner shall submit a slope stability analysis conducted and stamped by a professional geotechnical engineer that provides recommendations on the construction of the retaining wall in relation to the slope's stability as well as provide any required slope stability measures and/or setback requirements.
- 3. That prior to issuance, the applicant/owner shall submit a Deep Fill report conducted and stamped by a professional geotechnical engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m in depth.
- 4. That prior to issuance, the applicant/owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional engineer that is in accordance with the Bearspaw - Glenbow Master Drainage Plan and the County Servicing Standards, to the satisfaction of the County.
- 5. That prior to issuance, the applicant/owner shall submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the retaining wall and in perpetuity, to prevent any sediment from reaching the natural drainage course.
- 6. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

- 7. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including any recommendations of the SSIP, Grading plan and Slope Stability Analysis.
- 8. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
- 9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after building construction is complete, as part of site restoration.
- 10. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
- 11. 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.
- 12. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 13. 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.
- 14. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with final grades as approved with the application.

ROCKY VIEW COUNTY

- 15. That until vegetation is established in the fill area, the Applicant 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.
 - i. That any undeveloped graded areas shall be seeded and/or landscaped;
- 16. 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:

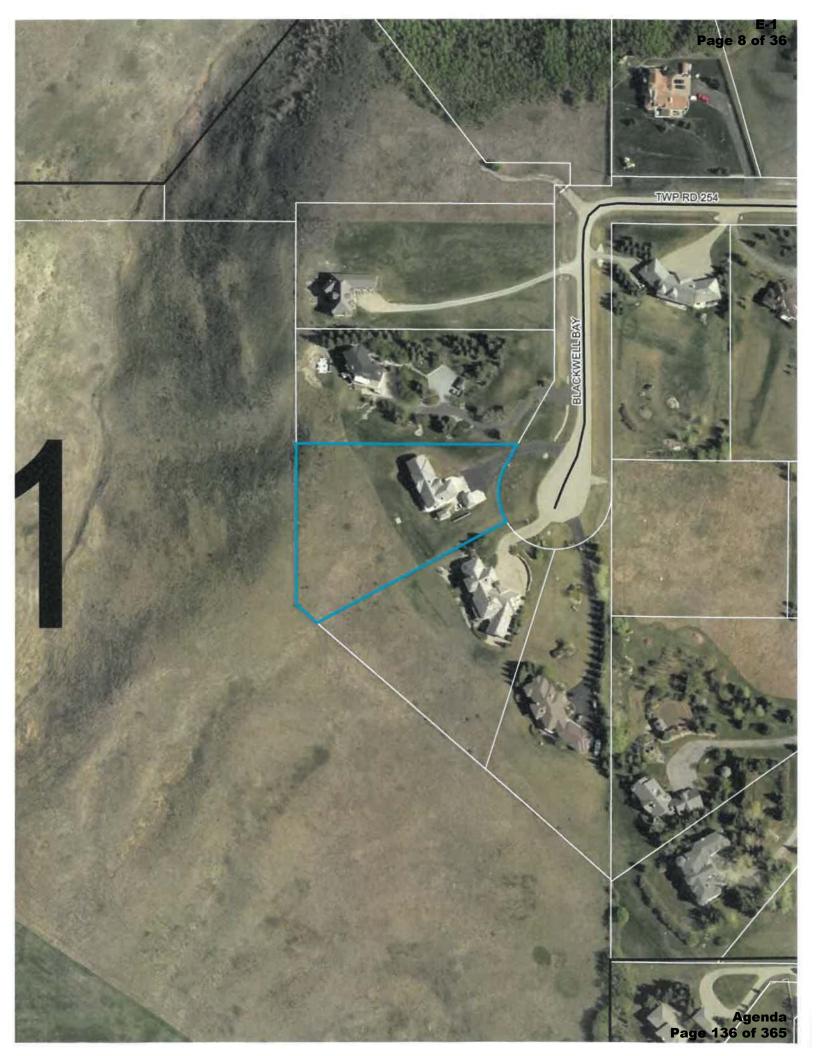
- 17. That a Building Permit and subtrade permits shall be obtained through Building Services, for the construction of the addition to the dwelling, single detached and retaining walls on the subject property.
- 18. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act *[Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].*
- 19. That 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.
- 20. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 21. 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 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.
- 22. 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.

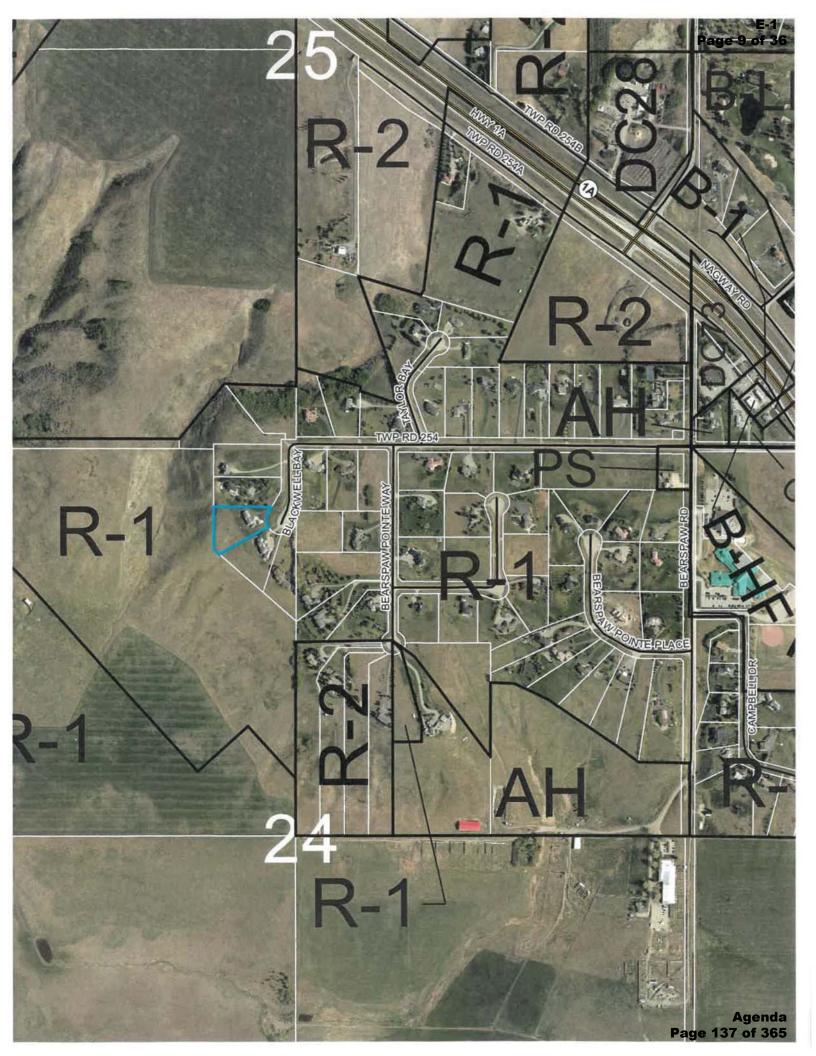
Note: That the Applicant/Owner shall be responsible for all Alberta Environment & Park approvals and permits and/or compensation if any wetland is impacted, including any impacts due to the stormwater management of the parcel, by the proposed earthworks prior to commencement.

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

REFUSAL, for the following reasons:

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





	E Page 10 of
ROCKY VIEW COUNTY APPLICATION FOR A DEVELOPMENT PERMIT	FOR OFFICE USE ONLY FOR OFFICE USE ONLY File Number 54295000 Date of Receipt 0411912020
Name of Applicant STAN BENEDEK Email Dem Mailing Address P.O. Box 76005	T2Y 229
Registered Owner (if not applicant) LARRY HOCH ≠ CARLA Mailing Address Telephone (Ø) (HOCH
 LEGAL DESCRIPTION OF LAND a) All / part of the	9110793
SANAGE HDDIIION	
 a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? (Sour Gas facility means well, pipeline or plant) c) Is there an abandoned oil or gas well or pipeline on the property? d) Does the site have direct access to a developed Municipal Road? 	Yes No Yes No Yes No Yes No
	to act on the owner's behalf Affix Corporate Seal here if owner is listed as a named or numbered company
Applicant's Signature <u>Applicant's Signature</u> Date <u>Applicant</u> Owner's Signature <u>Date</u>	Carla Hoch Page 1 of 2
Development Permit Application	Calla Hoch Page 1 of 2

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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

Carla Hree

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, LARRY HOCH & CARLA HOCH 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 Mula Hoch

APRIL 10, 2020 Date

Development Permit Application

Page 2 of 2

					FOR OFFICE	EUSE ONLY
ROCKY VII Cultivating Con	W COUN [®]	TY			Fee Submitted	File Number
~	STRIP		LING, EXCAVI Grading	TION	Date of Receipt	Receipt #
Name of Applicant	STAN	BENE	DEK - BEN	JEDEK I	DESIGN L	-TD.
Address of Applicant	P.O. BOX	76005	CALGORY.	AB. T	2Y 2Z	ງ
Telephone (C)03	-689-19	(8) (H)			(Fax)	
1. NATURE OF THE AF Type of application (Please	 Marginal Contraction (200) 	at apply):				
Site stripping			Re-contouring	i i		
🗋 Filling			Stockpiling			
Excavation (including	removalof tops	oil)	Construction of Construction of Construction			dugouts
2. PURPOSE					la problem	
What is the intent of the pr	roposal?	O RAIS	E THE GRA	DE ON	THE	
SOUTH SIDE	OF TH	E Hause	E TO ALLON	Y FOR	AN	
ATTACHED						
		a destruction of the second second	1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -			

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable)

WATER DRAINAGE WILL STILL F	BE ALLOWED TO DRAIN
FROM THE FRONT OF THE PROPERTY	AROUND THE SIDES OF
THE HOUSE, TO THE REAR OF THE	PROPERTY

The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE		
Height 7-9' (2.1-2.7M)	Volume_ 313 MZ	meters cubed
Width 15'+1- (4.6m+1-)	Truckload	(approximately)
Length 95 +1- (28,9 m+1-	Slope Factor	(if applicable)
Area 132.9 M ² square metres		

* Please show all measurements in detail on your site plan.

4. TERMS AND CONDITIONS

(a) General statement about conditions:

- The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
- 2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
- 3. The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and DevelopmentRegulation.
- 4. As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

- 5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw:
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
- 6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) Technical reports are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

1. Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

	CTO.I	DENEXEN			
Ĩ.	STAN	BENEDEK	hereby certify that	I am the registered owner	

(Print Full Name)

I am the registered owner

I am authorized to act on behalf of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document -STRIPPING, FILLING, EXCAVATION AND GRADING.

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

April 28, 2020

COVER LETTER FOR #11 BLACKWELL BAY GRADING DEVELOPMENT PERMIT

The owners, Larry and Carla Hoch are proposing a Mudroom, Patio and Attached Garage addition to the existing house and garage at the above noted address.

Because the grade slopes down to the southwest and in order for the new attached garage to be at the same level as the existing garage, we are proposing the grade be built up around the south and west side of the new addition.

We are proposing an engineered retaining wall around the parking pad as well as at the back of the patio, and in order to minimize the visual impact of that wall we are proposing three minor retaining walls (along with soil for plants and a walkway) stepping down to the existing grade level.

The grade at the back of the proposed Garage and Patio will be raised approx. 7'-0" to 8'-6". From these high points the grade will step down and reach the existing grade approx. 15'-0" to 18'-0" away from the proposed building.

See the attached drawings for details.

Stan Benedek Benedek Design Ltd. 403-689-1981



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05 05 2020

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05 05 2020

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LAND TITLE CERTIFICATE

S					
LINC					TITLE NUMBER
0017 962 499	9110793;;	3			191 206 446
LEGAL DESCRIP PLAN 9110793 LOT 3 EXCEPTING THE AREA: 0.809 H	REOUT ALL MI	-	_	1	
ESTATE: FEE S ATS REFERENCE		NW			
MUNICIPALITY:	ROCKY VIEW	COUNTY			
REFERENCE NUM	-				
		EGISTERED			
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
191 206 446 Owners Larry James He		TRANSFER	OF LAND	\$1,495,000	CASH & MORTGAGE
AND					
CARLA NOREEN	носн				
BOTH OF:					
AS JOINT TENA	NTS				
	EN/				
	ENC	CINDRAINCES	, птеир (& INTERESTS	
REGISTRATION NUMBER	DATE (D/M/Y)	PAI	RTICULARS	1	
751 084 172					RAL GAS COMPANY

-----Page 26 of 36 ENCUMBRANCES, LIENS & INTERESTS PAGE 2 # 191 206 446 REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS 911 084 261 26/04/1991 CAVEAT RE : AGREEMENT UNDER PLANNING ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N E CALGARY ALBERTA T2M4L6 911 103 613 17/05/1991 CAVEAT RE : WELLSITE CAVEATOR - FRANCIS LEIGH BLACKWELL CAVEATOR - OGIENIA BLACKWELL BOTH OF: C/O BEAUMONT CHURCH 2200, 411-1 ST SE CALGARY ALBERTA T2G5E7 AGENT - STANLEY A CHURCH 911 108 826 27/05/1991 RESTRICTIVE COVENANT 911 134 962 25/06/1991 ORDER AFFECTS INSTRUMENT: 911108826 AMENDING RESTRICTIVE COVENANT 921 310 685 07/12/1992 DISCHARGE OF UTILITY RIGHT OF WAY 751084172 PARTIAL EXCEPT PLAN/PORTION: 9110794 931 038 317 22/02/1993 UTILITY RIGHT OF WAY GRANTEE - ROCKY VIEW WATER CO-OP LTD. PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 931055587) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 081401375) 191 206 447 09/10/2019 MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST 10205- 101ST STREET, 5TH FLOOR EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$1,495,000 TOTAL INSTRUMENTS: 008

E-1

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 29 DAY OF APRIL, 2020 AT 03:58 P.M.

ORDER NUMBER: 39233634

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

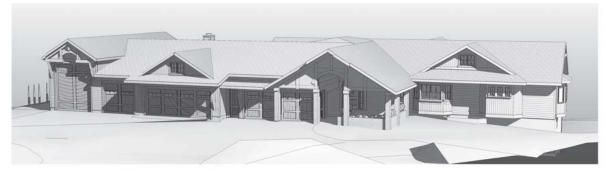
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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).

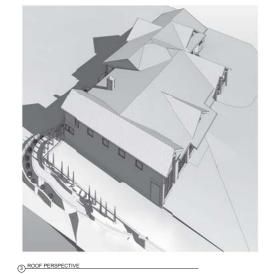
BENEDEK DESIGN LTD. PHONE: 1-403-689-1981 BOX 76005, CALGARY, ALBERTA, T2Y 229

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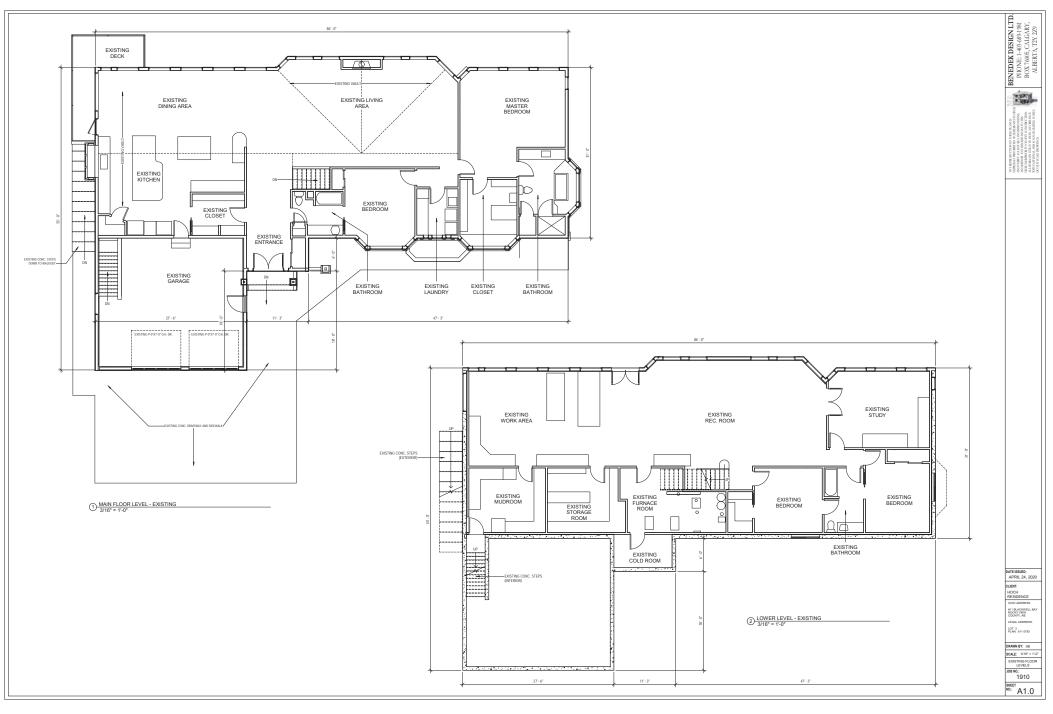




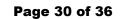
2 REAR PERSPECTIVE

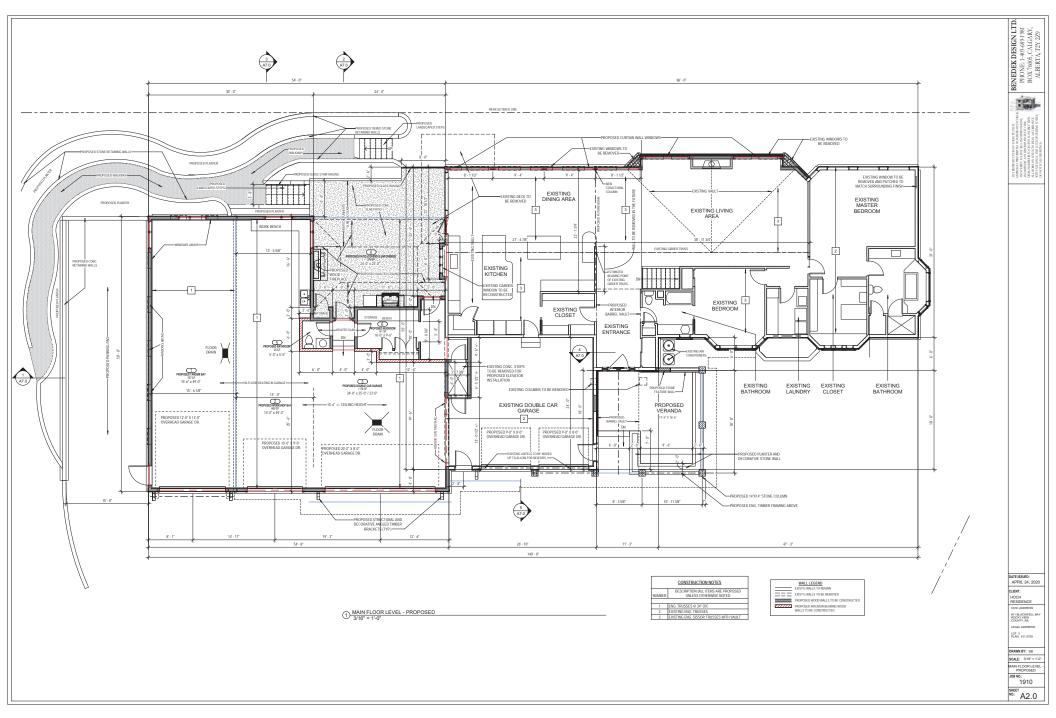
SHEET LIST SHEET NUMBER SHEET NAME

COVER SHEET
EXISTING FLOOR LEVELS
MAIN FLOOR LEVEL - PROPOSED
LOWER LEVEL - PROPOSED
FRONT ELEVATION
SIDE ELEVATIONS
REAR ELEVATION
SECTIONS
PROPOSED SITE PLAN

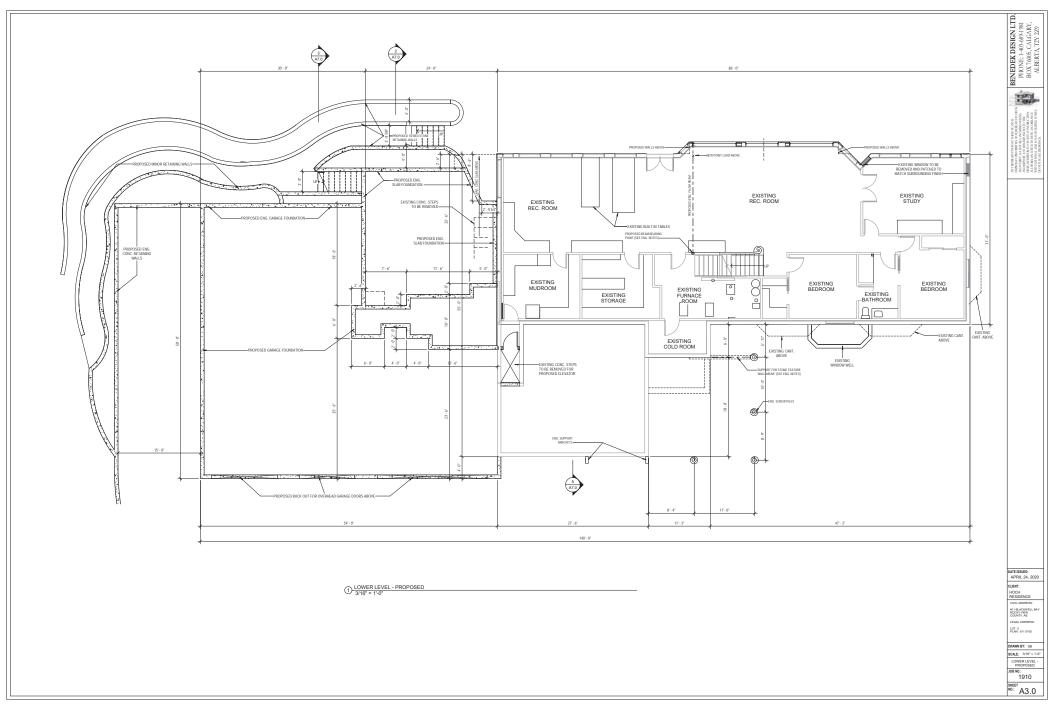


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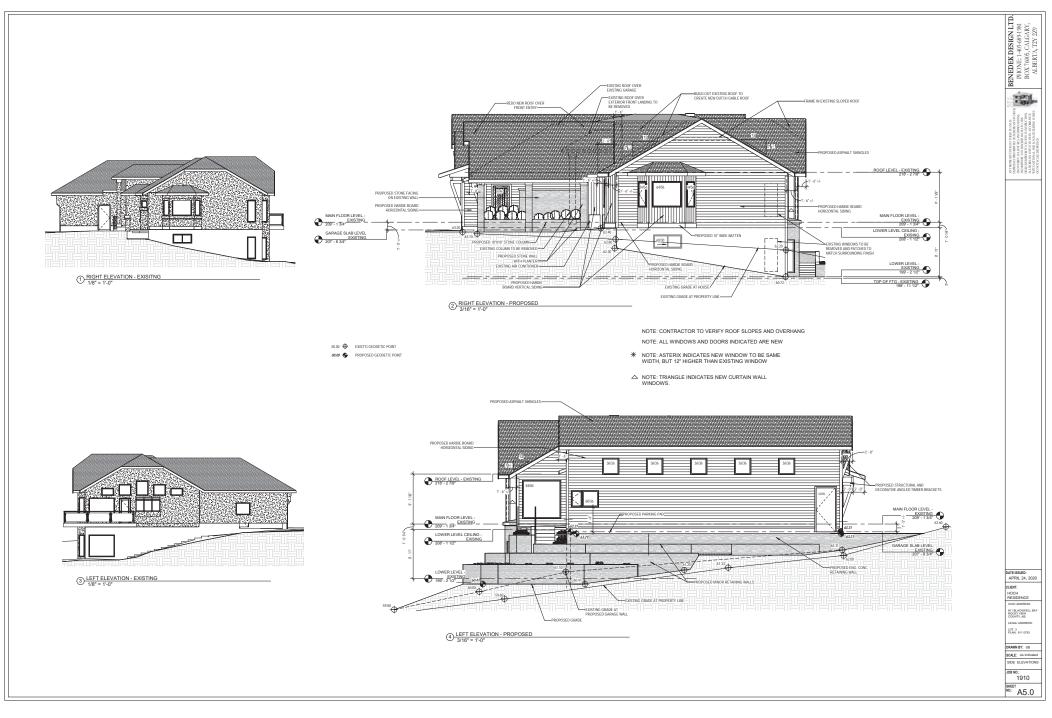


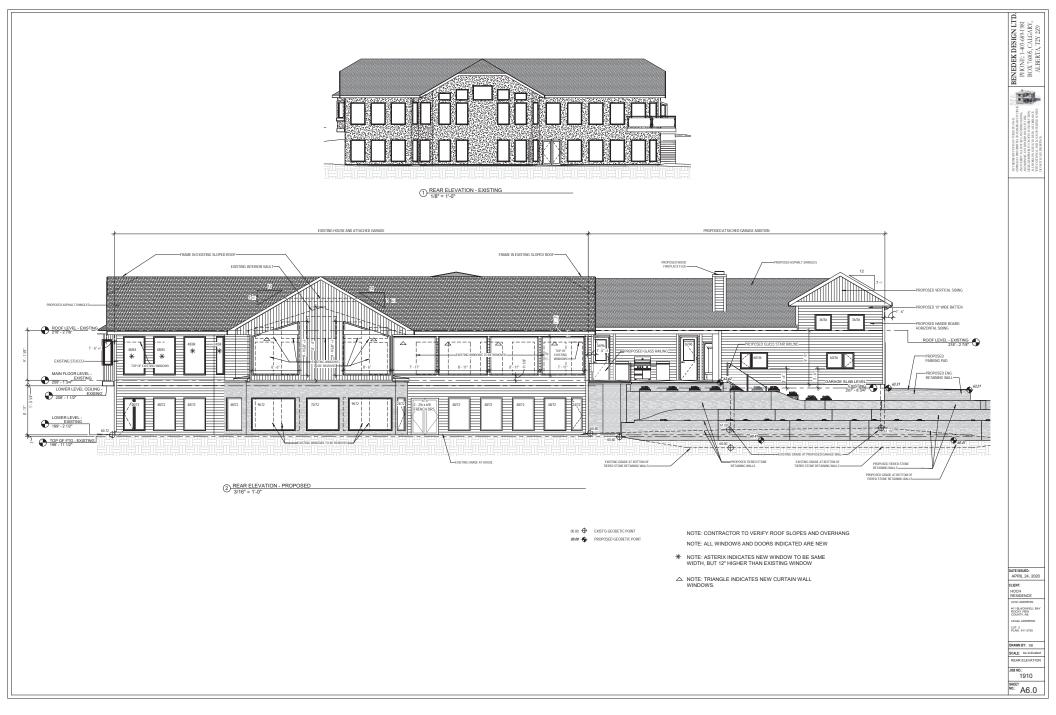


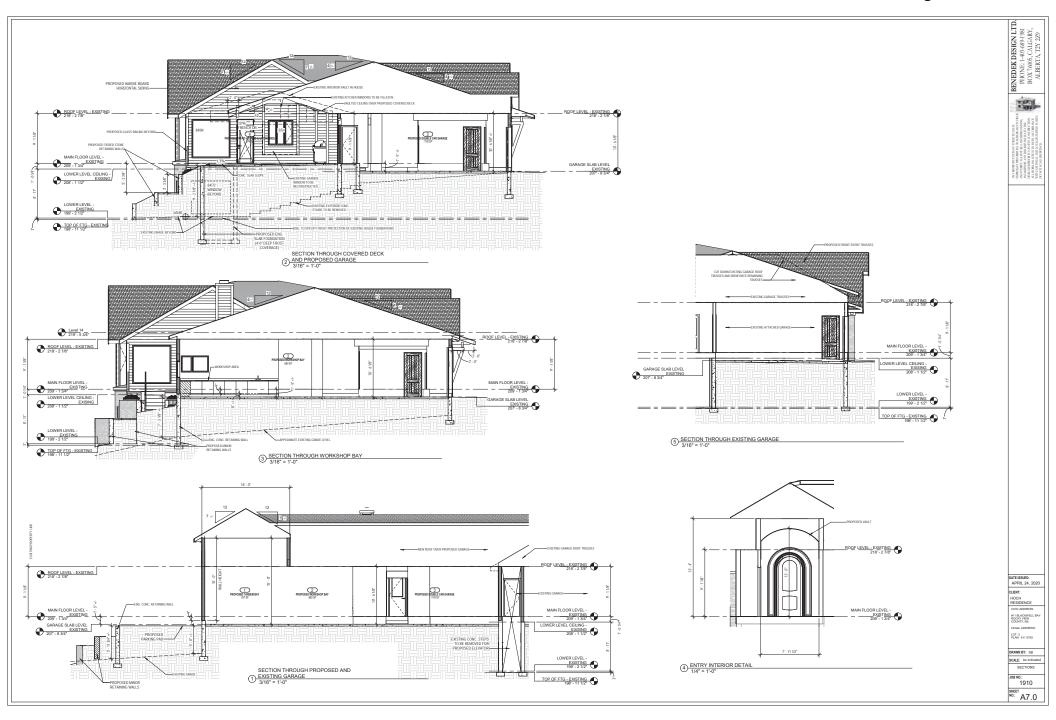




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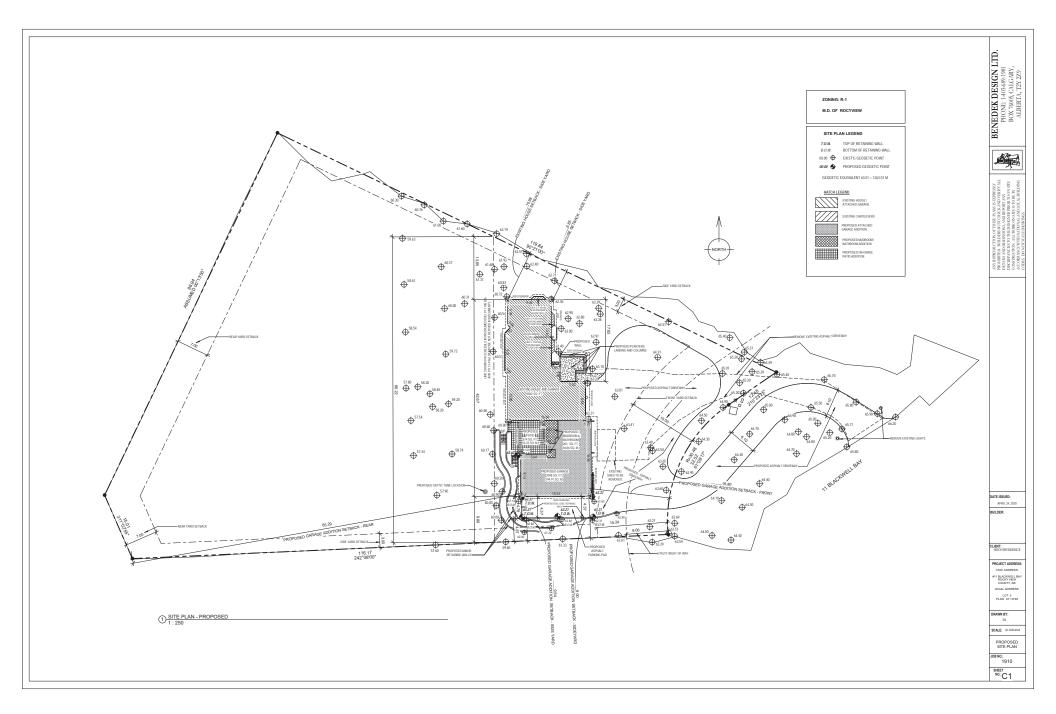






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PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DIVISION: 04

SUBJECT: Development Item: Commercial Kennel

USE: Discretionary use, with no Variances

APPLICATION: This proposal is for a commercial kennel that will provide a private dog walking area and signage.

GENERAL LOCATION: Located at the southeast corner of the junction of Hwy 22x and Rge Rd 282

LAND USE DESIGNATION: Ranch and Farm (RF)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200978 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200978 be refused.

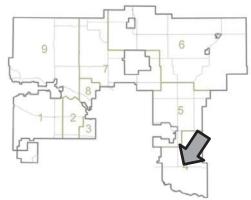
AIR PHOTO DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson & Prabh Sodhi - Planning and Development Services

DATE: June 22, 2020 **APPLICATION**: PRDP20200978



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DEVELOPMENT PERMIT REPORT

Application Date: April 28,2020	File: 02326003
Application: PRDP20200978	Applicant/Owner: Larry & Cheryl Marshall
Legal Description: NW-26-22-20 W4M	General Location: Located at the south east junction of Hwy. 22X and Rge. Rd. 282)
Land Use Designation: Ranch and Farm	Gross Area: ± 64.64 hectares (± 159.73 acres)
File Manager: Scott Thompson	Division: 04

PROPOSAL:

This application is for a commercial kennel for a dog walking park and signage.

- Commercial kennel and signage: a private dog walking park.
- No dogs will be boarded overnight.
- Hours of Operation: from 8:00 am to 8:00 pm in the winter and 8:00 am to 9:00 pm in the summer.
- Owners would be able to make appointments to take dogs on private walks. The run areas will be enclosed by a heavy duty chain link fence measuring 1.52 metres (5.00 ft.) in height.
- Total of 5 employees.
- No new buildings constructed on site. Placement of portable washrooms.
- There would be no building to actually hold animals for an extended period of time, the business would only allow dogs on the property for private walks within a large enclosed area that is approximately 6.1 acres in size.
- All dog walks would be done by appointment only for half an hour or hour time limits.
- A limited amount of dogs would be allowed on the property at one time, to provide for a private dog walking experience.
- 1 sign is requested in relation to the kennel.
- Solid waste is to be collected through disposable garbage bins.

Land Use Bylaw Requirements:

Section 8 Definitions

KENNELS means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock and Norway rats.

- Section 45 Ranch and Farm District
 - 45.3 Uses, Discretionary Kennels

Page 1 of 4 Agenda Page 166 of 365 **ROCKY VIEW COUNTY**

- 45.5 Minimum Requirements
 - Required: yard, front setback: 45.00 m (147.64 ft.) from County Road;
 - Required: yard, side setback: 60.00 m (196.85 ft.) from Highway;
 - **Required:** yard, side setback: 6.00 m (19.69 ft.) from all others;
 - Required: yard, rear setback: 15.00 m (49.21 ft.) from all others;
 - Proposed: No proposed buildings.

Section 35 Sign Regulations

•

STATUTORY PLANS:

The property does not fall within an Area Structure Plans or Intermunicipal Development Plan. Therefore, the application was evaluated in accordance with the Land Use Bylaw

INSPECTOR'S COMMENTS:

Inspection Date: May 15, 2020

- Site is clean and tidy
- Grass is mowed and well kept
- Plans for perimeter fence around grass area to separate from the field area
- A RV is located in the wooded area, along western perimeter, when asked, land owner stated the RV was a "caretaker residence." This should be investigated
- Couple of small structures on site.

CIRCULATIONS: Requested comments by May 23, 2020:

Development Compliance (April 30, 2020):

• Development Compliance has no outstanding enforcement. However, our concerns would be having dogs get out of the secured area and barking.

Utility Services (May 5, 2020):

No Concerns

Agricultural Services (May 7, 2020)

• No agricultural concerns. If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the dog park 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 11, 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, and will require a roadside development permit from Alberta Transportation.

OPTIONS:

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

APPROVAL, subject to the following conditions:



Description:

- 1. That a commercial kennel (private dog park) may operate on the subject property in accordance with the approved site plan submitted with the application and the following details:
 - i. Outside dog enclosures/dog runs enclosed by a 1.52 m (5.00 ft.) high chain link fence; and
 - ii. Signage, in accordance with the Signage plan.

Prior to Issuance:

- 2. That prior to issuance of this development permit, the Applicant/Owner shall submit a signage plan, detailing the proposed signage dimensions, details, and location for the development, to the satisfaction of the County. *Note, if any signage is located within 0.80 km* (0.49 miles) of Hwy.22X, approval from Alberta Transportation will be required.
- 3. That prior to issuance of this development permit, the Applicant/Owner shall submit a revised site and screening plan, to the satisfaction of the County, that details for the commercial kennel operation:
 - i. the location of the garbage enclosures/bins and proposed screening elements from adjacent properties and highway motorists.
 - ii. the type of the portable restrooms, and the proposed screening elements from adjacent properties and highway motorists.
- 4. That prior to issuance, the Applicant/Owner shall submit details on how potable water is to be sourced for the commercial kennel operation, to the satisfaction of the County.

Permanent:

Operational:

- 5. That a maximum of 10 dogs may be allowed on the subject site at any one time.
- 6. That all dogs will be removed from the property by 9:00pm to 8:00am on the weekdays and 9:00pm to 9:00am on weekends.
- 7. That any signage approved within the Signage plan shall be kept in a safe, clean, and tidy condition at all times. It shall not be flashing, electronic or animated at any time.

Fencing & Enclosures:

- 8. That the kennel area shall be enclosed with fencing, which shall be maintained at all times.
- 9. That all outside runs or fencing shall be a minimum of 1.20 m (5.00 ft.) in height.

Servicing:

10. That all waste shall be stored in a dry state in metal or plastic containers, and shall be disposed of off-site in a manner satisfactory to the County.

Advisory:

- 11. That the Applicant/Owner shall adhere to the County's Animal Control Bylaw [*C*-5758-2003] and the Noise Bylaw [*C*-5772-2003] at all times.
- 12. That any personally-owned dogs of the Applicant/Owner, shall be registered and licensed annually with Rocky View County, as per the Master Rates Bylaw.

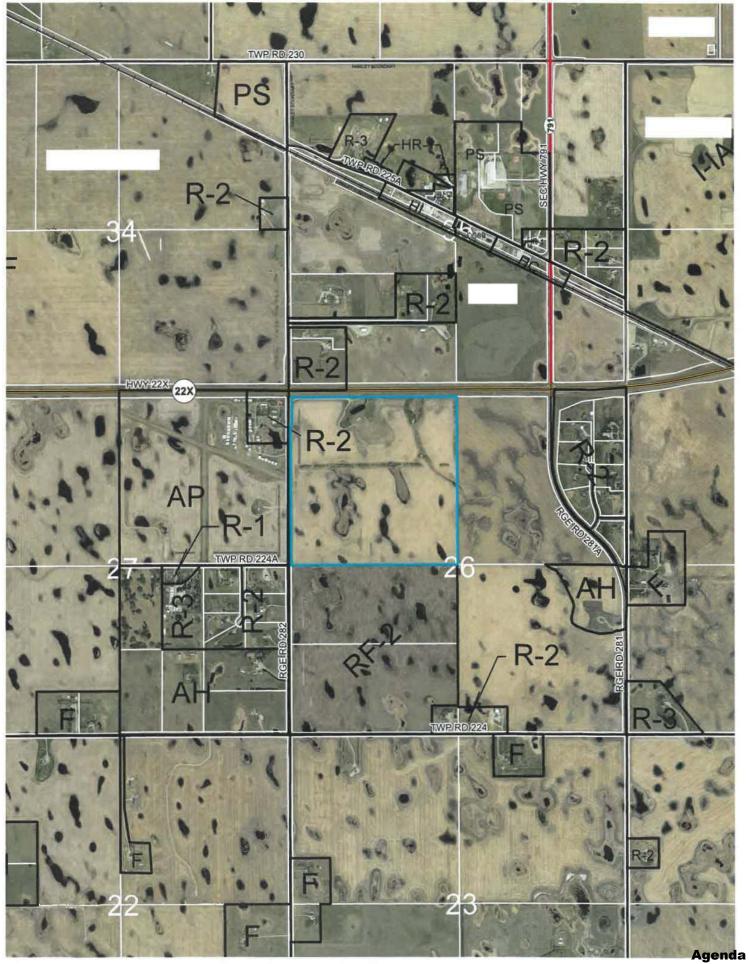
ROCKY VIEW COUNTY

- 13. That any other government permits, including a Roadside Development permit through Alberta Transportation, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 14. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
- 15. 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.
- 16. 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.

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.



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20200978



ROCKY VIEW COUNTY

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY				
Fee Submitted	File Number 02326083			
Date of Receipt	Receipt #			
04/28/200				

Tek	ephone (B)					
For	Agents please supply Business/Age	ency/ Organization Name				
Reg	gistered Owner (if not applicant)					
Mail	ling Address					
7.1	ephone (B)	4.0	Postal Code		-	
		(1)		Fax	-	
	GAL DESCRIPTION OF LAND All / part of the _ リン ½ Sector	- 21. Township	7); Dance 7	A Martal	4-	Maridian
	Being all / parts of Lot					
C)	Municipal Address Existing Land Use Designation	DT DUILD	150 72		11	
d)	Existing Land Use Designation	Parcel Siz	28 104 7		74	
AP	PLICATION FOR DOG WALK PARK					
AD	DOG WALK RANK			Yeş		
AD a)	DOG WALK PACK	within 100 metres of the s lometres of a sour gas fac	ubject property(s)?		No	~
AD a) b)	DOG WALK PARK	within 100 metres of the s lometres of a sour gas fac line or plant)	subject property(s)?	Yeş	No No	1 1
AD a) b) c)	DITIONAL INFORMATION Ara there any oll or gas wells on or Is the proposed parcel within 1.5 kil (Sour Gas facility means well, pipel	within 100 metres of the s lometres of a sour gas fac line or plant) ell or pipeline on the prope	ubject property(s)? ility? :rty?	Yeş Yes	No No No	1 1 1
AD a) b) c) d)	DOG WALK FARK DDITIONAL INFORMATION Are there any oll or gas wells on or Is the proposed parcel within 1.5 kil (Sour Gas facility means well, pipel Is there an abandoned oll or gas we Does the site have direct access to	within 100 metres of the s lomatres of a sour gas fac line or plant) ell or ptpeline on the prope o a developed Municipal Ro	subject property(s)? ility? erty? pad?	Yeş Yes Yeş	No No No	1 1 1
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Development Permit Application

Page 1 of 2

5. RIGHT OF ENTRY

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

PLEASE GONTACT LARRY MARSHALL PRIOR ANCESSING PROFEETY AT

dig wisher

Applicant's/Owner's Signature

application, including technical studies, will be tr municipality's consideration of the development perm Act, R S A 2000 Chapter M-28, the Land Use By Information, you (Owner/Applicant) are dearned to c	Applicant to the County that is associated with the eated as public information in the course of the nit application, pursuant to the Municipal Government law and relevant statutory plans. By providing this consent to its public release. Information provided will 2075 Rocky View Point, Rocky View County, AB, T4A
development process.	, hereby consent to the public release and plication and supporting documentation as part of the
For sygnature Chir. 1 Hars tall	APE-12 24, 2020 Date

Page 2 of 2

	FOR OFFICE	USE ONLY
ROCKY VIEW COUNTY	Fee Submitted	File Number
APPLICATION FOR KENNELS (COMMERCIAL AND HOBBY)	Date of Receipt	Receipt #
Name of Business DOG WALKING PAPER (NAME TED)	LARCY & CHER	YL MARSHAL
Address of Business NW 1/4 20 - 22 - 23 WHM		
INDUS, AB Postal Code	-	
Telephone (B) (H)	_ Fax	
1. KENNEL DETAILS		
a. Name of kennel? DOG WALKING PACE		
 b. Type of kennel (e.g. boarding, breeding, training, hobby — 		
c. Number of dogs to be boarded		
d. Breed? (only if breeding kennel)		
e. Size of animals? Small Medium (Large)		
2. OPERATION		
3. EMPLOYEES Total number of employees O_Number of residential employees Number of no	on- residential emplo	yees
4. SIGNAGE		
Will a sign be required? (resNo If yes - Please provide detailed sketches of the pr	oposed sign on a ser	parate sheet
5. ADDITIONAL INFORMATION REQUIRED		APPRIVED
How will you soundproof the kennel building(s)?		
Method of solid waste disposal? HUHAN - PATA -BTTIES		
DUGS - WASTE BALS/CAGE STATICUS		
Method of waste water disposal N/A		
1		
Signature of Applicant	APRIL 24/20	

Rocky View County 262075 Rocky View Point Rocky View County, AB T4A0X2

RE: Application for Dog Walking Park

Please find attached our application for a dog walking park on our property near Indus, Alberta.

Our dog walking park would provide the opportunity for people to accompany their dogs while their dogs walk, run and play in the designated area. Time slots of 1/2 hour or 1 hour interval bookings. This is great for a private, quiet experience for both people and their dogs.

There would be restrictions on how many dogs and people can attend at once so there would be little traffic and no impact on the existing infrastructure. Obviously, during COVID-19, this would be very limited and in adherence to social distancing practices. This would be the ideal location as the development of the dog walking park would be minimal. The access road is already existing and the road cuts off access to the property that we are unable to farm. In addition, the park area is already grassed. We would only need to add secure fencing along 22X (5') and to divide the park area off (4').

We look forward to your response following your review of the application.

Please let us know if you have any questions or require any additional information from us.

Thank you

Best regards,

Larry and Cheryl Marshall

Brown Gate



02326003

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

DP #: PRDP20200978

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

Scott - SE

Roll #:

Inspection Request

7

Applicant/Owner: Legal Description:

Marshall, Lawrence & Chervl Lot Block Plan, NW-26-22-28-04

Municipal Address: Land Use: **Reason for Inspection** RF

A private dog walking park (kennel), where individual or small groups of dogs can come to walk in a fenced area.

Inspection Report

Date of Inspection: Tan

Permission granted for entrance? Yes, would like to be called first. 403-510-7201

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PM Observations: S ÷. • 4 PUL 2ust VIN 0.001 area CL SIV. Li £ This 500 ANTH 10 \$m onsite CUL 0 11.2.17

Signature:





















PLANNING AND DEVELOPMENT SERVICES

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TO: **Municipal Planning Commission**

DIVISION: 05

SUBJECT: Development Item: Single-lot Regrading

USE: Discretionary, with no Variances

APPLICATION: single-lot regrading, for stormwater infrastructure improvements

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) west of Rge. Rd. 285 and 0.41 km (1/4 mile) south of Twp. Rd. 240

LAND USE DESIGNATION: General Business District (B-2)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- **THAT Development Permit** Option #1: Application PRDP20201384 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201384 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:





DATE: June 22, 2020

APPLICATION: PRDP20201384

6



DEVELOPMENT PERMIT REPORT

Application Date: June 2, 2020	File: 03331018
Application: PRDP20201384	Applicant/Owner: Eli Consulting Inc. (Edmund C. Li) / Impact Auto Auctions Ltd.
	General Location: located approximately 0.81 km (1/2 mile) west of Rge. Rd. 285 and 0.41 km (1/4 mile) south of Twp. Rd. 240
Land Use Designation: General Business District (B-2)	Gross Area: ±5.98 hectares (±14.80 acres)
File Manager: Jacqueline Targett	Division: 05

PROPOSAL:

The proposal is for single-lot regrading, for stormwater infrastructure improvements. The site is located in the Kleyson Industrial Park and was developed in 2005. It is currently being occupied by Impact Auto Actions Ltd. The site includes an office building [8,000.00 sq. ft. in area], an accessory building, an outside storage of automobiles and includes direct access off Duff Drive.

Over time, the site has experienced severe flooding throughout. As such, this proposal is to complete regrading activities and landscaping amendments to help accommodate the onsite pooling and overland stormwater runoff and drainage offsite, in accordance with the overall area design. All stormwater runs west off the subject property and then flows south through the County's ditch system to registered stormwater Public Utility Lots for the subdivision. The application includes regrading of the gravel yard, removal of the existing concrete curb along the west property existing cyclone metal siding fence, construction of grass drainage ditches along the west side of the steel fence and landscaping modifications at the west entrance.

County Road Operations and Capital Delivery are responsible for ownership and maintenance of the County infrastructure (road ditch and culverts). The County completed a site inspection on May 22, 2020, with noted deficiencies including substantial build-up of sediment and vegetation.

PROPERTY HISTORY:

Building Permits:

• 2005-BP-18670 (Office & Storage Building); Final inspection April 7, 2006

Development Permits:

• 2005-DP-11426 (Automotive, Equipment and Vehicle Services, for a salvage auction facility and construction of a building) Issued August 10, 2005

LAND USE BYLAW:

Section 8 Definitions

• AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES means a development used for the rental, lease, sale, storage, service, restoration and/or mechanical repair of automobiles, trucks, trailers, motorcycles, heavy equipment, snowmobiles, motor



homes, tent trailers, boats, travel trailers or similar light vehicles, recreation but does not include truck trailer service or outdoor storage, truck trailer. Uses and facilities would also include transmission shops, muffler shops, auto body paint and repair facilities, and fleet services involving vehicles, motor for the delivery of people, goods or services;

LANDSCAPING & OUTSIDE STORAGE:

SECTION Appendix B – Landscaping and Design Guidelines (Janet ASP)

- 14. A minimum 3.0 metre landscaped area shall be provided between the front of any primary building and any adjoining parking or lot area.
 - As the site was previously developed, a landscaped area, well exceeding the minimum of 3.00 m (9.84 ft.) is existing onsite
- 15. Landscape plans shall:
 - a. promote the use of native plant material and plant proven for the climate of the region;
 - b. not rely on potable water for irrigation once the landscaped areas are established;
 - c. avoid species monoculture over large areas;
 - d. provide for massing of plantings;
 - e. ensure retaining walls and front yard fencing is decorative as well as functional; and
 - f. provide attractive landscape designs at key public intersections and entryways.
 - The previous landscaping onsite complied with the 10% requirement;
 - All landscaping is focused along the western property line, running north to south
- 26.5 All yards and all open spaces on the site of business developments (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 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.
 - Previous Approval:
 - Landscaping Area: 5,987.31 sq. m (64,446.88 sq. ft.)
 - Required: 130 trees: 78 deciduous + 52 coniferous
 - Approved through Appeal Board: 22 deciduous, 9 coniferous + shrub substitutions
 - Revisions Proposed:
 - If required, for every one existing tree removed, two trees will be added during the construction of the grass ditch;
 - Minor berming and suitable bedding will be updated;
 - Administration has no concerns;
- 26.7 Any additional landscaping that may be required at the discretion of the County may include, but is not limited to, the following:

ROCKY VIEW COUNTY

- (c) the use of trees, shrubs, planting beds, street furniture, and surface treatments to enhance the appearance of a proposed development.
- The applicant is proposing additional landscaping on the west side of the property, as well as minor berming. The additional landscaping with help the overall appearance of the property.

SECTION 9.0 Commercial (Janet ASP)

- 9.7 Outdoor storage as a primary use should not be permitted in the commercial areas of the plan. Outside storage incidental to the primary use of the site shall be screened and located to the side or rear of the primary building.
 - The subject property fell under the Shepard Plan at time of initial approval, which accommodated outdoor storage proposals. Even though the property now falls under the Janet ASP, this application is not proposing to increase or intensify outdoor storage onsite.

STATUTORY PLANS:

This property falls under the **Janet Area Structure Plan (ASP)** (previously "The Shepard Plan"). The ASP guides long-range planning and staged development in this area, with the intent of being identified as a Regional Business Centre therefore supporting industrial growth. This development is considered as a Limited-Service Industrial Development as the availability of full municipal services is not available. The subject area is considered able to accommodate medium sized industries within the transportation, construction and manufacturing sectors. The subject property is identified as existing Industrial and has approved principal Industrial use. The ASP does not give any guidance on the proposed stripping & grading activities.

- 26.1 Applications for redesignation, subdivision, and / or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan or determined by the County not to be required.
- 26.2 Notwithstanding 26.1, applications for a Development Permit with a land use approved prior to the adoption of this Plan do not require a local plan.
 - The subject property falls under Kleyson Industrial Conceptual Scheme (CS)

The applicable areas of the ASP have been noted through-out this report if required.

This property also falls under the **City of Calgary Inter-municipal Development Plan**. The City of Calgary was circulated for this application and no comments we received at the time of this report.

NON STATUTORY PLANS:

This property falls under the CS. The CS guides the long range planning and staged development in accordance with the ASP. The applicable areas of the CS have been noted through-out this report.

This property also falls under the **City of Chestermere Notification Area**. The City of Chestermere was circulated for this application and no response was received at the time of this report.

INSPECTOR'S COMMENTS:

Inspection not completed at the time of this report.



CIRCULATIONS: Requested comments by June 04, 2020

AG Services (June 9, 2020)

• It may be of benefit to the applicant to create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds. The applicant will need to ensure compliance with the Alberta Weed Control Act.

City of Calgary

• No response received

Town of Chestermere

• No response received

Development Compliance Officer Review (June 5, 2020)

• No comments or concerns with the attached application

Planning and Development Services - Engineering Review (June 8, 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.

Transportation - Section 400.0 requirements:

• As the proposed development should have no impact on traffic, Engineering has no requirements at this time.

Sanitary/Waste Water - Section 500.0 requirements:

• Engineering has no requirements at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

• Engineering has no requirements at this time.

Stormwater Management – Section 700.0 requirements:

- The applicant submitted Stormwater Memo prepared by Eli Consulting Inc. dated June 03, 2020 which confirms that the stormwater flow and quantity will remain unchanged due to the grading.
- Engineering has no requirements at this time.

Environmental – Section 900.0 requirements:

• Engineering has no requirements at this time.

Utility Operations Review (June 8, 2020)

No concerns

OPTIONS:

Option #1 (this would grant the requested proposal)

APPROVAL, subject to the following conditions:



Description:

- 1. That single-lot regrading, for stormwater infrastructure improvements shall be permitted in general accordance with the drawings submitted with the application, site plan [as prepared by Eli Consulting Inc., Cad File E-19-16; dated May 30, 2020] and includes:
 - i. Regrading of the gravel yard;
 - ii. Removal of the existing concrete curb along the west property;
 - iii. Construction of grass drainage ditches;
 - iv. Landscaping Modifications.

Permanent:

- 2. That all conditions of Development Permit 2005-DP-11426 shall remain in effect, unless otherwise noted within the subject approval conditions.
- 3. That no native topsoil shall be removed from the site.
- 4. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
- 5. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues. That no materials shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
- 6. 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.
- 7. 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.
- 8. That upon completion of the proposed development and/or request of the County, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
- 9. That the proposed development graded area, as per the approved site and landscaping plan, shall be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
- 10. That all landscaping shall be in accordance with the amended landscaping details and installed onsite as per the amended Landscape Plan.
- 11. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round, including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
- 12. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 13. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be



regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.

14. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including the approved Stormwater Memo, as prepared by Eli Consulting Inc. dated June 03, 2020.

Advisory:

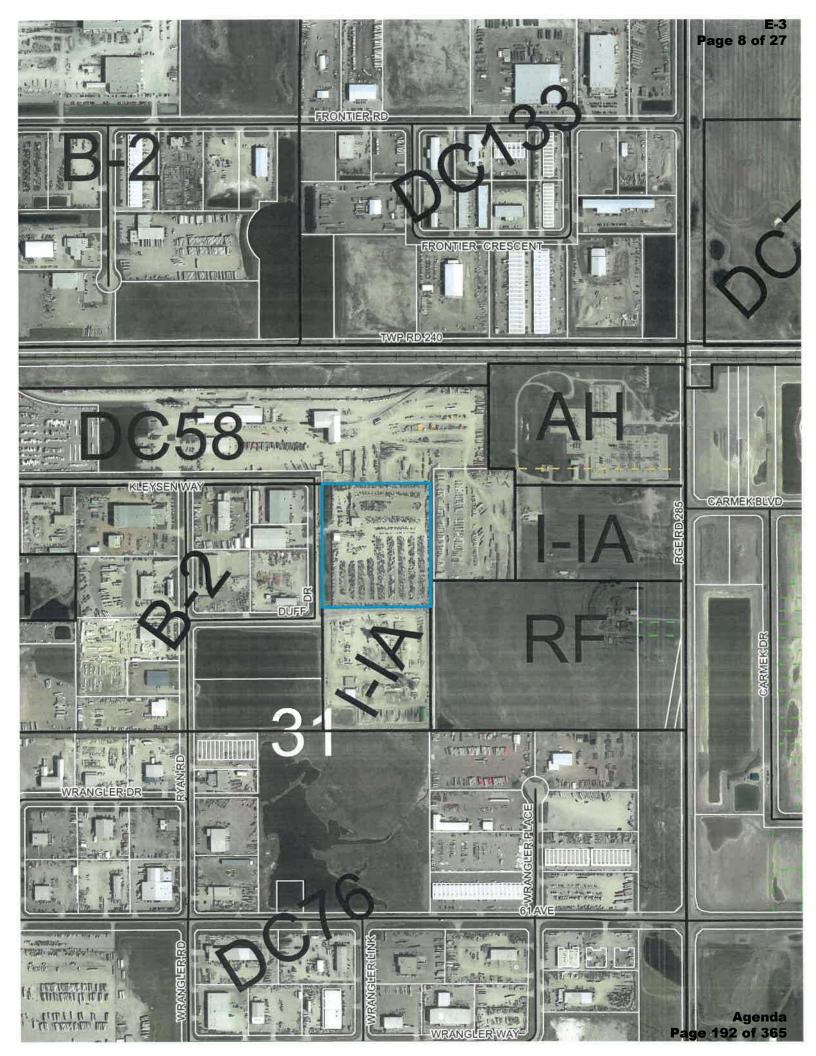
- 15. That the subject development shall conform to the County's Noise Bylaw [C-5773-2003] in perpetuity.
- 16. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].
- 17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
- 18. That if the development authorized by this Development Permit is not completed within 18 months of the date of issuance, the permit is deemed to be null and void.

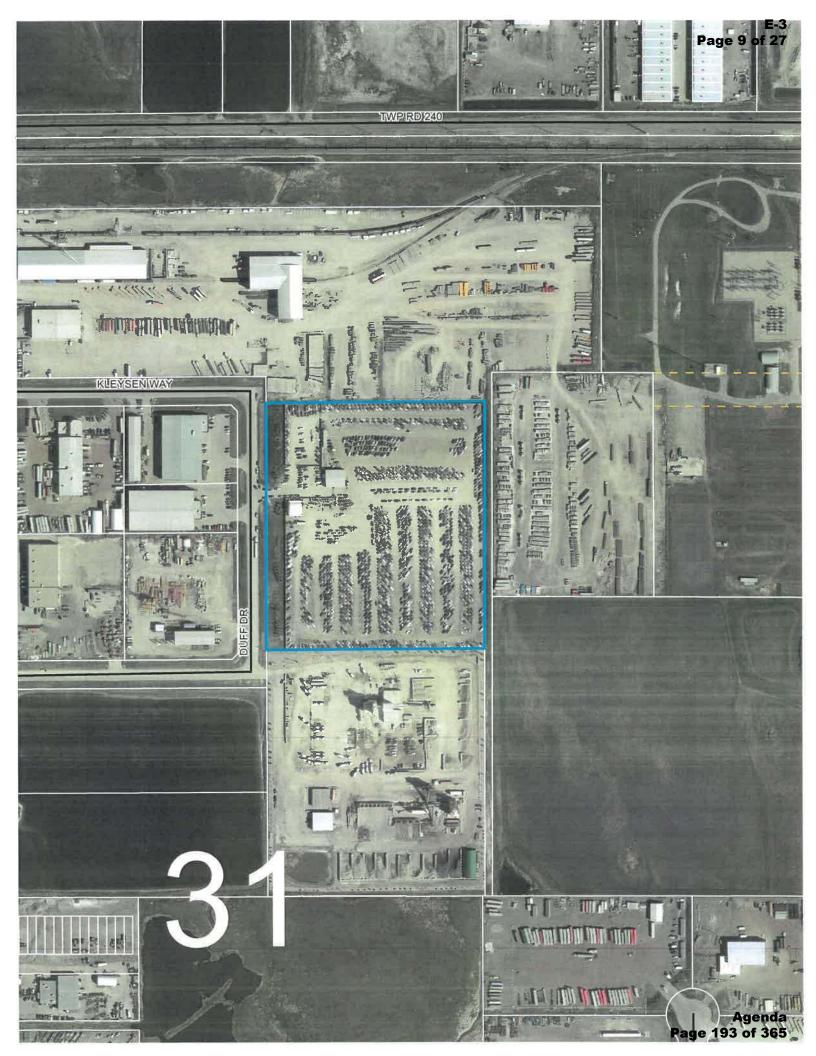
Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the placement of the fill.

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.







APPLICATION FOR A **DEVELOPMENT PERMIT**

FOR OFFICE	E-3 Page 10 of 27
Fee Submitted	File Number

Date of Receipt

Receipt #

	Name of ApplicantEdmund Li
	Mailing Addres
	Telephone (B)
	For Agents please supply Business/Agency/ Organization NameELI Consulting Inc.
	Registered Owner (if not applicant) Insurance Auto Auctions Ltd. c/o Mr. Keith Cuda
	Mailing AddressTwo Westbrook Corporate Center, Suite 1000 Westchester , IL 60154
	Postal Code Telephone (B) Fax
1.	a) All / part of the ¹ / ₄ Section ³¹ Township ²³ Range ²⁸ West of ⁴ Meridian
	a) All / part of the1/4 Section1/4 Section1 Township23 Range28 West of4 Meridian b) Being all / parts of Lot2 Block1 Registered Plan Number031 1057
	c) Municipal Address285125 Duff Drive, Rocky View, AB
	d) Existing Land Use Designation <u>gravel storage yard</u> Parcel Size <u>5.986</u> Division
n	
2.	APPLICATION FOR Site Drainage Improvement - grading and landscaping
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) 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 <u>X</u> No
4.	REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF
	KEITH_CUDA hereby certify that I am the registered owner (Full Name in Block Capitals)
	X I am authorized to act on the owner's behalf
	and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.Affix Corporate Seal here if owner is listed
	Alman el .
	Applicant's Signature Owner's Signature Owner's Signature Date 6/5/2020 Date 6/5/2020

Page 1 of 2 Agenda Page 194 of 365

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.

Keith Cuda

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

Signature

Date



Civil Engineering • Erosion & Sediment Control 230 Edgebrook Circle NW Calgary, Alberta T3A 5A2

June 3, 2020

Ms. Jacqueline Targett, Development Officer Planning & Development Services Rocky View County 911-32 Avenue NE Calgary, AB T2E 6X6

Planning summary for Proposed Site Drainage Improvement Development at:

285125 Duff Drive Rocky View, Alberta

Lot 2, Block 1, Plan 031 1057 Section 31 Township 23 Range 28 W4M

Dear Jacqueline,

The following is a general summary of the proposed site drainage improvement development permit application for the **Impact Auto Auction** at the above noted property.

Business Location



Subject property is located within kaison Industrial Park.



Civil Engineering • Erosion & Sediment Control 230 Edgebrook Circle NW Calgary, Alberta T3A 5A2

Business Activities

Impact Auto Auction. has been be operated on this property since 1999. This Auto Auction facility consists of existing office building, sea can office, Quonset, asphalt customer parking, and two gravel vehicles storage yards.

Proposed Site Re-grading

This site has been experienced with numerous storm event flooding in the low-lying areas of the site during heavy rainfall event in the past decade. A detailed topographic survey of the existing site was carried by Element Land Surveys Inc. on December 18 and 19, 2019. As indicated in the topographic survey it is necessary to re-grade the site to mitigate the flooding problem

This DP application requests for the re-grading a position of the gravel yard, removal of existing concrete curb along the west property existing cyclone metal siding fence, construct grass drainage ditches along the west side of the steel fence to provide a positive drainage path to the existing road ditch. It is also recommended to coordinate with the Rocky View County, Public Works for the removal of existing sediment and vegetation built up on the road ditch.

This application also included the repair work of 40mx40m by 600mm deep over-excavation area within the gravel yard.

We trust the above is satisfactory. Please contact us if there are any questions or concerns.

Sincerely,



Edmund Li, P.Eng. ELI Consulting Inc.



LAND TITLE CERTIFICATE

S LINC	SHORT LE	C31		
0030 411 011				TITLE NUMBER 051 333 399
0050 411 011	0311037,	1,2		001 000 000
LEGAL DESCRII	PTION			
DI AN 0211057				
PLAN 0311057 BLOCK 1				
LOT 2				
	9890 HECTAR	ES(14.8 ACRES) MO	RE OR LESS	
		INES AND MINERALS		
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MUNICIPALITY	DOCKY UTEN	COINTY		
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	:	REGISTERED OWNER(S))	
		DOCUMENT TYPE		
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OWNERS				
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		E-3 Page 15 of 27
	EN	ICUMBRANCES, LIENS & INTERESTS PAGE 2
REGISTRATION	r	# 051 333 399
) PARTICULARS
		GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44.
		AS TO PORTION OR PLAN:0311058
031 119 090	11/04/2003	
		RE : EASEMENT AND RESTRICTIVE COVENANT
031 119 091	11/04/2003	RESTRICTIVE COVENANT
031 119 092	11/04/2003	
		RE : DEFERRED SERVICES AGREEMENT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
		44.
		911 - 32ND AVENUE N E
		CALGARY ALBERTA T2M4L6
001 110 000	11/04/0000	
031 119 093	11/04/2003	ENCUMBRANCE ENCUMBRANCEE - KLEYSEN INDUSTRIAL PARK OWNERS'
		ASSOCIATION.
		5200 84 STREET S.E. BOX 36, SITE 1, R.R. 7
		CALGARY
		ALBERTA T2P2G6
031 119 094	11/04/2003	CAVEAT
		RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT
		CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
		44. 011 - 2000 - NETHER N. F.
		911 - 32ND AVENUE N E CALGARY
		ALBERTA T2M4L6
031 120 068	14/04/2003	EASEMENT
		OVER LOT 2 BLOCK 1 PLAN 0311057
		FOR BENEFIT OF LOT 1 BLOCK 1 PLAN 0311060 (AREA `D' R/W PLAN 0311059)
TOTAL INSTRU	MENTS: 007	

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 4 DAY OF JUNE, 2020 AT 03:36 P.M.

ORDER NUMBER: 39439983

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).



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

LETTER OF AUTHORIZATION

I, (We)	Keith Cuda			b	eing the	owner	(s) of	
Lot	² Block1	_Plan	031 1057					
Legal:								
NW/NE	/SE/SW Section31	_ Township	23	_Range	e	W	4	_M
give	Edmund Li of ELI Consulting Inc.				permiss	ion to a	act or	ı my
<i>,</i> , , ,			-					

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

Keith Cuda

Signature

Signature

6/5/2020

Date



Civil Engineering • Erosion & Sediment Control 230 Edgebrook Circle NW Calgary, Alberta T3A 5A2

June 3, 2020

Ms. Jacqueline Targett, Development Officer Planning & Development Services Rocky View County 911-32 Avenue NE Calgary, AB T2E 6X6

Stormwater Management Confirmation for Impact Auto Auction

285125 Duff Drive Rocky View, Alberta

Lot 2, Block 1, Plan 031 1057 Section 31 Township 23 Range 28 W4M

Dear Jacqueline,

A Site-Specific Stormwater Implementation Plan for both Pre-Development and Post Development have been prepared for the comparison of the impact of the stormwater runoff due to the site re-grading work.

This is to confirm that there is no change in the free-flow runoff from the site to the road ditch due to the site -regrading work.

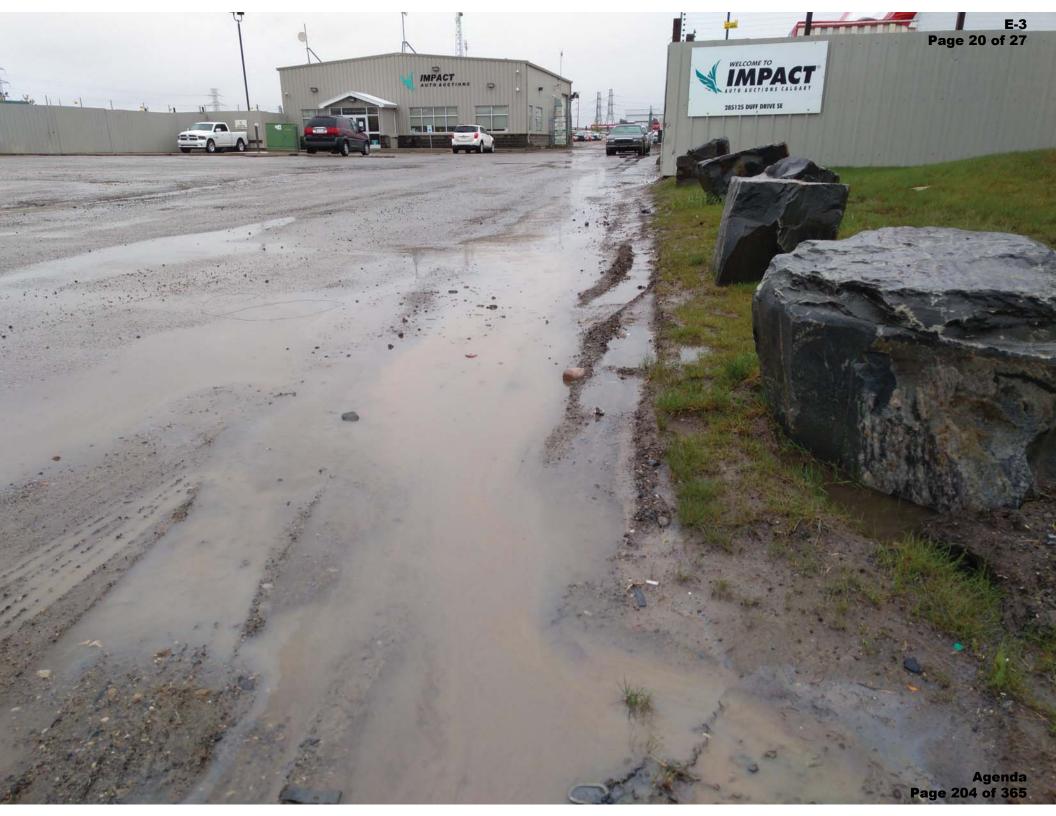
We trust the above is satisfactory. Please contact us if there are any questions or concerns.

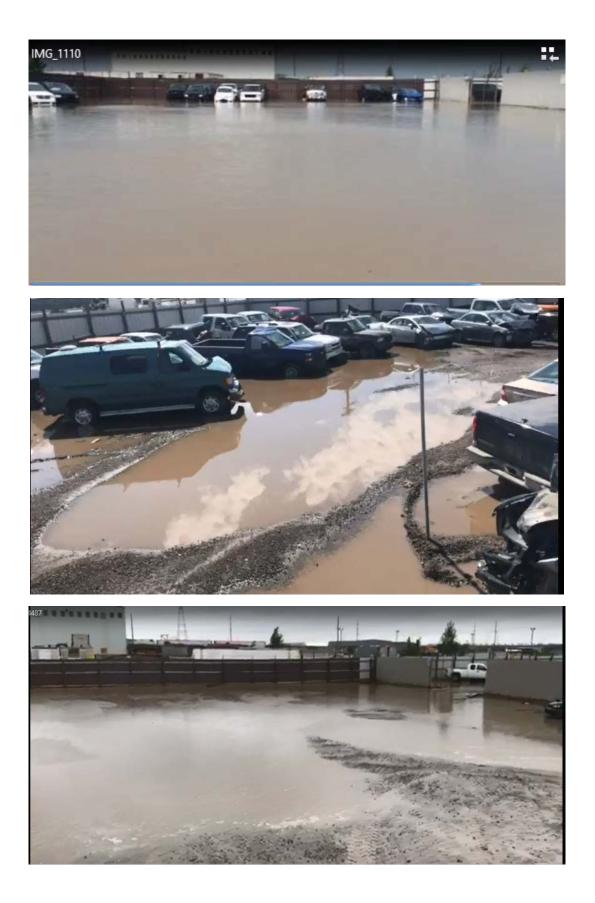
Sincerely,

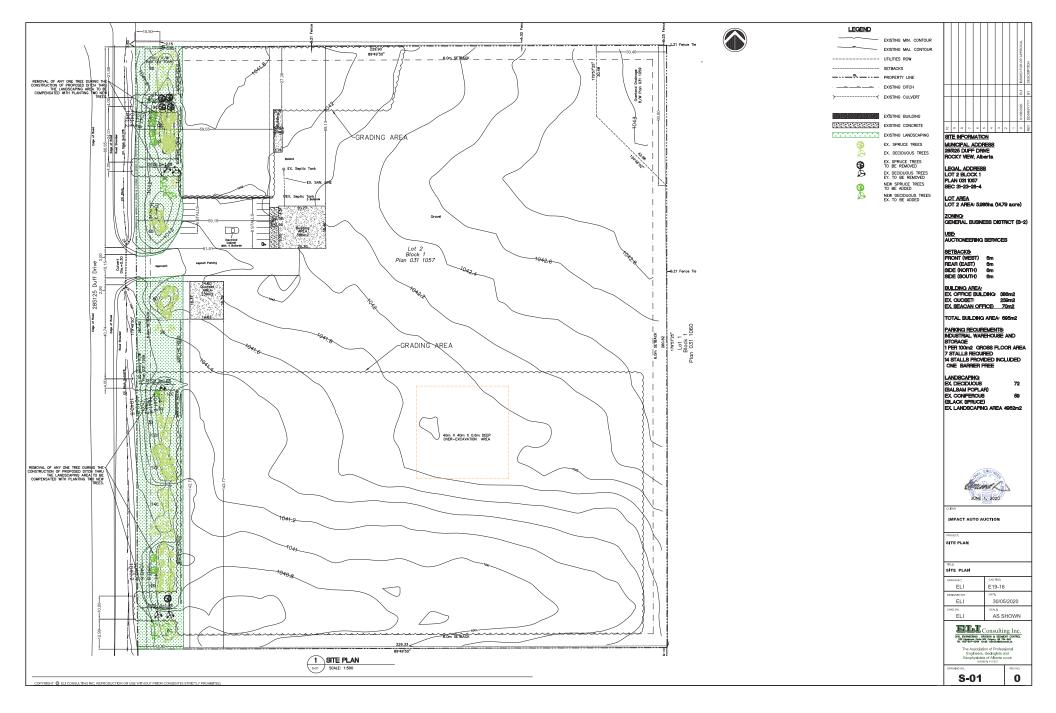


Edmund Li, P.Eng. ELI Consulting Inc.

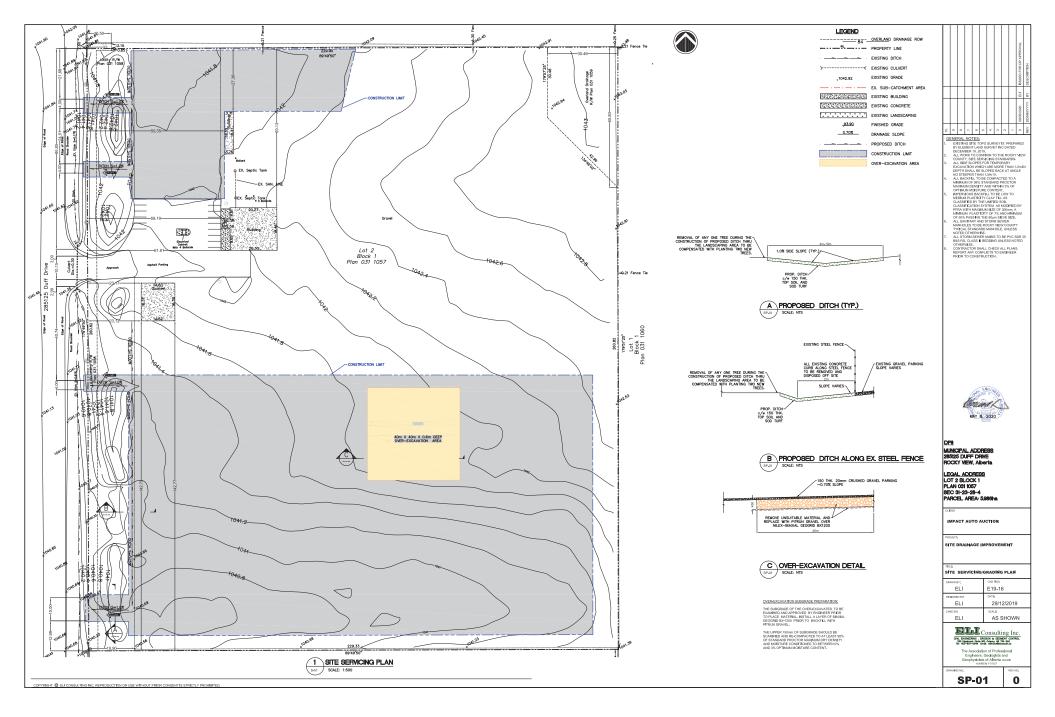




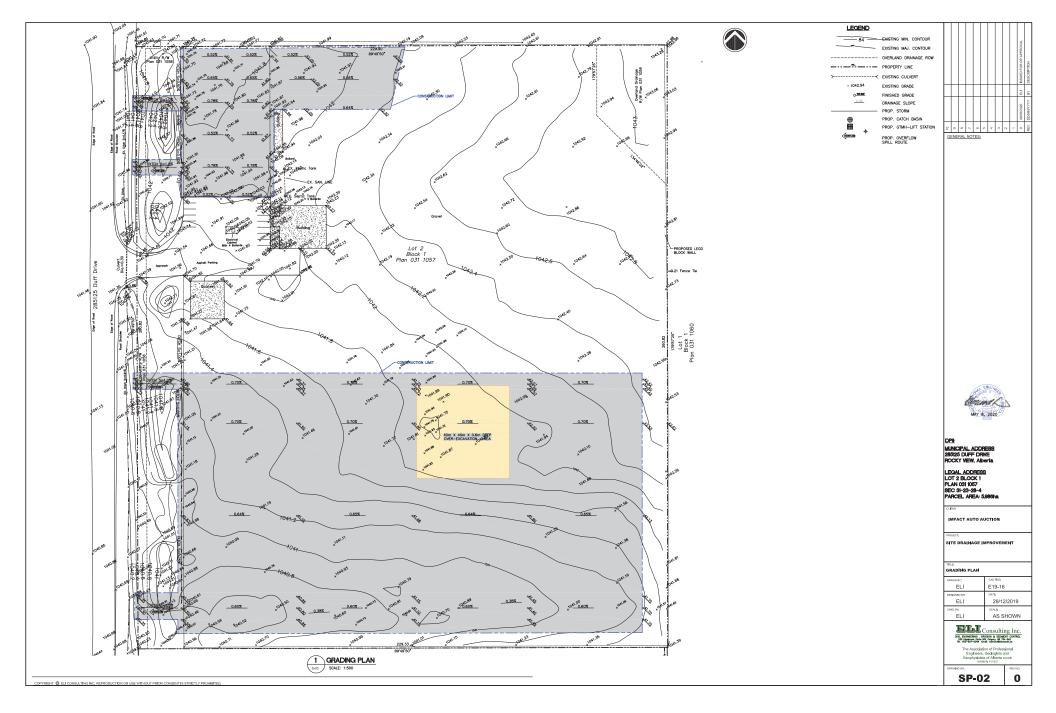




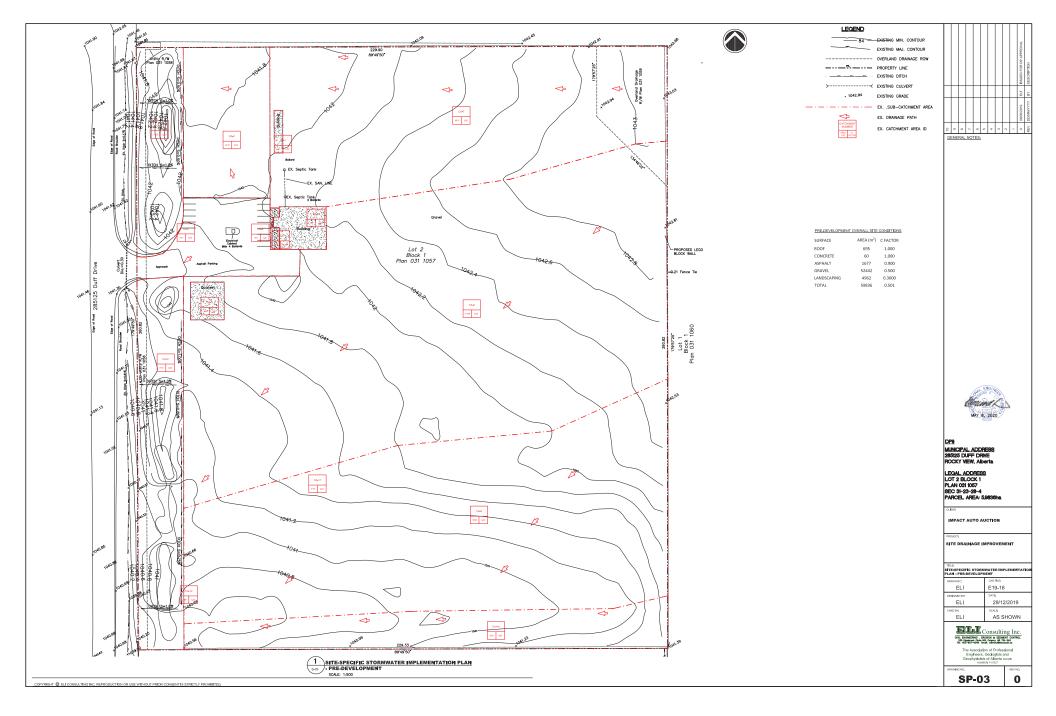
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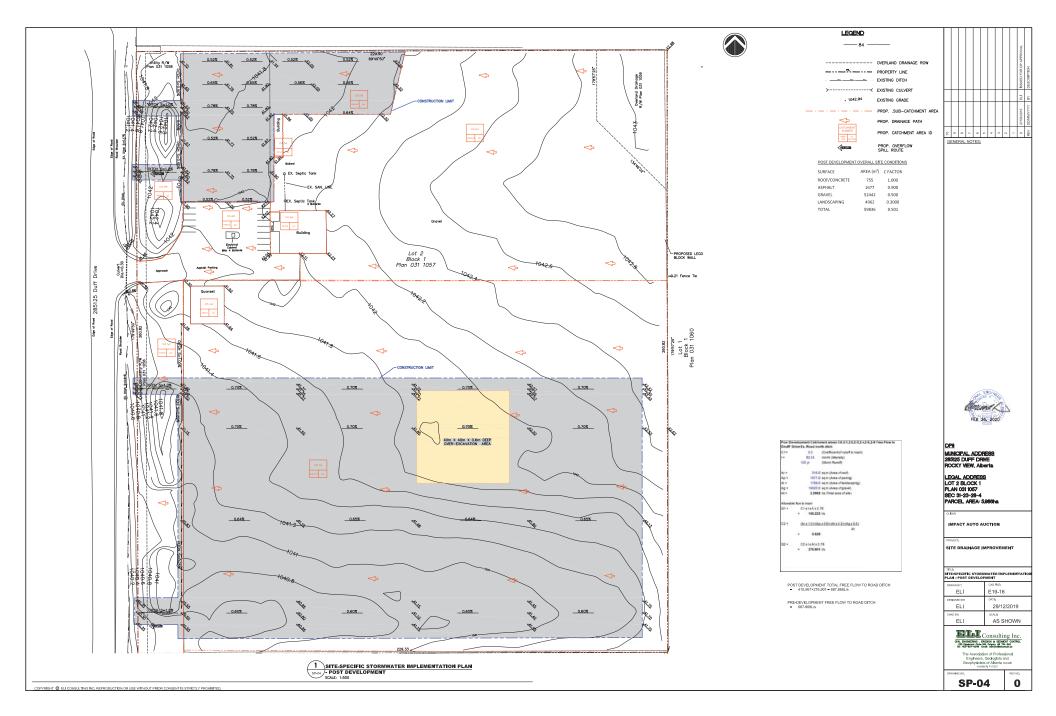
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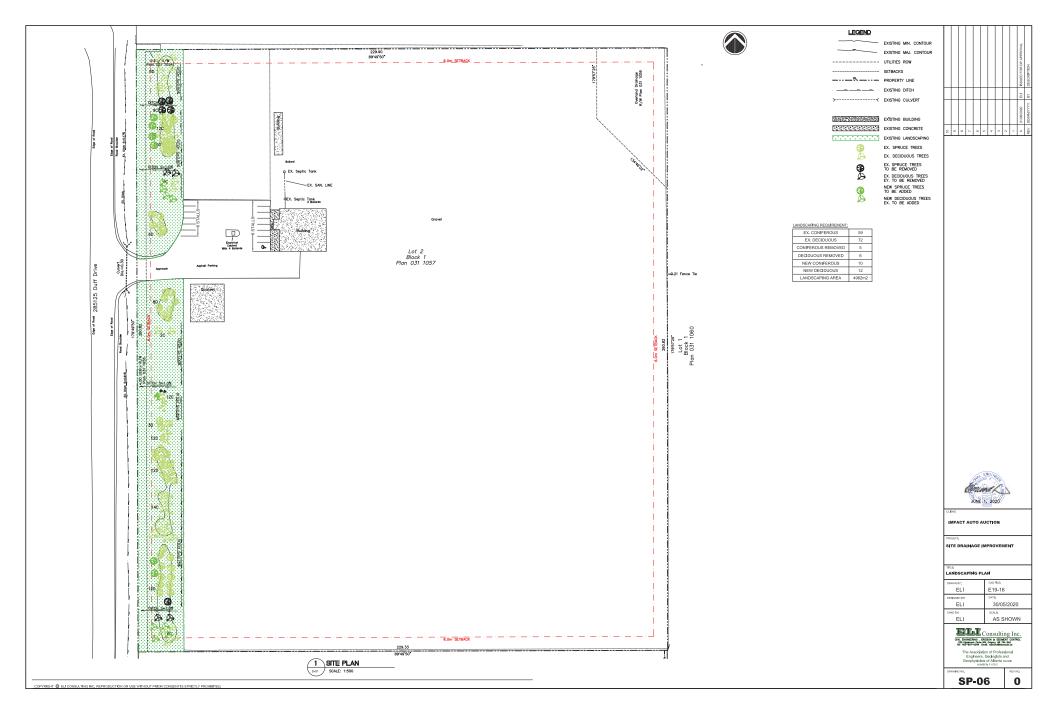
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PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DIVISION: 08

- SUBJECT: Development Item: Child Care Facility
- USE: Discretionary use, with no Variances

APPLICATION: Child Care Facility (conversion of an existing dwelling, single detached).

GENERAL LOCATION: Located approximately 0.80 km (1/2 mile) south of Burma Road and on the west side of Range Road 24.

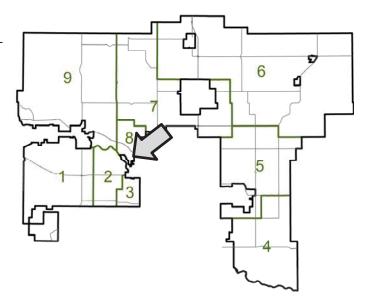
LAND USE DESIGNATION: Residential Two District (R-2)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.



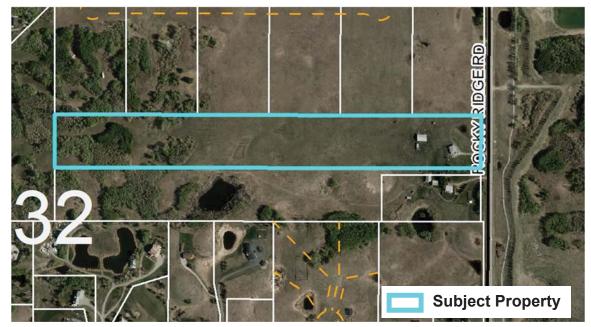
APPLICATION: PRDP20201014



OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201014 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201014 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:





DEVELOPMENT PERMIT REPORT

Application Date: May 05, 2020	File: 05632030
Application: PRDP20201014	Applicant/Owner: Franscois van Vuuren
Legal Description: Block 7, Plan 731547, NE-32-25-02-05	General Location: Located approximately 0.80 km (1/2 mile) south of Burma Road on the west side of Range Road 24
Land Use Designation: Residential Two District (R-2)	Gross Area: ± 7.95 hectares (± 19.64 acres)
File Manager: Sandra Khouri	Division: 08

PROPOSAL:

The proposal is for the Child Care Facility (conversion of an existing dwelling, single detached) and signage.

Application Details:

- Business and Property Information:
 - The Child Care Facility will be located on the east end of the subject property, in an area approximately 3,600.00 sq. m (38,750.08 sq. ft.) [0.88 acre] in size.
 - The Facility will operate out of the entire dwelling, single detached including the basement.
 - The main floor is approximately 120.00 sq. m (1,291.67 sq. ft.) in size, and includes a main activity room, three additional rooms (specific use not noted), a kitchen, and two washrooms.
 - The basement is approximately 120.00 sq. m (1,291.67 sq. ft.) in size, and will be developed with an indoor play area and a washroom.
 - There is a fenced backyard/playground to the rear of the dwelling for the Child Care Facility, which is approximately 1,701.30 sq. m (18,312.64 sq. ft.) in size.
- Number of Children:
 - The number of children permitted in the Facility will depend on Alberta Human Services licensing guidelines.
 - o The Applicant estimates that they will have about 24 children at this facility.
 - As per the business' website, the facility will provide care to children that are 3 years of age or under.
- Employees:
 - Number of employees will depend on the number and ages of children attending the facility, as determined by Alberta Human Services.
 - The Applicant estimates that they will have a child to teacher ratio of 8:1, therefore up to 3 employees on the premises at any given time, with a 4th being on rotation.

ROCKY VIEW COUNTY

- Parking:
 - There is a 278.20 sq. m (2,994.52 sq. ft.) parking area adjacent to the dwelling. Half of the parking area provided is graveled and the other half is on grass.
 - As per Schedule 5 of the Land Use Bylaw, a Child Care Facility requires 1 parking stall per 1 employee plus 1 parking stall per 10 children (minimum of 4 parking stalls).
 - 4 employees * 1 = 4
 - 24 children / 10 * 1 = 2.4
 - Total stalls required = 6.4 = 6
 - Total stalls provided = 6
 - As per Section 30.1 (k) of the Land Use Bylaw, minimum required stall width is 2.59 m (8.50 ft.):
 - Proposed: Four of the stalls are 2.50 m (8.20 ft.), one stall is 3.20 m (10.50 ft.), and one stall is 4.30 m (14.11 ft.)
 - **Prior to Issuance:** Only two of the proposed stalls meets the minimum requirement for stall width; a revised Site Plan will be required to show the appropriate width. As per Alberta Building Code, 1 Barrier free stall is also required to be shown.
 - As per Section 30.1 (k) of the Land Use Bylaw, minimum required stall length is 5.48 m (18.04 ft.)
 - Proposed: 5.80 m (19.03 ft.)
 - As per Section 30.1 (j) of the Land Use Bylaw, i) all required off-street parking shall be located on the site of the development served by the parking, and shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw, except as specified herein; (ii) no off-street parking shall be located in the required yard, front except that a maximum of two (2) vehicles, motor may be parked on a driveway which provides access to a required off-street parking stall that is not in the yard, front; and (iii) all visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings.
 - The parking area meets setback requirements;
 - One parking stall is located in the front yard of the dwelling and the other five are located in the side yard; and
 - All visitor parking is directly accessible to the road approach.
- Trip Generation:
 - Applicant has indicated that there will be approximately 56 vehicle visits per day.
 - Assuming a maximum of 24 children
 - 24 children x 2 trips = 48 trips
 - 4 employee's x 2 trips = 8
 - Total daily vehicle visits = 56
 - **Prior to Issuance:** as per Engineering comments, a Trip Generation memo will be required.



- Hours of operation:
 - Monday to Friday, from 7:00 a.m. to 6:00 p.m.
- Signage:
 - Sign details submitted.
 - A 4'x6' or 4'x8' permanent non-illuminated sign located in the front yard, adjacent to the existing front property line/fence supported on independent posts.
 - Includes the logo, business name ("KASI"), description ("Kids Academy for Systemic Inter-telligence"), a website, and a phone number.
- Additional Information:
 - The subject land is developed with one dwelling, single detached and two (2) accessory buildings.
 - The property is treed along a portion of the east and south property lines and contains mature trees at the very back of the property.

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

- Section 8 CHILD CARE FACILITY means the use of a building or portion thereof for the provision of care, instruction, maintenance or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition.
 - The proposed daycare meets the definition of Child Care Facility in the Land Use Bylaw.
- Section 50 Residential Two District (R-2)
 - 50.3 Uses, Discretionary

Child Care Facilities

STATUTORY PLANS:

Bearspaw Area Structure Plan

- The subject property is designated Country Residential in the ASP plan area
- The ASP does not provide guidance on specific types of development within this area; it reverts back to the Land Use Bylaw to establish permitted and discretionary uses.

Calgary / Rocky View County Intermunicipal Development Plan

- The application was circulated to the City of Calgary for comment, as per the policies of the IDP.
- No response was received.

INSPECTOR'S COMMENTS:

May 25, 2020

Site being painted at time of visit. Trucks of painter occupying parking area indicated on site plan. Interior has some roughed in walls for future building and basement is undeveloped (owner advised interior and exterior to be used for proposed development. Both floors of house to be used). Rear of site is sloping with some water pooling in SW corner. Some existing play structures on site.



CIRCULATIONS:

City of Calgary

No comments received.

Alberta Health Services

I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application for creating a daycare facility on this property.

Child care facilities are regulated under the Public Health Act Institutions Regulation. Plans for the facility must be sent to AHS-EPH for approval should this development be approved by the municipality. An on-site approval inspection of the child care facility by AHS-EPH will also be required prior to it starting operation.

Further to meeting requirements under the Institutions Regulation, food facilities within the daycare will also need to meet the requirements of the Public Health Act Food Regulation. The operator of the daycare will likely be required to obtain a Food Handling Permit prior to operating. Part of the approval process will be to ensure that the water supply for the facility is deemed potable.

For more information on the requirements under the Public Health Act regulations cited above or to arrange for a plan review, Applicants should contact Alberta Health Services, Environmental Public Health directly.

Building Services Review

No objection to Child Care Facility within an existing dwelling, subject to BP. Must follow "Commercial" checklist.

- 1. <u>Advisory Condition</u> Provide 3.2.2 Building Code Classification to Building Services, appears to be an A-2 occupancy.
- 2. <u>Advisory Condition</u> Professional involvement for change of use including Architectural, Structural, Mechanical, Electrical drawings.
- 3. <u>Advisory Condition</u> Provide Access Routes design as per Article 3.2.5.6., including centerline turning radius and clear widths.
- 4. <u>Advisory Condition</u> Additional washrooms may be required as per occupant load calculations.
- 5. <u>Advisory Condition</u> Barrier-free parking stall(s) are required.
- 6. <u>Advisory Condition</u> Building and exterior walks require a barrier-free path of travel and access as per Subsection 3.8.3 NBC 2019 AE.
- 7. <u>Advisory Condition</u> Fire alarm may be required if more than 40 occupants.
- 8. <u>Advisory Condition</u> Specified live loads to be confirmed from a structural engineer as per Subsection 4.1.5. NBC 2019 AE for change of use.

Development Compliance Officer Review

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

Utility Services Review

No Concerns.



Planning and Development Services - Engineering Review

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:

- Site slopes are less than 15% where the development is proposed.
- Engineering have no requirements at this time.

Transportation - Section 400.0 requirements:

- Access to the parcel is from a paved approach off Rocky Ridge Road.
- As per the information provided from the applicant, the child care facility will have about 24 children and 4 employees. The expected daily visit will be 56 vehicles per day.
- Prior to issuance, the applicant shall submit a Trip Generation Assessment memo, prepared by a qualified professional, to assess the impacts of the proposed development on the surrounding transportation network based on the estimated trip generation. If any upgrades to the local road network are identified, the applicant shall be required to enter into a Development Agreement with the County for implementation of said upgrades.
- Prior to issuance, the applicant shall provide payment of the Transportation Offsite Levy in accordance with Transportation Offsite Levy Bylaw at time of approval for the total gross acreage associated with proposed child care practice. Total acreage will be based on final site plan. The permit is likely to result in an increase in traffic on the local road network.

Sanitary/Waste Water - Section 500.0 requirements:

- The existing dwelling is serviced by a septic tank.
- Engineering have no requirement at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- The existing dwelling is serviced by a water well.
- Engineering have no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- No new impervious areas are proposed.
- Engineering have no requirements at this time.

Environmental – Section 900.0 requirements:

- No land disturbance is proposed.
- Engineering have no requirements at this time.

Fire Services Review

No comments received.

OPTIONS:

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

APPROVAL, subject to the following conditions:



Description:

1. That a Child Care Facility may operate within the existing dwelling, single-detached on the subject property in accordance with the Site Plan, Floor Plans, Parking Plan, Signage Plan, and business details submitted with the application.

Prior to Issuance:

- 2. That prior to issuance of this permit, the Applicant/Owner shall submit a revised Site Plan showing the required parking stall dimensions in accordance with Section 30.1(k) of Land Use Bylaw C-4841-97 and the minimum number of barrier free parking stalls, signage and dimensions in accordance with the Alberta Code Building.
- 3. That prior to issuance of this permit, the Applicant/Owner shall submit a Trip Generation Assessment memo, prepared by a qualified professional, to assess the impacts of the proposed development on the surrounding transportation network based on the estimated trip generation, in accordance with County Servicing Standards.
 - i. If any upgrades to the local road network are identified, the Applicant/Owner shall be required to enter into a Development Agreement with the County for implementation of said upgrades.
- 4. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Transportation Offsite Levy Bylaw at time of approval, for the total development area associated with proposed Child Care Facility. Total acreage will be based on the final site plan.

Permanent:

- 5. That a maximum of 24 children may attend the Child Care Facility at any one time.
- 6. That there shall be no overnight stays related to the Child Care Facility at any time.
- 7. That the hours of operation for the Child Care Facility may be Monday to Friday, from 7:00 a.m. to 6:00 p.m.
- 8. That all parking shall be restricted to on-site and that no parking shall be permitted within the County road allowance.
- 9. That a minimum of six (6) parking stalls shall be maintained on-site at all times.
- 10. That all lighting shall be located, oriented, and shielded to prevent adverse effects on adjacent properties, be dark-sky compliant with County policies and shall be compatible with the surrounding area.
- 11. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 12. That a Building Permit and applicable sub-trade permits shall be obtained for any additional renovations that may be required to accommodate the Child Care Facility. The application shall include a 3.2.2. Building Code Classification, as the proposed use is considered an A-2 occupancy.
- 13. That the Applicant/Owner shall contact Rocky View County Fire Services to arrange for an inspection or inspection program.

ROCKY VIEW COUNTY

- i. That the Applicant/Owner shall adhere to all Building Code and Fire Code requirements for the operation of the Child Care Facility, including the appropriate number of fire extinguishers and smoke detectors and installation of emergency lighting.
- 14. 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 weatherproof and animal-proof containers, located within the buildings or adjacent to the side or rear of buildings and disposed of at an approved disposal facility.
- 15. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
- 16. That any other federal, provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
- 17. That if this Development Permit is not issued by **December 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

REFUSAL, for the following reasons:

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

2.





		FOR OFFIC	E USE ONLY
1	ROCKY VIEW COUNTY 20201014	\$50.00	File Number
No.	Cultivating Communities APPLICATION FOR A DEVELOPMENT PERMIT	Pate of Receipt	Receipt #
	Name of Applicant Franscois van Vuuren Email		
	Mailing Address		
	Telephone (B)		
	For Agents please supply Business/Agency/ Organization Name	42 · · · · · · · · · · · · · · · · · · ·	
	Registered Owner (if not applicant) Nasir Rahim and Ayesha Nasir Rahim		
1.	LEGAL DESCRIPTION OF LAND a) All / part of the NE ½ Section 32 Township 25 Range 02 b) Being all / parts of Lot Block 7 Registered Plan Number	West of 05	Meridian
	c) Municipal Address 255149 Rocky Ridge Road	n <u></u>	
	d) Existing Land Use Designation R-2 Parcel Size 19.64 Acres	Division 08	
2.	APPLICATION FOR Discretionary Allowance: Day Care Services		
3.	ADDITIONAL INFORMATION		NO.
	a) Are there any oil or gas wells on or within 100 metres of the subject property(s)?	Yes	No X
	b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? (Sour Gas facility means well, pipeline or plant)	Yes	No X
	c) Is there an abandoned oil or gas well or pipeline on the property?		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		
4.	E	ared owner	
4.	Franscois van Vuuren hereby certify that I am the register (Full Name in Block Capitals)	red owner to act on the owner	r's behalf
4.	Franscois van Vuuren hereby certify that I am the register (Full Name in Block Capitals)		ate Seal is listed ed or
4.	Image: Pranscois van Vuuren (Full Name in Block Capitals) hereby certify that I am the register X I am authorized 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.	to act on the owner Affix Corpora here if owner as a name	ate Seal is listed ed or
4.	Image:	to act on the owner Affix Corpora here if owner as a name	ate Seal is listed ad or ompany

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, Franscois van Vuuren hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

22 April 2020

Signature

Date

Development Permit Application

Page 2 of 2

Franscois van Vuuren

5/5/2020

Rocky view County Development Permit Office 262075 Rocky View Point, Rocky View County, AB, T4A 0X2

Dear Rocky view County:

RE: DISCRETIONARY USE APPLICATION: Child care facility

LEGAL DESCRIPTION OF LAND

a) All / part of the NE	1/4 Section	n <u>32</u> 1	ownship 25	Range 02	Wes	t of 05	Meridian
b) Being all / parts of	Lot	Block 7	Regis	stered Plan Number	73154	7	
c) Municipal Address	255149 Rocky						
d) Existing Land Use	Designation R-2		Parcel Size	19.64 Acres	Division	08	

Please find attached to this application all the necessary supporting documents as set out by the online checklist, to apply for the discretionary use of a Child care facility, for the property referenced herein. As per the RVC Land-use bylaws, this property has a R-2 Zoning designation, which under section 50.3 stipulates the discretionary use as a child care facility.

We intend to utilize the main dwelling on this property for the sole purpose of operating a fully licensed day care facility. As a first step we are seeking your approval of this development permit. Thereafter, will we engage the building permit office to approve renovations to the dwelling and then also lodge an application with Alberta Human Services for the Day care license.

Respectfully submitted,

Franscois van Vuuren

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

> 402-230-1401 Quertions@rockynew.ca Arew.rockynew.ca

LETTER OF AUTHORIZATION

I, (We) Na	asir Rahim and Ayes	being the	e owner (s) o	f	
Lot	Block 7	Plan 731547			
Legal:					
NW/NE/SE	E/SW Section 32	Township 25	Range_02	W_ 5	M
give Frans	scois van Vuuren	<u>a de la composición de la com</u>	permiss	sion to act o	n my

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

1-	0.	
Signature	Da	
()		
Signature	NJ	
24-	APRIL -2020	

Date











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LAND TITLE CERTIFICATE

S LINC		AL			TITLE NUMBER
0018 296 475	731547;7				191 254 915
LEGAL DESCRIP PLAN 731547 BLOCK 7 EXCEPTING THE AREA: 7.95 HEC	REOUT ALL MI			ÆSS	
ESTATE: FEE S ATS REFERENCE		NE			
MUNICIPALITY:	ROCKY VIEW	COUNTY			
REFERENCE NUM		10000			
REGISTRATION	R DATE (DMY)	EGISTERED DOCUMENT	OWNER (S) TYPE	VALUE	CONSIDERATION
191 254 915					
OWNERS	170				
NASIR RAHIM					
AND					
AYESHA RAHIM					
BOTH OF:					
AS JOINT TENAN	TS				
				INTERESTS	
REGISTRATION NUMBER D	ATE (D/M/Y)	PAI	RTICULARS		
7982LF .		RE : DEFEI	THE CAL	RVE GARY REGIONAL	PLANNING

(CONTINUED)

REG	ISTR	ATION					AGE 191	-	915
NT	JMBE	R	DATE	(D/M/Y)	PARTICULARS				
21	006	693	10/0	01/1992	UTILITY RIGHT OF WAY				
					GRANTEE - CANADIAN WESTERN NATURAL	G2	As c	OMPA	NY
					LIMITED.				
					PORTION AS DESCRIBED				
91	254	916	16/3	12/2019	MORTGAGE				
					MORTGAGEE - ATB FINANCIAL.				
					3000-11595 ROCKYVALLEY DR NW				
					CALGARY				
					ALBERTA T3R1E6				
					ORIGINAL PRINCIPAL AMOUNT: \$848,750	0			

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF APRIL, 2020 AT 02:13 P.M.

ORDER NUMBER: 39226202

CUSTOMER FILE NUMBER:



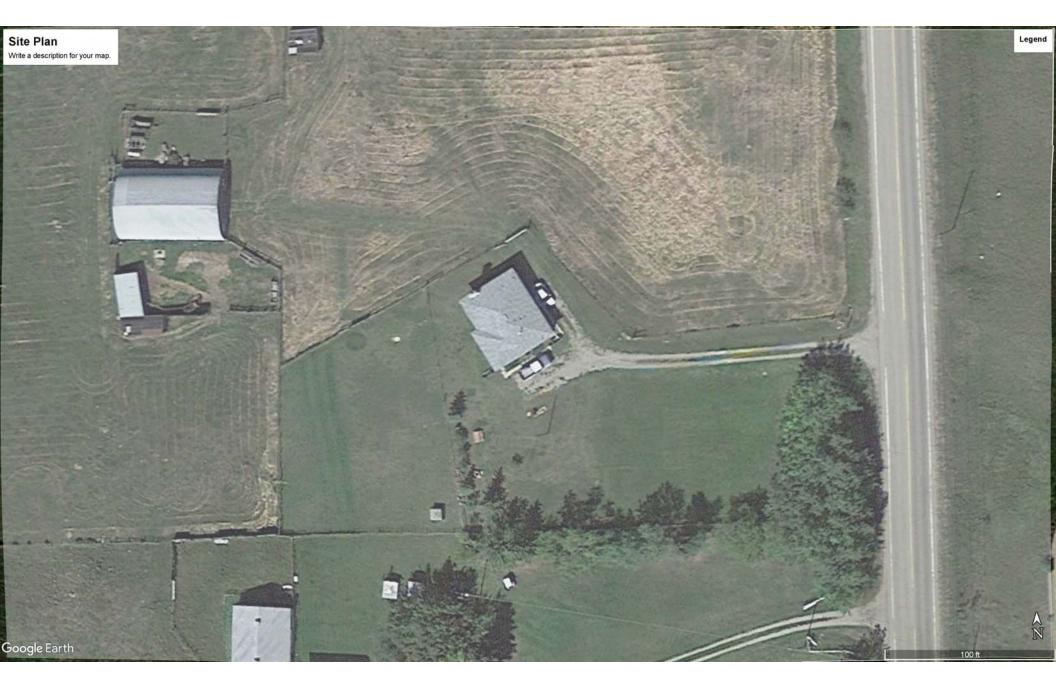
END OF CERTIFICATE

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.

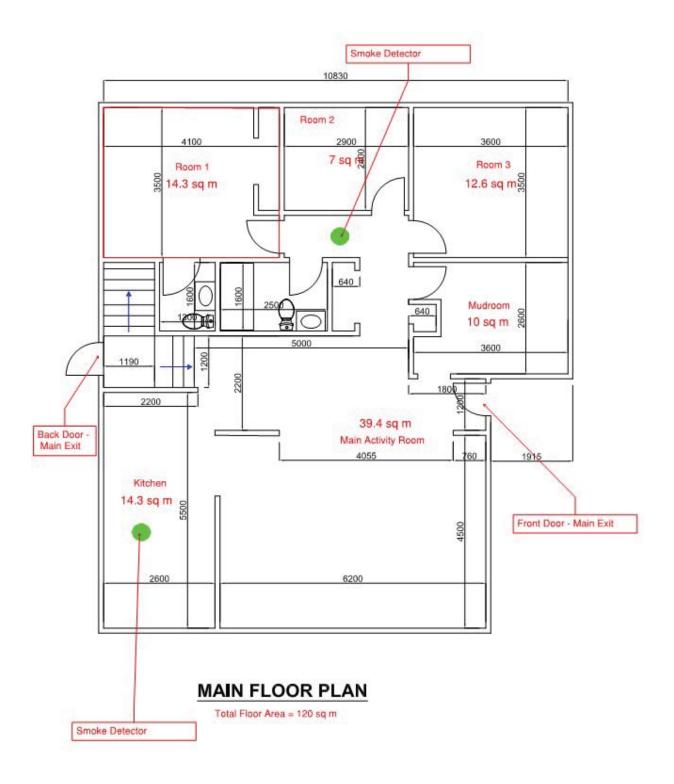
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



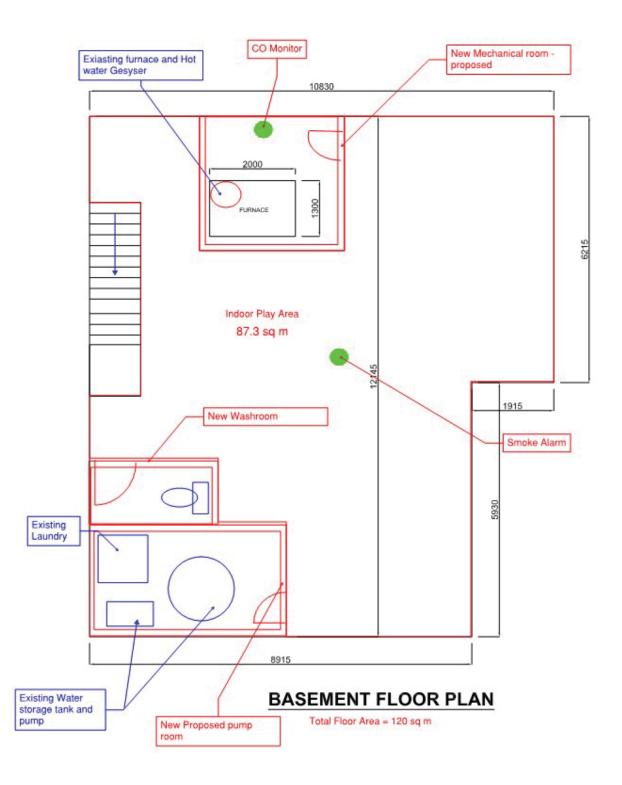
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TO: Municipal Planning Commission

DIVISION: 01

SUBJECT: Development Item: Accessory Building

USE: Discretionary use, with Variances

APPLICATION: Construction of an accessory building (seacan with attached carport), relaxation of the maximum number of accessory buildings.

GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) north of Hwy. 66 and on the east side of Hwy. 758.

LAND USE DESIGNATION: Direct Control Bylaw 48 (DC-48)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Number of Accessory Buildings	2	3	50.00%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201068 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201068 be refused as per the reasons noted.

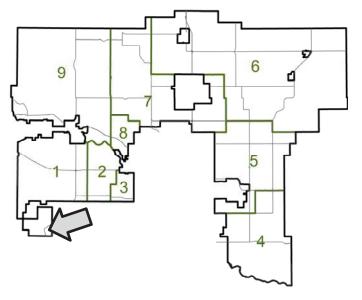
AIR PHOTO & DEVELOPMENT CONTEXT:



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

DATE: June 22, 2020

APPLICATION: PRDP20201068



DEVELOPMENT PERMIT REPORT

Application Date: May 06, 2020	File: 03902019
Application: PRDP20201068	Applicant/Owner: Statton, John G & Karen
Legal Description: UNIT 3, Plan 9811016, NE-02-23-05-05	General Location: Located approximately 1.21 km (3/4 mile) north of Hwy. 66 and on the east side of Hwy. 758
Land Use Designation: DC-48	Gross Area: ± 3.24 hectares (± 8.01 acres)
File Manager: Sandra Khouri	Division: 01

PROPOSAL:

The proposal is for the construction of an accessory building (seacan with attached carport), relaxation of the maximum number of accessory buildings

Application Details:

- The proposed accessory building is a seacan (8' W x 20' L x 8'6" H) with an attached carport (10' W x 20' L x 8'6" H). The total size of the building is approximately 33.45 sq. m (360 sq. ft.).
- The building will be finished in beige hardy board siding and a blue roof to match the existing structures on site.
- The building will be used for equipment storage.
- The location of the proposed building is at the edge of a steep hill to the west of the existing detached garage. The area will need to be levelled in order to accommodate construction.
- The existing buildings on site are a dwelling, a detached garage, and a shop building.

DC-48 (C-4793-97):

The subject land is located within Area A (Residential Units) within the Direct Control Bylaw (DC-48), within the Greater Bragg Creek Area Structure Plan. The following sections are relevant to the development.

- 3.1 The General Land Use Regulations as contained m Section 8 of the Land Use Bylaw do not apply except where specifically noted herein.
- 3.2 The Development Officer shall consider and decide on applications for Development Permits for those uses which are listed as 'Discretionary Uses' by this Bylaw.
- 4.3 List of Discretionary Uses
- 4.3.2 Accessory buildings less than 150 square metres (1,614 square feet) building area

Minimum and Maximum Requirements (DC-48)						
Section	Regulation	Required	Proposed	Variance		
4.4.6	Maximum total building area for all accessory buildings	225.00 sq. m (2,422.00 sq. feet)	131.00 sq. m (1,410.00 sq. ft.)	0%		
4.4.7	Maximum number of accessory buildings	2	3	50%		
4.4.8	Setback to west property line	15.00 m (49.21 ft.)	lots	0%		
4.4.8	Setback to north and south property line	6.00 m (19.68 ft.)	lots	0%		
4.4.8	Setback to east property line	30.00 m (98.42 ft.)	lots	0%		

Land Use Bylaw (C-4841-97):

Section 67 DIRECT CONTROL DISTRICT (DC)

67.5 Variance

Where a development does not comply with the approved DC Direct Control regulations for the site, the Development Authority may, if satisfied that the proposed variance will not unduly interfere with the amenities of the neighborhood nor materially interfere with or affect the use, enjoyment, or value of neighboring properties, issue a Development Permit granting a variance.

• The applicant has requested a variance to the number of accessory buildings from 2 to 3, which is a relaxation of 50%. The property is heavily treed, therefore the accessory building would be well screened from adjacent lands. As such, Administration is of the opinion that granting this variance would be suitable as it would not unduly impact neighbouring properties.

Permit History:

PRDP20191936	Detached garage; approved August 28, 2019
PRBD20152340	As built storage shed; finalled August 18, 2015
PRDP20152341	Storage Shed; approved August 5, 2015
2001-BP-14685	Single Family Dwelling; finalled April 18, 2002
2001-DP-9169	Single Family Dwelling; approved February 21, 2001



STATUTORY PLANS:

The subject property is located within the Greater Bragg Creek Area Structure Plan. The ASP does not provide guidance for applications of this nature. As such, the application was evaluated in accordance with DC-48 and the Land Use Bylaw.

INSPECTOR'S COMMENTS:

Inspection date: May 13, 2020

Applicant advised that roof of proposed carport will match existing structures (garage and dwelling) and that the structure is to be unpowered. Structure to be used exclusively for storage and area already graded for construction. Applicant indicated they would likely have to dig hill out slightly more to accommodate proposed structure site, which is located at top of hill and site is very steep.

CIRCULATIONS:

Alberta Transportation

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 John & Karen Statton for the development listed above.

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

Building Services Review

No comments received.

Development Compliance Officer Review

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

Utility Services

No Concerns.

Transportation Services

Transportation Services has the following recommendations/advisories/comments regarding this application:

 Applicant to 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.

Planning and Development Services - Engineering Review

General

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

ROCKY VIEW COUNTY

• The application will need to be circulated to Alberta Transportation as the proposed development falls within the 1.6 km setback from Secondary Highway 758 (Range Road 51A).

Geotechnical - Section 300.0 requirements:

• Prior to issuance, the applicant/owner will be required to submit a slope stability assessment conducted and stamped by a professional engineer that addresses the steep slope on the subject land.

Transportation - Section 400.0 requirements:

- There appears to be a road approach off of Sleepy Hollow providing access to the subject land.
- The applicant will not be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of DP issuance.

Sanitary/Waste Water - Section 500.0 requirements:

• Engineering has no requirements at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

• Engineering has no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- Engineering has no requirements at this time.
- The proposed development is expected to have a minimal impact to existing 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.

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description:

- 1) That construction of the proposed accessory building (seacan with attached carport), approximately 33.45 sq. m (360 sq. ft.) in area, may take place on the subject property, in general accordance with the submitted site plan and application.
- 2) That the total number of accessory buildings is relaxed from two (2) to three (3).

Prior to Issuance:

3) That prior to issuance of this permit, the Applicant/Owner shall submit a slope stability assessment, conducted and stamped by a professional engineer, that addresses development within the steep slope on the subject land, in accordance with County Servicing Standards.



Permanent:

- 4) That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
- 5) That the accessory building shall not be used for commercial purposes at any time, except for a home-based business, type I.
- 6) That the accessory building shall not be used for residential occupancy purposes at any time.
- 7) That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction that is used to establish approved final grades, unless a Development Permit has been issued for additional fill.
- 8) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations of the Slope Stability Assessment.

Advisory:

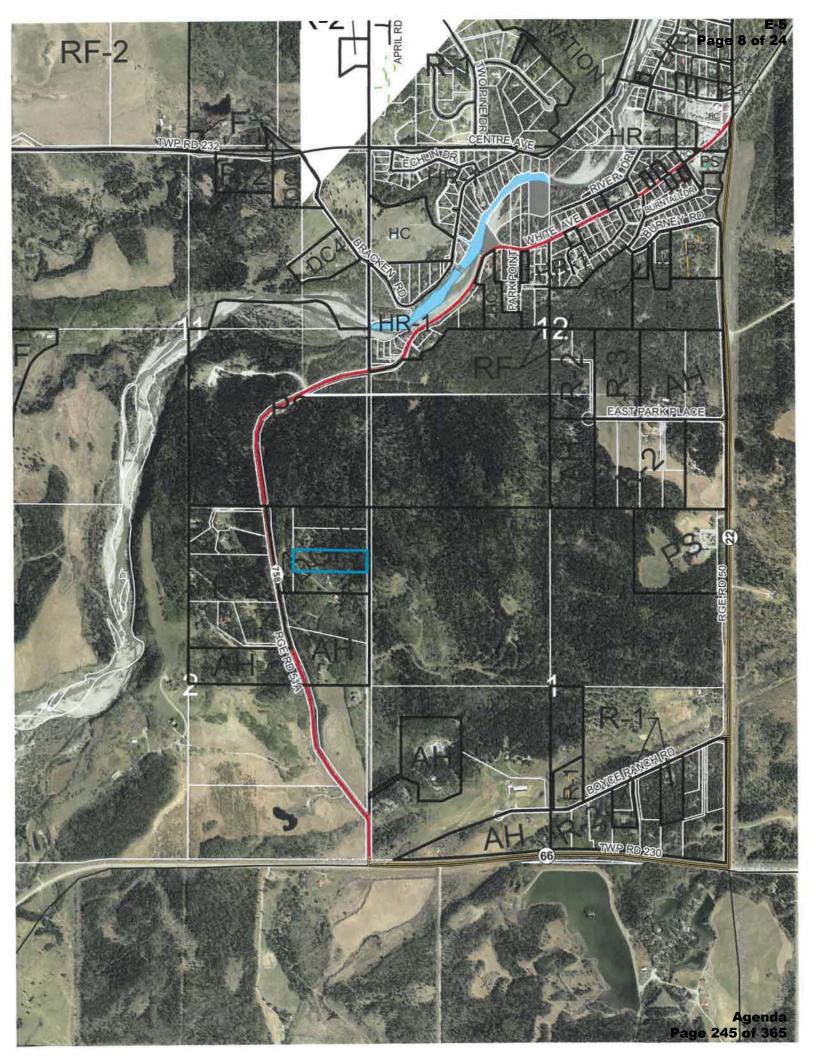
- 9) That during construction of the accessory building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 10) That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 11) That a Building Permit shall be obtained through Building Services prior to any construction taking place, using the Accessory Building checklist.
- 12) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 13) 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.
- 14) 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.

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

REFUSAL, for the following reasons:

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





Э,	E-5 FOR OFFICE USE Page 9 of 24
ROCKY VIEW COUNTY 20201068	Fee Submitted File Number
ROCKY VIEW COUNTY 20201000	Date of Receipt Receipt #
DEVELOPMENT PERMIT	05106/2020
Name of Applicant John G. STATTON Email	
Postal Code	
Telephone (B) (H)	Fax
For Agents please supply Business/Agency/ Organization Name///	
Registered Owner (if not applicant) JOHN & KAREN STA	TTON -: "
Mailing Address	
Telephone (B)	
	Fax
a) All / part of the <u>A/E</u> ½ Section <u>2</u> Township <u>2</u> Range	West of S Meridian
b) Being all / parts of Lot Block Registered Plan Number	00 11-16
	y VIEW
d) Existing Land Use Designation Parcel Size	.Division.
2. APPLICATION FOR	
NEW SEACON AND CAMPORT, RELAXAT AND ANOR OF ACCESSORY BULLOWLS	Tow OF MmBul
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	1.000 (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000)
I Joim & STATTON hereby certify that I am the registered (Full Name in Block Capitals)	ed owner
	o act on the owner's behalf
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	Affix Corporate Seal here if owner is listed as a named or numbered company
Applicant's Signature Owner's Signature Date Date Date	MAY 2, 2020
Development Permit Application	Page 1 of 2
►.	

Agenda Page 246 of 365

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

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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.

16. STATTON , hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process. 12 2020 Date Signature

Page 2 of 2

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E-5 Page 11 of 24

			FOR OFFICE	EUSE ONLY
		· • .	Fee Submitted	File Number
	ROCKY VIEW COUNTY Cultivating Communities			<u> </u>
			Date Received	Receipt #
	AUGESSUKY I	SUILDING		ذخبه
	ame of Applicant John G. STATTON			
		Email _		
IVIE	ailing Address	Postal Code		
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1.D	ETAILS OF ACCESSORY BUILDING		vin siz	
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-	A	Bylaw	Propos	
-	Accessory building size maximum		3603	
	Accessory building height Number of existing accessory buildings on site	1	8'6	
-	Total size of all accessory buildings	1050 SA	3	· · · · · · · · · · · · · · · · · · ·
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dĭ	Date when building permits were issued for existing building	//	APPLIA AT	JO STATT
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	Name and the second			
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3 41	DOITIONAL REQUIREMENTS		stewsch.	
	The following items must be provided in addition to your appli	cation:		n san nané siné nané nané nané nané na kana
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	Elevation drawing(s) / floor plan(s) Site plan(s) showing all dimensions and setbacks			
			12100	
Signat	ture of Applicant	Date:	MAY 22	020

Agenda Page 248 of 365

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262075 Rocky View Point Rocky View County, A8, T4A 0X2

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403-260-1401 questions@rockyview.ca www.rockyview.ca

LETTER OF AUTHORIZATION

I. (We) JOHN & KANGN STOTION being the owner (s) of	₩Ĵ				
Lot_3BlockPlan9811016					
Legal: NWNESE/SW Section2Township Range5 W5_M	.=4				
give permission to act on my					
(our) behalf in applying for a Development Permit for the above subject property.					
Signature	=:				
Signature	-:				
MAY 2. 2020	-				

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May 2, 2020

To: Rocky View County, Planning Services

RE: 16 Sleepy Hollow, Rocky View County (9811016)

Project scope:

We are hoping to re-locate a new Sea Can (8'X20') and build a 10'X20' Carport, built off the west side of the Sea Can. The sea can is required to provide storage and security for miscellaneous acreage equipment, such as log splitter, yard trailer, ATV, snow plow accessories and a variety of other smaller tools. Carport is to provide a safe location to store snow plow truck and plow that is required to perform snow removal on the properties driveway areas. The sea can is to replace a temporary shelter that was used for the stated purpose which due to the strong wind conditions in the spring and fall, ended up being destroyed.

The proposed location of the project is already cleared and currently used for parking and surface storage. It has a level graveled area that would require minimal excavation-to accommodate both sea can and carport. As stated earlier the project would provide security and prevent an eyesore from occurring by having these articles exposed and not under cover. Given the location, it will have minimum impact on the property and will blend right into the contours of the land. The sea can will be located by a competent firm that will transport and spot the container into place. The carport will be constructed of a timber frame support and a tongue and groove fir decking material, sheathed with OSB and finished with a blue steel roofing material. Sides of sea can will be finished in Hardy Board siding material of the same beige color as the house, shop and proposed garage.

We have verbally consulted with both our immediate neighbours to the south and north of the property and they have no issues with the proposed project. They will provide written proof to that end upon request.

In closing we feel that this project is not only of necessity to ensure a comfortable existence on the property but will also add utility and value. We look forward to your consideration and ultimate support of our project and remain ready and willing to provide any additional information that you may require.

Yours sincerely

John G Statton

Agenda Page 250 of 365





Agenda Page 252 of 365







LAND TITLE CERTIFICATE

S	CUADE IFC	λ Υ			TITLE 1	020000
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LEGAL DESCRIPTION						
CONDOMINIUM PLAN	N 9811016					
UNIT 3				-		
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		LIMITED,				

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS PAGE 2 # 181 030 571 REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS 981 099 949 07/04/1998 CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N E CALGARY ALBERTA T2M4L6 981 099 950 07/04/1998 CAVEAT RE : RESTRICTIVE COVENANT 011 106 631 24/04/2001 CAVEAT RE : RESTRICTIVE COVENANT , ETC. 081 063 881 19/02/2008 CAVEAT RE : ENCROACHMENT AGREEMENT 181 030 572 06/02/2018 MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 10 YORK MILLS ROAD 3RD FLOOR TORONTO ONTARIO M2POA2 ORIGINAL PRINCIPAL AMOUNT: \$1,132,500 * ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADD

TOTAL INSTRUMENTS: 006

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 02:06 P.M.

ORDER NUMBER: 39271619

CUSTOMER FILE NUMBER:

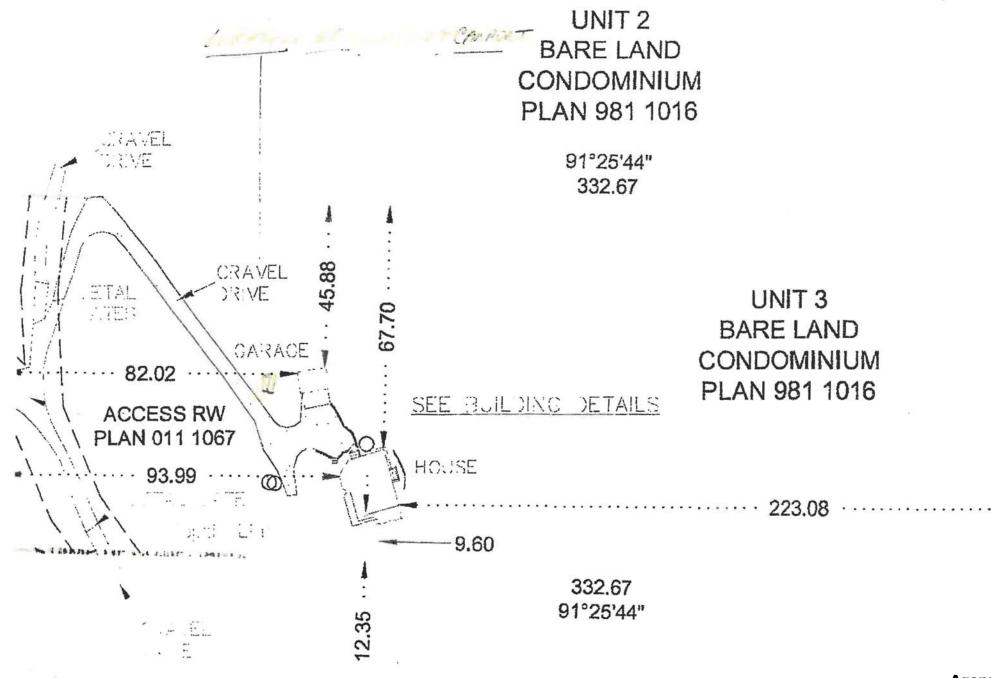


END OF CERTIFICATE

PAGE 3 # 181 030 571

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 FROHIBIT 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 FURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Agenda Page 258 of 365

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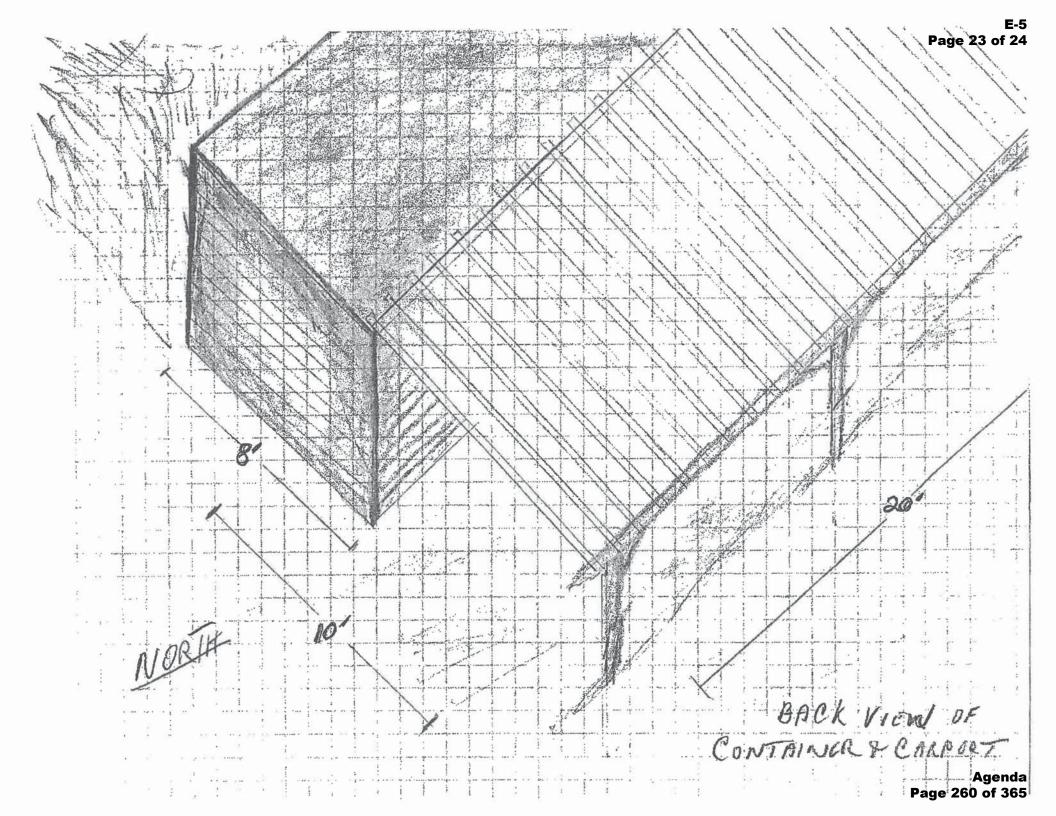
FRONT VIEW

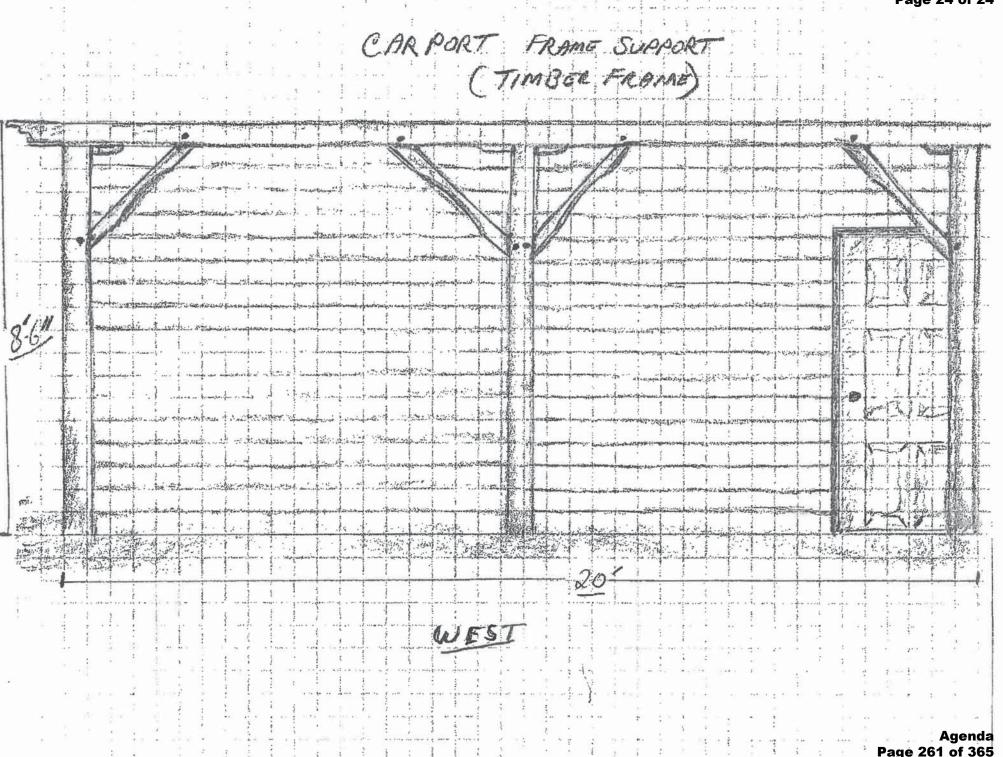
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PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DIVISION: 01

SUBJECT: Development Item: Accessory Building

USE: Discretionary use, with no Variances

APPLICATION: Construction of an accessory building (detached garage).

GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) north of Hwy. 66 and on the east side of Hwy. 758.

LAND USE DESIGNATION: Direct Control Bylaw 48 (DC-48)

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

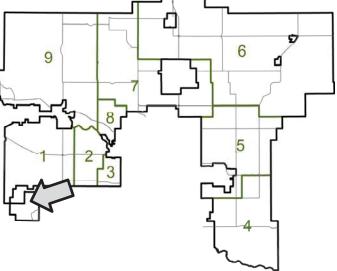
- OPTIONS: Option #1: THAT Development Permit Application PRDP20201082 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201082 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



DATE: June 22, 2020

APPLICATION: PRDP20201082





DEVELOPMENT PERMIT REPORT

Application Date: May 8, 2020	File: 03902018	
Application: PRDP20201082	Applicant/Owner: Castle Creek Homes (Brent Kroeker)	
Legal Description: UNIT 2, Plan 9811016, NE-02-23-05-05	General Location: Located approximately 1.21 km (3/4 mile) north of Hwy. 66 and on the east side of Hwy. 758	
Land Use Designation: DC-48	Gross Area: ± 3.24 hectares (± 8.01 acres)	
File Manager: Sandra Khouri	Division: 01	

PROPOSAL:

The proposal is for the construction of an accessory building (detached garage).

Application Details:

- The proposed accessory building is a detached garage, approximately 72.46 sq. m (780.00 sq. ft.) in size.
- The building will be two storeys. The lower level will be used as a workshop and garage. The upper level will be used for storage of lawn equipment.
- The exterior will be finished in hardy board siding in a tan colour and asphalt shingles in brown, to match the existing dwelling.
- The detached garage will be built into an existing hill just to the north of the dwelling.
- The existing buildings on site are a dwelling, a storage shed, and a canvas wood cover. As per the RPR submitted with the application, the storage shed is technically located outside of the subject property and sits on the adjacent property to the north.

DC-48 (C-4793-97):

The subject land is located within Area A (Residential Units) within the Direct Control Bylaw (DC-48), within the Greater Bragg Creek Area Structure Plan. The following sections are relevant to the development.

- 3.1 The General Land Use Regulations as contained m Section 8 of the Land Use Bylaw do not apply except where specifically noted herein.
- 3.2 The Development Officer shall consider and decide on applications for Development Permits for those uses which are listed as 'Discretionary Uses' by this Bylaw.
- 4.3 List of Discretionary Uses
- 4.3.2 Accessory buildings less than 150 square metres (1,614 square feet) building area

Minimum and Maximum Requirements (DC-48)					
Section	Regulation	Required	Proposed	Variance	
4.4.6	Maximum total building area for all accessory buildings	225.00 sq. m (2,422.00 sq. feet)	85.47 sq. m (920.00 sq. ft.)	0%	
4.4.7	Maximum number of accessory buildings	2	2	0%	
4.4.8	Setback to west property line	15.00 m (49.21 ft.)	lots	0%	
4.4.8	Setback to north and south property line	6.00 m (19.68 ft.)	25.50 m (83.66 ft.)	0%	
4.4.8	Setback to east property line	30.00 m (98.42 ft.)	lots	0%	

Permit History:

2007-BP-20588	Single Family Dwelling; finalled December 21, 2009
2007-DP-12648	Single Family Dwelling; approved August 1, 2007

STATUTORY PLANS:

The subject property is located within the Greater Bragg Creek Area Structure Plan. The ASP does not provide guidance for applications of this nature. As such, the application was evaluated in accordance with DC-48 and the Land Use Bylaw.

INSPECTOR'S COMMENTS:

Land where accessory building proposed has already been cleared. Grade very steep and access road is maintained with gravel. Road appears well kept and there is 1 existing accessory building and one canvas wood shelter on site at time of inspection.

CIRCULATIONS:

Alberta Transportation

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 Cindy & Abby Herbert for the development listed above.

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



Building Services Review

No objection to Accessory Building, subject to BP.

Structural engineering details will be required for the foundation/pony walls as backfill heights are exceeded as per code.

Main floor and Upper floor Mezzanine require man doors for exiting.

Development Compliance Officer Review

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

Utility Services

No Concerns.

Planning and Development Services - Engineering Review

General

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- The application will need to be circulated to Alberta Transportation as the proposed development falls within the 1.6 km setback from Secondary Highway 758 (Range Road 51A).

Geotechnical - Section 300.0 requirements:

• Prior to issuance, the applicant/owner will be required to submit a slope stability assessment conducted and stamped by a professional engineer that addresses the steep slope on the subject land.

Transportation - Section 400.0 requirements:

- There appears to be a road approach off of Sleepy Hollow providing access to the subject land.
- The applicant will not be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of DP issuance.

Sanitary/Waste Water - Section 500.0 requirements:

• Engineering has no requirements at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

• Engineering has no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- Engineering has no requirements at this time.
- The proposed development is expected to have a minimal impact to existing 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.



OPTIONS:

<u>Option # 1 (this would allow the development to proceed)</u>

APPROVAL, subject to the following conditions:

Description:

1. That construction of the proposed accessory building (detached garage), approximately 72.46 sq. m (780.00 sq. ft.) in area, may take place on the subject property, in general accordance with the submitted site plan and application.

Prior to Issuance:

2. That prior to issuance, the Applicant/Owner will be required to submit a slope stability assessment conducted and stamped by a professional engineer that addresses development within the steep slope on the subject land, in accordance with County Servicing Standards.

Permanent:

- 3. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
- 4. That the accessory building shall not be used for commercial purposes at any time, except for a home-based business, type I.
- 5. That the accessory building shall not be used for residential occupancy purposes at any time.
- 6. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
- 7. 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 recommendations of the Slope Stability Assessment.

Advisory:

- 8. 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.
- 9. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 10. That a Building Permit shall be obtained through Building Services prior to any construction taking place, using the Accessory Building checklist.
- 11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 12. 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.
- 13. 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.

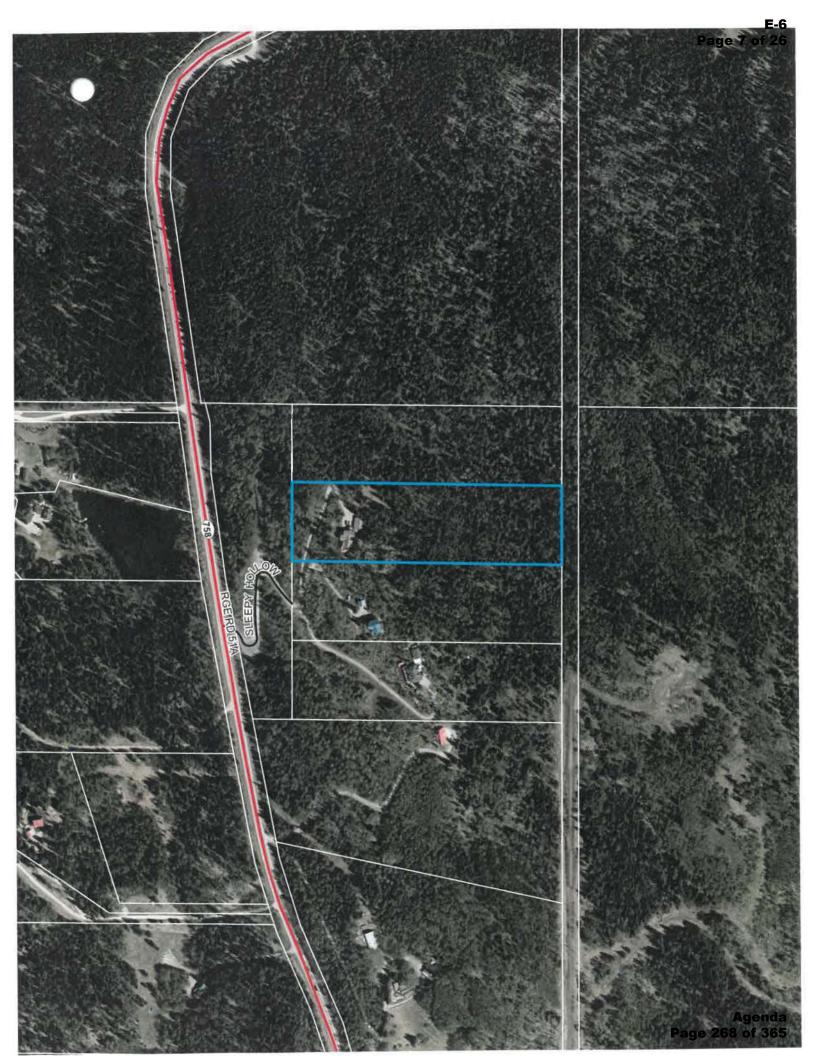


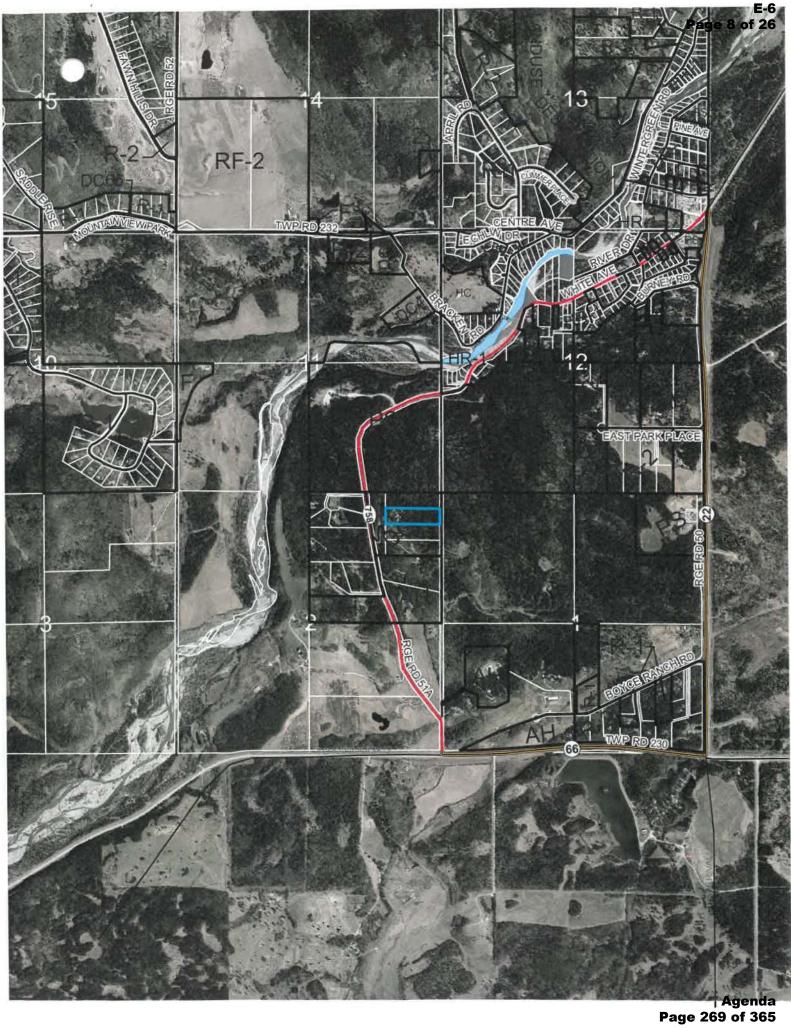
<u>Option #2 (this would not allow the development to proceed)</u>

REFUSAL, for the following reasons:

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

2.





	E-C
	FOR OFFICE USE PAGE 9 of 20
F	ROCKY VIEW COUNTY 20201082
N.	Cultivating Communities APPLICATION FOR A
	DEVELOPMENT PERMIT
	7
	Name of Applicant Krockar Email Sales@ castle creek haves ca
	Mailing Address Box 1146, Brayg Creek AB
	Postal Code TOL-OKO
	Telephone (B) <u>405-333-4551</u> (H) Fax
	For Agents please supply Business/Agency/ Organization Name Castle Creek Itemes Ltd
	Registered Owner (if not applicant) Abby & Cindy Hebert
	Mailing Address
	Postal Code
	Telephone (B) (H) Fax
1.	LEGAL DESCRIPTION OF LAND
	a) All / part of the <u>NE</u> % Section <u>2</u> Township <u>23</u> Range <u>5</u> West of <u>5</u> Meridian
	b) Being all / parts of Lot Unit 2 10 00 Block Registered Plan Number
	c) Municipal Address <u>24 Sheepy</u> Hollow d) Existing Land Use Designation <u>District 48</u> Parcel Size <u>Sciences</u> Division
2.	Accessory bridding
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
	Brent Kroeker 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 fister if owner is listed
	of the facts relating to this application.
	numbered company
	Bar Autilla D
	Applicant's Signature Owner's Signature Date DateDate Date _
	Date Date Date
Dev	elopment Permit Application Page 1 of 2

5, IGHT OF ENTRY

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. <u>Brent Krocker</u>, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

May 5th 2020 Date

Signature

Development Permit Application

Page 2 of 2

		FOR OFFICE	E USE ONL
ROCKY VIEW COUNTY		Fee Submitted	File Numb
Cultivating Communities		Date Received	Receipt #
ACCESSORY			
Name of Applicant Brent Kreeker / Castle Creek		flecreck his	nes ca
Mailing Address Box 1146, Brazz Creek		UI- OKO	
Telephone (B) <u>403-333-45%</u> (H)	Postal Code7	<u>ис- Око</u> 1х_	
Telephone (B) <u>403-333-45%</u> (H)	Postal Code7	12-12-11	
Telephone (B) <u>403-333-45%</u> (H)	Postal Code Fa	ıx	
Telephone (B) <u>403-333-45%</u> (H) DETAILS OF ACCESSORY BUILDING	Postal Code Fa	ıx	
Telephone (B) <u>403-333-45%</u> ; (H) DETAILS OF ACCESSORY BUILDING Accessory building size maximum	Postal Code Fa	ıx	

a) Building materials Asphalt shingles, Hardie Board Sidling

Exterior colour hrown Tan b)

c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.)

d) Date when building permits were issued for existing buildings Dec 3/08 BP# 20588

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

2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

Park cars and work shop in lower section Park Istorage lawn tractor and seasonal lawn equipment

3. ADDITIONAL REQUIREMENTS

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

R

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

Date: May 5 2020 Signature of Applicant



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LETTER OF AUTHORIZATION

I, (We) Abby + Condy Hobert being the owner (s) of Lot Unit 2 Block Plan 95/ 1016 and 2500 c'ndivided one ten thersandth sharps in Common projectly Legal: NW/NE/SE/SW Section 2 Township 23 Range 5 W 5 M give Brent krocker / Castle Creek Hows (fed permission to act on my (our) behalf in applying for a Development Permit for the above subject property. 1 Xac Signature Signature May 54 2020 Date



www.castlecreekhomes.ca Box 1146 Bragg Creek, AB-TOL OKO 403.333.4581 sales@castlecreekhomes.ca

Cover Letter

24 Sleepy Hollow

Development Permit Application

May 5th, 2020

Abby & Cindy Hebert have hired Castle Creek Homes Ltd to build them an accessory building for them on their acreage property. They hope to use this building to store a couple of cars and have a work place to maintain their vehicles as well as the upper portion to be used for seasonal work storage of lawn equipment.

There are not many suitable sites to build this building, so this site seams to be the only proper useable location.

Thanks,

Brent Kroeker Castle Creek Homes Ltd 403-333-4581 sales@castlecreekhomes.ca



HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON SEPTEMBER 28,2018

S SHORT LEGAL LINC TITLE NUMBER 0027 429 174 9811016;2 151 242 616 LEGAL DESCRIPTION CONDOMINIUM PLAN 9811016 UNIT 2 AND 2500 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS ESTATE: FEE SIMPLE ATS REFERENCE: 5;5;23;2;NE MUNICIPALITY: ROCKY VIEW COUNTY REFERENCE NUMBER: 031 347 507 _____ REGISTERED OWNER(S) REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION 151 242 616 21/09/2015 TRANSFER OF LAND \$1,650,000 CASH & MORTGAGE OWNERS JEAN CHARBONNEAU AND LESLIE BURTON BOTH OF: AS JOINT TENANTS ENCUMBRANCES, LIENS & INTERESTS REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS 981 044 094 10/02/1998 UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

ENCUMBRANCES, LIENS & INTERESTS PAGE 2 REGISTRATION # 151 242 616 NUMBER DATE (D/M/Y) PARTICULARS ---------------------981 099 949 07/04/1998 CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N E CALGARY ALBERTA T2M4L6 981 099 950 07/04/1998 CAVEAT RE : RESTRICTIVE COVENANT 011 106 631 24/04/2001 CAVEAT RE : RESTRICTIVE COVENANT , ETC. 081 063 881 19/02/2008 CAVEAT **RE : ENCROACHMENT AGREEMENT** 111 127 041 24/05/2011 MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. **180 WELLINGTON STREET WEST** TORONTO ONTARIO M5J1J1 ORIGINAL PRINCIPAL AMOUNT: \$1,000,000 151 242 617 21/09/2015 MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTER EAST EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$1,750,000 151 285 879 03/11/2015 DISCHARGE OF MORTGAGE 111127041 181 210 083 28/09/2018 TRANSFER OF LAND OWNERS - ABBY E HEBERT OWNERS - CINDY HEBERT BOTH OF: AS JOINT TENANTS NEW TITLE ISSUED

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

TOTAL INSTRUMENTS: 009

(CONTINUED)

PAGE 3 # 151 242 616

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 02:03 P.M.

ORDER NUMBER: 39271571

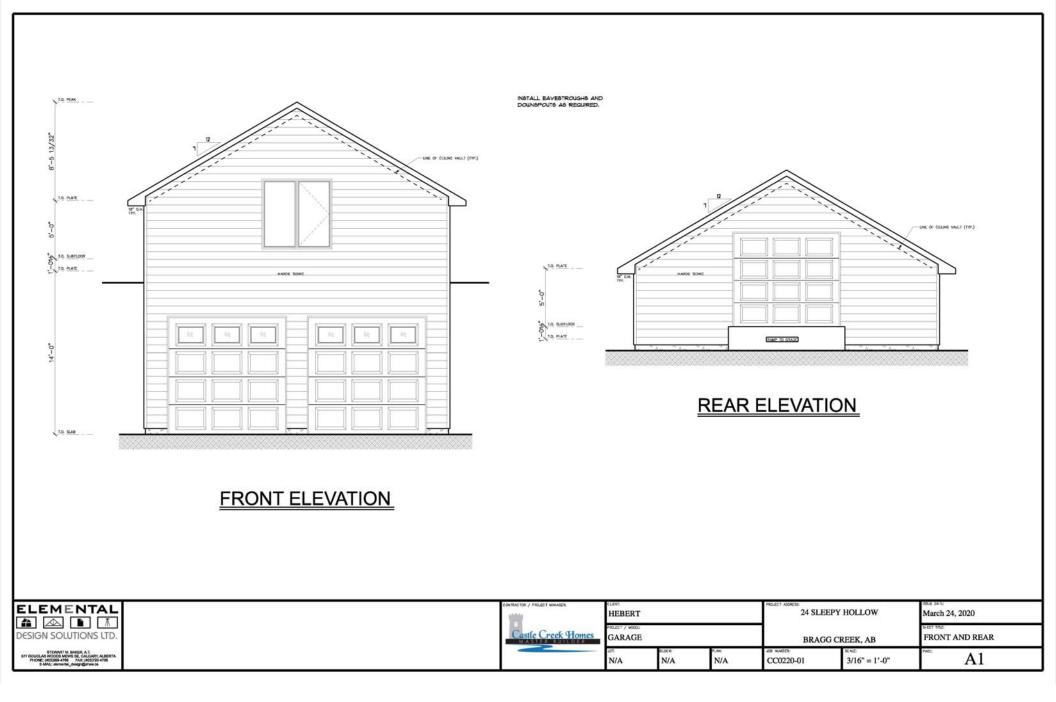
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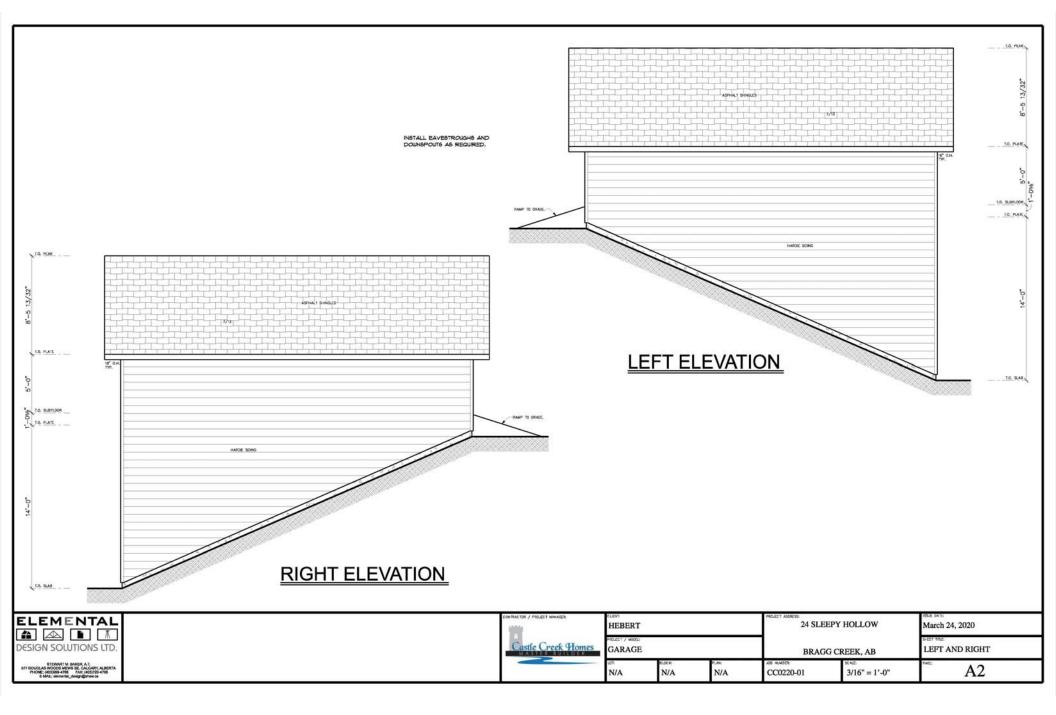


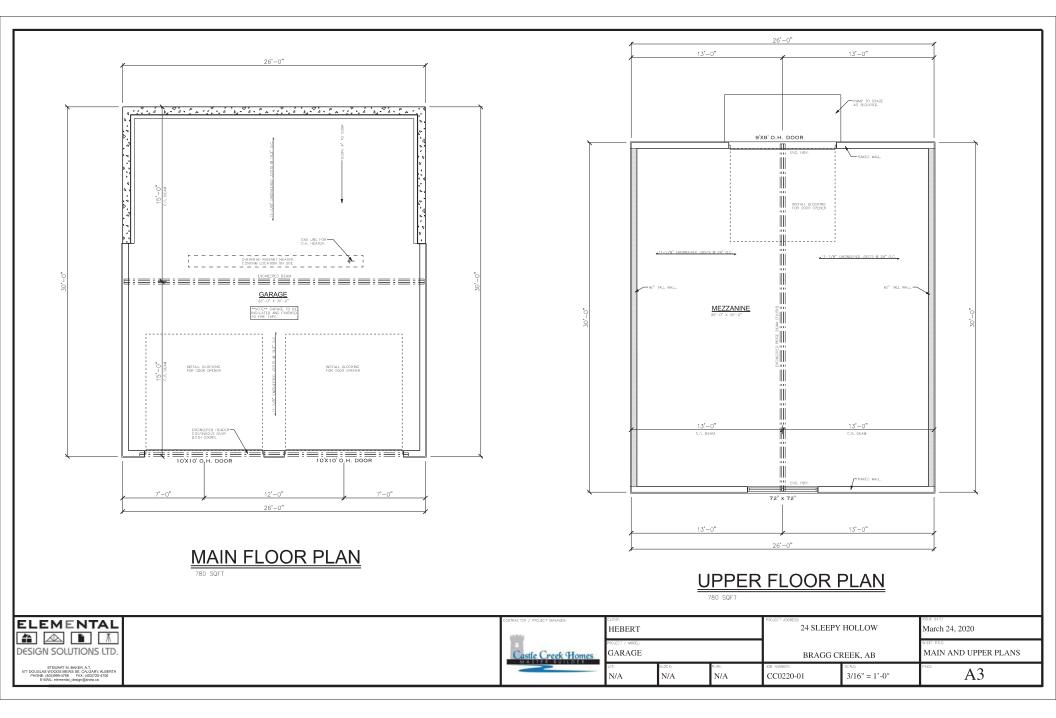
END OF CERTIFICATE

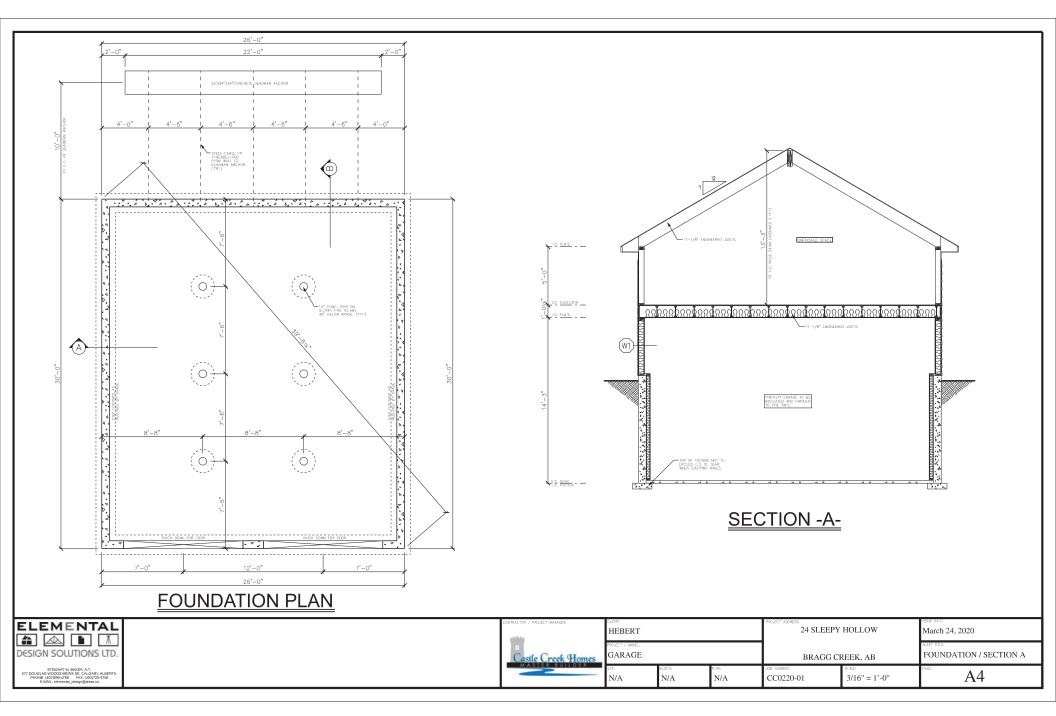
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

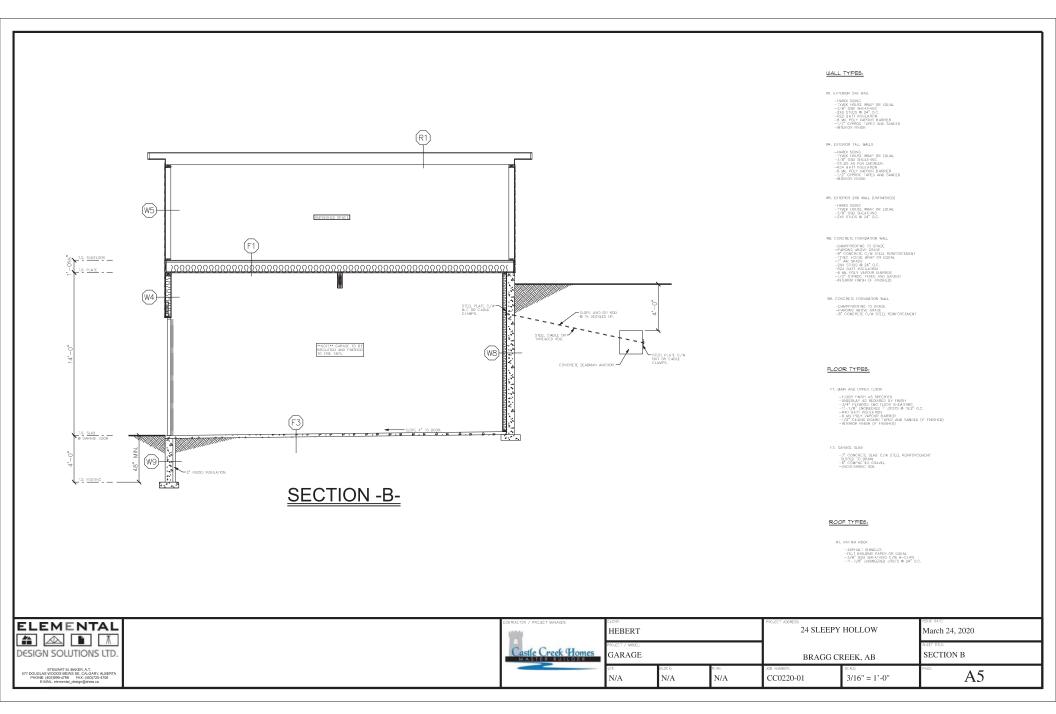
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



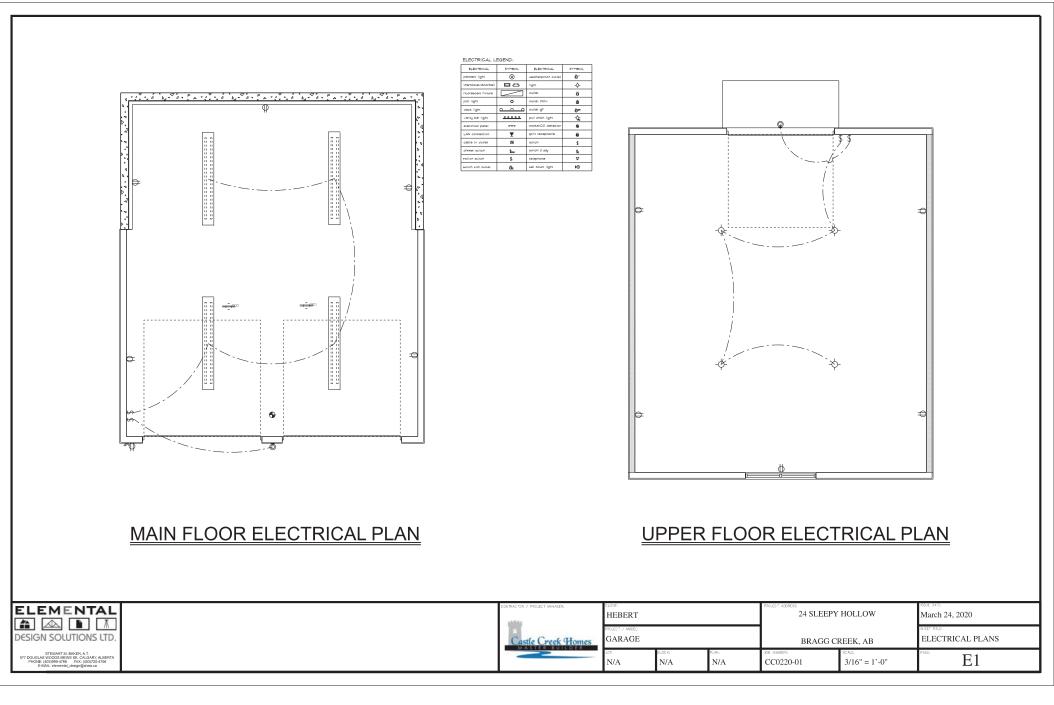








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ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Client: Client File No: Legal Description: Civic Address: Date of Survey: Title Number: Date of Title Search:	 Scription: Plan 981 1016, Unit 2 and 2500 Undivided One ten Thousandth Shares in the Common Property dress: 24 Sleepy Hollow, Rocky View, AB urvey: Completed September 26th, 2017 		
Subject to:	981 044 094 UROW 981 099 949 Caveat 981 099 950 Caveat 011 106 631 Caveat 081 063 881 Caveat		
Certification:	I hereby certify that this Report, which includes the attached Plan and related Survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyor's Association and supplements thereto. Accordingly within those standards as of the date of this Report, I am of the opinion that:		
	 the plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-we affecting the extent of the title to the property; the "Improvements" are entirely within the boundaries of the Property (except as shown), no visible encroachments exist on the Property from any improvements situated on an adjoining property (except as shown), no visible encroachments exist on utility rights of way, other rights of way of or easements within the Propert boundaries (except as shown). 		
Purpose:	This Report and related plan have been prepared for the benefit of the Property owner, and any of their agents the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to municipality for a compliance certificate. etc.) Where applicable, registered easements and utility rights of affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, prop corner markers have not been placed during the survey for this report. The attached plan must not be use establish boundaries. The information on this Real Property Report reflects the status of this property as of		

Dated at Calgary, Alberta, October 9th, 2017.

date of survey only.

38

Krista D. Lovse A.L.S.

© Ferramatic Technologies Inc. 2017

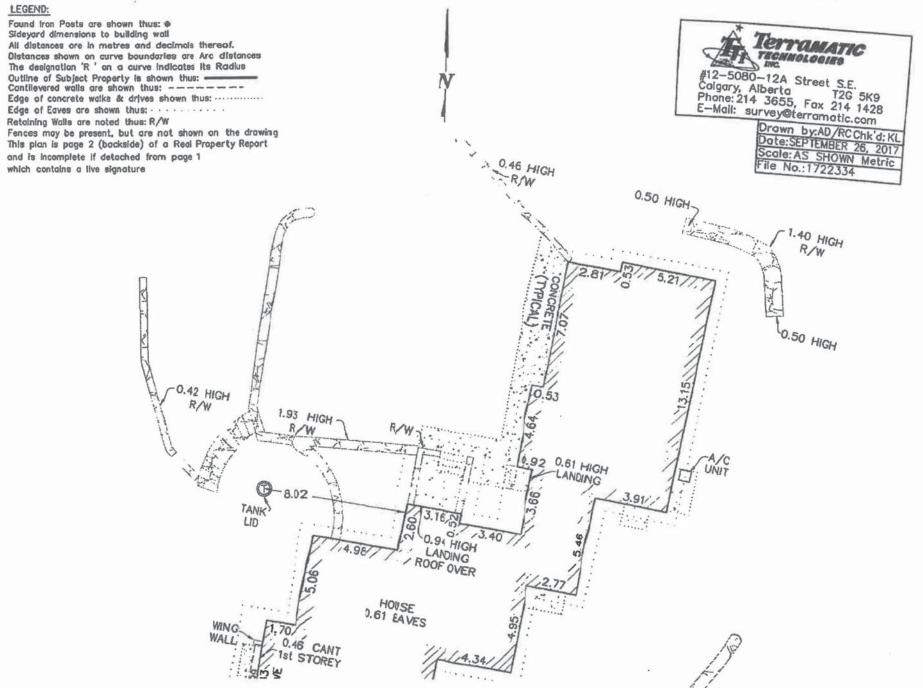


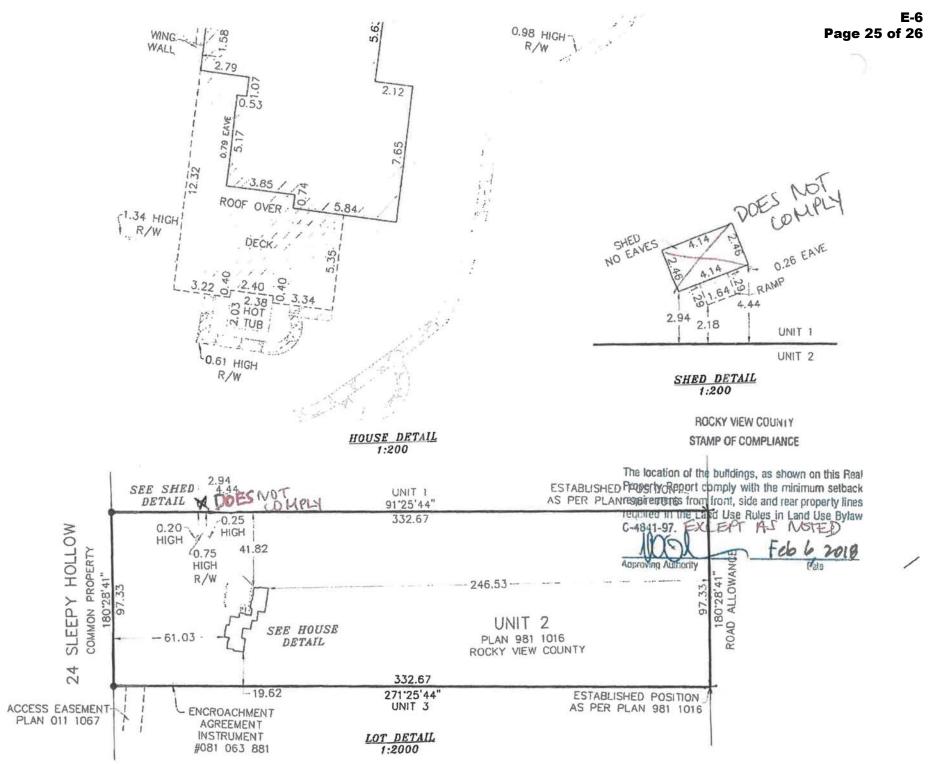
#12, 5080 12A Street S.E., Calgary, AB, T2G 5K9 Phone (403) 214-3655 Fax (403) 214-1428

page 1 of 2

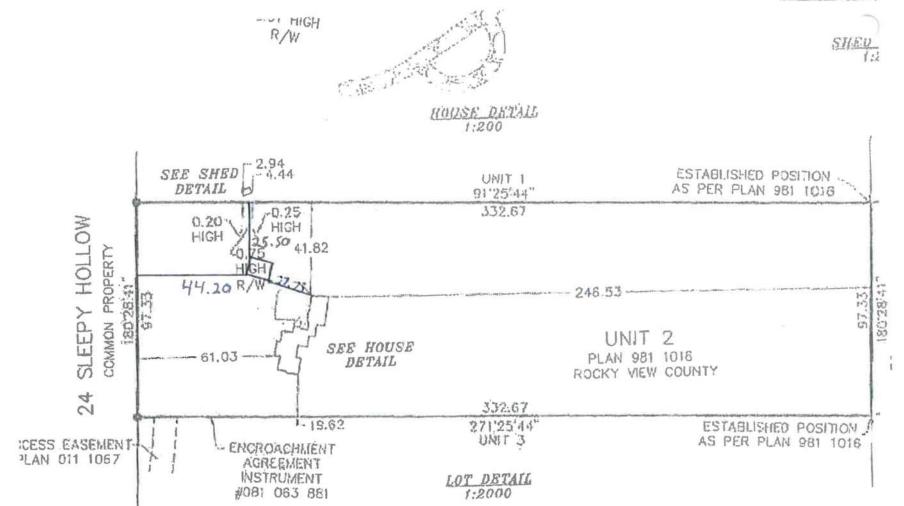
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ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT





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PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DIVISION: 08

SUBJECT: Development Item: Private Riding Arena

USE: Discretionary use, with Variances

APPLICATION: The proposal is for the construction of a Private Riding Arena and relaxation of the minimum front yard setback requirement

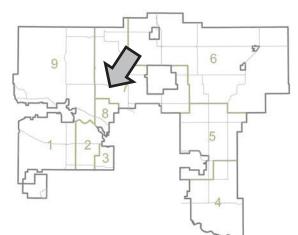
GENERAL LOCATION: located approximately 0.81 km (1/2 mile) south of Twp. Rd. 263 and 1.61 km (1 mile) west of R.ge Rd. 24.

LAND USE DESIGNATION: Ranch and Farm (RF)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

VARIANCE SUMMARY:



DATE: June 22, 2020

APPLICATION: PRDP20201071

Variance	Requirement	Proposed	Percentage (%)
Minimum Front Yard Setback Requirement	45.00 m (147.63 ft.)	30.48 m (100.00 ft.)	32.27%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201071 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201071 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources Evan Neilsen & Milan Patel - Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: May 7, 2020	File: 06618003
Application: PRDP20201071	Applicant/Owner: Cheree & Slade Stephenson
Legal Description: SE-18-26-02-W05M	General Location: Located approximately 0.8 km (1/2 mile) south of Twp. Rd 263 and 1.61 km (1 mile) west of Rge. Rd 24.
Land Use Designation: Ranch and Farm (RF)	Gross Area: ± 64.75 hectares (± 160.0 acres)
File Manager: Evan Neilsen	Division: 08

PROPOSAL:

The proposal is for the construction of a private riding arena for the exercise, training and boarding of horses owned by the applicants and relaxation of the front setback from 45.00 m to 30.48 m. A new access is also proposed from TWP Rd 262. The parcel is currently being used for agriculture and the proposal includes the construction of an arena, approximately $\pm 1,783.74$ sq. m ($\pm 19,200.00$ sq. ft.) in area, with a maximum height of 10.42 m (34.20 ft.). The development will also include outside pens and pasture areas. The applicant has proposed to house five (5) horses, and the arena will have six (6) stalls. The Land Use Bylaws allows up to 50 horses to be kept on-site for parcels of this size (LUB 24.1.d).

Property History:

Planning History:

• This parcel has been historically used for agriculture; there are no development or building permits on file.

Manure, Pasture and Pest Management

- Manure Management
 - The applicant has proposed to construct a concrete pad approximately 200 ft. away from the building to store manure on a free-standing pile on the north end of the facility.
 - The manure will be composted with the bedding and the applicant is proposing to use the compost mixture to "fertilize the farm crop grown on the balance of the quarter section, from May to September."
- Pasture Management
 - The applicant has proposed to fence eight (8) outdoor paddocks on the south and east sides of the facility.
- Pest Management
 - o The applicant has not identified any specific pest-management procedures.



Statutory Plans

Conceptual Schemes and Area Structure Plans

• The application is located outside of the boundaries of an area structure plan or conceptual scheme – it has been evaluated under the tenants of the County Plan and the Agricultural Boundary Design Guidelines.

County Plan

• Policies 8.7, 8.8, and 8.14, appear to support this application.

Agricultural Boundary Design Guidelines

• The structure will be located at least 1.0 km from the nearest residentially zoned land and neither this parcel nor this proposed development directly interfaces with a non-agricultural use.

Servicing

- The applicant has advised that their preference for water servicing, is through a piped water system from the adjacent Rocky View Water Co-op. If unavailable, the Applicant could request to drill a new water well or connect to an existing well through Alberta Environment or install a cistern.
- The building will also utilize a pump-out septic system (holding tank).

Setback	Required	Proposed	% Relaxation Required
Front	45.00 m [147.64 ft.]	30.48 m [100.00 ft.]	32.27%
Side (West)/(East)	6.00 m [19.69 ft.]	Lots / 71.63 m [235.00 ft]	N/A
Rear	15.00 m	Lots	N/A
Height	N/A	10.42 m [34.2 ft.]	N/A
Area	N/A	1783.74 sq. m [19200 sq. ft.]	N/A

Setbacks

Note, the west property side yard setback requirement is all other as the County Road Allowance is closed.

Inspector's comments

Date of Inspection: May 13/2020

• Land mostly flat & being used for agriculture. No development otherwise – some rolling hills, new access being proposed – existing county road allowance blocked by large hill.

Circulation reviews (Submitted May 8th, 2020)

Development Compliance (May 11th, 2020)

Back in 2018, we had enforcement on this property with the same landowners on a realty office and signage, which eventually got approved. Therefore, our department has no comments or concerns with this new application.



Agricultural & Environmental Staff Comments (May 25th, 2020):

No agricultural concerns.

Building Services (June 8th, 2020)

No objection to new Private Riding Arena, subject to a Farm Building Location Permit. The "Declaration of Use" will determine if a Building Permit is required.

Planning and Development Services - Engineering Review: (June 8th, 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.
- Prior to the issuance, the applicant shall submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices and all other relevant construction management details in accordance with County's servicing standards.

Geotechnical - Section 300.0 requirements:

- As per County's GIS, some areas at site have slopes more than 15 %. As there is at least 1 acres of contiguous developable area, Engineering have no concerns at this time.
- As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.
- Engineering have no requirements at this time.

Transportation - Section 400.0 requirements:

- Access to the parcel will be provided off Township Road 262. Currently, there is no approach present.
- Prior to issuance, the owner shall construct a new paved approach on Township Road 262 in order to provide access to the subject land.
- The Owner shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach is to be built. The Owner shall also contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.
- Prior to occupancy of the proposed building, the County shall perform an inspection of a new approach ensuring the approach is constructed as per the County's servicing standards.
- Due to site slopes and rolling topography, site grading may be required. Prior to issuance, the applicant is required to contact County Road Operations to determine if a Road Use Agreement is required for the hauling/removal of fill material to/from the subject land.
- As per the application, the private riding arena will be intended to be used for housing and training of horses. This is unlikely to increase significant traffic on the local road network. Traffic Impact Assessment and Transportation Off-site levy will not be required at this time.

Sanitary/Waste Water - Section 500.0 requirements:

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



ROCKY VIEW COUNTY

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

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

Storm Water Management - Section 700.0 requirements:

- As the proposed development is on the lot size of 160 acres, the change in site imperviousness due to construction of private riding arena will not have a significant impact from stormwater management perspective. No site-specific stormwater implementation plan is warranted at this time.
- Engineering have no requirements at this time.

Environmental – Section 900.0 requirements:

- As an advisory condition, the applicant shall implement appropriate ESC measures during the construction of the proposed development and infrastructure in accordance with County's servicing standards.
- Engineering have no requirements at this time.

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description

- 1. That a Private Riding Arena, approximately 1,783.74 sq. m (19,200.00 sq. ft.) in area, may be constructed on the parcel in accordance with the approved site plan, as submitted with the application.
 - i. That the minimum front yard setback requirement for the Private Riding Arena is relaxed from **45.00 m (147.63 ft.) to 30.48 m (100.00 ft.).**

Prior to Issuance

- 2. That prior to issuance of this permit, the Applicant/Owner shall contact Road Operations to:
 - i. To discuss haul details for materials and equipment needed during construction/site development, to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.;
 - ii. To submit a New Road Approach Application, for the proposed paved approach off Township Road 262. *Note, the Applicant/Owner shall construct the approach as per County Servicing Standards, submit any required securities and complete all required inspections, including a pre, interim and post inspection.*
 - iii. 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.
- 3. 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.



Permanent:

- 4. That the Applicant/Owner shall maintain adequate parking arrangements onsite to accommodate any visiting traffic. At no time shall there be any parking within the County Road Right of Way.
- 5. That the subject property shall be properly fenced and maintained at all times when livestock are present, and no livestock shall be allowed on unfenced areas.
- 6. That the Applicant/Owner shall take effective measures to control dust in the area so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
- 7. That the Applicant/Owner shall implement appropriate Erosion and Sediment Control (ESC) measures during the construction of the proposed development and infrastructure in accordance with County's servicing standards.
- 8. That the Manure Management Plan as submitted with the application shall be practiced at all times.
 - i. That if there is a build-up of manure, that manure must be removed immediately.
- 9. That there shall be no more than 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed development under construction unless a Development Permit has been issued for additional fill.
- 10. That the Private Riding Arena shall be adequately serviced for water and wastewater servicing, in accordance in the County's Servicing Standards.
- 11. 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:

- 12. That a Farm Building Location Permit and applicable sub-trades shall be submitted, through Building Services, prior to commencement of construction.
- 13. 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*].
- 14. That the subject development shall conform to the County's Noise Bylaw [C-5773-2003] in perpetuity.
- 15. That it is the recommended that Applicant/Owner to obtain a Premises Identification number through the Province of Alberta.
- 16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 17. 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.
- 18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

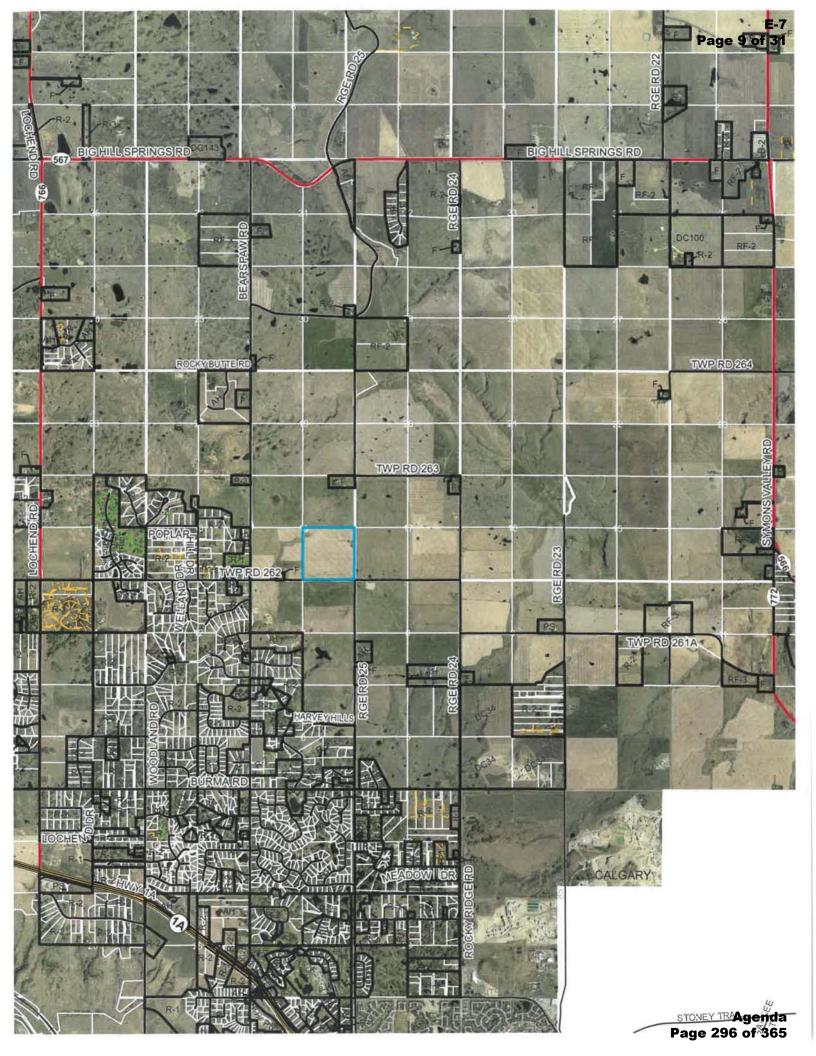


<u>Option #2 (this would not allow the development to proceed)</u>

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.





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		FOR OFFICE USE ONLY	
	20204.074	Fee Submitted File Number	
D	ROCKY VIEW COUNTY 20201071	545.00 06614003	
R	Cultivating Communities APPLICATION FOR A	Date of Receipt Receipt #	
	DEVELOPMENT PERMIT	03/04/1010	
	Name of Applicant Slade/Cheree Stephenson Entail_		
	Mailing Address		
	Telephone (B) _		
	For Agents please supply Business/Agency/ Organization Name		
	Registered Owner (if not applicant) 1233170 Alberta Utd.		
	Mailing Address		
	Telephone (B)		
1.	LEGAL DESCRIPTION OF LAND		
	a) All / part of the SE 1/4 Section 18 Township 26 Range 0		
	b) Being all / parts of Lot Block Registered Plan Number	ðr	
	c) Municipal Address		
	d) Existing Land Use Designation Parcel Size 160	Division 🥂	
2.	APPLICATION FOR		
	Private riding arena and barn		
3.	ADDITIONAL INFORMATION		
э.	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 V No	
4.	REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF		
4.	SLADE STEPHENSON hereby certify that I am the register	ered owner	
4.	I SLADE STEPHENSON hereby certify that I am the register		
	I SLADE STEPHENSON hereby certify that I am the register	to act on the owner's behalf	
	I SLADE STEPHENSON hereby certify that I am the register I am authorized and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement	Affix Corporate Seal	
	I SLADE STEPHENSON hereby certify that I am the register (Full Name in Block Capitals)	to act on the owner's behalf	
	I SLADE STEPHENSON hereby certify that I am the register I am authorized and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement	Affix Corporate Seal here if owner is listed as a named or	
	I SLADE STEPHENSON (Full Name in Block Capitals) I am the register 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	
	I SLADE STEPHENSON (Full Name in Block Capitals) I am the register 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, I am authorized Applicant's Signature Owner's Signature I am authorized	Affix Corporate Seal here if owner is listed as a named or	

Development Permit Application

Page 1 of 2

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, <u>SLADE STEPHENSON</u>, 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

May 6,2020 Date

	ROCKY VIEW COUNTY Cultivating Communities	
N	Cultivating Communities	APPLICAT

APPLICATION TO INCREASE NUMBER OF LIVESTOCK

FOR OFFICI	E USE ONLY
Fee submitted	File Number
Date of Receipt	Receipt #

1. SITE PLANS

C

Provide site plans identifying:

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

2. OPERATION

Describe the type and breed (if applicable) of livestock in your livestock operation: 5 warmblood horses

The number of each type of livestock in your "livestock operation" is: 5

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

	Yes 🗆	No Ø
If yes, PID#:		
3. SITE INFORMATION		
Topography:	Flat D	Rolling Steep Kong Ko
Select Grass/Forage Species present:	Alfalfa 🗆	Brome other:
	Fescue 🗆	Timothy D Other:
Supplemental feed?	Yes 🛃	No 🗆
If yes, please explain: Complete	feed grai	in 18%. protein
Are riparian or wetland areas present?	Yes 🗆	No E
Are you interested in finding out more in	formation about I	Rocky View County's Green Acreages Program?
	Yes D	No 🗆
4. MANURE MANAGEMENT		
Will manure be stored on site?	Yes 🛛	No 🗆
		Stockpile 🛛 Spread and incorporated 🗆
How long will the manure be st	ored? Until	composed then will be removed
If no, identify where manure is going:		r.

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

5. GRAZING AND FEEDING STRATEGIES

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

Boarded in Indoor barn, turned out for approx 6 hours on daily basis. Paddocks rotated as needed. Hay indoor and addoor as needed on season

6. RUNOFF

What is the current practice to prevent manure from contaminating water bodies (e.g. wetlands, sloughs, dugouts) on your property? Manure will be callected and stored in a stockpile behind building. There it will be stored until composted then removed.

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

side of rainage and slype will be designed to flaw to SW property

Describe how runoff will be kept on your own property (It is an offence under the Alberta Environmental Enhancement and Protection Act to allow manure and its nutrients to move off your property) Barn and arena will only occupy approx 31. of guarter section

Ample space to direct in off to other flat areas of properti

7. PEST AND WEED CONTROL

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

Manure will be collected regularly and horses will be primarily Kept indoors which will be sanitized and lept clean. Low # of horses will enable adequate control of flies a peste Do you have a weed control program in place? Yes D No D

If yes, describe the weed control program: _

Signature of Applicant

May 6,2020 Date

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

May 6, 2020

Slade Stephenson

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

To Whom It May Concern,

RE: SE 18-26-02-W5M Rocky View County, AB

On behalf of the registered owner (1233170 Alberta Ltd.) of the above noted guarter section of land in Rocky View County, we hereby would like to submit a development permit application for a private riding arena.

We reside in Calgary, AB and have three daughters aged 13, 11 and 9. Our family has been involved with horses in some way since my wife's childhood and our daughters have a deep passion for the care and wellbeing of horses. We currently board 3 horses at a commercial riding arena in the Calgary area and we have boarded at different commercial arenas over several years. My wife's parents own a private riding arena and barn in Didsbury, Alberta, where my mother in law keeps two of our other horses.

We acquired the above reference quarter section of land in 2017 for future investment holding and for possible building development in the future. We would now like to build a private riding arena and barn on the SE corner of the property to enable my family to move our horses to our own property to further enjoy caring and working with them at a private facility

The private facility would be used by our family to board our horses. We currently own 3 performance horses and 2 young horses. The facility would also be used to exercise and train our horses in the equestrian discipline. Our professional equestrian coach would visit the facility approximately once or twice per week to provide training.

Our land is currently leased to a farmer who produces a crop each year; the land is otherwise vacant. We would utilize the SE corner of the property for the barn and riding arena and continue to lease the remainder of the property for farming. We would fence 8 outdoor paddocks on the south and east sides of the facility which would be used for the young horses to live outdoors and for the performance horses to have daily turnout. There is ample space on the land for adequate pasture and manure management. We expect to board our 3 performance horses in the barn and therefore given the lower amount of manure (relative to a commercial facility), we plan to have a free standing manure pile on the North end of our facility, approximately 200 feet away from the building. We will lay a concrete pad for the manure to be piled upon. The manure and bedding will be composted and once ready will be used to fertilize the farm crop grown on the balance of the quarter section, during the growing season May to September.

Please find enclosed our development permit application, a site plan and proposed floorplans and elevations of the barn and riding arena. Please contact my wife, Cheree Stephenson if you have any questions or require any additional information.

Sincerely

Slade Stephenson

Cheree Stephenson

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S

HISTORICAL LAND TITLE CERTIFICATE

CURRENT TITLE WITH HISTORICAL DATA

LINC SHORT LEGAL TITLE NUMBER 0021 238 480 5;2;26;18;SE 151 075 205 LEGAL DESCRIPTION MERIDIAN 5 RANGE 2 TOWNSHIP 26 SECTION 18 QUARTER SOUTH EAST EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS ESTATE: FEE SIMPLE MUNICIPALITY: ROCKY VIEW COUNTY REFERENCE NUMBER: 141 231 296 ____ ______ REGISTERED OWNER(S) REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION 151 075 205 18/03/2015 TRANSFER OF LAND \$1,650,000 CASH OWNERS 1233170 ALBERTA LTD. OF 56 LYNX RIDGE BLVD NW CALGARY ALBERTA T3L 2M4 _____ ENCUMBRANCES, LIENS & INTERESTS REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS 151 066 404 06/03/2015 CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - RIDGEBACK RESOURCES INC. PO BOX 1958, STATION M CALGARY ALBERTA T2M2P2 (DATA UPDATED BY: TRANSFER OF CAVEAT 171213683)

(CONTINUED)

E-7 Page_16 of 31

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2 # 151 075 205

NUMBER DATE (D/M/Y) PARTICULARS

171 213 683 25/09/2017 TRANSFER OF CAVEAT 151066404 TRANSFEREE - RIDGEBACK RESOURCES INC. PO BOX 1958, STATION M CALGARY ALBERTA T2M2P2

TOTAL INSTRUMENTS: 002

REGISTRATION

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 29 DAY OF APRIL, 2020 AT 07:22 A.M.

ORDER NUMBER: 39228116

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).





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

DP #: PRDP20201071

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

> NW-Evan MPC June 22

Inspection Request

Roll #:

06618003

RF

Stephenson, Cheree & Slade Lot Block Plan, SE-18-26-02-05

Legal Description: Municipal Address: Land Use: Reason for Inspection

Applicant/Owner:

Application for a new private riding arena and barn.

Inspection Report

Date of Inspection: Mau

Permission granted for entrance? Yes

Observations: land mostly nd 1150 dar Culti Nodevel opmon 5 acces. bring Pro Do Sea ind VAA Glaurance 60 a

Signature:





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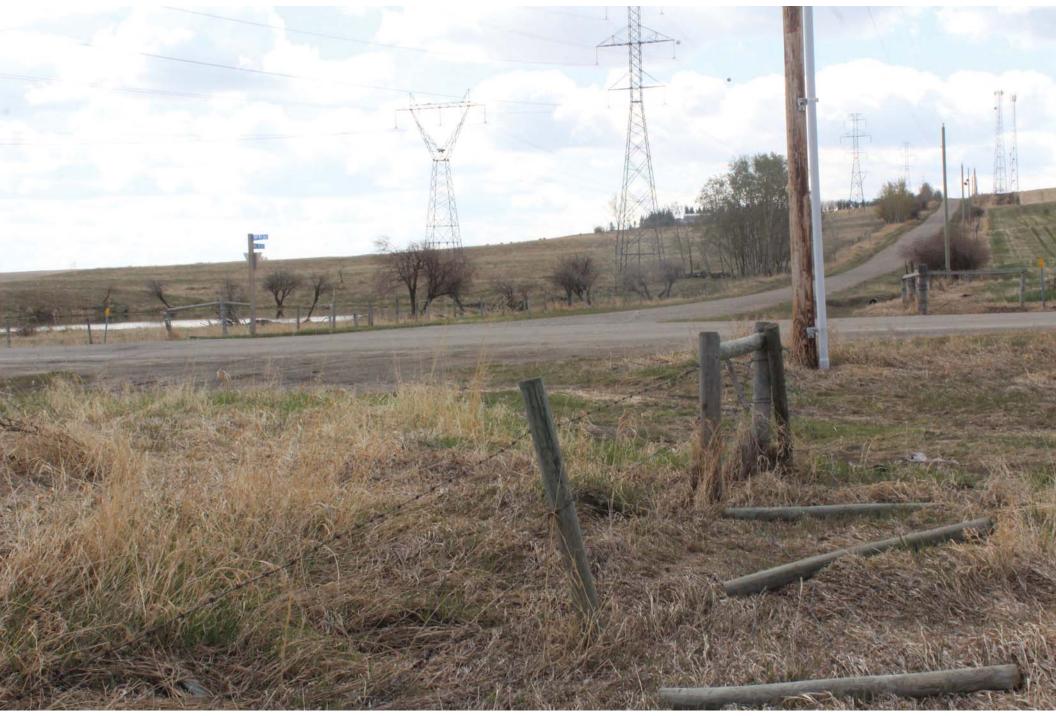




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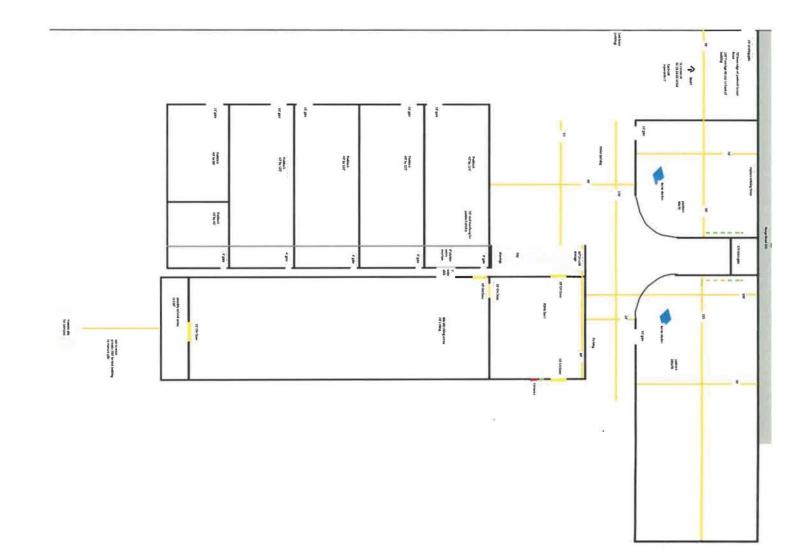


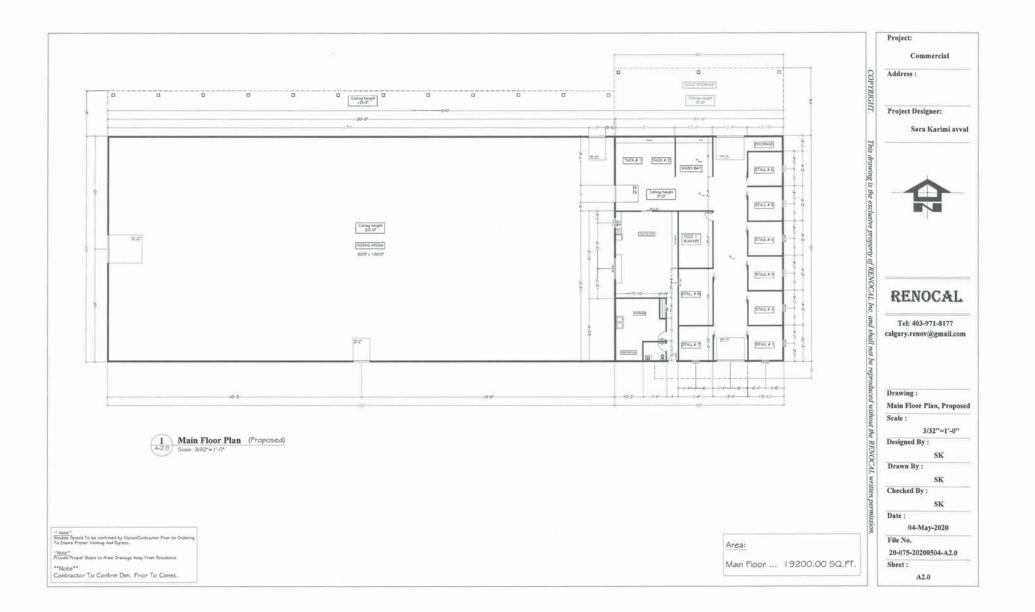


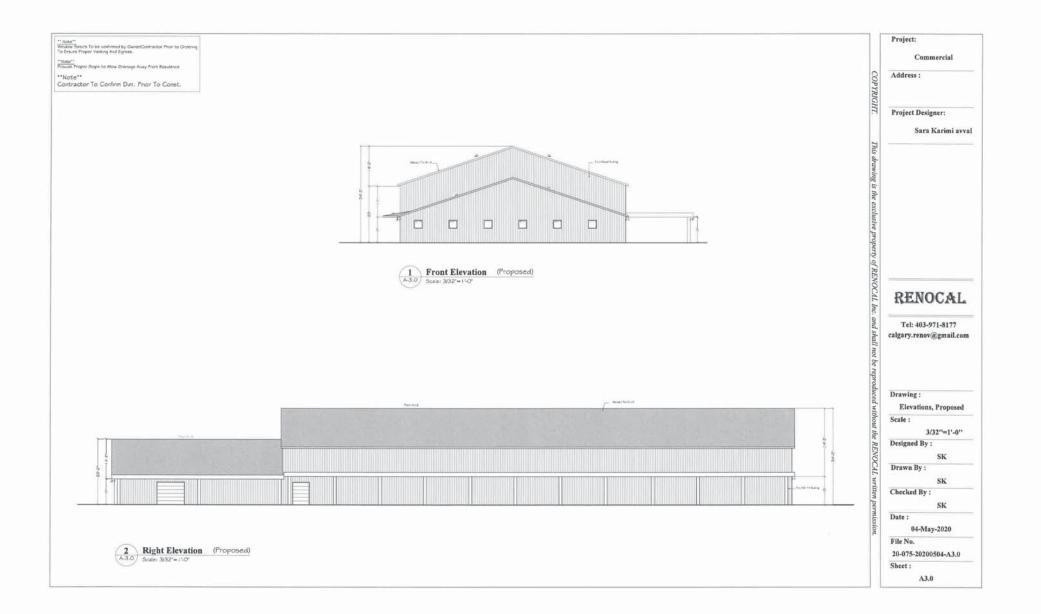


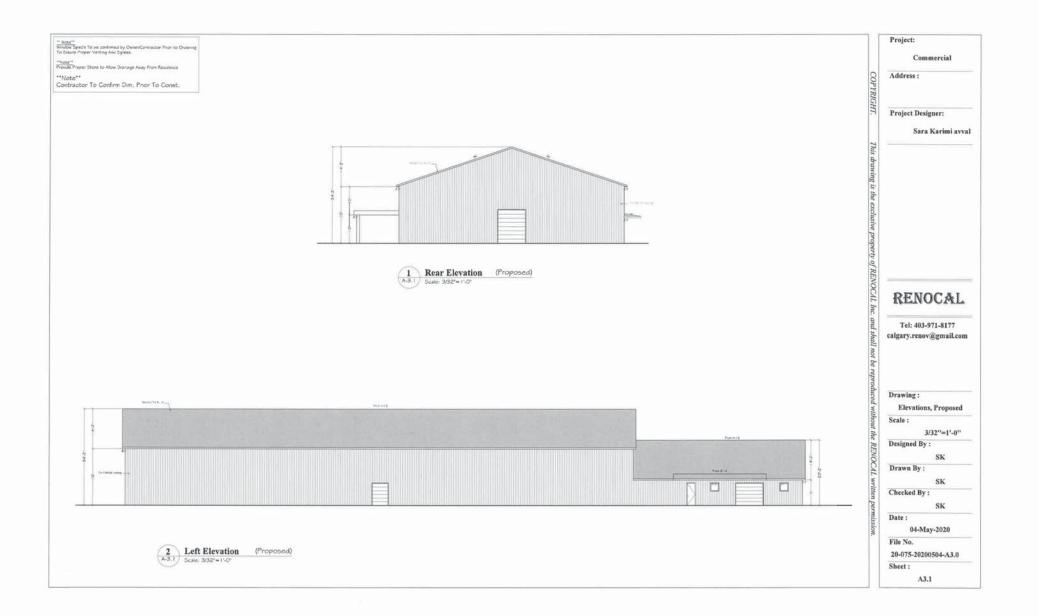
Agenda Page 313 of 365













PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DIVISION: 09

SUBJECT: Development Item – Accessory Building

USE: Permitted use, with Variances

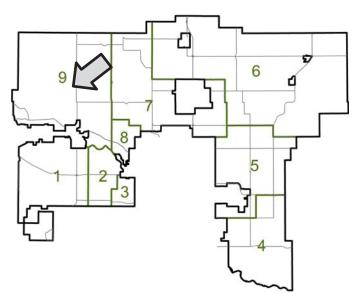
APPLICATION: construction of an accessory building (shop), relaxation of the maximum height requirement

GENERAL LOCATION: located approximately 1.16 km (3.4 mile) north of Township Road 272 on the west side of Range Road 42.

LAND USE DESIGNATION: Ranch and Farm Three District (RF-3)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.



DATE: June 22, 2020

APPLICATION: PRDP20201092

VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Maximum Building Height	5.50 m (18.04 ft.)	7.92 m (26.00 ft.)	44.12%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201092 be approved with the suggested conditions noted in the staff report.
- Option #2: THAT Development Permit Application PRDP20201092 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT



Administration Resources Natalie Robertson & Milan Patel - Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: May 11, 2020	File: 07815009
Application: PRDP20201092	Applicant/Owner: Darryl Kneesch
Legal Description: Lot 1, Block 1, Plan 0212976; NE-15-27-04-W05M	General Location: Located approximately 1.16 km (3.4 mile) north of Township Road 272 on the west side of Range Road 42
Land Use Designation: Ranch and Farm Three District (RF-3)	Gross Area: ± 16 hectares (± 39.52 acres)
File Manager: Natalie Robertson	Division: 09

PROPOSAL:

The proposal is for an Accessory Building, construction of a shop and equipment storage area, and relaxation of the maximum height requirement.

There is an existing dwelling, single detached on site, and no other accessory buildings.

The proposed Accessory Building, which totals 416.20 sq. m (4,480 sq. ft.) is a permitted use, though it exceeds the maximum height requirement of 5.50 m (18.04 ft.), at 7.92 m (26.00 ft.).

Property History:

• There are no Development Permits on file for the subject property.

Building Permits:

• 2003-BP-16180 Dwelling, single detached

Land Use Bylaw Requirements:

Section 8 Definitions

ACCESSORY BUILDING, means a building incidental and subordinate to the principal building, the use of which is incidental to that of the principal building but in no instance shall be used as a permanent or temporary residence, and is located on the same parcel;

- Section 12 Decisions On Development Permits Applications
 - 12.1 Use, Permitted Applications:

Upon review of a completed application for a Development Permit for a use, permitted, the Development Authority may:

- (b) decide upon an application for a Development Permit, notwithstanding that the proposed development does not comply with required yard, front, yard, side, yard, rear or building height dimensions set out in this Bylaw, if, in the opinion of the Development Authority the granting of a variance would not:
 - (i) unduly interfere with the amenities of the neighbourhood;

ROCKY VIEW COUNTY

- (ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum building area for an accessory building, or does not exceed 10% of the required maximum floor area for an accessory dwelling unit;
- (iii) materially interfere with or affect the use, enjoyment or value of the neighbouring properties and the amount of the variance does not exceed 50% of the required yard, front or yard, side, if adjacent to or fronting on a paved road;
- (c) Impose any condition that:
 - (i) is consistent with the regulations of the Bylaw;
 - (ii) ensures the purpose and intent of the Land Use District is met; and
 - (iii) ensures that the County Servicing Standards are implemented.
- Section 25 Design, Character And Appearance Of Buildings And Structures
 - 25.1 The quality of exterior treatment and design of all buildings shall be to the satisfaction of the Development Authority.
 - As this is a shop/storage space in an agricultural area, character of the building has limited impact on neighbouring properties. Given the footprint of the building, its location in a valley and in relation to neighbouring parcels, the Development Authority has no concerns regarding the building appearance.
 - 25.2 Pursuant to Sub-Section (1), the Development Authority may consider the following when reviewing development proposals in all Districts:
 - a. the design, character, and appearance of all buildings with respect to their compatibility with any other buildings existing in the vicinity;
 - As this is a shop/storage space in an agricultural area, character of the building has a limited impact on neighbouring properties. Given the footprint of the building, its location topographically and in relation to neighbouring parcels, the Development Authority has no concerns regarding the building appearance.
 - b. the design of the building must be consistent with the purpose of the Land Use District in which it is located; and
 - The building is a for a shop/equipment storage, and is consistent with the RF-3 District.
 - c. the building shall comply with any provisions of any Statutory Plan which sets out specific guidelines as to the design, character, appearance, or building materials to be used within a District or area.
 - The building is not located within a statutory plan area, and is not subject to additional appearance considerations.

Section 45 Ranch and Farm Three District (RF-3)

- 45.2 Uses, Permitted
 - Accessory buildings less than 500.00 sq. m (5.381.95 sq. ft.) building area
 - The building is 416.20 sq. m (4,480 sq. ft.) in area

ROCKY VIEW COUNTY

- 45.5(b)(i) The minimum required front yard setback for any building from a County Road is 45.00 m (147.64 ft.)
 - The building is proposed to be setback 471.00 m (±1548 ft.)
- 45.5(c)(iv) The minimum required side yard setback for all other is 6.00 m (ft.)
 - The building is proposed to be setback 13.71 m (45 ft.) on the north side, and comfortably exceeds the minimum setback on all other sides.
- 45.5(d)(ii) The minimum required rear yard setback for all other is 15.00 m (ft.)
 - The building is proposed to be setback 226.77 m (744.00 ft.)
- 45.7 Maximum height of buildings

(b) accessory building - 5.50 m (18.04 ft.).

• The proposed building will be **7.92 m (26.00 ft.)** high. The required relaxation is **44.12%**.

STATUTORY PLANS:

The site is not located within any statutory plan areas.

INSPECTOR'S COMMENTS:

Inspection Date (June 5, 2020)

- Property is tidy except for fence replacement supplies
- Multiple horse trailers, several licensed vehicles
- No evidence of construction, though land has been cleared of vegetation where the building is being placed
- Proposed site sits approximately 1-2 m below the level of the house
- No animals on site

CIRCULATIONS:

Enforcement Services (May 15, 2020)

No concerns.

Building Services

No comments received

Planning and Development Services - Engineering Review (June 9, 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:

- The site slopes are less than 15%.
- Engineering have no requirements at this time.



Transportation - Section 400.0 requirements:

- Access to the subject lot is provided by a shared driveway off Highway 22.
- This is unlikely to increase traffic on local road networks. Traffic Impact Assessment and Transportation off-site levy will be deferred at this time.
- Engineering have no requirements at this time.

Sanitary/Waste Water - Section 500.0 requirements:

- No information was provided.
- Engineering have no requirements at this time as the accessory building is for equipment storage and will be un-serviced.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- No information was provided.
- Engineering have no requirements at this time as the accessory building is for equipment storage and will be un-serviced

Storm Water Management – Section 700.0 requirements:

- No significant increase in site runoff is expected as a result of proposed development.
- Engineering have no requirements at this time.

Environmental – Section 900.0 requirements:

- Based on County's GIS review, wetlands are present on site. As a permanent condition, any Alberta environment approval for wetland disturbance is sole responsibility of applicant/owner.
- Engineering have no requirements at this time.

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

Description:

- That construction of the accessory building (shop), approximately 416.20 sq. m (4,480.00 sq. ft.) in area, may be constructed on the subject land in general accordance with the approved Site Plan and submitted application.
 - i. That the maximum height requirement for the building is relaxed from **5.50 m** (18.04 ft.) to **7.92 m** (26.00 ft.).

Permanent:

- 2. That the accessory building shall not be used for residential occupancy purposes at any time.
- 3. That the accessory building shall not be used for commercial purposes at any time.
- 4. 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 development that is used to establish approved final grades unless a Development Permit has been issued for additional fill.



Advisory:

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

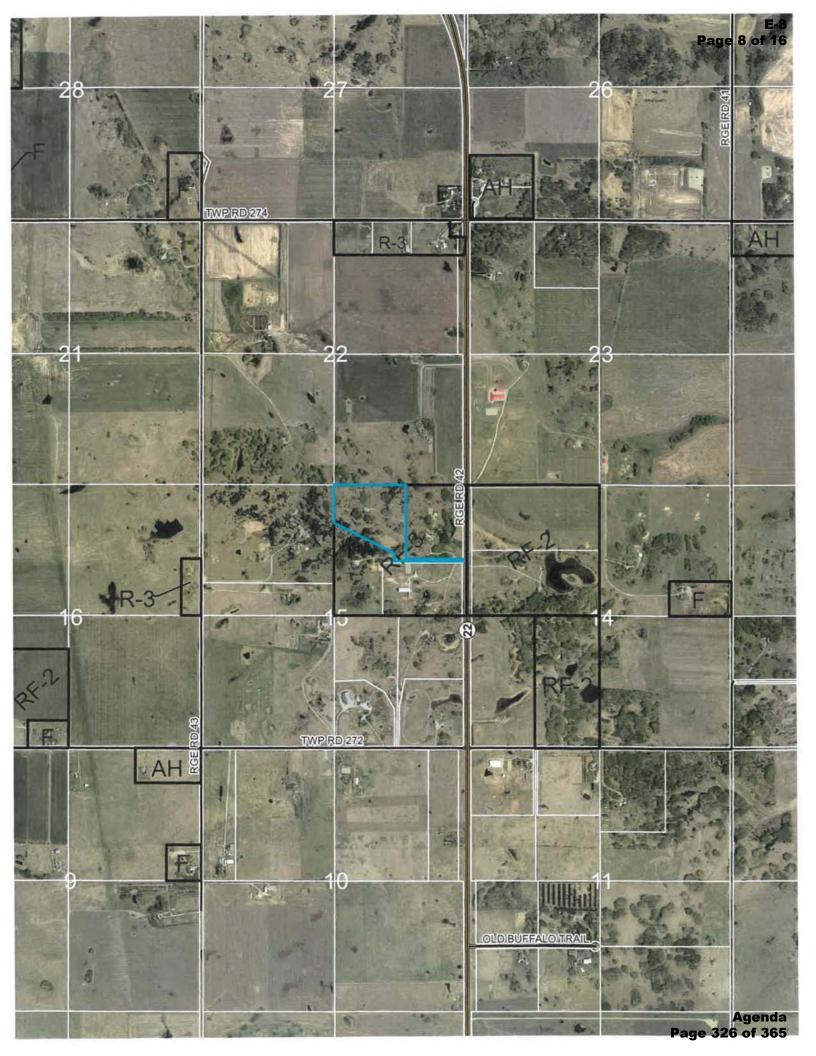
Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development.

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

REFUSAL, for the following reasons:

- 1. That the requested height relaxation exceeds the maximum allowable requirements of Section 45 of the Land Use Bylaw C-4841-97.
- 2. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land





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		FOR OFFICE USE ONLY
ROCKY VIEW COUNTY	20201092	Fee Sybmitted File Number
DEVEL	OPMENT PERMIT	May 11/20
Name of Applicant ANTON & S	DON JA KARY Email	
Mailing Address		
	Postal Co	
Telephone (B)	(H)	Fax NIA
For Agents please supply Business/Agenc	y/ Organization Name	
Registered Owner (if not applicant)		
Mailing Address		
	Postal Co	de
Telephone (B)	(H)	Fax
b) Being all / parts of Lot <u>1</u> c) Municipal Address <u>272180</u> d) Existing Land Use Designation <u>2</u> FA APPLICATION FOR SHOR / EQU	Parcel Size <u>40 Aces</u> 39.	ES Division 09
ADDITIONAL INFORMATION	A PARTY AND A P	
a) Are there any oil or gas wells on or with	thin 100 metres of the subject property(s	s)? Yes No
 b) Is the proposed parcel within 1.5 kilon (Sour Gas facility means well, pipeline 		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
REGISTERED OWNER OR PERSON ANTON KARY I <u>SONJA KARY</u> (Full Name in Block Capitals)	hereby certify that I am the r	registered owner orized 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 r of the facts relating to this application.	n	Affix Corporate Seal here if owner is listed as a named or numbered company
Applicant's Signature anton & Date may 3.	ary Owner's Signatur	e Donja Kary
2.1		Satana
evelopment Permit Application		Page 1 c

Page 1 of 2

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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.

on

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. ANTON KARY SONDA KARY, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

May 3, 2020 Date Signature



LAND TITLE CERTIFICATE

S					
LINC					TITLE NUMBER
0029 502 482	0212976;:	L;1			191 133 406
LEGAL DESCRIP					
PLAN 0212976	TON				
BLOCK 1					
LOT 1					
EXCEPTING THEE					
AREA: 15.993 H	IECTARES (39	.52 ACRES) MORE OF	R LESS	
ESTATE: FEE SI	MPLE				
ATS REFERENCE:	5;4;27;15;	NE			
MUNICIPALITY:	ROCKY VIEW	COUNTY			
	BD. 171 000	720			
REFERENCE NUME	ER: 1/1 098	/38			
	F	EGISTERED	OWNER (S)		
REGISTRATION					CONSIDERATION
191 133 406	04/07/2019	TRANSFER	OF LAND	\$1,525,000	\$1,525,000
OWNERS					
ANTON KARY					
AND					
SONJA KARY					
BOTH OF:					
AS JOINT TENAN	TS				
	ENC	CUMBRANCES	, LIENS	& INTERESTS	
REGISTRATION					
NUMBER D.	ATE (D/M/Y)	PA	RTICULARS		
751 076 604	23/07/1975	UTILITY R	IGHT OF W	AY	
				LAKE GAS CO-OF	

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2 # 191 133 406

REGISTRATION # 191 133 406 NUMBER DATE (D/M/Y) PARTICULARS

021 318 151 11/09/2002 CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION LANDS TECHNOLOGIST, HIGHWAY & ROADSIDE PLANNING TECHNICAL STANDARDS BRANCH 2ND FL., TWIN ATRIA BLDG 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - MICHELE MCKAY

131 149 463 25/06/2013 CAVEAT RE : EASEMENT

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF MAY, 2020 AT 10:46 A.M.

ORDER NUMBER: 39307945

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.

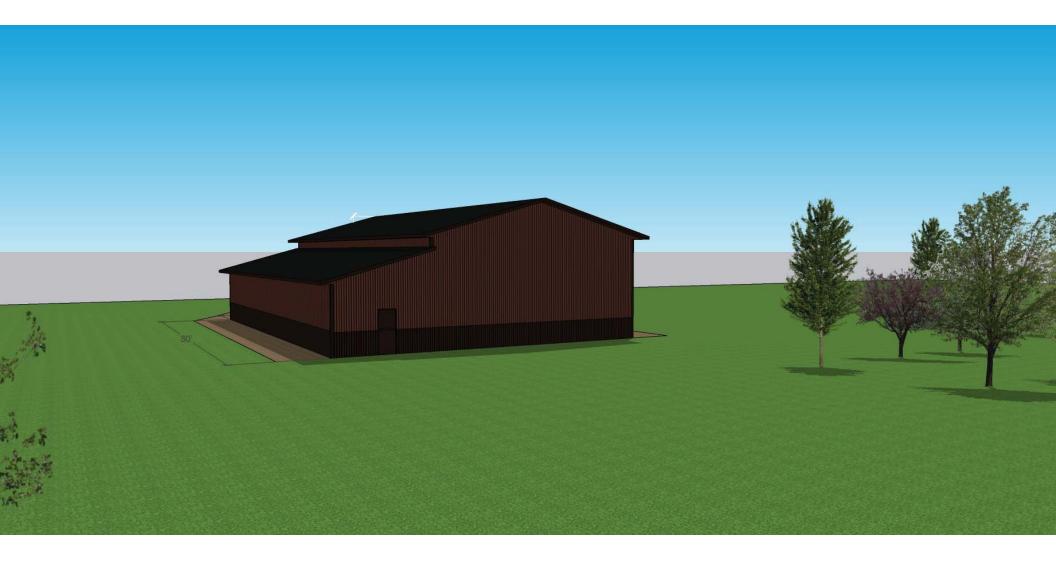
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



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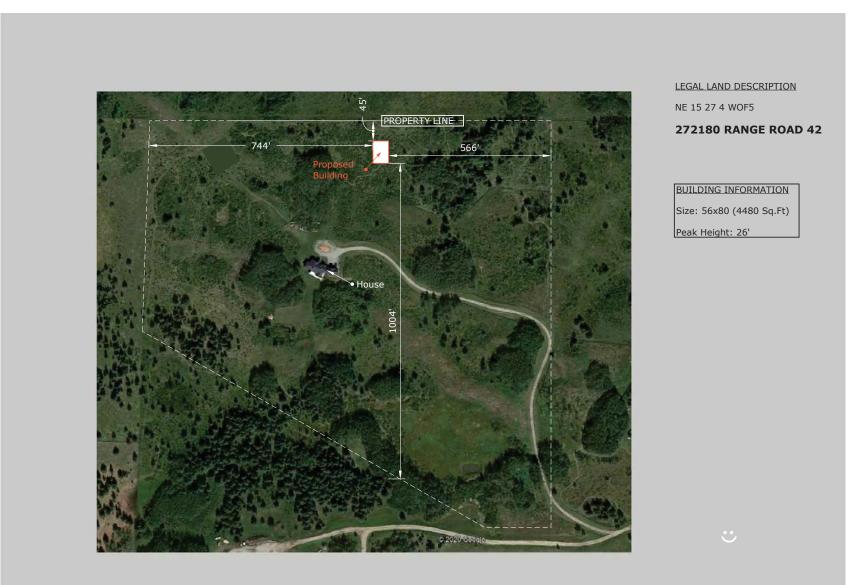


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ANTON & SONJA KARY SITE PLAN





07

DIVISION:

PLANNING & DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: June 22, 2020

APPLICATION: PRDP20201027

SUBJECT: Development Item: Home-Base Business, Type II

USE: Discretionary Use, with Variances

APPLICATION: Renewal of a Home-Based Business, Type II, for a utility contractor and relaxation of the number of non-resident employees

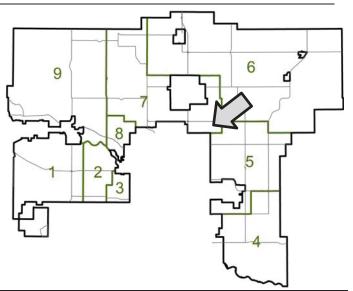
GENERAL LOCATION: Approximately 0.81 km (1/2 mile) west of Rge. Rd. 284 and on the north side of Hwy 567

LAND USE DESIGNATION: Farmstead District

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

VARIANCE SUMMARY:



Variance	Maximum	Proposed	Percentage
Number of Non-Resident Employees	Two (2)	Five (5)	150.0 %

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201027 be approved with the conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20201027 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources Andrea Bryden & Prabh Sodhi – Planning & Development Services



ROCKY VIEW COUNTY Cultivating Communities Home-Based Business, Type II Review Checklist E-9 All Agricultural and Resi

(RF, RF-2, RF-3, F, AH, R-1, R-S, R-2, R-3, HR-1, HR-2, HR-3, HR-4)

Application No.	PRDP20201027	File Manager	Andrea Bryden		
District	F	Gross Area (ha)	4.06		
Proposed Business	Renewal of a Home-Based Business, Type II, for a utility contractor and relaxation to the number of non-resident employees				

Use and District Intent Check	Yes/No
Is the proposed development a listed use?	Yes
Does the proposed development meet the use definition?	Yes
Does the proposed business meet the Purpose and Intent? - 12.3(b)	Yes

Comments

This application is the first renewal application. The initial application PRDP20190658, was issued June 18, 2019 and expired May 30, 2020.

Compatibility	/ Check				Yes/No	
22.1 (c)	Variation in parcel appearance or character?					
(d)	Excessive or unacceptable traffic?				No	
(f)	Offensive or excessive noise, smoke exhaust, vibration, heat, glare or re		ur, dust, fum	ies,	No	
21.3 (a)	Include structures other than SDD of	or Acc. Buildin	igs?		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 adj	jacent lands?			Yes	
	Regulation	Max	Proposed	Δ	Variance	
21.3 (b)	Business Trips	8.00	6.00	-2.00		
(e)	Non-Resident Employees	2.00	5.00	3.00	150.00%	
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		

Comments

The dwelling, accessory building, and outdoor storage area are utilized for the home-based business on the property "ZN Services Inc."

Comments

There are two full time resident employee. The number of full time employees (non-resident) has increased from two to five. Most of the work takes place at the customers location and the business trips relate to the employees coming to site to pick-up/drop off equipment. While the number of non-resident employees exceeds



Home-Based Business, Type II Review Checklist

Outdoor Storage Calculation (m ²) - 21.3(g)						
1% of Parcel:	406.00	Over 400m ² ?	TRUE	Max Area Permitted: 400		
Proposed Outdoor Storage Area (m ²)			Δ	Variance		
386.00			-14.00			
	Does Proposed Outdoor Storage Area Meet District Setbacks?					
From	nt	Side 1	Side 2 Re		ar	
Yes		Yes	Ye	s Ye	S	

Proposed Operations					
Days Open	Monday to Saturday	Hours	8:00am to 6:00pm		

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

Doc Type	Policy Name	Applicable Policies?	Compliance with Policies
IGP	Interim Growth Plan	No	
IDP	Rocky View/Airdrie	No	
MDP	County Plan	No	
ASP			
CS			

					E-9
All	Agricultural and	l Resi	Penti i	al3)isi	ricts

(RF, RF-2, RF-3, F, AH, R-1, R-S, R-2, R-3, HR-1, HR-2, HR-3, HR-4)

Comments	
Outdoor storage is required but less than	400 sq. m. in
size.	
Comments	
No impacts observed.	

Comments

External appearance appears to be adequately screened and does not materially interfere with the amenities of the neighbourhood.

Comments

The subject property falls within the RVC/Airdrie IDP notification area, this application has been evaluated in accordance with the Land Use Bylaw.

	PRDP20190658 - Home Based Business, Type II
BP/DP	
History	



Inspector Comments	May 25, 2020 - Homeowner was not present. Appears some outside storage of vehicles and equipment related to business. Some grading/removal and stockpiling of fill apparent. Equipment stored appears to be dump truck, picker truck, and backhoe. Some tubing (orange) likely related to the business. No signage. Equipment appears to be stored in area identified by Applicant on site plan.
Overall Assessment	There are two full time resident employee. The number of full time employees (non-resident) has increased from two to five. Most of the work takes place at the customers location and the business trips relate to the employees coming to site to pick-up/drop off equipment. While the number of non-resident employees exceeds the maximum of two by 150%, the number of business trips per week is below the maximum as no customers visit the site.
Non- Standard Conditions	To increase the number of non-resident employees



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 utility contract company may continue to operate on the subject parcel in accordance with the approved plans.
 - i. That the number of non-resident employees is relaxed from two (2) to five (5).

Permanent:

- 2. That there shall be no more than five (5) non-residential employees at any time.
 - i. That an employee for this Home-Based Business is a person who attends to the property more than once in a seven-day period for business purposes.
- 3. That the operation of this Home-Based Business, Type II, may generate up to a maximum of eight (8) business-related visits per day.
 - i. That for the purposes of this permit, one business-related visit would include one (1) pick-up/entry into the site and one (1) drop-off/exit from the site.
- 4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 5. That the operation of the Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent residential dwellings shall be preserved. The Home-Based Business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 7. That the Home-Based Business shall be limited to the dwelling, approved accessory buildings and outside storage area, as identified on the site plan submitted with the application.
- 8. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the identified outside storage area.
- 9. 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 385.55 sq. m (4,150.00 sq. ft.).**
- 10. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the property.
- 11. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
- 12. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.

ROCKY VIEW COUNTY

Advisory:

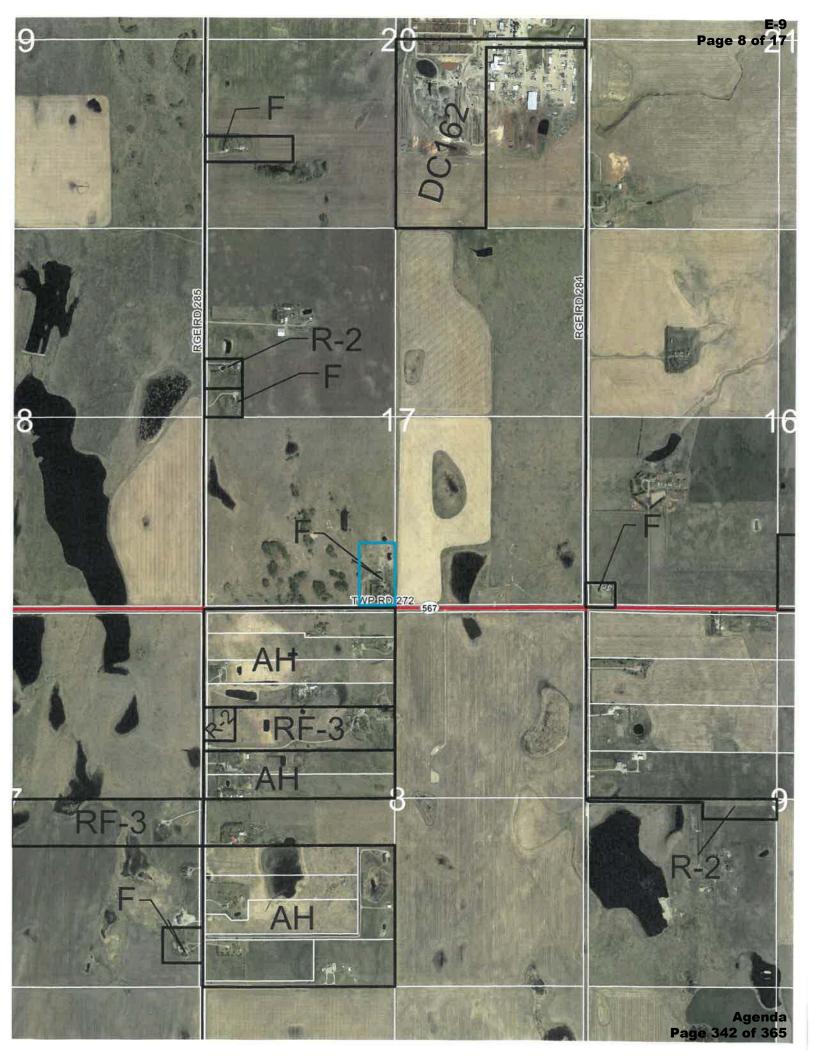
- 13. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
- 14. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That Roadside Development Permit RSDP024886 shall be adhered to at all times.
- 15. That this Development Permit shall be valid until **June 30, 2023**.

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

REFUSAL, for the following reasons:

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





Dev	alesment Dermitt DBDD20100659 Benewel Beguest 2020	EOR OFFIC	EUSPage 9 of 17
Dev	elopment Permit# PRDP20190658 Renewal Request 2020	Fee Submitted	File Number
	ROCKY VIEW COUNTY	\$200.a	0737002
Ś	Cultivating Communities APPLICATION FOR A	Date of Receipt	Receipt #
	DEVELOPMENT PERMIT	[May 7]0	J
		1	
	ame of Applicant Joan Sinclair Fmail		
	ame of Applicant Email lailing Address		
14			
— Т	elephone (B)		
	or Agents please supply Business/Agency/ Organization Name		
	egistered Owner (if not applicant)		
M	ailing Address		
÷= Tr	elephone (B) Postal Code	Fax	
) All / part of the <u>SW</u> ¼ Section <u>17</u> Township <u>27</u> Range <u>28</u>	West of 4	Meridian
) Being all / parts of Lot Block1 Registered Plan Number		
	Municipal Address284142 TWP RD 272		
-) Existing Land Use DesignationAG- F Parcel Size10.1 Acres	Division	
	PPLICATION FOR		
<u> </u>	Home Based Business Type II		
	DDITIONAL INFORMATION		
a	Are there any oil or gas wells on or within 100 metres of the subject property(s)?	Yes	No <u>No</u>
b)	 Is the proposed parcel within 1.5 kilometres of a sour gas facility? (Sour Gas facility means well, pipeline or plant) 	Yes	No <u>No</u>
C)	Is there an abandoned oil or gas well or pipeline on the property?	Yes	No <u>No</u>
ď	Does the site have direct access to a developed Municipal Road?	Yes <u>Yes</u>	No
4. R	EGISTERED OWNER OR PERSON ACTING ON HIS BEHALF		
1	Joan Sinclair hereby certify that X I am the registe	ered owner	
19	(Full Name in Block Capitals)		
		to act on the owner	
	nd that the information given on this form if full and complete and is, to the best of my knowledge, a true statement	Affix Corpora here if owner	
	f the facts relating to this application.	as a name	ed or
		numbered co	ompany
	Or O. A.		
A	pplicant's Signature Owner's Signature	A	
	Date Date Date	April 29, 2020	
Develo	pment Permit Application		Page 1 of 2
	a construction of the second sec		

mit Appli opmei

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, <u>Joan Sinclair</u>, 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 29,2020 Date

Develo		- overal De gruppet 2020		Page 11		
Develo	oment Permit# PRDP20190658 Rei	newal Request 2020	FOR OFFICE	-		
	CKY VIEW COUNTY tivating Communities		Fee Submitted	File Number		
V	APPLICATION TO O HOME-BASED B		Date of Receipt	Receipt #		
Name of	Business ZN Services Inc.					
Address	of Business 284142 TWP RD 272					
		Postal Code				
Telephor	e (B)(403) 899-7728 (H)		Fax			
. PROPE	RTY INFORMATION			_		
ls thi	s on your property? Yes/No At your c	ustomers locations? Yes/No	Bot	h? YesNo		
How	many square feet are being used for business purp	poses in the following:				
Hous	e Accessory Building3	990 Outdoors	4150			
. VEHICL	ES					
How	many vehicles come to your home/property	Per day F	Per week <u>25 to</u>	30		
Plea	Please describe the number and type of vehicles used in the business Pickup Truck, Trailer, Backhoe					
	Gravel Truck					
Whe	Where will these vehicle(s) be parked?Behind the Quonset and Behind Fence and Trees					
* Ple	ase show parking and storage area on your si	ite plan.				
. EMPLO	YEES					
Inclu	ding the Applicant, how many people are employe	ed by the Home-Based Busine	iss?			
(An e	mployee is a person who attends the site more th	nan once in a seven (7) day pe	eriod for business	s purposes)		
Full	ime7	Part Time				
Inclu	ding the Applicant, how many of the above persor	ns live on this property?				
Full ⁻	ime Employees 2	Part Time Employees				
. OPERA						
		rday What are your hours of	operation? 8 AM	/I to 6 PM		
. STORA	GE AND SIGNAGE					
ls ou	side storage requested? YESNO	If yes - how many	square feet?_41	50		
Will a shee	sign be required? YESNO If yes - Please provi	de detailed sketches of the pro	oposed sign on a	i separate		
. ADDITIC	NAL INFORMATION					
N	ost of our work takes place at our customers loca	ations, therefore our equipmer	nt and vehicles a	re usually left		
a	there locations					
	. 0					
Signa	ature of Applicant	1 Date	e: <u>April 29, 202</u>	0		
	EASE PROVIDE A COVERING LETTER DE					



LAND TITLE CERTIFICATE

S SHORT LEGAL TITLE NUMBER LINC 0036 007 128 1410113;1;1 141 050 157 LEGAL DESCRIPTION PLAN 1410113 BLOCK 1 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 4.06 HECTARES (10.03 ACRES) MORE OR LESS ESTATE: FEE SIMPLE ATS REFERENCE: 4;28;27;17;SW MUNICIPALITY: ROCKY VIEW COUNTY REFERENCE NUMBER: 141 008 218 REGISTERED OWNER(S) REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION _____ 141 050 157 26/02/2014 TRANSFER OF LAND \$725,000 CASH & MORTGAGE OWNERS JOAN SINCLAIR ALBERTA T4A 0H4 _____ ENCUMBRANCES, LIENS & INTERESTS REGISTRATION PARTICULARS NUMBER DATE (D/M/Y) 761 043 908 09/04/1976 UTILITY RIGHT OF WAY GRANTEE - ROCKYVIEW GAS CO-OP LTD. 141 050 158 26/02/2014 RELEASE OF DOWER RIGHTS BY - WENDEL GREENTREE 26/02/2014 MORTGAGE 141 050 159 MORTGAGEE - OUTRIDER LAND AND CATTLE CORP. BAY 302, 118 EASTLAKE BLVD (CONTINUED)

Agenda Page 346 of 365

ENCUMBRANCES, LIENS & INTERESTS PAGE 2 REGISTRATION # 141 050 157 NUMBER DATE (D/M/Y) PARTICULARS AIRDRIE ALBERTA T4A2G2 ORIGINAL PRINCIPAL AMOUNT: \$675,000 161 269 008 09/11/2016 CAVEAT **RE : AMENDING AGREEMENT** CAVEATOR - OUTRIDER LAND AND CATTLE CORP. 91 DOUGLASVIEW ROAD SE CALGARY ALBERTA T2Z2S8 AGENT - RICK BROST TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF MAY, 2020 AT 11:15 A.M.

ORDER NUMBER: 39293083

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).





Agenda Page 349 of 365



LEGAL DESCRIPTION: LOT 1, BLOCK 1, PLAN 141 0113 ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT Storage Building 0.02 Stucco 0.41 Eaves Around Ν Metal Shed 0.05 Eaves Area 2.55 B H S N C 4.50 Pump Shed 2.56x2.58 0.02 Vinyl Siding Eaves As Shown MUNICIPAL ADDRESS: 284142 TWP RD 272 ROCKY VIEW COUNTY, ALBERTA 28 Ε 0.02 Sta 0.51 Ecv D.40 Eave 25 G M 4 M ° 90 CLIENT: ROB GREENTREE 5 0.81 Attecher Goroge 4.38 2. 0.40 Em SCALE = 1: 1500 metric 1.50x1.82 Conc. Pad S.W. SEC. 17-27-28-4 CERTIFICATION: Wood Deck 12 1.65 C 11 42 HATHEU M. BOURGEDS, ALBERTA LAND BURNETOR, DO HERENY CERTIFY 1. THE SAMELY REPRESENTED BY THE FAMILY BITTLE, AND CORRECT 2. THE SAMELY REPRESENTED BY THE FAMILY BITTLE, AND CORRECT 2. THE SAMELY AND AND AND ADDRESS AND ADDRESS AND ADDRESS PRACTICE OF THE ALBERTA LAND SUMPLY/ORDS ASSOCIATION (MATEMALE SAMELY AND SUMPLY/ORDS ASSOCIATION AND MATEMALE SAMELY AND SUMPLY/ORDS ASSOCIATION 3. THE BOUNDARESS OF THE SAMELY FRAGERY: 5. NO VIGILE DATEMACY FOR ANY AND ADDRESS AND ADDRESS 3. NO BURGVARIANTS ADDRESS AND ADDRESS AND ADDRESS 3. NO BURGVARIANTS ADDRESS AND ADDRESS AND ADDRESS 3. NO VIGILE DATEMACY AND ADDRESS 3. NO VIGILE DATEMACY ADDRESS ADDRESS 3. NO L MATHIEU M. BOURGEOIS, ALBERTA LAND SURVEYOR, DO HEREBY CERTIFY 27215'40" 152,40 - 2.88 -Eove: ti 98 "Eàve N/S Fence 0.35 in Property HOUSE & SURROUNDING BUILDINGS SCALE 1:250 24.65 LOT 1 BLOCK 1 PLAN 141 0113 DATED THIS DAY OF JANUARY, 2014 A Proposed Equip. Storage 1600 sq ft SEC. 17-27-28-4 MATHEU M. BOURGEDIS, ALBERTA LAND SURVEYOR COPYRIGHT JONES GEOMATICS LTD., 2014 Metal Quansat 15,48 SEC. 17-27-28-4 A VALUESS OT REPORTED AT THE DELEVISION OF ADDRESS 122.79 2.0 134.05 18215'40" 66.73 24.63 804 A 59.87 B 265.2 22.95 To B 4.3 S.W. 7.37 Proposed Equip. ц 124,48 16 B Parking 2500 sq ft Chicken Coop 0.02 Viny Skiling 0.46 Eover Around F 52.99 1 35.59 H 0 1 46.69 í 11.12 Ŀ Very Siding 0.02 C 28.63 22.21 To H 72.49 To C C----D arage 2 Sturr E REFIT OF 125.99 12 A 99,79 4.88 46 Eave В 48 Ear 7.37 D 7.36 25.01 To J 양문 73.90 70.00 10.H 83.00 15.H 30.02 USER USER THE ARE TURE Workshop D.02 Viny! Sid 0.10 Eaves Are Gree 4.95 0.31 01.35 To F Wood & Ge 0.20 Eoves An 8 19 19 19 11.16 Jones Geomatics Ltd. Alberta Land Surveyor 20, 1323 44th Ave. N.E., Calgary, Alberta TZE GLS Ph. (103) 220 407 8 Fex (403) 230-0714 E-mail: jonesgeo@tekus.nat ٢ F E/W Fence 0.60 Dutaide Property 152.40 27215'40" Asphelt 11.17 . 1.22 Conc. Apron -THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN DRIGHAL SIGNATURE (IN BLUE INK) AND A JONES GEOMATICS LTD. PERMIT STAMP (IN RED INK) ROAD ALLOWANCE (HIGHWAY # 567)

r

Job No. NP2739-13

JE /ME /SW



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: June 22, 2020

DIVISION: 05

APPLICATION: PRDP20200855

SUBJECT: Development Item: Home-Based Business, Type II

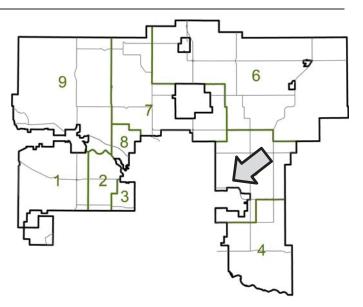
USE: Discretionary use, with Variances

APPLICATION: Renewal of a Home-Based Business, Type II, for a transportation company and relaxation of the maximum outside storage area.

GENERAL LOCATION: located approximately 1.2 km (3/4 mile) south of Twp. Rd. 250 and 0.21 km (1/8 mile) east of Rge. Rd. 284

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

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



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Maximum Outside	157.94 sq. m	399.48 sq. m	144.90%
Storage Area	(1,700.00 sq. ft.)	(4,300.00 sq. ft.)	

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200855 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200855 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:





DEVELOPMENT PERMIT REPORT

Application Date: April 14, 2020	File: 04333069
Application: PRDP20200855	Applicant/Owner: Richard & Praveena Francis
Legal Description: Lot 7, Plan 0011758, SW-33-24-28-W04M	General Location: Located approximately 1.2 km (3/4 mile) south of Twp Rd 250 and 1/8 mile (0.21 km) east of Rge Rd 284
Land Use Designation: Residential Two District (R-2)	Gross Area: 1.63 hectares (4.03 acres)
File Manager: Wayne Van Dijk	Division: 05

PROPOSAL:

The proposal is for the renewal of a Home-Based Business, Type II, for a transportation company, with outside storage of three (3) highway trucks and relaxation of the maximum permitted outside storage area.

- This is the second renewal application; and
- The initial development permit, PRDP20161317 expired on July 13, 2017.
- Latest Development Permit, PRDP20172582, expired on July 13, 2019 and applicant paid double fees on this application due to duration of time between expiry of permit and permit application.
- Applicant is requesting 4300 sq. ft. (399.48 sq. m) of outside storage. Requires a variance of 236.39 sq. m (2544.48 sq. ft.) or 144.9%.

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

Section 8 Definitions

HOME-BASED BUSINESS means the operation of a business or occupation within a dwelling and/or its accessory building(s), or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business. Home-Based Business does not include a Licensed Medical Marijuana Production Facility;

- Section 21.3 Home-Based Business, Type II
 - a) shall be limited to the dwelling and its accessory buildings, and may include outside storage as described in 21.3(g);
 - The home-based business operates on the property using 100 sq. ft. of the dwelling, 1000 sq. ft. of accessory building and 4300 sq. ft. of outside storage.
 - b) may generate up to eight (8) business-related visits per day in an agricultural district and up to four (4) business-related visits per day in all other districts;
 - The property is within a residential district and is only allowed a maximum of four visits per day;
 - The applicant requested two vehicle visits per day;

Rocky View County

- The business uses three trucks; two of the trucks are consistently used for business; and
- The trucks are parked adjacent to the detached garage as per the site plan.
- c) the business use must be secondary to the residential use of the parcel;
 - There is a single family dwelling on-site, and at least one accessory building (detached garage).
- d) shall not change the residential character and external appearance of the land and buildings;
 - The home-based business is for a trucking company, for the storage of three trucks and various equipment in the outside storage area. Outside storage area is separated from the dwelling via a locked gate.
- e) the number of non-resident employees shall not exceed two (2) at any time;
 - There are three employees; two of whom are full-time and reside on the property, and one of whom is part-time and a non-resident.
- f) does not include general retail stores;
 - This is not a retail store; the business is for a trucking company and outside storage of vehicles and equipment, related to trucking company.
- g) outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 sq. m (4,305.56 sq. ft.), whichever is the lesser;
 - The applicant was previously approved for up to 157.94 sq. m (1700.00 sq. ft.) and is requesting 399.48 sq. m. (4300.00 sq. ft.) of outside storage area:
 - o 4.03 acres =16,308.83 sq. m.;
 - 16,308.83 sq. m × 0.01 = 163.09 sq. m. (permitted);
 - o Variance Required
 - o 4300 sq. ft. = 399.48 sq. m
 - 399.48 sq. m (requested) 163.09 sq. m (permitted) = 236.39 sq. m (variance)
 - 4300 sq. ft. (requested) 1755.49 sq. ft (permitted) = 2544.51 sq. ft. (variance)
 - o 144.9% Variance
- *h)* all vehicles, motor, trailers, or equipment that are used in the home-based business shall be kept within a building or a storage area as described in 21.3(g).
 - The equipment and vehicles will be stored adjacent to the detached garage, which is screened and separated from the dwelling via a fence
- Section 50.3 Uses, Discretionary

Home-Based Business, Type II



Other Details:

- Name of Business: Inter-Pacific Transport Ltd.
- Hours of operation: Monday Friday, 7:30 a.m. to 4:30 p.m.
- No signage requested.

STATUTORY PLANS:

- The property does not fall under any conceptual schemes or area structure plans.
- The property falls within the City of Calgary / Rocky View County Intermunicipal Development Plan. The City of Calgary has been circulated and no comments were received at time of report writing.

INSPECTOR'S COMMENTS:

May 26, 2020

- Dwelling, shop;
- Well screened;
- Dwelling is separated from the business area via locked gate;
- Yard kept fairly neat and tidy;
- Currently approved outside storage of 1200.00 sq. ft., requesting 4300 sq. ft., currently using more than approved for outside storage;
- Gated to shop and outside storage area;
- Several trailers, equipment and vehicles parked in outside storage area
- Property includes two shelter belts from roadway and west property;
- No signage visible;
- No concerns.

CIRCULATIONS: Requested comments by May 11, 2020

Town of Chestermere

We've reviewed the circulation file and the City of Chestermere has no comments and concerns at this time.

Development Compliance

Back in 2016 this business was the result of an enforcement issue, along with fill for berms brought to the property. As this was resolved by applying for the proper permits, our department has no further comments or concerns regarding the attached application.

No other comments received at time of report writing.

OPTIONS:

<u>Option # 1: (this would allow the proposed development)</u>

APPROVAL, subject to the following conditions:



Description:

- 1. That a Home-Based Business, Type II, for the operation of a transportation company, with outside storage of three trucks, may continue to operate in general accordance with the Site Plan submitted with the application.
 - i. That the maximum permitted outside storage area is relaxed from **157.94 sq. m** (1,700.00 sq. ft.) to 399.48 sq. m (4,300.00 sq. ft.).

Permanent:

- 2. That the Home-Based Business, Type II, shall not change the residential character and external appearance of the land and buildings.
- 3. That the number of non-resident employees shall not exceed two (2) 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 Home-Based Business, Type II, shall only operate between 7:30 a.m. to 4:30 p.m., Monday to Friday.
- 5. That the Home-Based Business, Type II, shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the Home-Based Business, Type II 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, Type II, shall be limited to the dwelling, accessory buildings, and outdoor storage area.
- 7. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the property.
- 8. That all outside storage that is 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 **399.48 sq. m (4,300.00 sq. ft.)**.
- 9. That all vehicles, trailers, or equipment that are used in the Home-Based Business, Type II, shall be kept within a building or the outside storage area.
- 10. That no off-site advertisement signage associated with the Home-Based Business, Type II, shall be permitted.
- 11. That the operation of this Home-Based Business, Type II, may generate up to a maximum of four business-related visits per day.
- 12. That the operation of this Home-Based Business, Type II, shall be secondary to the residential use of the subject parcel.
- 13. That it is advised: if it is confirmed by the County, that the Applicant's use of the Township Road 244A, as a truck access route is damaging the road, the Applicant/Owner shall be responsible for the cost of the road repair work and, depending on the extent of the road damage, may be required by the County to upgrade the road, at the Applicant's cost, to a suitable cross-section that can support its continued use as a truck access route.

Advisory:

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



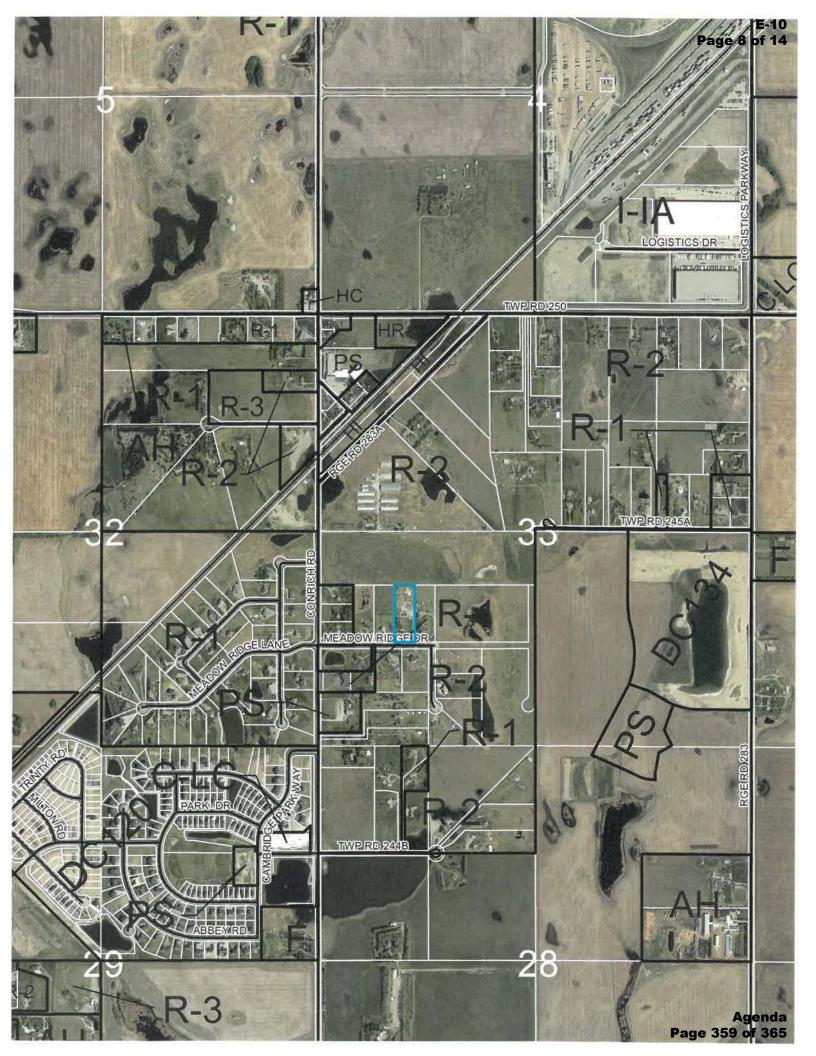
15. That this Development Permit shall be valid until **July 13, 2023**.

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.





ROCKY VIEW COUNTY	20200855	1.11	FOR OFFICE	File Number
Cultivating Communities		×.	4 <i>0</i> 0.00	0433069
DEVE	APPLICATION FOR A	AIT	Date of Receipt	Receipt #
Name of Applicant Richard	Francis	Email		
Mailing Address				
Telephone (B) _				
For Agents pleas				
Registered Owner (II not applicant)			Sector Sector	
Mailing Address				
		Postal Code		
	(H)		Fax	
. LEGAL DESCRIPTION OF LAND	22 01	0.0	2	13
a) All / part of the <u>SW</u> % Section				
	Block Registere		001175	8
c) Municipal Address 283210 h				
d) Existing Land Use Designation	2 Parcel Size	.03	Division <u>65</u>	
Transportation	ome - Based P company with	noutsid	e storad	l fora
a) Are there any oil or gas wells on or wit	thin 100 metres of the subject	property(s)?	Yes	No V
 b) Is the proposed parcel within 1.5 kilom (Sour Gas facility means well, pipeline 	netres of a sour gas facility? or plant)		Yes	No <u>V</u>
c) Is there an abandoned oil or gas well o	or pipeline on the property?		Yes	No _
d) Does the site have direct access to a c	developed Municipal Road?		Yes _	No
REGISTERED OWNER OR PERSON	ACTING ON HIS BEHAL	F		
I <u>RICHARD FRANCIS</u> (Full Name in Block Capitals)	hereby certify that	I am the registe	red owner	
(Full Name in block Capitals)		I am authorized	to act on the ow	ner's behalf
and that the information given on this form is full and complete and is, to the best of m of the facts relating to this application.	y knowledge, a true statem	nent	here if own as a na	orate Seal ner is listed imed or
			numbered	I company
A			RI	
" Simolus In and	Owner's	s Signature	Lenn	
pplicant's Signature	2nth/2019	Date N	alember	- 20m/2019
Date NOVEMDE	au tauri	Date IN		1001
				Page 1 of 1

Development Permit Application

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.

by appointment only as locked Applicant's please call Richard C pf

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.

1 RICHARD FRANCIS

, 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

November 20/2019

Page 2 of 2

E-10 Page 11 of 14

	FOR OFFICE	FOR OFFICE USE ONLY		
ROCKY VIEW COUNTY Cultivating Communities	Fee Submitted	File Number		
APPLICATION TO OPERATE A HOME-BASED BUSINESS	Date of Receipt	Receipt #		
Name of Business Inter-Pacific Transport Ltd.				
Address of Business 283210 MEadows ridge drive	e NE			
O Postal C	ode Tam-L	+15		
Telephone (B) 4036510529 (H)	Fax			
PROPERTY INFORMATION Is this on your property? Yes No At your customers locations? Yes No		oth? Yes/No		
How many square feet are being used for business purposes in the following: House <u>100 sq. ft</u> Accessory Building <u>1000 sq. ft</u>	outdoors 720 sq	, Ft		
VEHICLES	Per week			
	Per week			
Please describe the number and type of vehicles used in the business	1 × tractor	w/picker		
EMPLOYEES				
Including the Applicant, how many people are employed by the Home-Base	d Business?			
(An employee is a person who attends the site more than once in a seven (7) day period for busine	ess purposes)		
Full Time Part Time _				
Including the Applicant, how many of the above persons live on this propert				
Full Time Employees Part Time En	nployeesI			
OPERATION				
What are your days of operation? MDD - Fri What are your	hours of operation? <u>-</u>	100am - 4.5		
STORAGE AND SIGNAGE	1 - 10	azinora ft		
Is outside storage requested? YES/NO If yes - h	low many square feet?	TSULATI		
Will a sign be required? YES/NO If yes - Please provide detailed sketches sheet	s of the proposed sign o	n a separate		
ADDITIONAL INFORMATION				
		West Agen		
	Date:			
Signature of Applicant				
Signature of Applicant	ARE A CONTRACTOR			
DI FASE DROVIDE & COVERING LETTER DETAILING THE N	ATURE OF THE BU	SINESS		
	ATURE OF THE BU	SINESS		

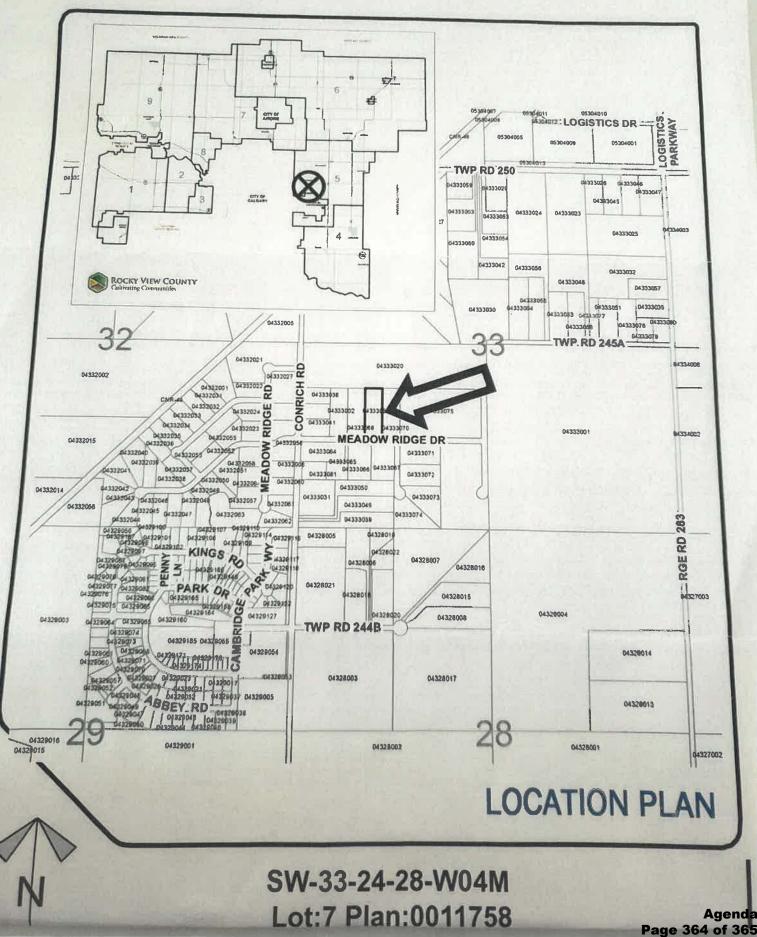
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Cover letter - Home based business Type II

Inter-Pacific Transport Ltd is a transportation company that provides truck and trailer to move any product material that can be loaded on high bay trailer. If or when a client needs any product or material to be unloaded we provide a crane. The crane is mounted on the back of the truck.

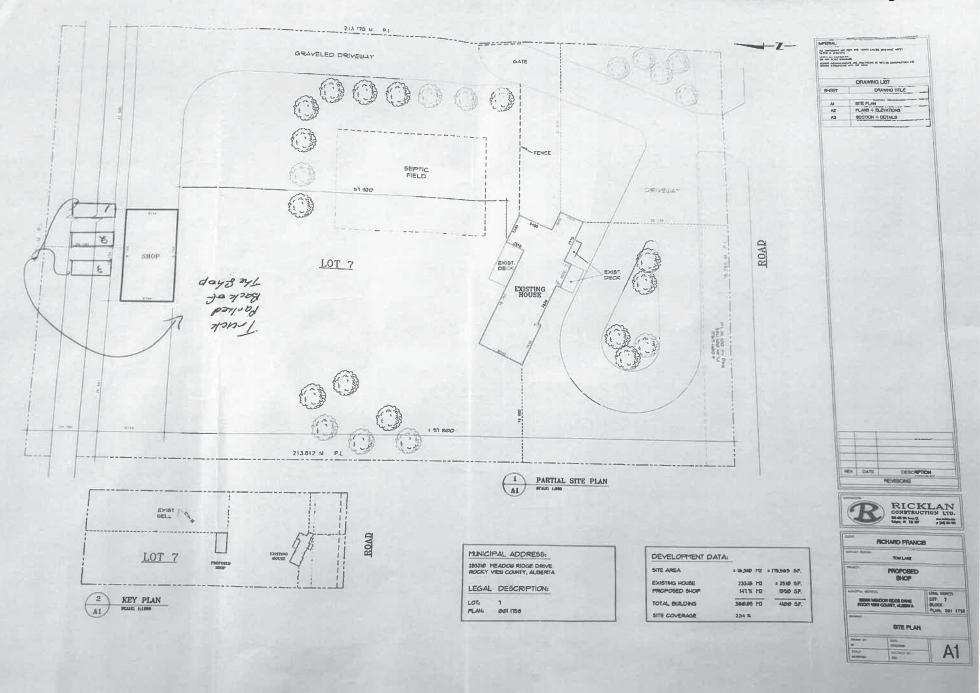
Owner Operator,

Richard Francis



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