

Municipal Planning Commission Meeting Agenda



ROCKY VIEW COUNTY

262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB
T4A 0X2

July 13, 2020

9:00 a.m.

A CALL MEETING TO ORDER

B UPDATES/APPROVAL OF AGENDA

C APPROVAL OF MINUTES

1. June 22, 2020 Municipal Planning Commission Meeting Page 3

D SUBDIVISION APPLICATIONS

1. Division 5 – File: PL20190183 (03336027) –Other subdivision

Staff Report Page 35

2. Division 9 – File: PL20190195 (06836003)– Other subdivision

Staff Report Page 54

3. Division 6 – File: PL20190165 (07104002) – Other subdivision

Staff Report Page 81

4. Division 4 – File: PL20200046 (02315006) – Other subdivision

Staff Report Page 96

E DEVELOPMENT APPLICATIONS

1. Division 3 – File: PRDP20201271 (04714163) – Single detached dwelling with fill

Staff Report Page 116

2. Division 3 – File PRDP20201042 (04714165) – Single detached dwelling with fill

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3. Division 1 – File PRDP20200872 (03925062) – Accessory building

Staff Report Page 157

4. Division 7 – File PRDP20201227 (07602009) – Single detached dwelling with fill

Staff Report Page 178

5. Division 2 – File PRDP20201325 (05716013) – Home-based business, type II

Staff Report Page 216

6. Division 2 – File PRDP20201284 (04726007) – Single detached dwelling with fill

Staff Report Page 235

7. Division 1 – File PRDP20201316 (03915002) – Home-based business, type II

Staff Report Page 266

8. Division 4 – File PRDP20201122 (03215004) – Show home

Staff Report Page 282

9. Division 4 – File PRDP20201437 (03214255) – Accessory building

Staff Report Page 308

10. Division 4 – File PRDP20201038 (03213006) – Single-lot regrading and placement of fill

Staff Report Page 323

F OTHER BUSINESS
- None

G ADJOURN MEETING

H NEXT MEETING: July 30, 2020

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
June 22, 2020

Page 1

A regular meeting of Rocky View County Municipal Planning Commission was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on June 22, 2020 commencing at 9:02 a.m.

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

Absent:	Division 1	Member M. Kamachi
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Also Present:

- A. Hoggan, Chief Administrative Officer
- T. Cochran, Executive Director, Community Development Services Division
- B. Reimann, Executive Director, Operations
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. MacLean, Planning Supervisor, Planning and Development Services
- N. Mirza, Municipal Engineer, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- A. Panaguiton, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Targett, Development Officer, Planning and Development Services
- S. Khouri, Development Officer, Planning and Development Services
- W. Van Dyck, Development Officer, Planning and Development Services
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office
- E. Neilsen, Development Assistant, Planning and Development Services
- N. Robertson, Development Assistant, Planning and Development Services
- S. Thompson, Development Assistant, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:02 a.m. with all members present with the exception of Member Kamachi.

2020-06-22-01 (B-1)

Updates/Acceptance of Agenda

MOVED by Member Schule that the June 22, 2020 Municipal Planning Commission meeting agenda be amended as follows:

- Add emergent item F-1 – Development Permit Applications to be sent to Municipal Planning Commission
- Add emergent item F-2 – Municipal Planning Commission Procedures and Dates
- Add emergent item E-11 –

AND THAT the June 22, 2020 Municipal Planning Commission meeting agenda be approved as amended.

Carried

2020-06-22-02 (F-2)

Municipal Planning Commission Procedures and Dates

MOVED by Member Boehlke that applicants be permitted to address the Municipal Planning Commission regarding their development or subdivision application for a maximum of five minutes without requiring a resolution of the Municipal Planning Commission.

Carried

MOVED by Member Boehlke that the Municipal Planning Commission meetings be scheduled for Thursdays following a regular Council meeting effective the week of July 27, 2020.

Carried

2020-06-22-03 (C-1)

Approval of Minutes

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

Carried

2020-06-22-04 (F-1)

Development Permit Applications to be sent to Municipal Planning Commission

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

Carried

2020-06-22-05 (D-1)

Division 7 – Subdivision Item – Other subdivision

File: PL20200017 (06416004)

MOVED by Member McKylor that Subdivision Application PL20200017 be approved with the conditions noted in Appendix 'B':

- 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:
 - Intersection treatments in accordance with the final approved TIA;
 - Additional offsite upgrades, if any, in accordance with the final approved TIA;
 - Approaches to each lot;
 - Cul-de-sacs;
 - 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 on-site 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 Bareland 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.

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- 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.

Carried

2020-06-22-06 (D-2)

Division 8 – Subdivision Item – Other subdivision

File: PL20200047 (05618004)

MOVED by Member Schule that Subdivision Application PL20200047 be approved with the conditions noted in Appendix 'B':

- A. The application is for Watermark Phase 6 Subdivision, to create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within SW-18-25-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final

subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plan

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

Development Agreement

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include the following:
 - a) Construction of a public internal road system including all related infrastructure (sidewalks, curb and gutter, lighting, signage, etc.) complete with cul-de-sacs and the registration of any necessary easements, as shown on the Tentative Plan.
 - b) Construction of the potable water distribution system and all related infrastructure such as fire hydrants, and service stubs to all proposed lots. The water distribution system is to be extended from the existing distribution system within Phase I serviced by Blazer Water Systems.
 - c) Construction of wastewater collection system and all related infrastructure such as service stubs to all proposed lots. The wastewater collection system is to be tied into the existing collection system within Phase I that takes wastewater to the Bearspaw Regional Wastewater Treatment Plant.
 - d) Construction of the stormwater collection system including all necessary infrastructure required to support the proposed phase in accordance with the recommendations of an approved Stormwater Management Plan, the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan and provision of necessary Alberta Environment registration documentation for the stormwater infrastructure system if required.
 - e) Design and construction of Landscaping features for all Municipal Reserve lands, public pathways and public roadways, and pave the pathway connection to the internal roadway, in accordance with the approved Landscaping and Lighting Plan.
 - f) Mailbox locations are to be located in consultation with Canada Post.
 - g) Provide for the installation of any power, natural gas, telephone and all other utility lines, and provide the County with written confirmation that said utilities have been, or are to be installed, to the satisfaction of the utility providers.
 - h) Implementation of the recommendations of the Construction Management Plan.
 - i) Implementation of the recommendations of the Erosion & Sedimentation Control Plan.
 - j) Provide for the installation of streetlights to service the proposed subdivision to the satisfaction of the County.

Site Servicing

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

Stormwater

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

Site Construction

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

Municipal Reserve

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

Homeowners Association

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

Architectural Controls

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

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

2020-06-22-07 (D-3)

Division 4 – Subdivision Item – Other subdivision

File: PL20200048 (03215004)

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

- A. The application is for Bridges of Langdon Phase 1 Subdivision, to create 87 residential lots ranging from $\pm 603 \text{ m}^2$ ($\pm 0.16 \text{ ac}$) to $\pm 1299 \text{ m}^2$ ($\pm 0.32 \text{ ac}$), 4 municipal reserves lots, and internal roads within NE 15-

23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Survey

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

Development Agreement

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
 - The north/south collector road from the northern boundary of the site to the east/west internal Collector Road constructed to an Urban Residential Collector standard (400.2), with the exception of asphalt structure and curbs/gutters;
 - Access onto Centre Street, complete with appropriate curb returns and culvert;
 - temporary graveled cul-de-sacs;
 - sidewalks on both sides of the collector roads;
 - landscaped boulevards;
 - curb and gutters;
 - trapped lows and catch basins tied to the stormwater collection system;
 - signage and pavement markings; and
 - dark sky street lighting.
 - b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:

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

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- m) Mailboxes to be located in consultation with Canada Post Corporation;
 - n) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
 - o) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
 - p) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

Stormwater

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

Transportation

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

Site Servicing

- 8) The Owner shall provide confirmation from Langdon Water Works Ltd. ensuring:
 - a) the completion of all paperwork for water supply allocation;
 - b) the payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) the allocation and reservation of the necessary capacity;
 - d) the obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 9) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.

-
- 10) The Owner shall provide a Wastewater Lift Station Design Report including:
- a) All technical requirements and design considerations (pressure at tie-in location, minimum flows, impacts to the overall system, etc.) for connection into the County's East Rocky View Wastewater Transmission Main;
 - b) Pump sizing rationale;
 - c) Metering information and data transmission;
 - d) Infrastructure Improvement Plan based on the future buildout of the development;
 - e) Lifecycle costs;
 - f) Operating and maintenance costs; and
 - g) Maintenance and operation requirements for the Lift Station.
- 11) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 12) The Applicant/Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots created in this Phase based upon the servicing need identified in the Wastewater projections report.

Site Construction

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

Municipal Reserve

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

Cost Recovery

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

Utility Right of Way

- 16) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement in favor of the County:
- a) from the western boundary of the Development Area to the new Sanitary Lift Station, to provide legal access to the lift station until such time that future phases of the development are subdivided and lands appropriately dedicated;

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

Others

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

Payments and Levies

- 23) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey
- 24) The Owner shall pay the Stormwater Off-Site Levy Bylaw in accordance with Bylaw C-8008-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 25) The Owner shall pay the Water and Waste Off-Site Levy Bylaw in accordance with Bylaw C-8009-2020 prior to endorsement of the subdivision. At the time that the Applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County for the Applicant to pay for the actual costs for the required upgrades to the Langdon

Wastewater Treatment Plant. The Applicant will be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

- 26) The Owner shall pay the County subdivision endorsement fee for creating 87 new residential lots, in accordance with the Master Rates Bylaw.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

2020-06-22-08 (D-4)

Division 1 – Subdivision Item – Other subdivision

File: PL20190184 (04833002)

MOVED by Member Boehlke that Subdivision Application PL20190184 be approved with the conditions noted in Appendix 'B':

- A. The application to create a \pm 32.37 hectare (80.00 acre) parcel with a \pm 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*.

Carried

2020-06-22-09 (D-5)

Division 1 – Subdivision Item – Other subdivision

File: PL20190185 (04833001)

MOVED by Member Schule that Subdivision Application PL20190185 be approved with the conditions noted in Appendix 'B':

- A. The application to create a \pm 41.28 hectare (102.00 acre) parcel with a \pm 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*.

Carried

The Chair called for a recess at 9:36 a.m. and called the meeting back to order at 9:46 a.m. with all previously mentioned members present.

2020-06-22-10 (E-1)

Division 8 – Development Item – Retaining wall

File: PRDP20200987 (05724013)

MOVED by Member Mckylor that Development Permit Application PRDP20200987 be approved with the conditions noted in the Development Permit Report, attached:

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.

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- 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.

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.

Carried

2020-06-22-11 (E-2)

Division 4 – Development Item – Commercial kennel

File: PRDP2020978 (02326003)

MOVED by Member Schule that Development Permit Application PRDP20200978 be approved with the conditions noted in the Development Permit Report, attached:

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:

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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.
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.

Carried

2020-06-22-12 (E-3)

Division 5 – Development Item – Single-lot regrading

File: PRDP20201384 (03331018)

MOVED by Member Schule that Development Permit Application PRDP20201384 be approved with the conditions noted in the Development Permit Report, attached:

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.

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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.

Carried

2020-06-22-13 (E-4)

Division 8 – Development Item – Childcare facility

File: PRDP20201014 (05632030)

MOVED by Member Boehlke that Development Permit Application PRDP20201014 be approved with the conditions noted in the Development Permit Report, attached:

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.
 - 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.

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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.

Carried

2020-06-22-14 (E-5)

Division 1 – Development Item – Accessory building

File: PRDP20201068 (03902019)

MOVED by Member Schule that Development Permit Application PRDP20201068 be approved with the conditions noted in the Development Permit Report, attached:

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.

Carried

2020-06-22-15 (E-6)

Division 1 – Development Item – Accessory building

File: PRDP20201082 (03902018)

MOVED by Member Boehlke that Development Permit Application PRDP20201082 be approved with the conditions noted in the Development Permit Report, attached:

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.

Carried

2020-06-22-16 (E-7)

Division 8 – Development Item – Private riding arena

File: PRDP20201071 (06618003)

MOVED by Member Schule that Development Permit Application PRDP20201071 be approved with the conditions noted in the Development Permit Report, attached:

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 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.

Carried

2020-06-22-17 (E-8)

Division 9 – Development Item – Accessory building

File: PRDP20201092 (07815009)

MOVED by Member Schule that Development Permit Application PRDP20201092 be approved with the suggested conditions noted in the staff report:

Description:

1. 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.

Carried

2020-06-22-18 (E-9)

Division 7 – Development Item – Home-based business, type II

File: PRDP20201027 (07317002)

MOVED by Member Boehlke that condition 15 for development permit PRDP20201027 as noted in the development permit report be amended to read:

That this Development Permit shall be valid until **June 30, 2023 2025.**

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20201027 be approved with the conditions noted in the report, as amended:

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.

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, 2025**.

Carried

2020-06-22-19 (E-10)

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

File: PRDP20200855 (04333069)

MOVED by Member Boehlke that condition 15 for development permit PRDP20200855 as noted in the development permit report be amended to read:

That this Development Permit shall be valid until **July 13, 2023 2025**.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20200855 be approved with the conditions noted in the report, as amended:

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, 2025**.

Carried

2020-06-22-20 (E-11)

Division 6 – Development Item – Accessory building

File: PRDP20201508 (0823001)

MOVED by Member Boehlke that Development Permit Application PRDP20201508 be approved with the conditions noted in the Development Permit Report, attached:

Description:

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

Permanent:

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

Advisory:

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

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

Carried

Adjournment

MOVED by Member Schule that the June 22, 2020 Municipal Planning Commission meeting be adjourned at 10:28 a.m.

Carried
Absent: Member Boelhke

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 05
SUBJECT: Subdivision Item: Residential Subdivision

DATE: July 13, 2020
APPLICATION: PL20190183

APPLICATION: To create three (3) \pm 0.809 hectare (\pm 2.00 acre) parcels with a \pm 3.667 hectare (\pm 9.06 acre) remainder.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Twp. Rd. 240 and on the east side of Rge. Rd. 281, immediately east of the city of Chestermere.

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

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20190183 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190183 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Jessica Anderson / Nathan Madigan – Planning and Development Services

APPLICANT: Terradigm Development Consultants Inc. (Steve Grande)

OWNER: Balinderjit Bhangoo

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Septic Field Soil Samples Grain Size Analyses Assessment prepared by Almor Testing Services (May 25, 2017) • Phase I Aquifer Analysis prepared by Groundwater Information Technologies (January 5, 2018) • Conceptual Stormwater Management Report prepared by Storm Water Solutions Inc. (July 20, 2017)

The subject land is not located within the boundaries of an Area Structure Plan; therefore, the proposal was assessed in accordance with the Fragmented Residential Areas policies of the County Plan. The plan supports further transition of fragmented quarters to a more orderly and efficient residential development pattern with the support of a Lot and Road Plan. Per section 10.13, subdivision of residential lots or small agricultural parcels within a fragmented quarter section may be supported if:

- a) a lot and road plan acceptable to the County has been provided;
 - A Lot and Road Plan was accepted at land use stage and is reflected in the proposed subdivision design.
- b) the application area has the appropriate land use designation; and
 - Council approved a redesignation to Residential One District on May 22, 2018.
- c) the conditions of subdivision implement the lot and road plan.
 - The conditions as presented in Appendix A implement the Lot and Road Plan.

Payments and Levies

Reserves and applicable levies are outstanding.

APPLICABLE FEE/LEVY	AMOUNT OWING
TRANSPORTATION OFFSITE LEVY [Base = \$4,595/ac + Special Area 3 Levy= \$9,028/ac x 15.06 ac = \$218,476.00]	\$218,476.00 (estimate)
MUNICIPAL RESERVE (\$/ACRE) Development area: ± 6.00 acres * 10% = 0.60 acres * \$40,000.00 (as per the appraisal completed by Altus Group dated February 11, 2020) = \$24,000.00	\$24,000.00 (estimate)

Accessibility to a Road:

Access to the subject lands is currently provided via a road approach off Twp. Rd. 235A and Rge. Rd. 281. The Applicant/Owner is proposing to construct an additional approach off Twp. Rd. 235A to provide access to Lots 2 and 3 and to upgrade the existing approach to Lot 4. The existing access from Rge. Rd. 281 is within the jurisdiction of the City of Chestermere.

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

Servicing

With respect to wastewater servicing, the existing home (Lot 1) is serviced by an existing Private Septic System. A Level 4 PSTS Assessment for the proposed new lots was submitted and confirmed that a Packaged Sewage Treatment System is required for the proposed new lots along with a Deferred Servicing Agreement for connection to a decentralized or regional system once available.

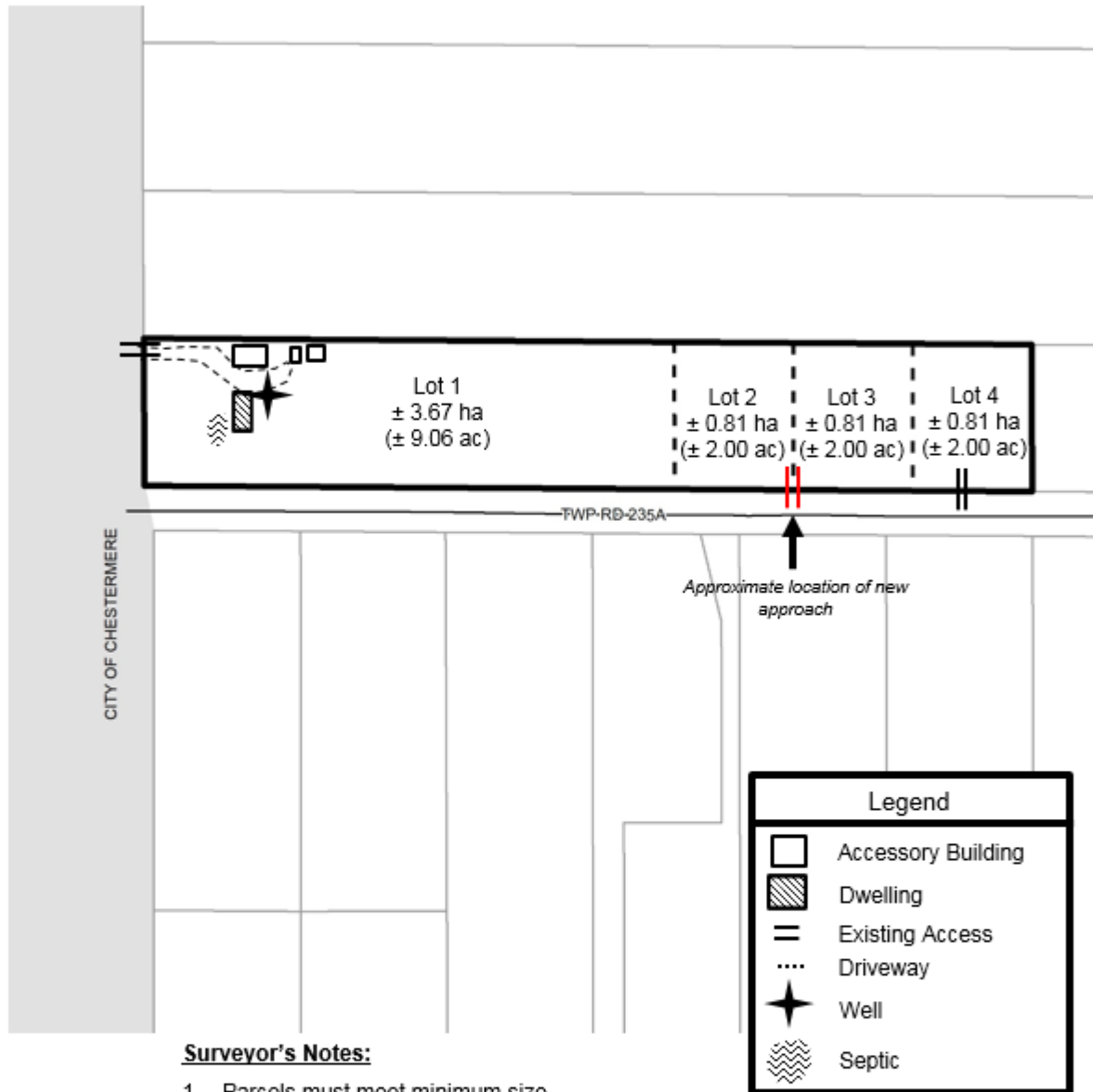
As a condition of subdivision, the Applicant/Owner is to enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of Lots 2-4.

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

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

Tentative Plan

Subdivision Proposal: To create three (3) ± 0.809 hectare (± 2.00 acre) parcels with a ± 3.667 hectare (± 9.06 acre) remainder.



NW-36-23-28-W04M

Date: Nov 22, 2019

Division # 5

File: 03336027

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

JA/lt

APPENDICES:

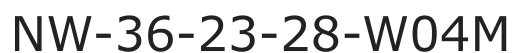
APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Letter

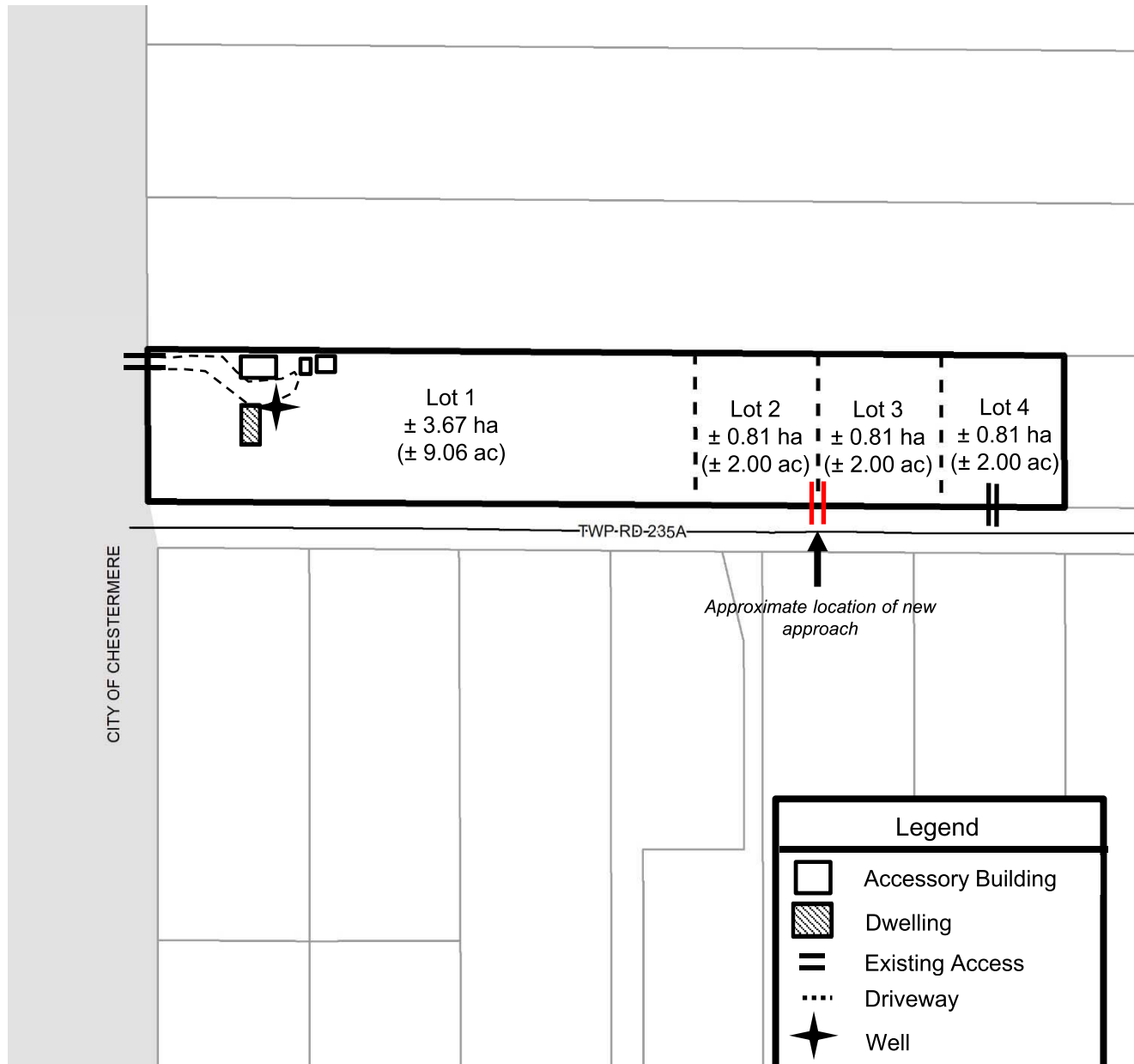
APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: November 18, 2019	DATE DEEMED COMPLETE: November 18, 2019
GROSS AREA: ± 6.09 hectares (± 15.06 acres)	LEGAL DESCRIPTION: NW-36-23-28-W04M
APPEAL BOARD: Municipal Government Board	
HISTORY: May 22, 2018 An application to redesignate the subject lands from Agricultural Holdings District to Residential One District was approved (PL20170133). October 1, 2013 The County Plan (Bylaw C-7280-2013) was adopted by Council. 1978 Council approved a subdivision to create five parcels including the subject ± 6.4 hectares (± 15.81 acres) parcel.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to sixty (60) adjacent landowners to which no responses were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments. The lands are located within the City of Chestermere notification zone. The City has expressed an objection to the proposal as it would further fragment lands that, they suggest, are likely to become part of Chestermere at some point in the future.	



File: 03336027

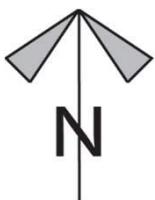
Subdivision Proposal: To create three (3) ± 0.809 hectare (± 2.00 acre) parcels with a ± 3.667 hectare (± 9.06 acre) remainder.



Surveyor's Notes:

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

TENTATIVE PLAN



NW-36-23-28-W04M

Date: Nov 22, 2019

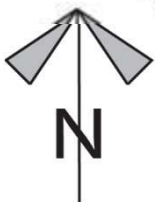
Division # 5

File: 03336027



Possible future
internal roadway

LOT AND ROAD PLAN



NW-36-23-28-W04M

Date: Nov 22, 2019

Division # 5

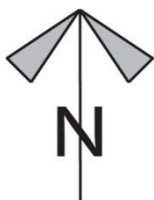
File: 03336027



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

TOPOGRAPHY

Contour Interval 2 M



NW-36-23-28-W04M

Date: Nov 22, 2019

Division # 5

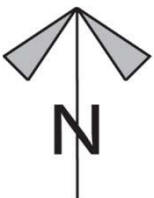
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Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018

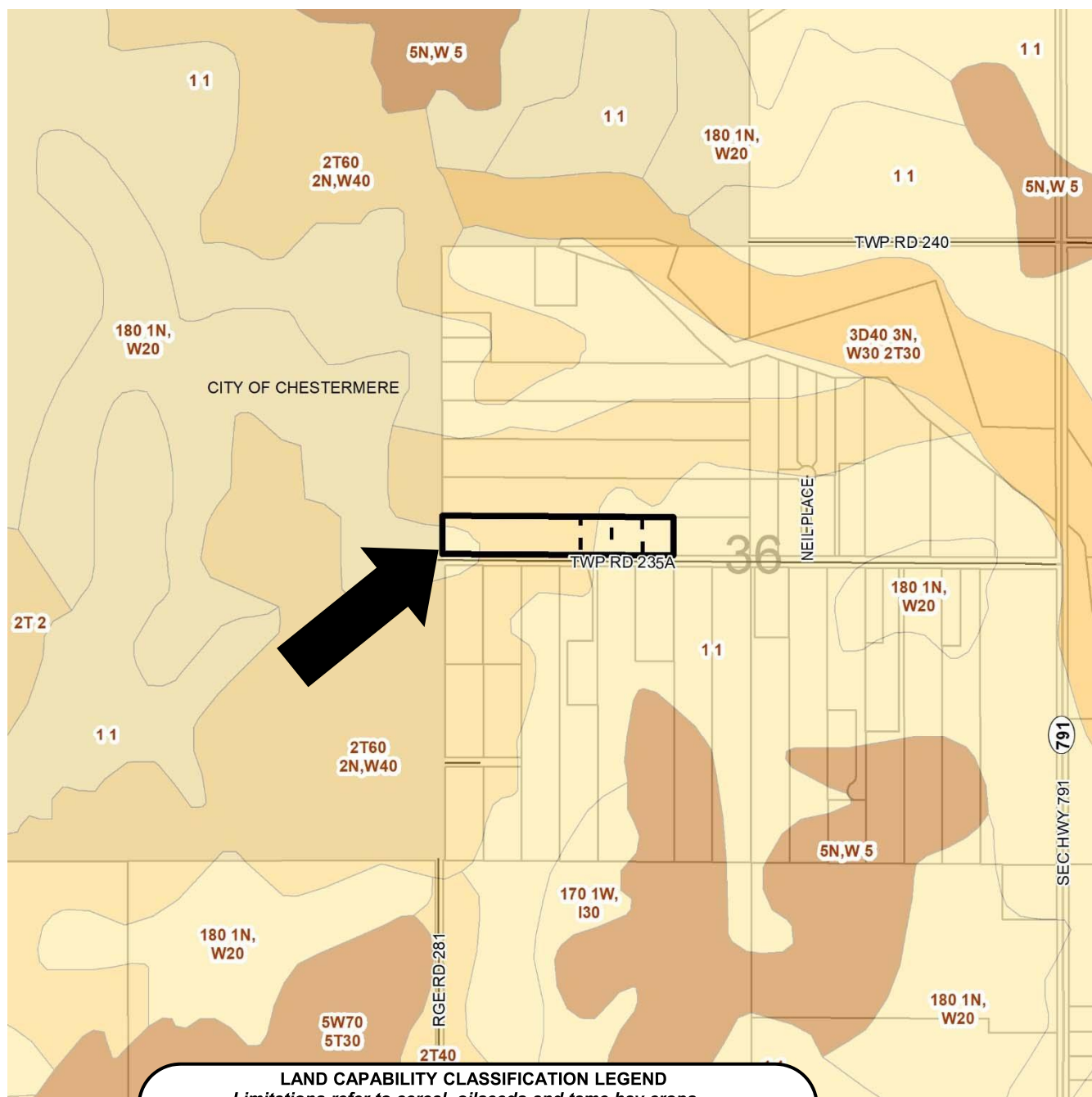


NW-36-23-28-W04M

Date: Nov 22, 2019

Division # 5

File: 03336027



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

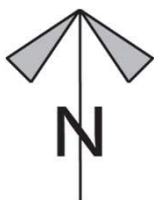
CLI Class

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

Limitations

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

SOIL MAP



NW-36-23-28-W04M

Date: Nov 22, 2019

Division # 5

File: 03336027

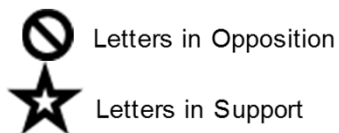


NW-36-23-28-W04M

Date: Nov 22, 2019

Division # 5

File: 03336027



NW-36-23-28-W04M

File: 03336027

APPENDIX B: SUBDIVISION APPROVAL CONDITIONS

- A. The application to create three (3) \pm 0.809 hectare (\pm 2.00 acre) parcels with a \pm 3.667 hectare (\pm 9.06 acre) remainder within NW-36-23-28-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 each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the Province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions:

Survey Plans

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

Transportation & Access

- 2) The Owner shall construct a new (paved) mutual approach on Township Road 235A in order to provide shared access to Lots 2 and 3. The Owner shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and 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. In addition, the Owner shall:
 - a. Provide an access right of way plan; and
 - b. Prepare and register respective easements on each title, where required.
- 3) The Owner shall upgrade the existing (paved) approach on Township Road 235A in order to provide access to Lot 4. The Owner shall contact County Road Operations to arrange a pre-construction inspection to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded to. The Owner shall also contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.

Developability

- 4) The Owner is to provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within Lot 3;
 - a. Private Sewage Treatment System testing and analysis and/or the newly drilled water well shall be located within the defined contiguous developable acre;
- 5) The Owner shall provide an Erosion & Sedimentation Control (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.
- 6) The Applicant/Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the County Servicing Standards.
 - a. If onsite improvements are required, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County for the construction of the improvements as per the SSIP accepted by the County, which shall be registered on title.
 - b. Should the on-site improvements involve the use of a stormwater pond, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan.

Servicing

- 7) Water is to be supplied by an individual well on Lot(s) 2-4. The subdivision shall not be endorsed until:
 - a. A Phase 2 Aquifer Testing Report that includes Well Driller's reports is provided confirming that the flow in each well exceeds or is equivalent to 1 igpm; and,
 - b. If the results of the testing do not meet the requirements of the *Water Act*, the subdivision shall not be endorsed or registered.
- 8) The Owner is to provide a Level 4 Assessment in accordance with the Model Process Reference Document for Lot (s) 2-4 in accordance with the County Servicing Standards;
 - a. In accordance with Policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards will be required on the future lots as the proposed lots are less than 4 acres in size.
- 9) The Owner shall provide a Level 1 variation assessment for Lot 1.
- 10) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for Lot 2-4 and shall include the following:
 - a. For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment in accordance with Policy 449;
- 11) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 to 4, indicating:
 - a. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

Payments and Levies

- 12) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 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.

Municipal Reserve

- 13) The provision of Reserve in the amount of 10 percent of the gross area of Lots 2-4 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group file number 03336027, dated May 3, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a. That reserves owing on Lot 1 shall be deferred by caveat; and,
 - b. That the existing Deferred Reserve Caveat (Instrument #831 136 439) shall be discharged.
- 14) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three (3) new lots.

Other

- 15) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of Atco Gas.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Lori-Lee Turcotte

From: Karl Mielke <kmielke@chestermere.ca>
Sent: Thursday, March 05, 2020 3:40 PM
To: Jessica Anderson
Subject: RE: PL20190183 (Div 5) - Subdivision - Reply by Mar 6, 2020

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Jessica,

Thank you for circulating the City of Chestermere on this subdivision application. Chestermere does not support the subdivision, as these lands are only 1.5 km from our municipal boundary. It would further fragment lands that are likely to become part of Chestermere at some point in the future. We currently have legacy issues of rural residential developments that are challenging to integrate into an urban development pattern, and we are trying to prevent more of those situations from arising in the future.

Please do not hesitate to contact me if you would like to discuss our concerns further.

Thank you Jessica.

Kind regards,

Karl



Karl Mielke, RPP, MCIP
 Senior Planner, Community Growth & Infrastructure
 City of Chestermere
 105 Marina Road, Chestermere, AB T1X 1V7
 P: 403-207-7075 ext 7066



Canadian Mental
 Health Association
Mental health for all

From: Monica Roberts
Sent: February 6, 2020 2:39 PM
To: Karl Mielke <kmielke@chestermere.ca>
Subject: FW: PL20190183 (Div 5) - Subdivision - Reply by Mar 6, 2020

Karl,
 Rockyview Circulation, hard copy to follow.
 Thanks

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: July 13, 2020

DIVISION: 09

APPLICATION: PL20190195

SUBJECT: Subdivision Item: Industrial – Industrial Activity Subdivision

APPLICATION: To create a \pm 10.00 acres Lot 1 with a \pm 149.46 remainder.

GENERAL LOCATION: Located approximately $\frac{1}{2}$ mile south of Big Hill Springs Road on the west side of Range Road 40.

LAND USE DESIGNATION: Ranch and Farm District (RF) and Industrial – Industrial Activity District (I-IA)

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

OPTIONS:

Option #1: THAT Subdivision Application PL20190195 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20190195 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Johnson Kwan/Prabh Sodhi –Planning and Development Services

APPLICANT: Dillion Consulting Ltd.

OWNER: J Ian & Donna M Airth

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Conceptual Stormwater Management Report
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ESTIAMTED FEE/LEVY	AMOUNT OWING
TRANSPORTATION OFFSITE LEVY <i>(C-8007-2020)</i> <ul style="list-style-type: none"> • Transportation Offsite Levy is not applicable as the proposed Lot 1 is considered 'first parcel out of a previously un-subdivided parcel'. 	N/A
MUNICIPAL RESERVE <ul style="list-style-type: none"> • Municipal Reserve not required pursuant to Section 663 of the <i>Municipal Government Act</i>. 	N/A

Accessibility to a Road:

The proposed subdivision will gain access by extension of Range Road 40 south within the road allowance for a distance of approximately 125 m up to the proposed site access point on the subject lands.

As per the Traffic Impact Assessment submitted with the application, the Applicant/Owner will be required to improve the provincial highway network (Type IIIA intersection improvement at Highway 567 and Range Road 40).

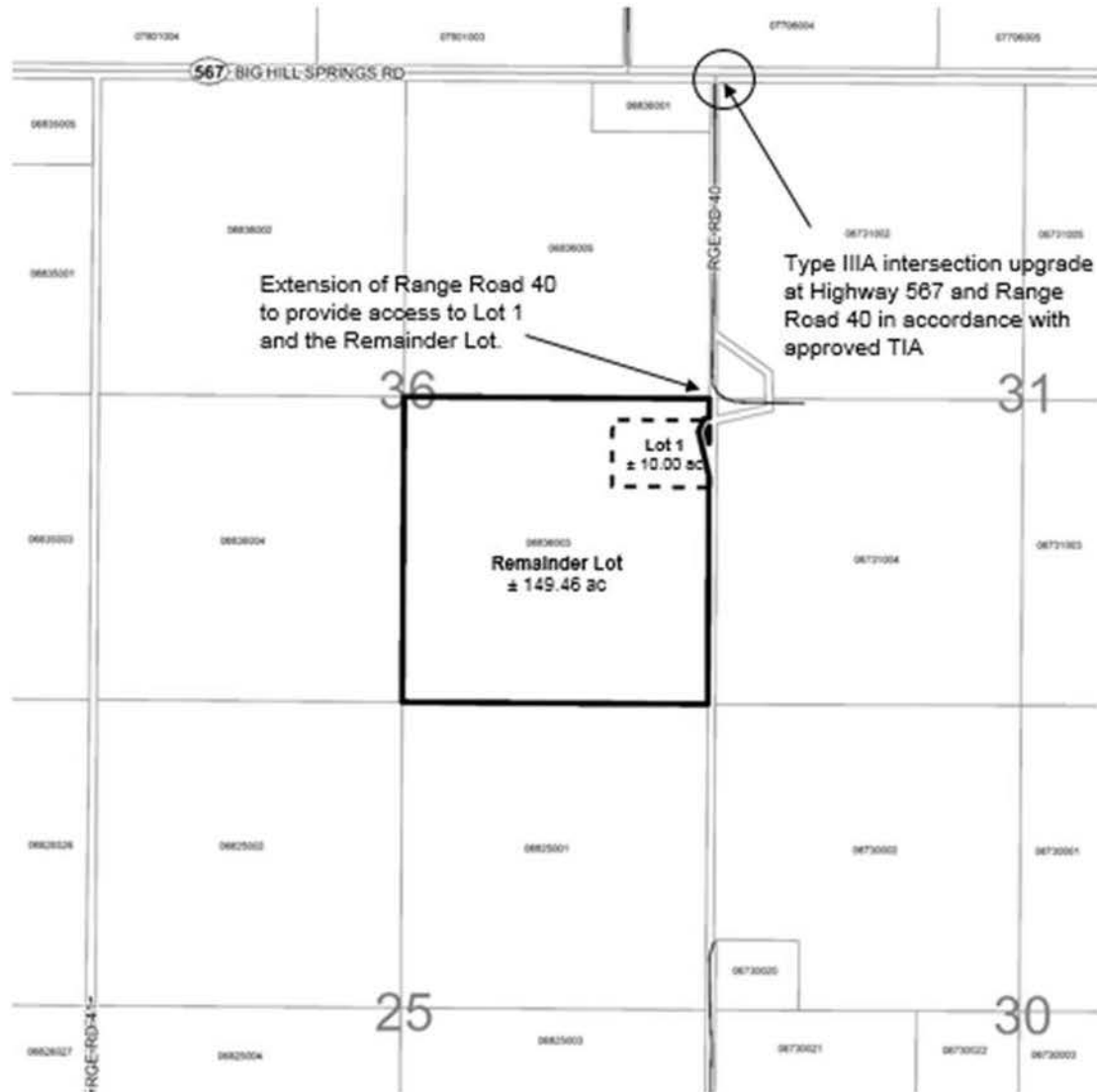
The Applicant/Owner will also be required to enter to a Development Agreement to upgrade Range Road 40 from Highway 567 to the access point of the subject land (\pm 900 m) to a Regional Low Volume Standard in accordance with the County Servicing Standards.

Servicing

The Applicant has indicated the use of hauling in of water and the use of cisterns for water servicing. The applicant also proposed the use of haul out holding tanks for sewage disposal.

Tentative Plan

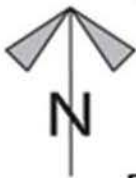
PL20190195 Subdivision : To create a ± 10.00 acre parcel with a ± 149.46 remainder.



Surveyor's Notes:

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

TENTATIVE PLAN



SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

File: 06836003



PL20190195 Subdivision : To create a ± 10.00 acre parcel with a ± 149.46 remainder.

36

Extension of Range Road 40
to provide access to Lot 1 and
the Remainder Lot.

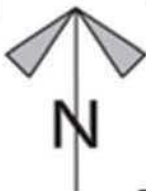
Proposed
Lot 1
 ± 10.00 ac

Remainder Lot
 ± 149.46 ac

Surveyor's Notes:

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TENTATIVE PLAN



SE-36-26-04-W05M

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CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

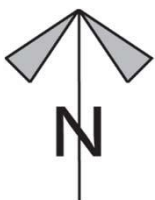
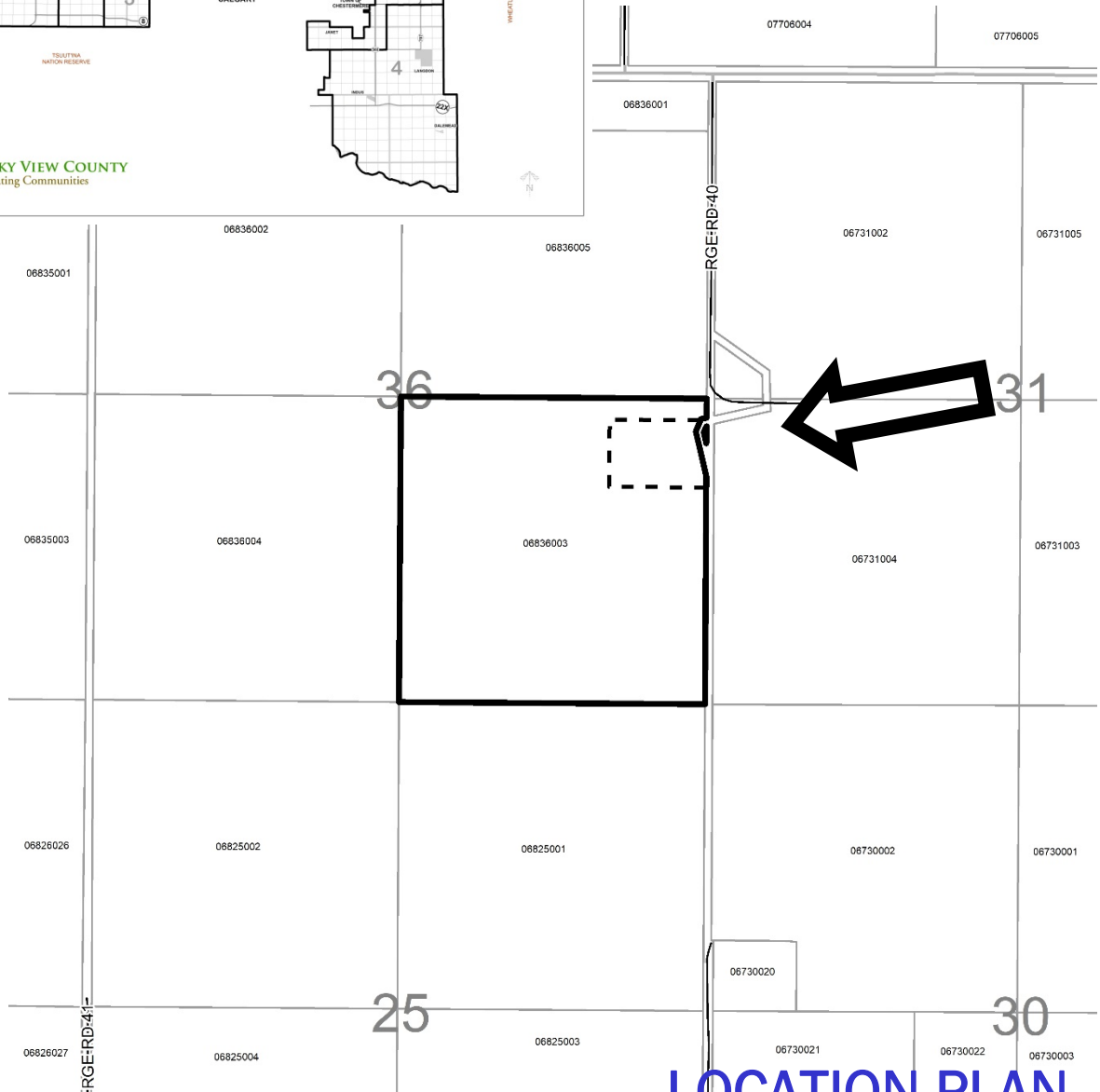
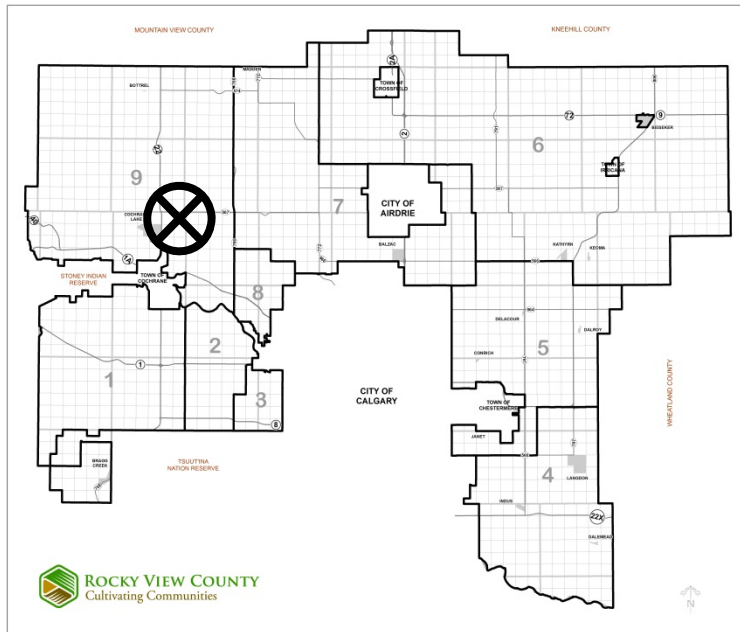
APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Letters

APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: December 16, 2019	DATE DEEMED COMPLETE: June 9, 2020
GROSS AREA: ± 159.46 acres	LEGAL DESCRIPTION: SE-36-26-04-W5M
APPEAL BOARD: Municipal Government Board.	
HISTORY: June 9, 2020 Council approved land use application PL20190195 to redesignate a portion of the subject land from Ranch and Farm District to Industrial – Industrial Activity District to accommodate a proposed Highway Transportation Maintenance Facility.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to eight adjacent landowners. One letter of concern was 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.	

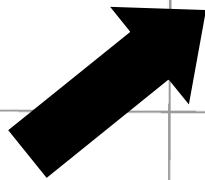


SE-36-26-04-W05M

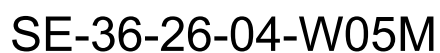
Date: Dec 19, 2019

Division # 9

File: 06836003

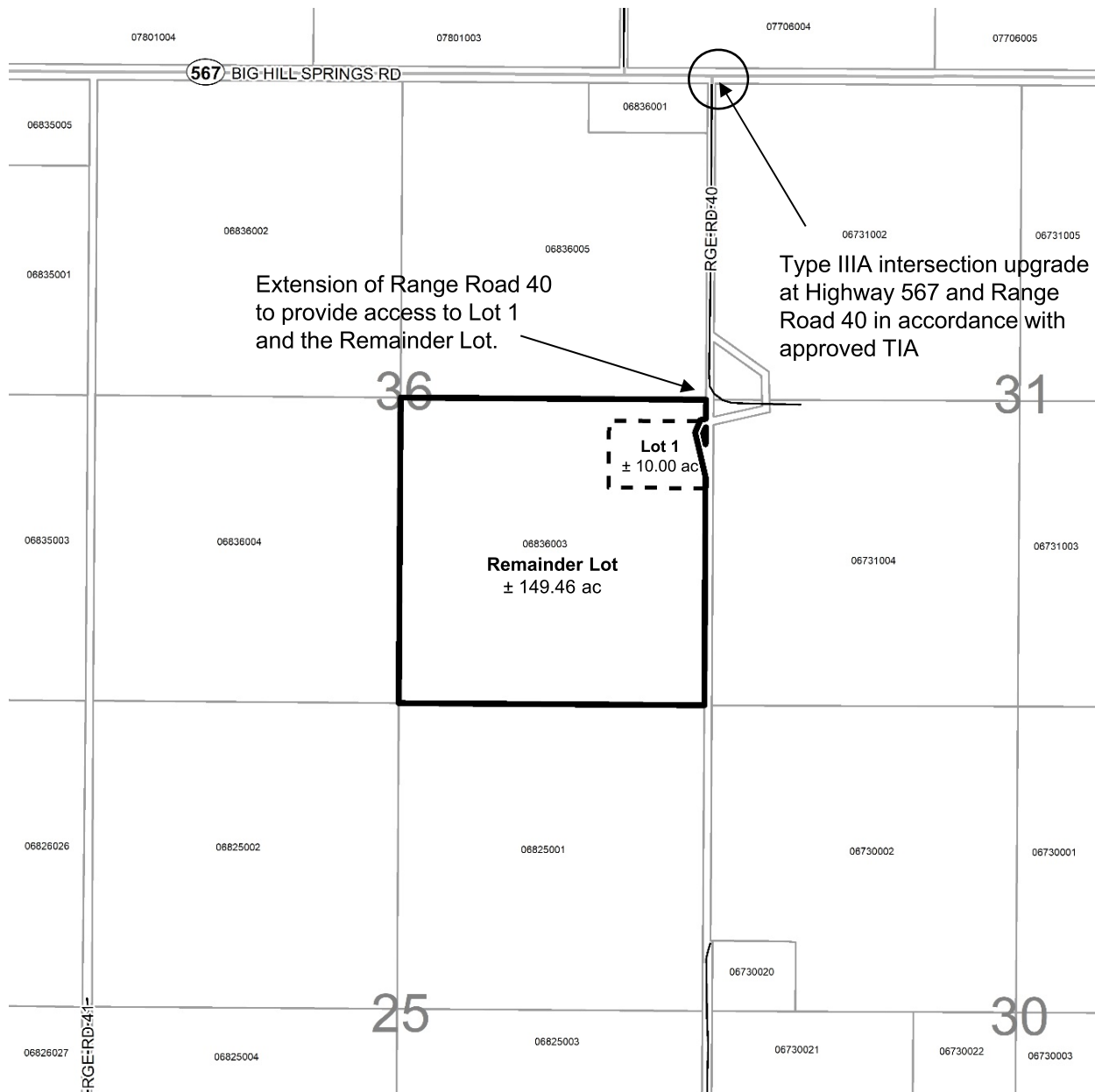


LAND USE MAP



File: 06836003

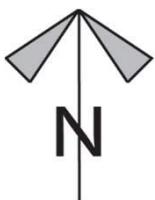
PL20190195 Subdivision : To create a ± 10.00 acre parcel with a ± 149.46 remainder.



Surveyor's Notes:

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

TENTATIVE PLAN



SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

File: 06836003

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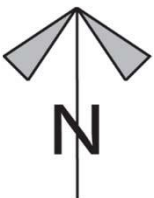
**Proposed
Lot 1**
 ± 10.00 ac

Remainder Lot
 ± 149.46 ac

Surveyor's Notes:

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TENTATIVE PLAN



SE-36-26-04-W05M

Date: Dec 19, 2019

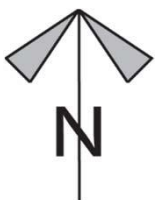
Division # 9

File: 06836003



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

AIR PHOTO
Spring 2018



SE-36-26-04-W05M

Date: Dec 19, 2019

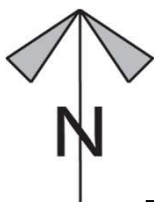
Division # 9

File: 06836003



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

TOPOGRAPHY
Contour Interval 2 M

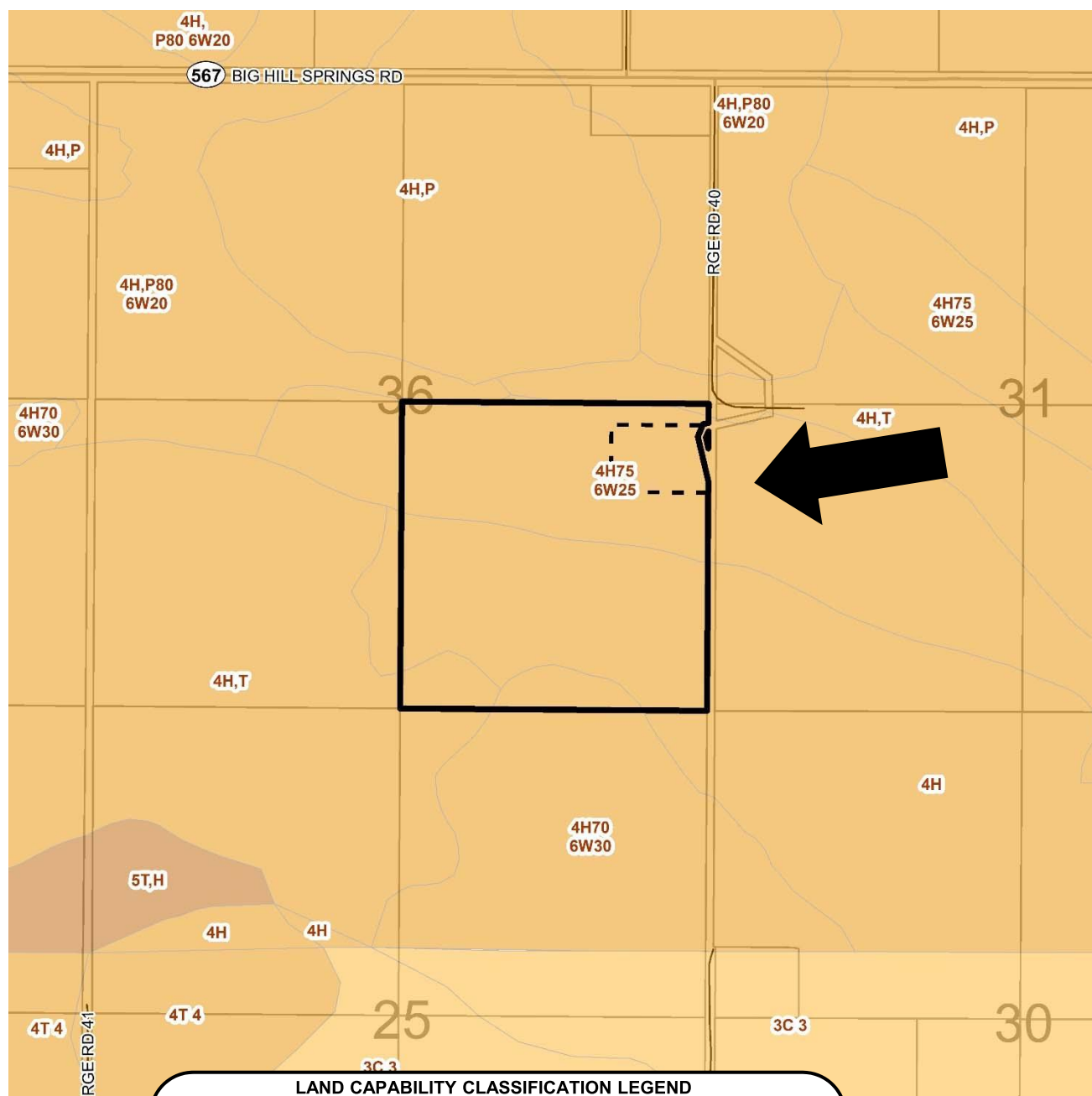


SE-36-26-04-W05M

Date: Dec 19, 2019

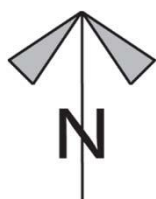
Division # 9

File: 06836003



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

SOIL MAP

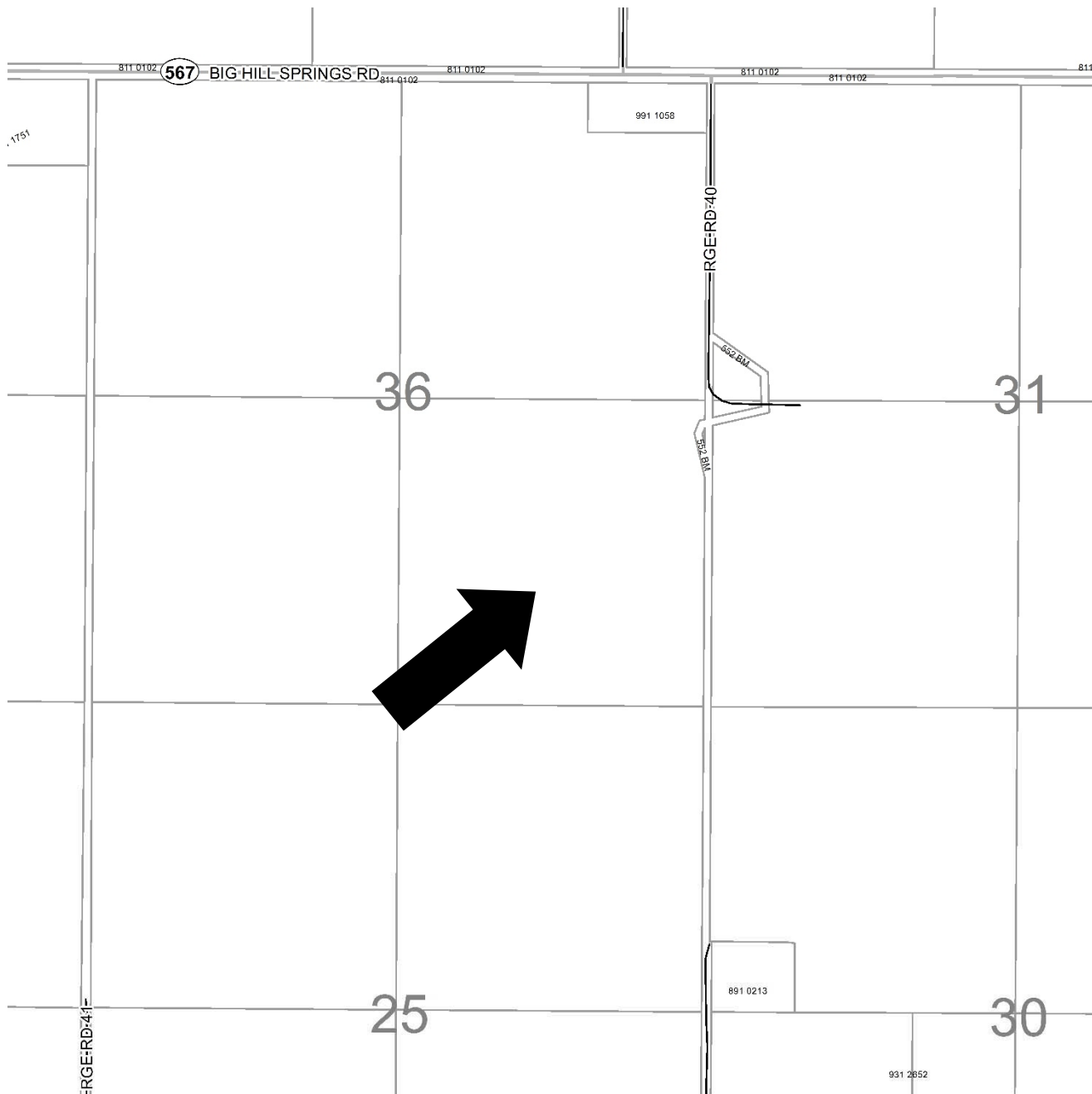


SE-36-26-04-W05M

Date: Dec 19, 2019

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File: 06836003



Legend – Plan numbers

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

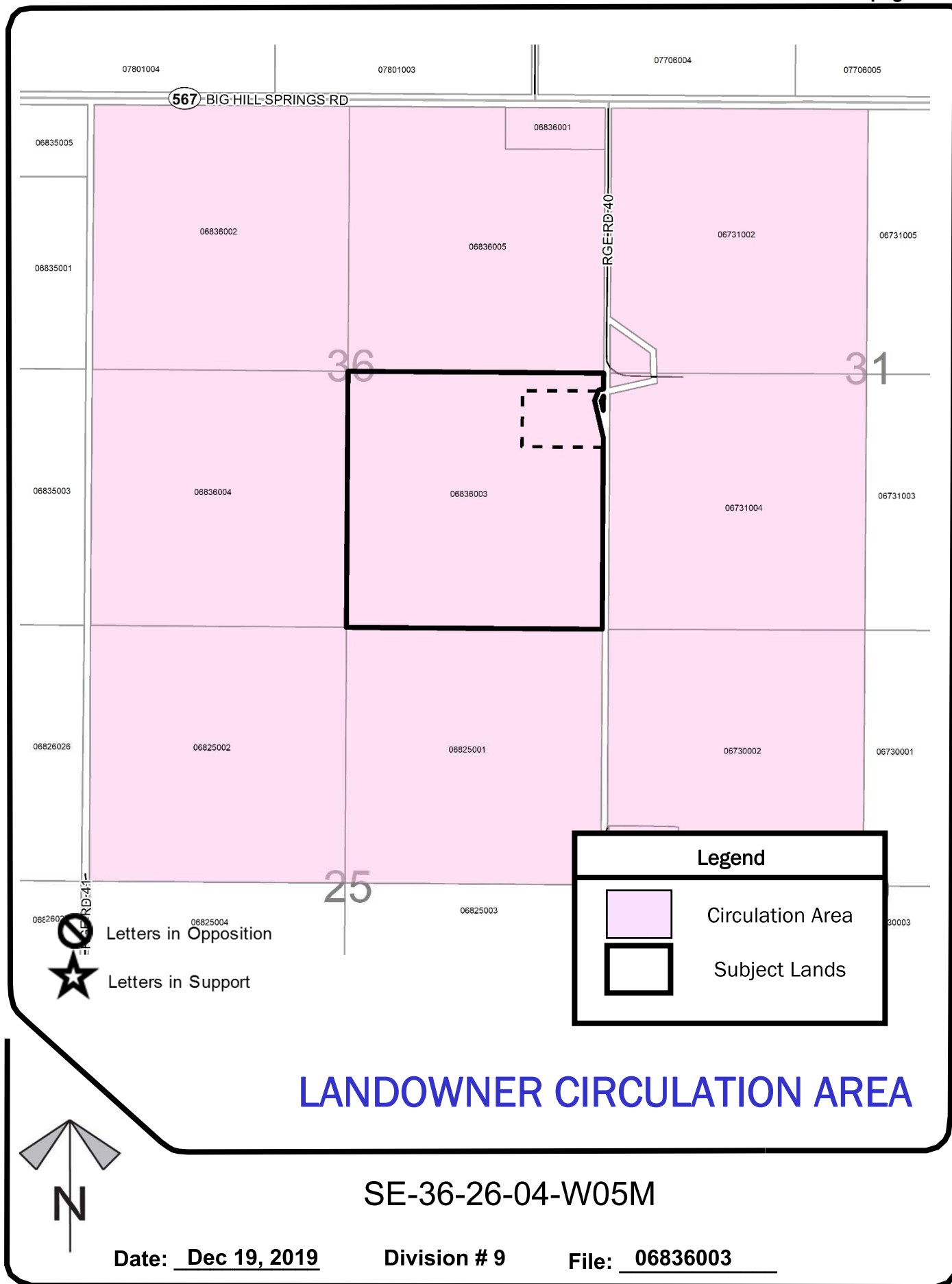
HISTORIC SUBDIVISION MAP

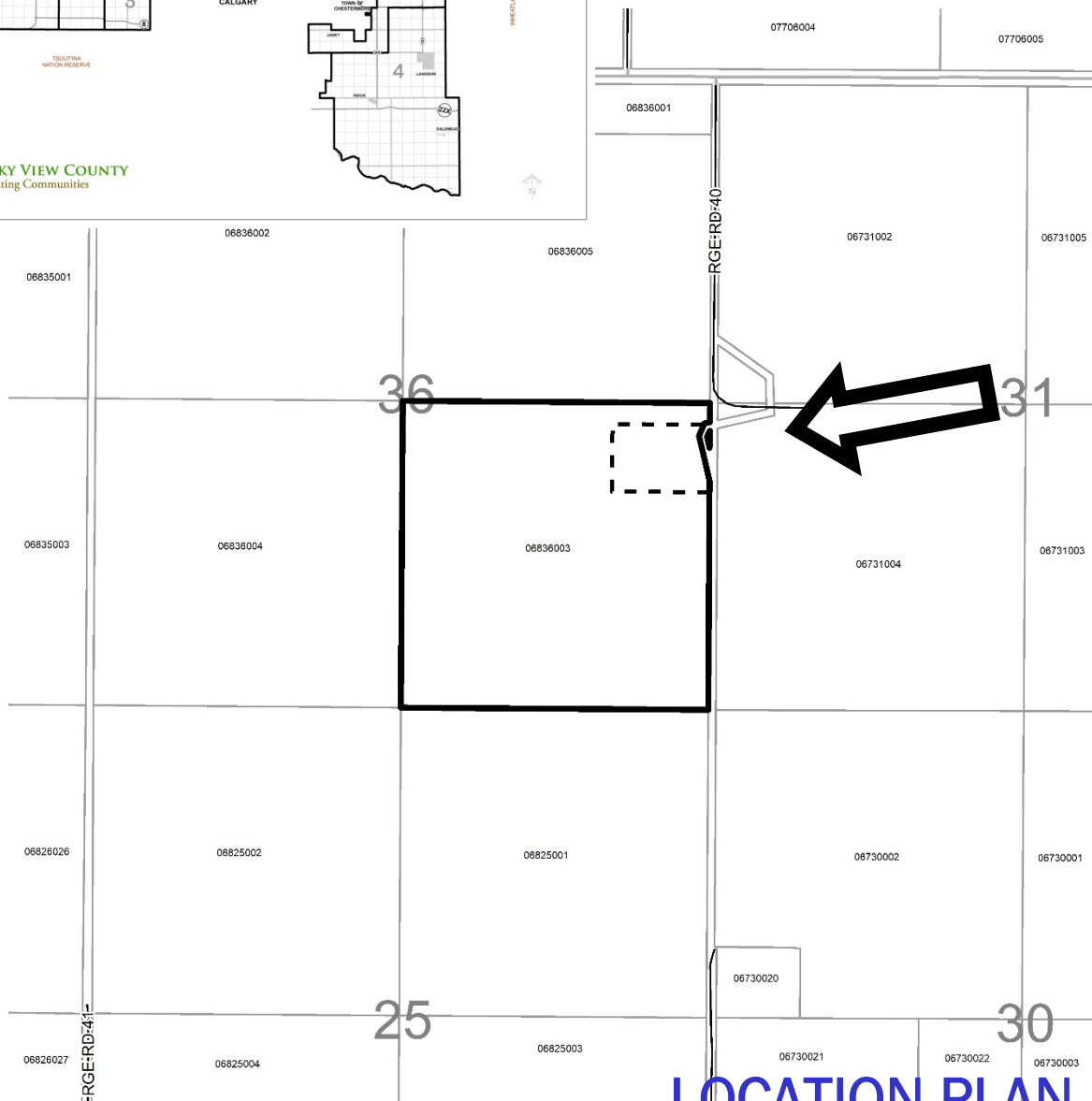
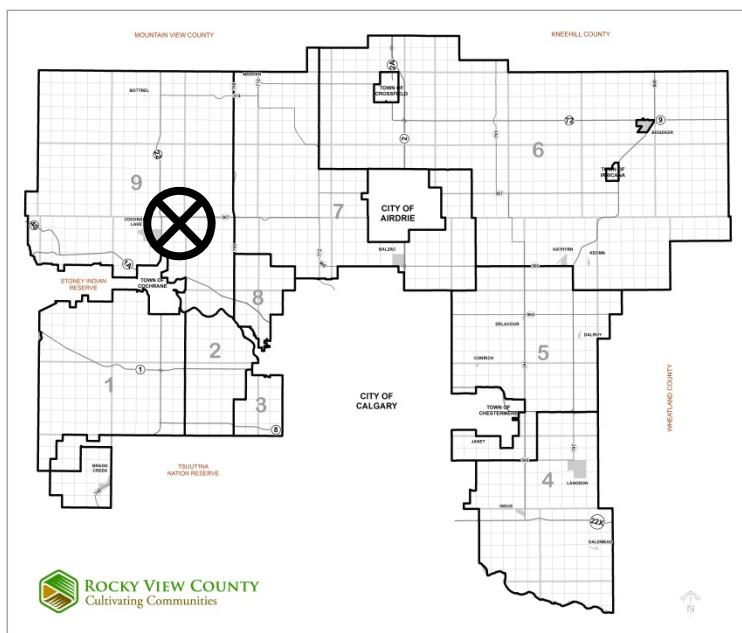
SE-36-26-04-W05M

Date: Dec 19, 2019

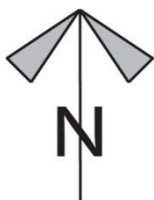
Division # 9

File: 06836003





LOCATION PLAN

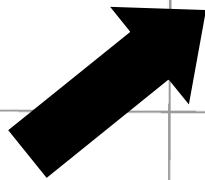


SE-36-26-04-W05M

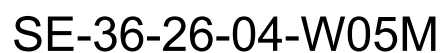
Date: Dec 19, 2019

Division # 9

File: 06836003

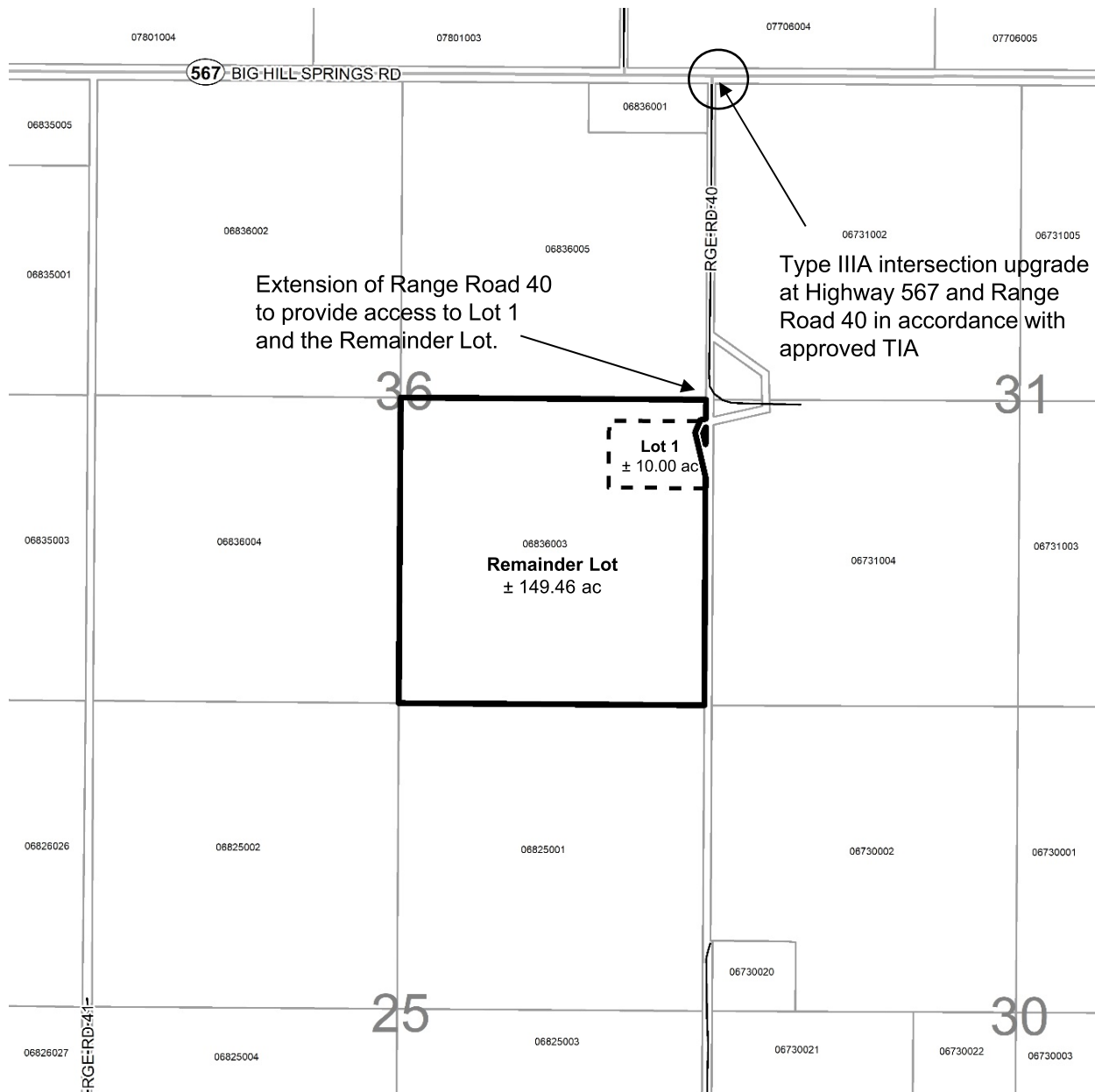


LAND USE MAP



File: 06836003

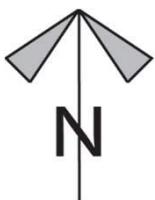
PL20190195 Subdivision : To create a ± 10.00 acre parcel with a ± 149.46 remainder.



Surveyor's Notes:

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

TENTATIVE PLAN



SE-36-26-04-W05M

Date: **Dec 19, 2019**

Division # **9**

File: **06836003**

PL20190195 Subdivision : To create a ± 10.00 acre parcel with a ± 149.46 remainder.

36

Extension of Range Road 40
to provide access to Lot 1 and
the Remainder Lot.

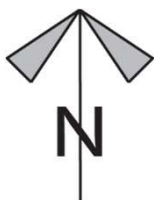
**Proposed
Lot 1**
 ± 10.00 ac

Remainder Lot
 ± 149.46 ac

Surveyor's Notes:

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TENTATIVE PLAN



SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

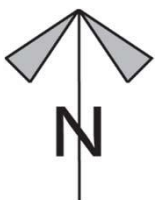
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AIR PHOTO

Spring 2018



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Date: Dec 19, 2019

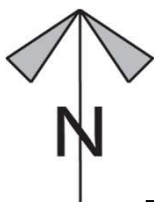
Division # 9

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TOPOGRAPHY
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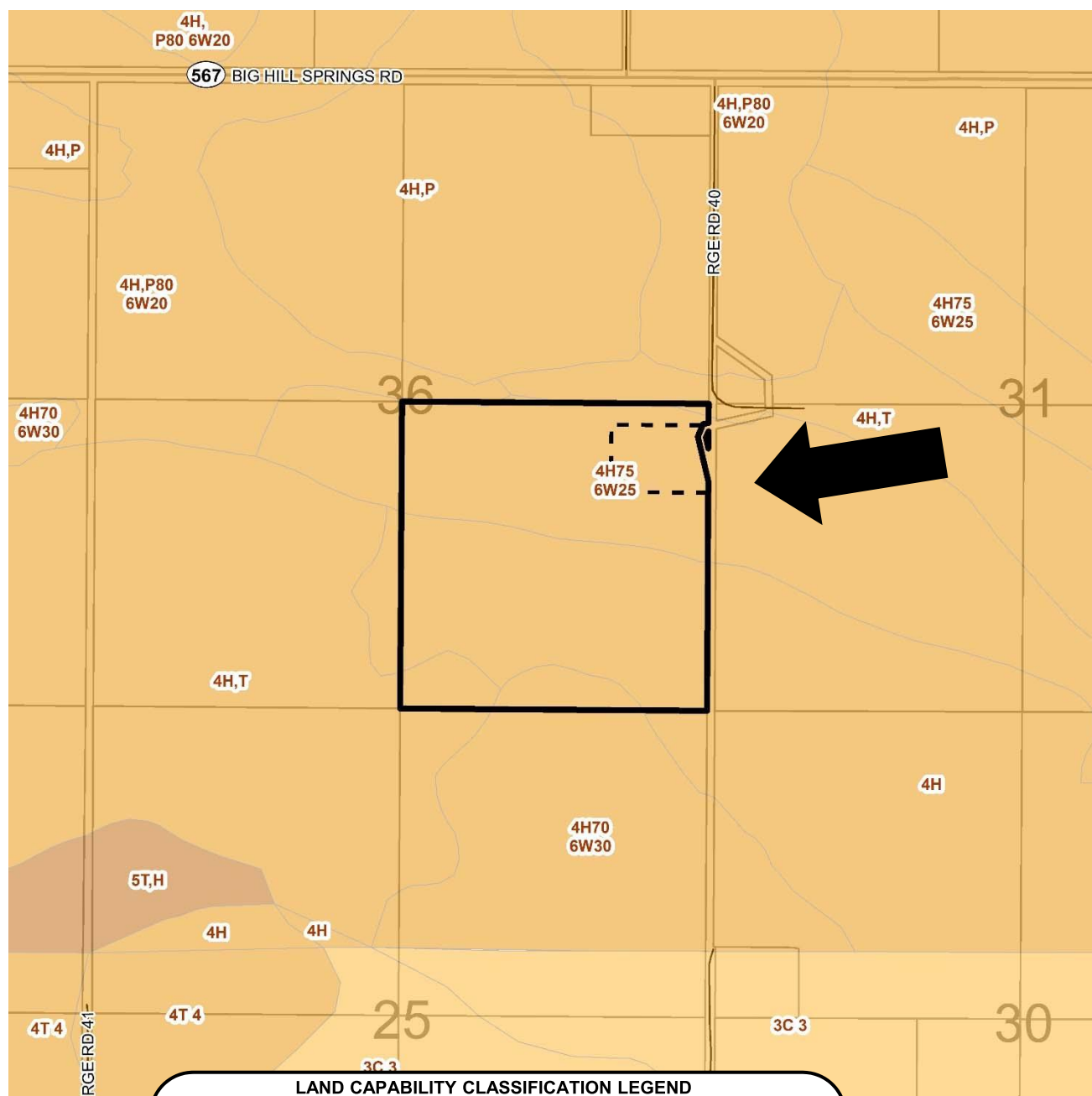


SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

File: 06836003



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

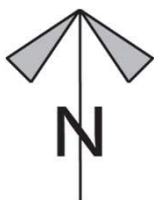
CLI Class

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

Limitations

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

SOIL MAP



SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

File: 06836003



Legend – Plan numbers

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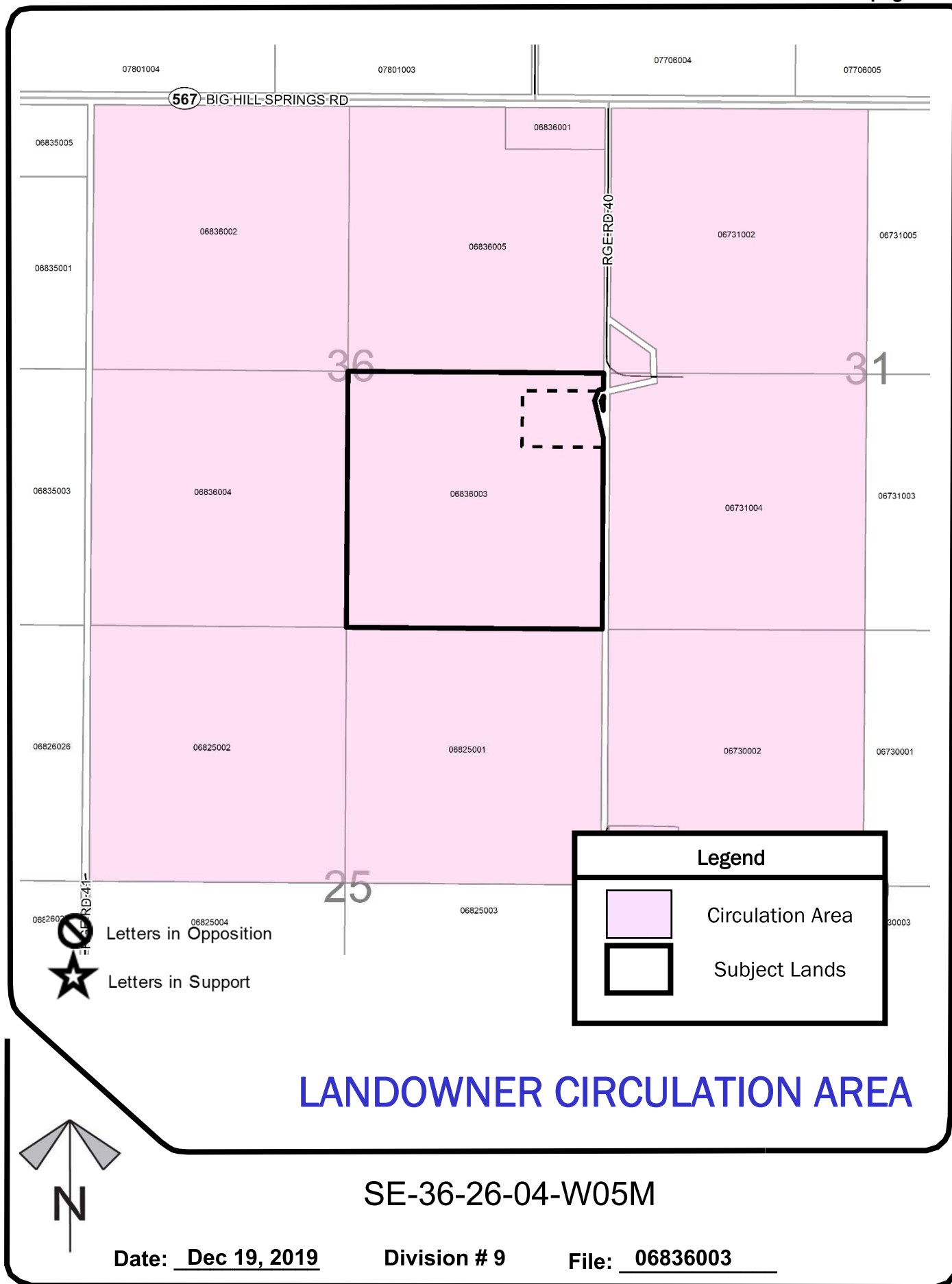
HISTORIC SUBDIVISION MAP

SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

File: 06836003



APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create ± 10.00 ac (Lot 1) and a remainder lot (± 149.46 ac) at SE-36-26-04-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 & 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
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 2. The subject lands hold the appropriate land use designation; and
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- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Development Agreement

- 2) The Owner shall enter into a Development Agreement for all infrastructure and improvements required for the development pursuant to Section 655 of the *Municipal Government Act*, and shall include the following:
 - i. Extend Range Road 40 from Highway 567 to the access point of the subject land (approximately 125 m in length) using a Regional Low Volume Standard in accordance with the County Servicing Standards, including but is not limited to:
 - (a) Cul-de-sac at the termination point of Range Road 40;
 - (b) Road approach(es);
 - (c) Appropriate signage; and
 - (d) Dedication of necessary easements and right-of-way.
 - ii. Upgrade the intersection of Range Road 40 and Highway 567 to a Type IIIA standard in accordance with Alberta Transportation's requirements and the approved Traffic Impact Assessment to the satisfaction of Rocky View County and Alberta Transportation;
 - iii. Implementation of the recommendation Erosion and Sediment Control Plan; and
 - iv. Implementation of the recommendations of the Construction Management Plan.

Geotechnical Study

- 3) The Owner shall provide a revised geotechnical report prepared by a qualified professional geotechnical engineer that provides the California Bearing Ratio reflective of actual site conditions and a revised pavement design based on the actual CBR value.

Payments

- 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*.

D. SUBDIVISION AUTHORITY DIRECTION:

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



APPENDIX 'C': LETTERS

No letters received.

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: July 13, 2020

DIVISION: 06

APPLICATION: PL20190165

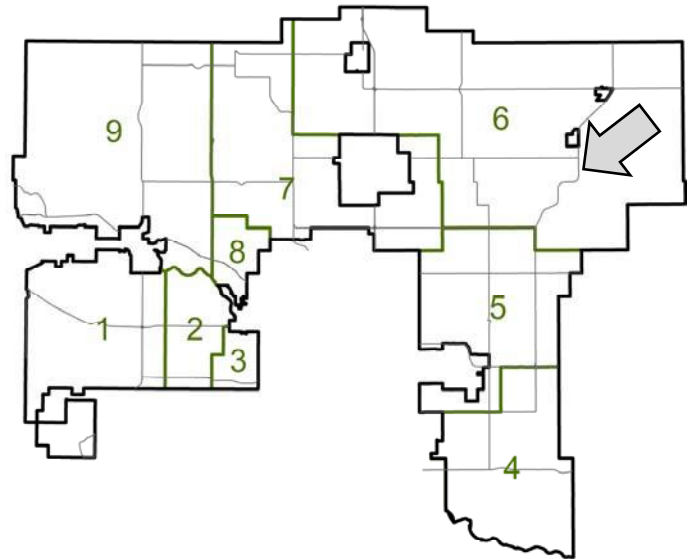
SUBJECT: Subdivision Item: New and Distinct Agricultural Subdivision

APPLICATION: To create a ± 20.01 acres parcel (Lot 1) and a ± 100 acres remainder lot at SE-04-27-26-W04M.

GENERAL LOCATION: Located approximately 3 miles south of the town of Irricana, on the west side of Highway 9 just north of Township Road 270A.

LAND USE DESIGNATION: Agricultural Holdings District (AH) and Ranch and Farm District (RF)

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



OPTIONS:

- Option #1: THAT Subdivision Application PL20190165 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190165 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Johnson Kwan/Prabh Sodhi –Planning and Development Services

APPLICANT: John. W. Bushfield

OWNER: Archie Bushfield

APPLICATION EVALUATION:

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

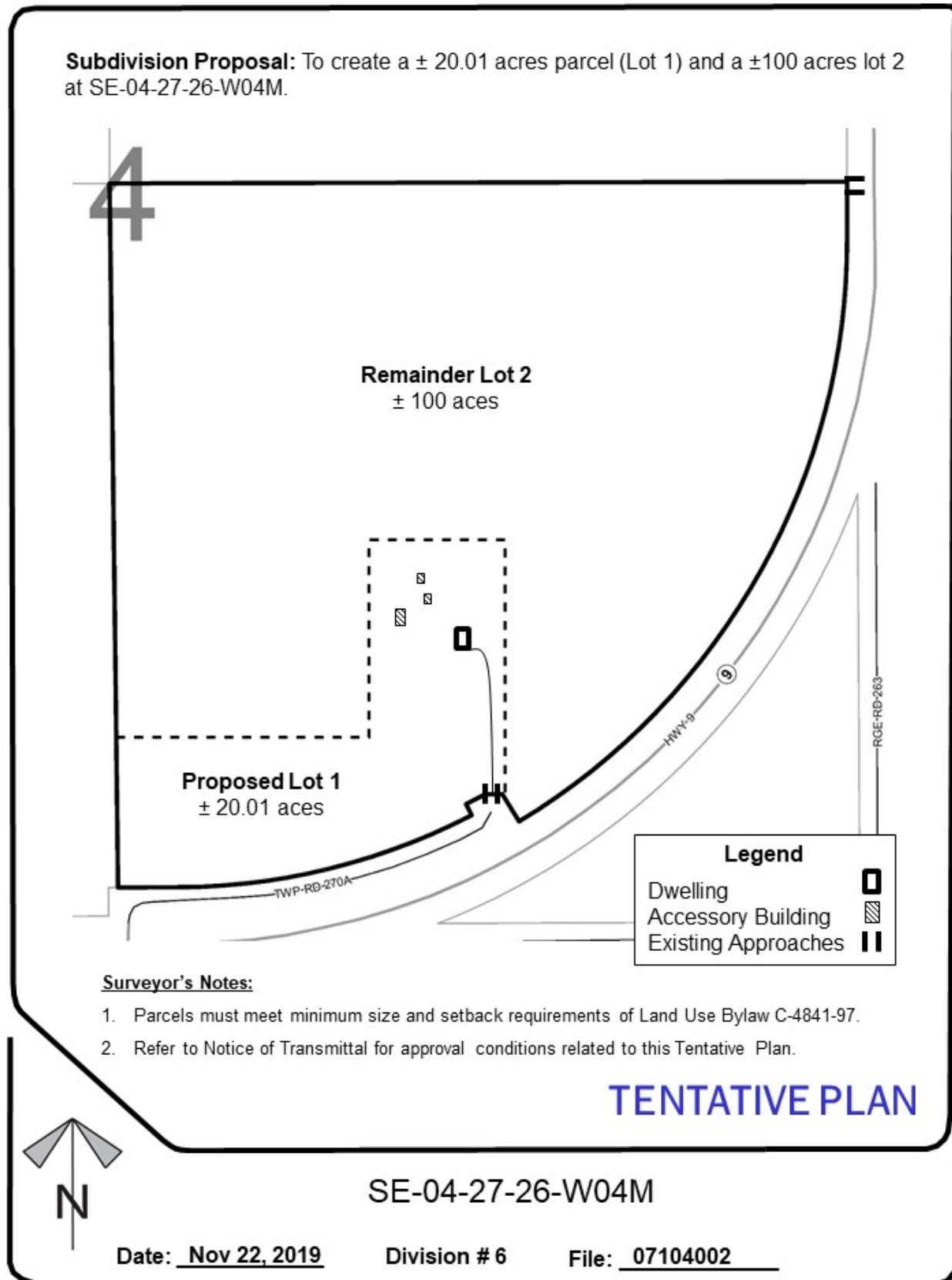
APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 1 Private Sewage Treatment System Assessment
---	--

ESTIAMTED FEE/LEVY	AMOUNT OWING
MUNICIPAL RESERVE <ul style="list-style-type: none"> • Municipal Reserve to be dedicated via cash-in-lieu in accordance with the Appraisal report prepared by Perry Appraisal Associates Ltd, dated December 20, 2019. • In accordance with the appraisal report provided by the Applicant, the Market Value of the subject property as of the effective date of the appraisal is \$4,950 per acre. • \$4,950 per acres x 10% of Lot 1 (± 2 acres) = \$9,900 	\$9,900 (estimate)

Accessibility to a Road:

Proposed Lot 1 is accessible via Township Road 270A. Access to the remainder lot appears to be off an approach from Highway 9. Alberta Transportation was circulated for this application, and granted approval for the subdivision authority to grant a variance of Section 14 of the Subdivision and Development Regulation.

Tentative Plan



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

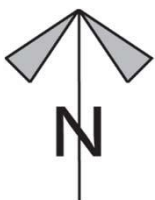
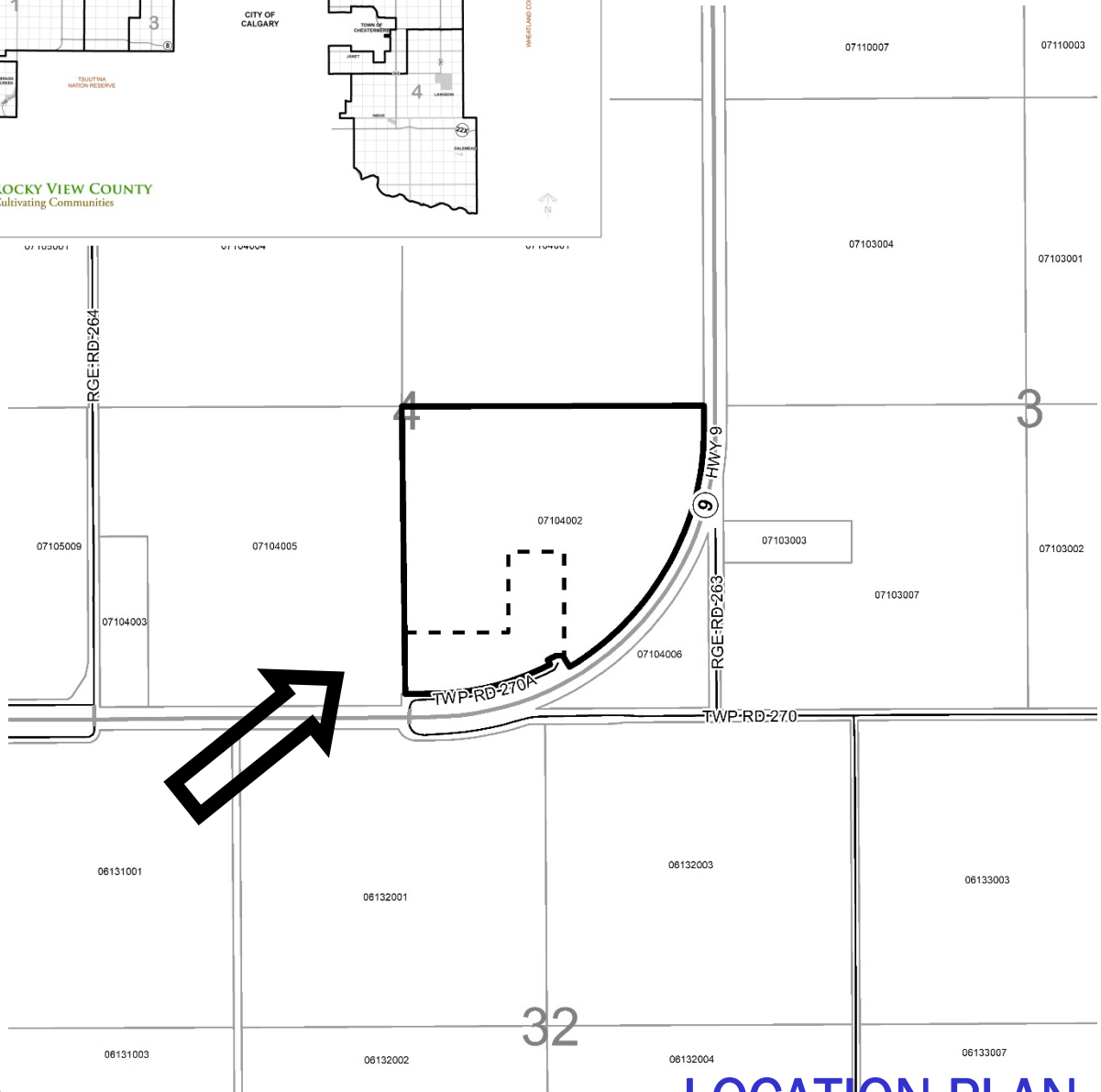
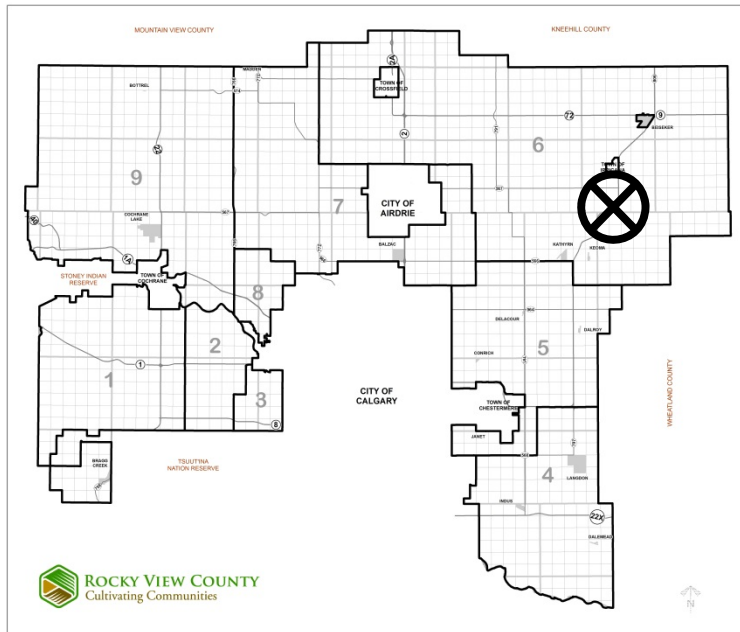
APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Letters

APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: November 18, 2019	DATE DEEMED COMPLETE: May 26, 2020
GROSS AREA: ± 120.97 acres	LEGAL DESCRIPTION: SE-04-27-26-W4M
APPEAL BOARD: Municipal Government Board.	
HISTORY: May 26, 2020 Council approved land use application PL20190164 to redesignate a portion of the subject land from Ranch and Farm District to Agricultural Holdings District to facilitate future subdivision of a ± 20.01 acres parcel with a ± 100 acres remainder. July 27, 2010 Subdivision Plan 101 924 was registered at Land Titles creating the Highway 9 Public Road Right Of Way and physically divided the subject quarter section.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 11 adjacent landowners. No letters in support/opposition were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

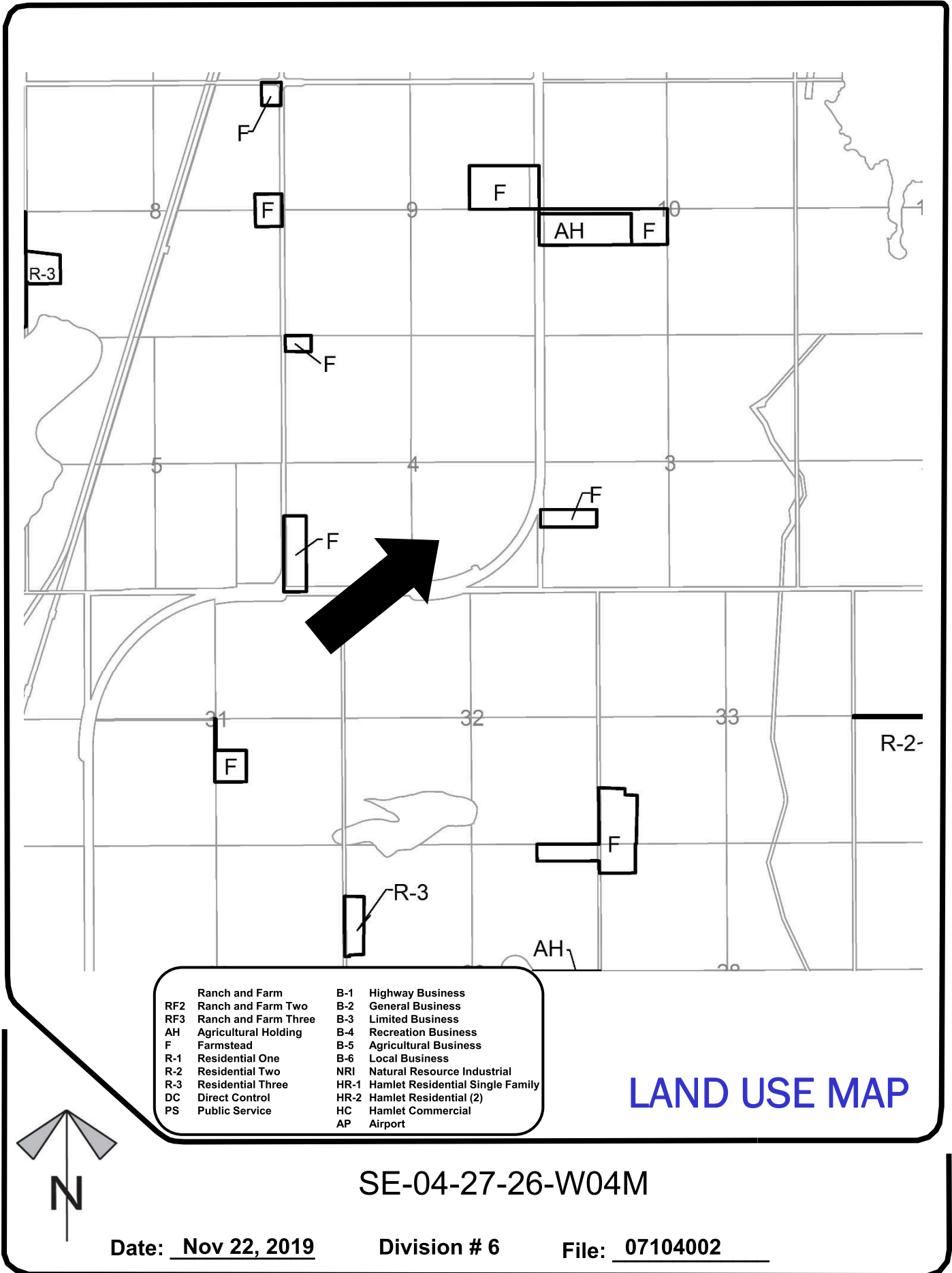


SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

File: 07104002



Subdivision Proposal: To create a ± 20.01 acre parcel with a ± 100 acre remainder.

4

**RF Remainder
 ± 100 acres**

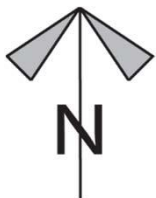
**Proposed Lot 1
 ± 20.01 acres**

Surveyor's Notes:

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

Legend

Existing boundary	—
Proposed boundary
Existing Approach	==
Dwelling	□
Water Well	★
Septic Field	○
Accessory Building	□



SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

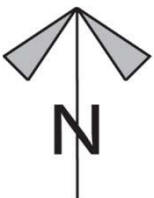
File: 07104002



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

AIR PHOTO

Spring 2018



SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

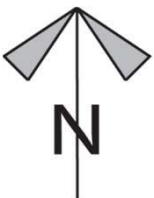
File: 07104002



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

TOPOGRAPHY

Contour Interval 2 M

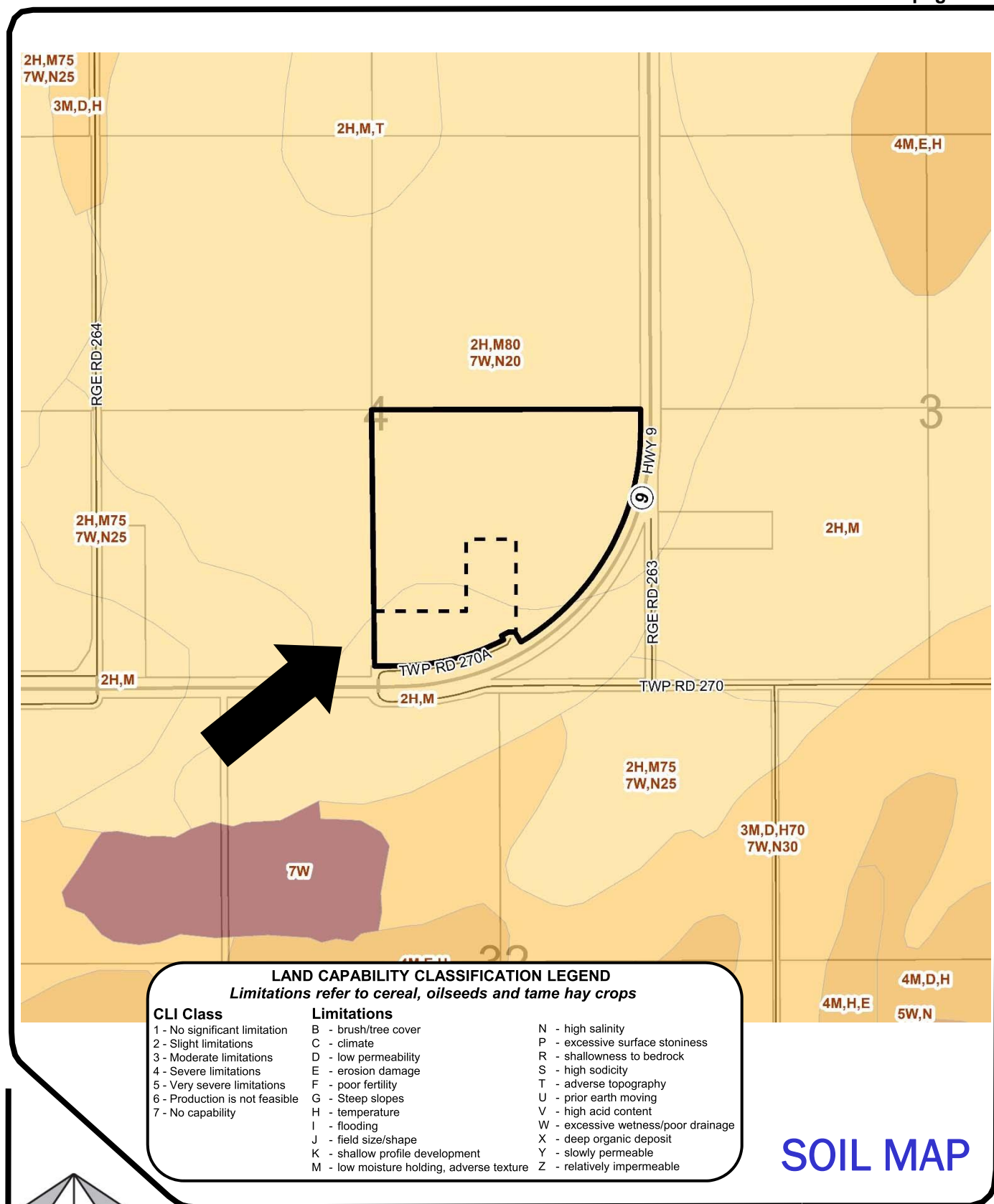


SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

File: 07104002

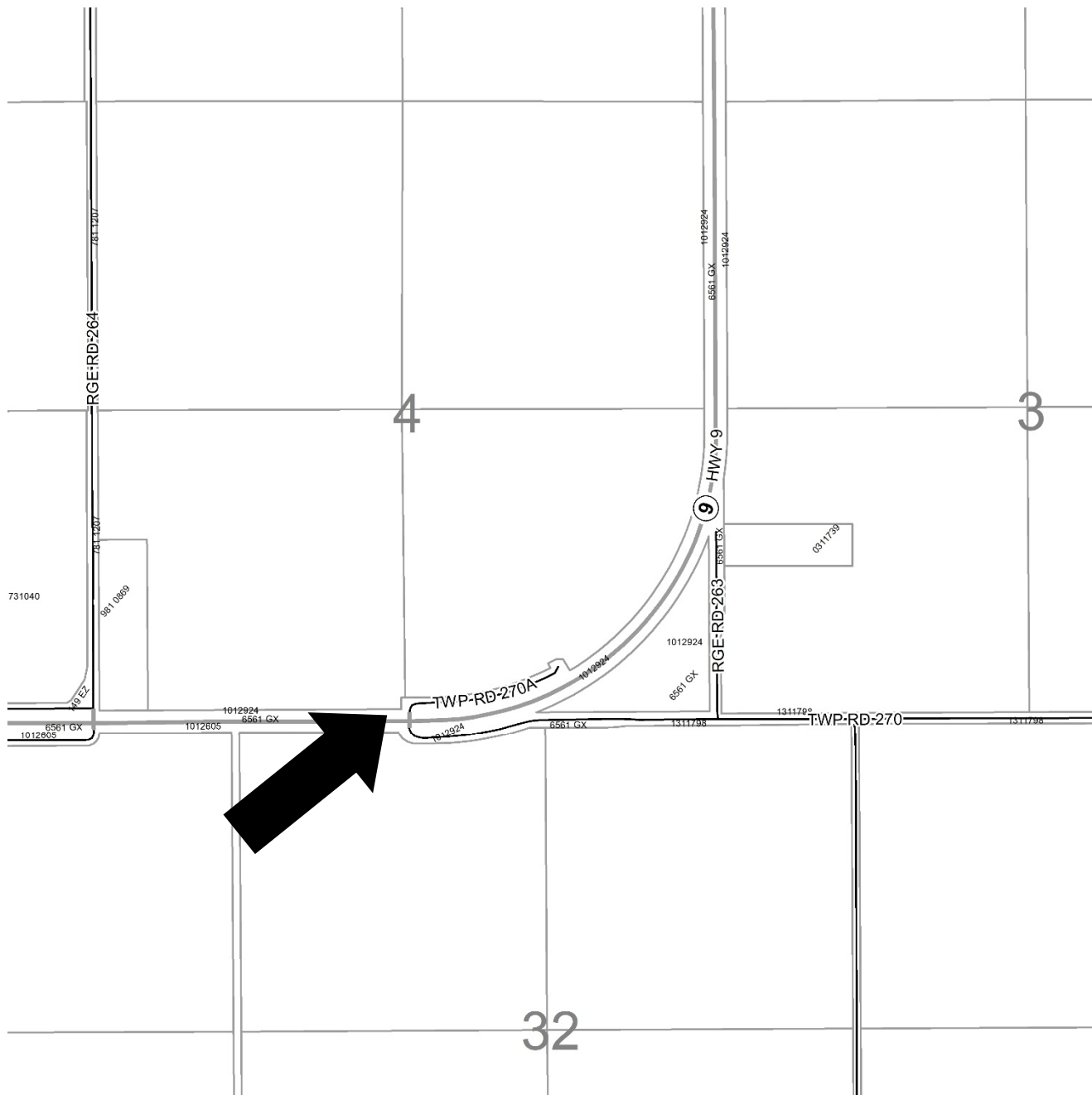


SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

File: 07104002

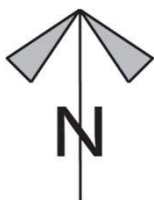


Legend – Plan numbers

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

HISTORIC SUBDIVISION MAP

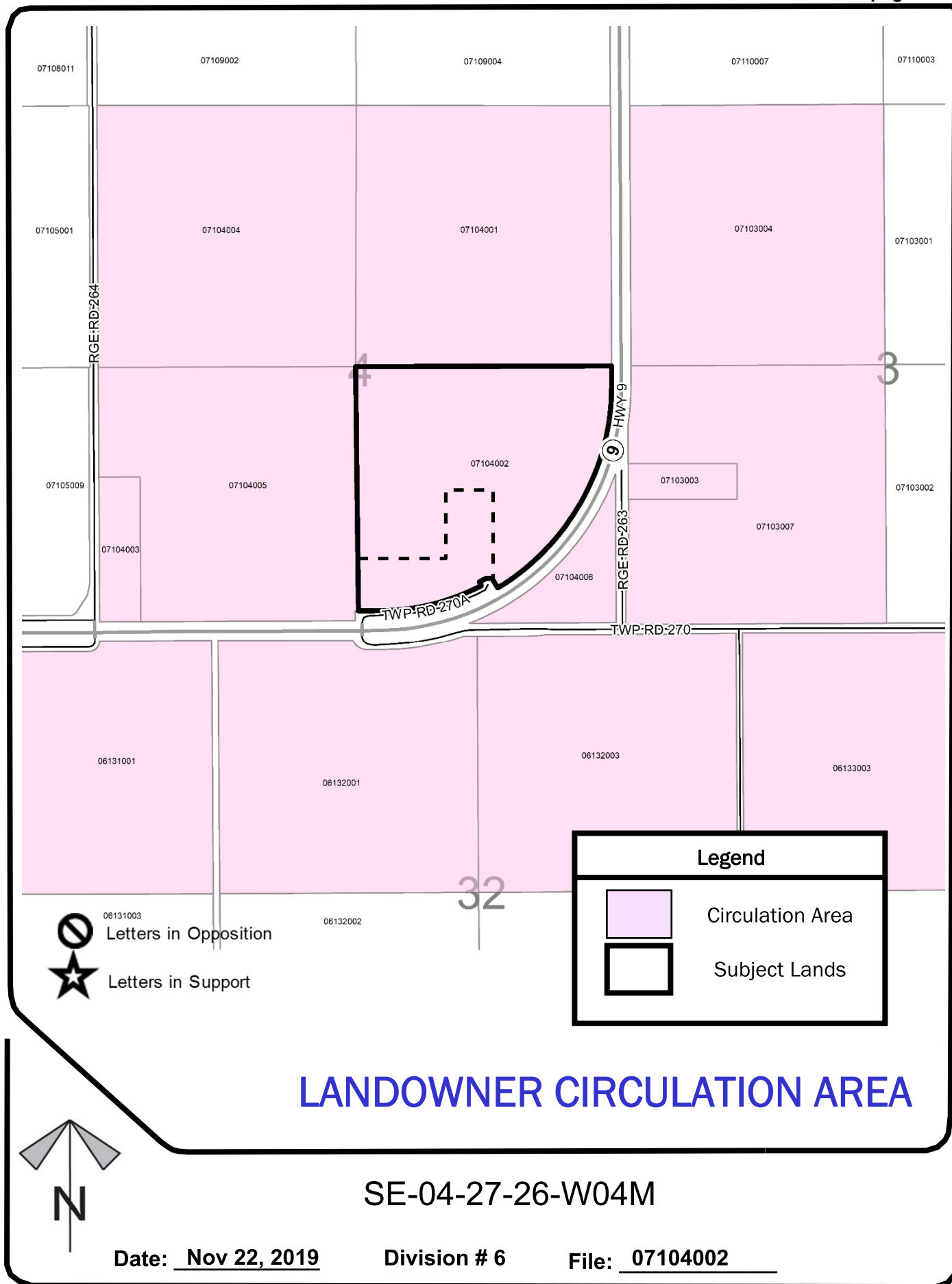
SE-04-27-26-W04M



Date: Nov 22, 2019

Division # 6

File: 07104002



APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create ± 20.01 ac (Lot 1) and a remainder lot (± 100.96 ac) at SE-04-27-26-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 & 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Municipal Reserves

- 2) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Perry Appraisal Associates Ltd, File#030186, dated December 20, 2019, pursuant to Section 666 (3) of the *Municipal Government Act*.

Payments

- 3) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



APPENDIX 'C': LETTERS

No letters received.



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 04
SUBJECT: Subdivision Item: Agricultural Subdivision

DATE: July 13, 2020

APPLICATION: PL20200046

APPLICATION: To create two \pm 8.5 hectare (21 acre) parcels with a \pm 43.7 hectare (107.99 acre) remainder.

GENERAL LOCATION: Located approximately 4.02 km (2.5 miles south) of Hwy 22X and immediately west of Range Road 282.

LAND USE DESIGNATION: Agricultural Holdings District and Ranch and Farm District

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

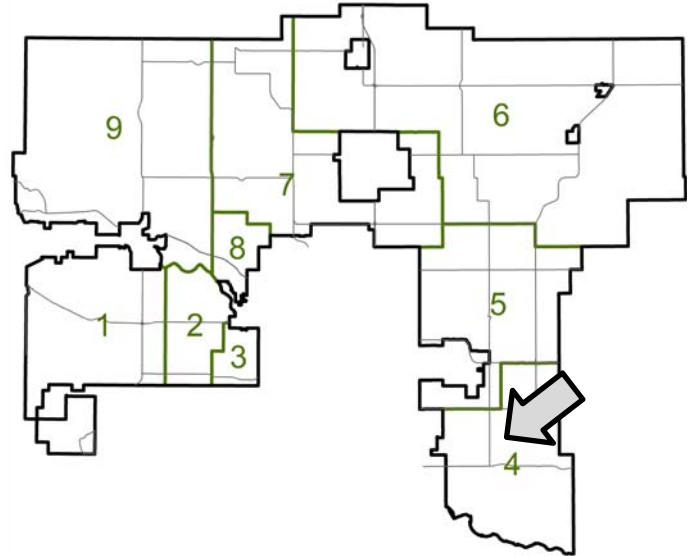
OPTIONS:

Option #1: THAT Subdivision Application PL20200046 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20200046 be approved with the conditions noted in Appendix 'C'.

Option #3: THAT Subdivision Application PL20200046 be refused per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk / Prabh Sodhi – Planning and Development Services

APPLICANT: Larry Marshall & Cheryl Marshall Farming Partnership

OWNER: Larry Marshall & Cheryl Marshall Farming Partnership

APPLICATION EVALUATION:

The application was evaluated based on the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 1 PSTS Assessment
---	---

Payments and Levies

The Transportation Offsite Levy was originally applied to the subdivision application but with the adoption of the new Transportation Offsite Levy, C-8007-2020, TOL no longer applies in this specific case, comments from Engineering in relation to levy:

(a) Subdivision approval with respect to all Lands located in the Benefitting Areas shown on Schedules “B” through “I” and corresponding Maps “B” through “I” that will create Residential parcels less than 3.0 hectares (7.41 acres);

(b) Subdivision approval with respect to all Lands located in the Benefitting Areas shown on Schedules “B” through “I” and corresponding Maps “B” through “I” that will create Residential parcels equal or greater than 3.0 hectares (7.41 acres) where, in the opinion of the CAO, further Subdivision or Redevelopment is unlikely to occur due to technical limitations;

As the subdivision in question is for 21 acres with a 100 something remainder and there is potential to subdivide still, TOL will not need to be applied.

<i>MUNICIPAL RESERVE (\$/ACRE)</i>	\$29,610.00 (estimate)
------------------------------------	------------------------

Reserves

Municipal Reserves are outstanding on the subject lands; however, it is to be deferred on the remainder in accordance with Section 663(b) of the Municipal Government Act, which exempts parcels of 39.54 acres or greater to be used for agricultural pursuits.

Administration recommends the collection of the outstanding Municipal Reserve for Lot 1 and 2. The two proposed parcels of ± 21.00 acres are the smallest parcels permitted for Agricultural Holdings District and thus further subdivision is not possible under current designation. As well, the County Plan does not support further subdivision of these lands. Surrounding areas are designated Ranch and Farm and/or Agricultural Holdings.

- Appraised value = \$7,050/acre * 10% = \$705/acre (as per the appraisal completed by Northern Lights Real Estate Consulting dated May 13, 2020)
- Development area: 2 lots of ± 21.00 acres (42.00 acres) * \$705/acre = \$29,610.00

The Applicant has requested deferral of the Municipal Reserves.

Administration Resources

Wayne Van Dijk / Prabh Sodhi – Planning and Development Services

Accessibility to a Road

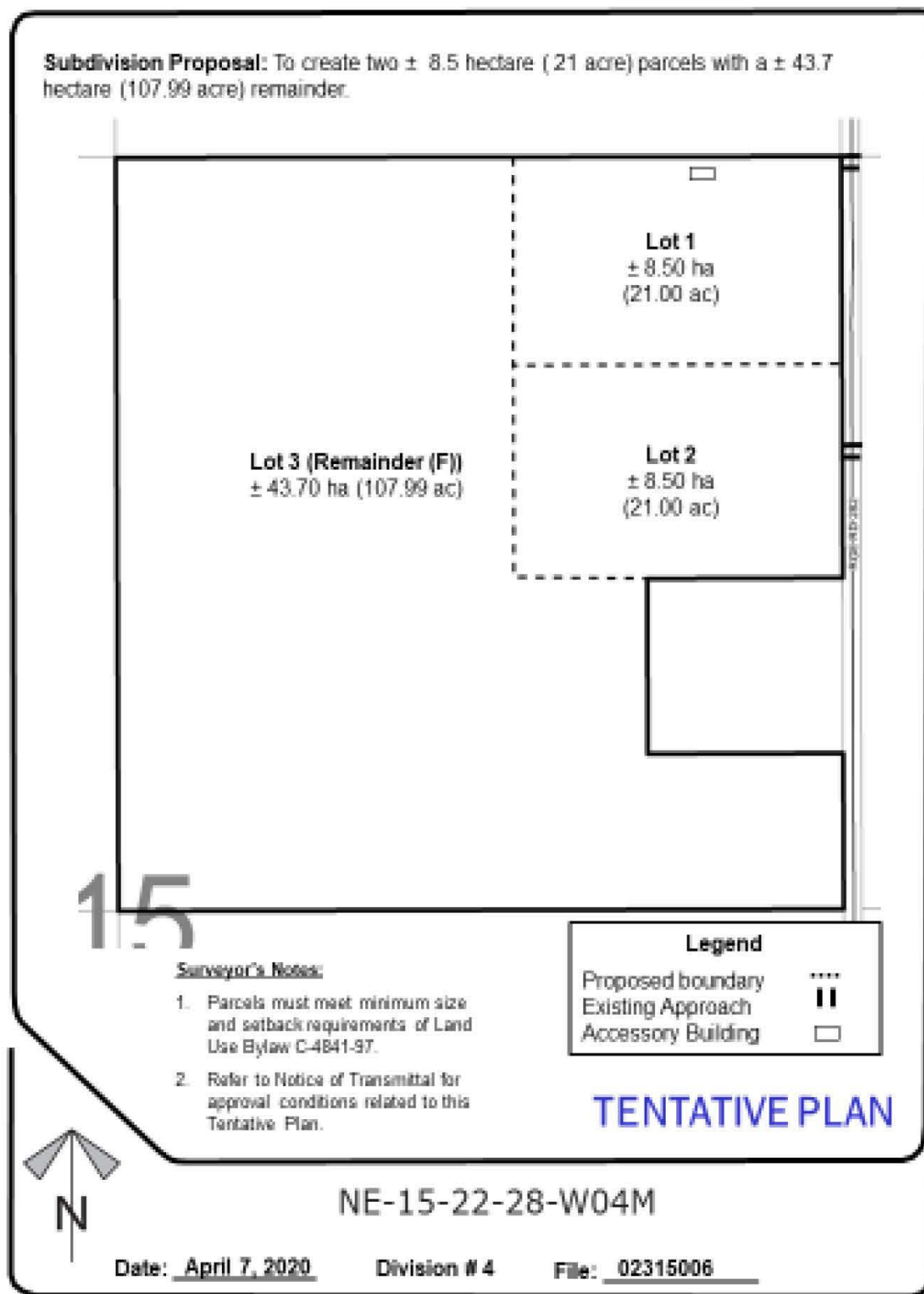
Access to proposed lot 1 and lot 2 are provided by existing gravel approaches off Range Road 282. A new approach to the remainder parcel is required to be constructed.

Water Supply, sewage and solid waste disposal

The Applicant submitted a Level 1 PSTS assessment prepared by Strom Engineering, dated March 21, 2020. As per assessment, proposed Lots 1 & 2 can support a traditional PSTS, that being a septic tank, pipe and rock septic field.

A well exists on the proposed Lot 1. As per the Alberta Water Well Information Database review, the approximate age of well is 29 years. A water well will need to be drilled to supply Lot 2. No water servicing is required to be demonstrated on the remainder of the RF parcel as it is larger than 30 acres.

Tentative Plan



Administration Resources

Wayne Van Dijk / Prabh Sodhi – Planning and Development Services

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

WV/lt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

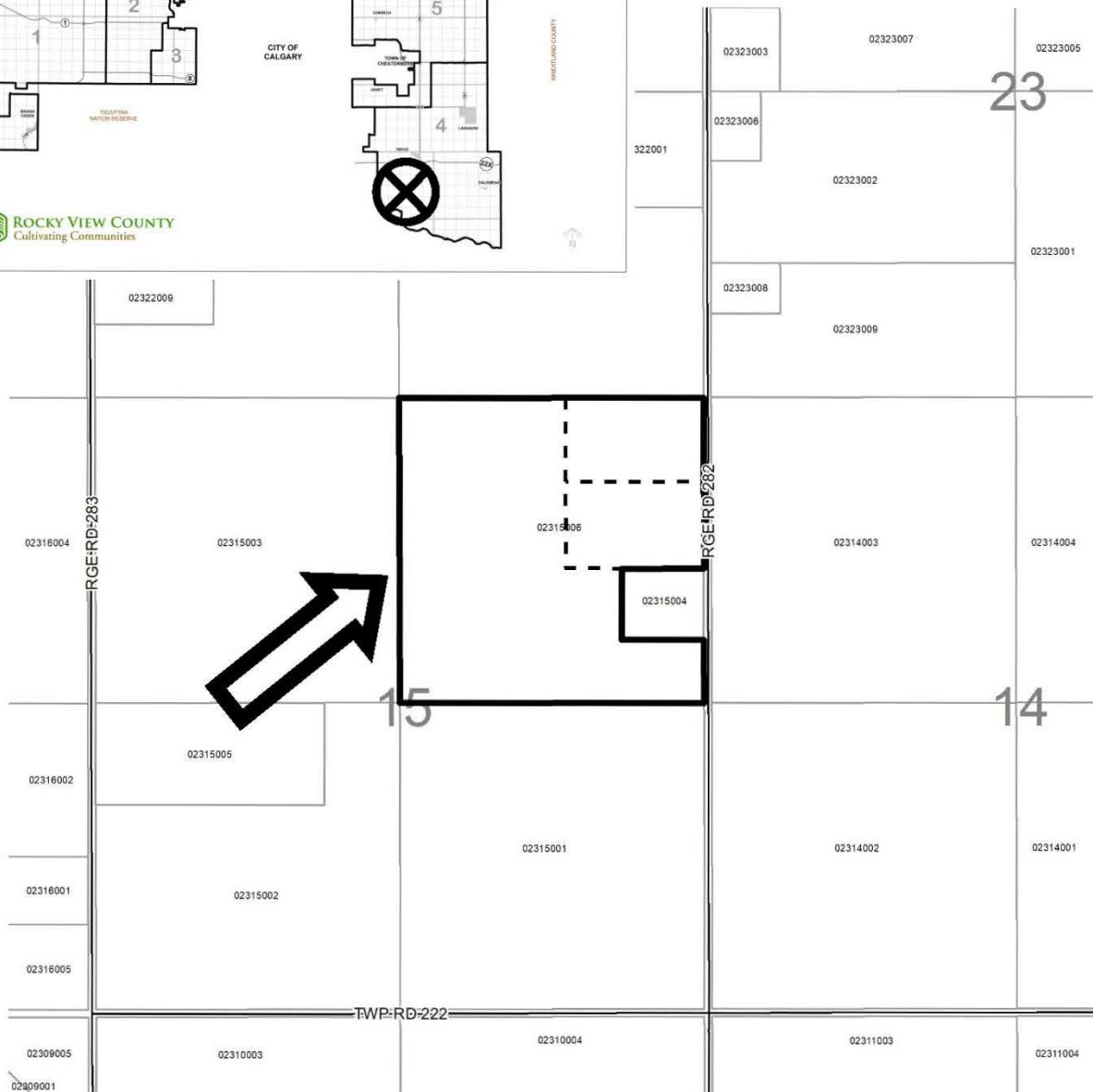
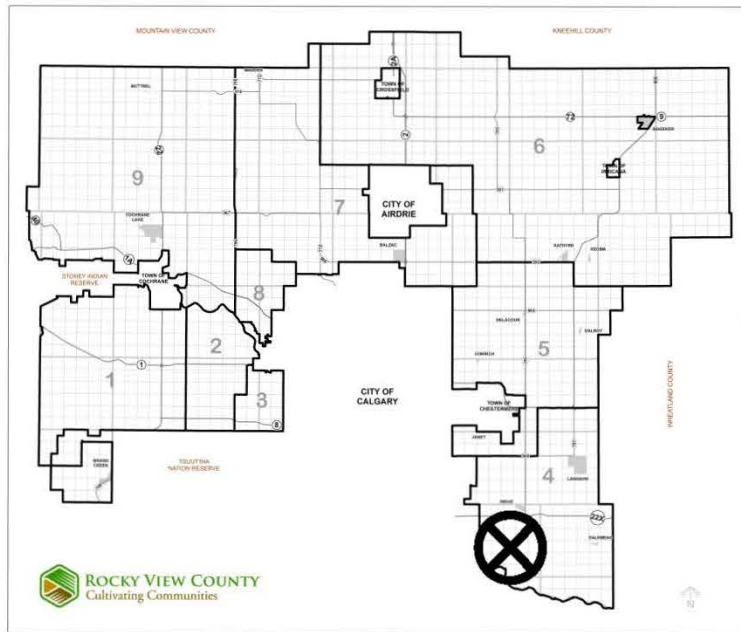
APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Applicant Requested Approval Conditions

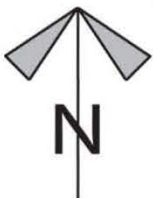
APPENDIX ‘D’: Letters

APPENDIX 'A': MAPS AND OTHER INFORMATION

<p>DATE APPLICATION RECEIVED: April 6, 2020</p> <p>DATE DEEMED COMPLETE: April 14, 2020</p>	<p>HISTORY:</p> <p>November 22, 2019 – An application to redesignate a portion of the lands from Ranch and Farm District to Agricultural Holdings District was applied for (PL20190171). Approved on February 25, 2020.</p> <p>May 22, 2001 – Registration of Plan 0111376 establishes the creation of a 4.08 ha (10.00 acre) parcel leaving the 60.70 ha (150.00 acre) remainder.</p>
<p>PUBLIC & AGENCY SUBMISSIONS:</p> <p>The application was circulated to 17 adjacent landowners. No letters were received in response.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



LOCATION PLAN



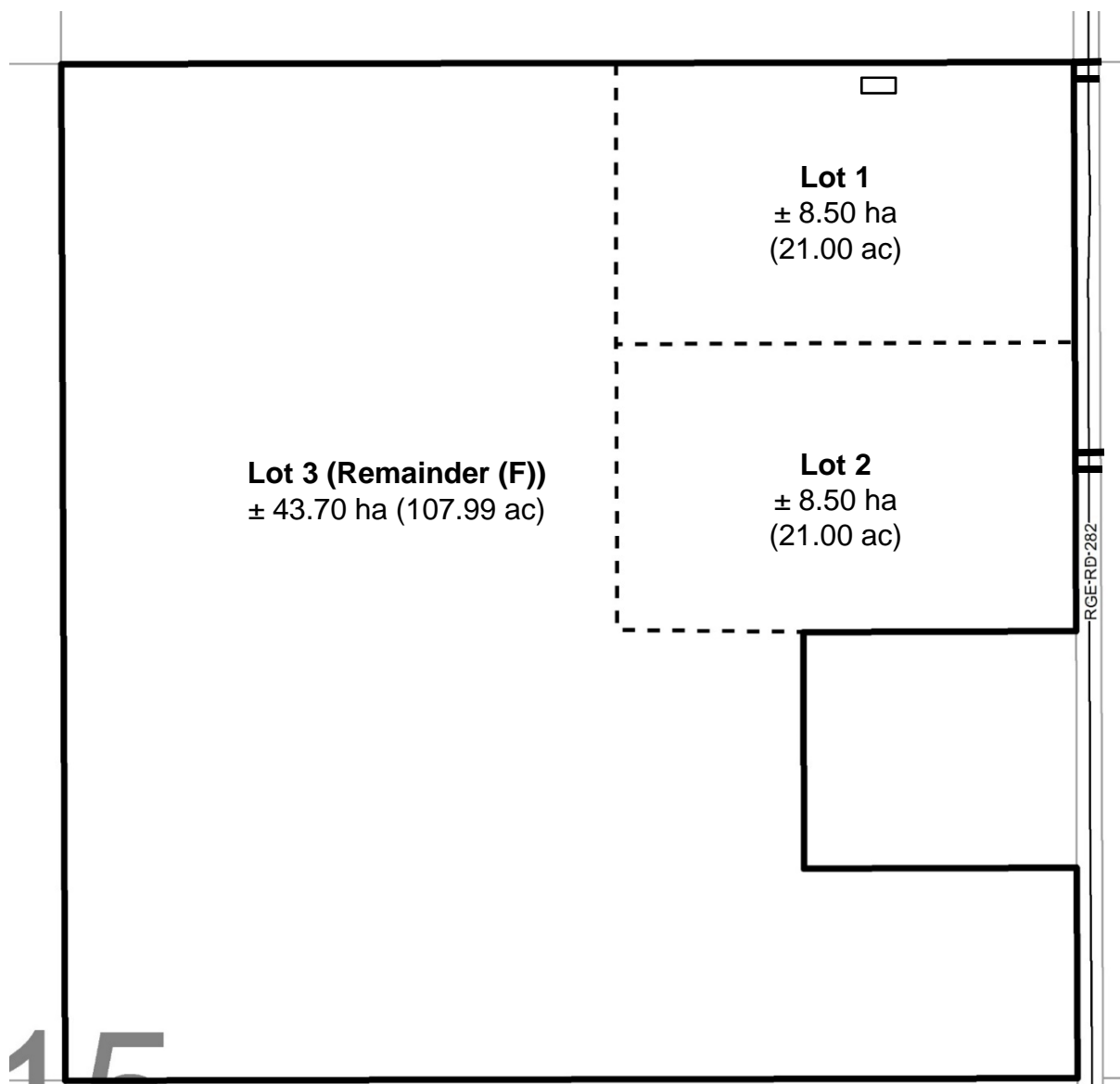
NE-15-22-28-W04M

Date: April 7, 2020

Division # 4

File: 02315006

Subdivision Proposal: To create two \pm 8.5 hectare (21 acre) parcels with a \pm 43.7 hectare (107.99 acre) remainder.



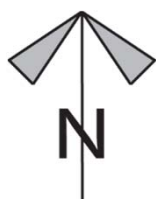
Surveyor's Notes:

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

Legend

Proposed boundary
Existing Approach	
Accessory Building	□

TENTATIVE PLAN

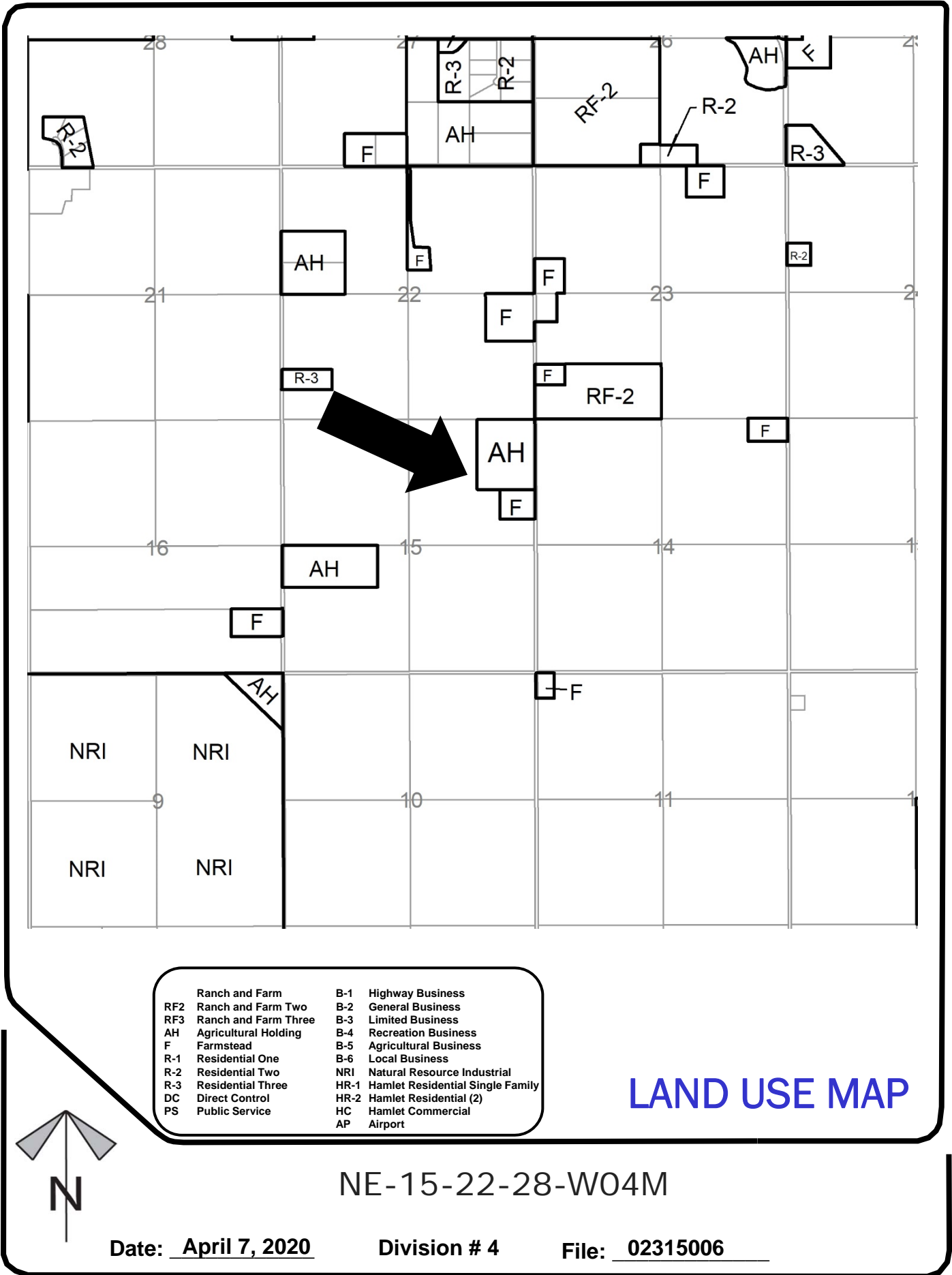


NE-15-22-28-W04M

Date: April 7, 2020

Division # 4

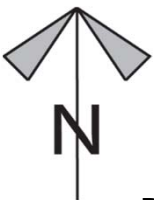
File: 02315006





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

TOPOGRAPHY
Contour Interval 2 M



NE-15-22-28-W04M

Date: April 7, 2020

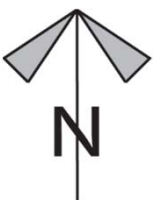
Division # 4

File: 02315006



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

AIR PHOTO
Spring 2018

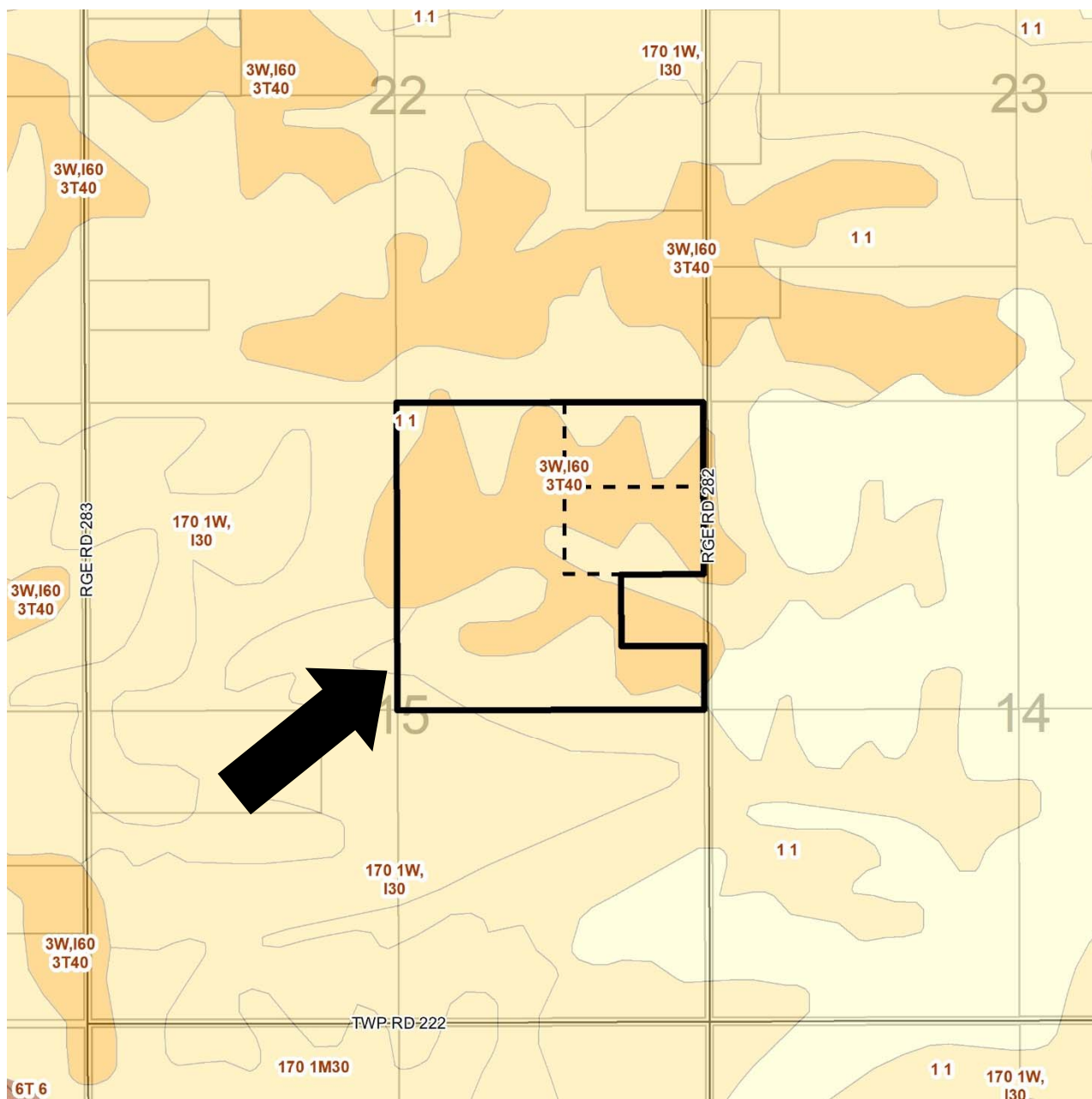


NE-15-22-28-W04M

Date: April 7, 2020

Division # 4

File: 02315006



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

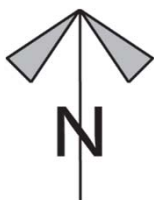
CLI Class

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

Limitations

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

SOIL MAP

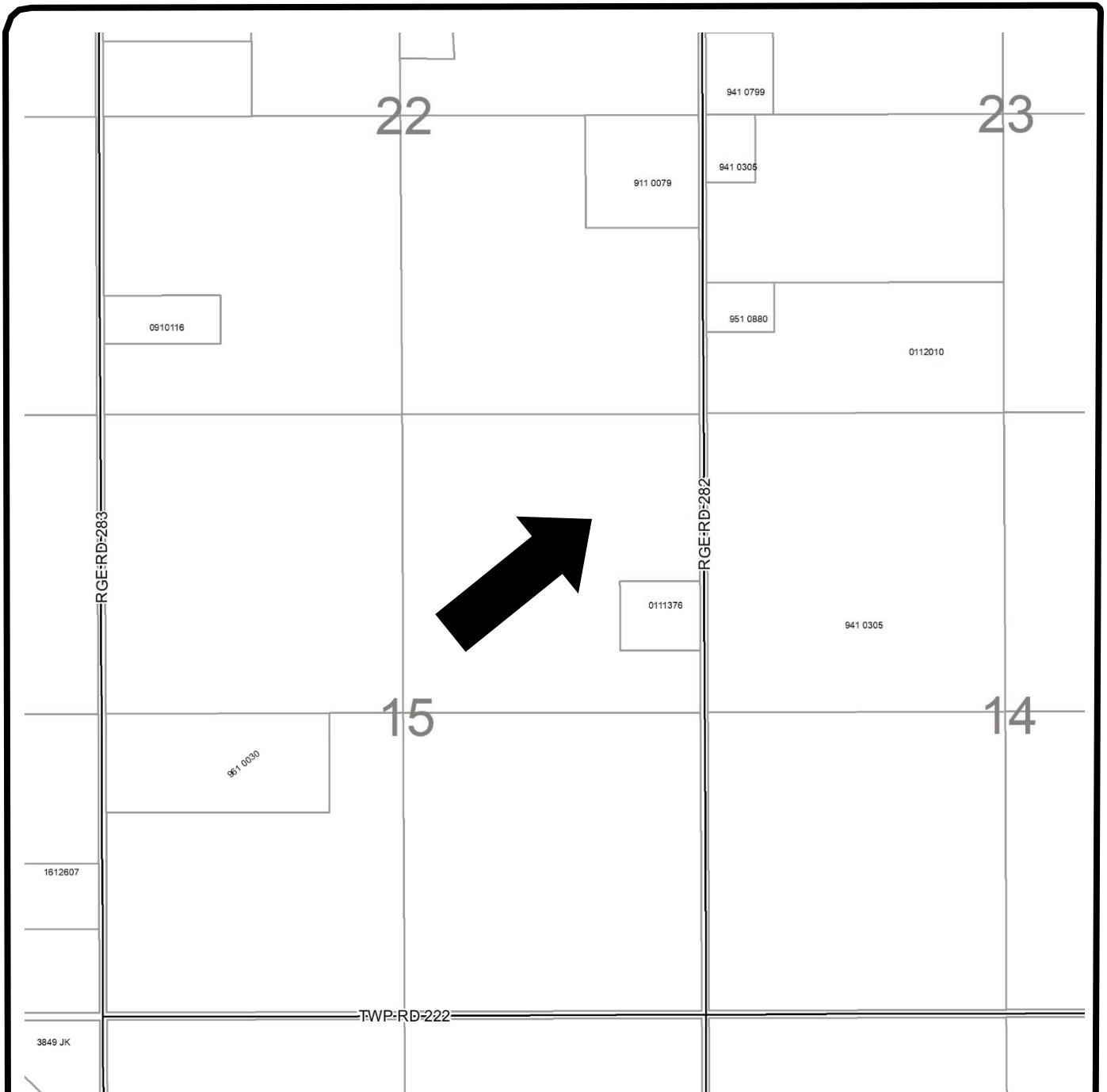


NE-15-22-28-W04M

Date: April 7, 2020

Division # 4

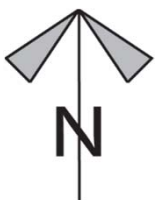
File: 02315006



Legend – Plan numbers

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

HISTORIC SUBDIVISION MAP

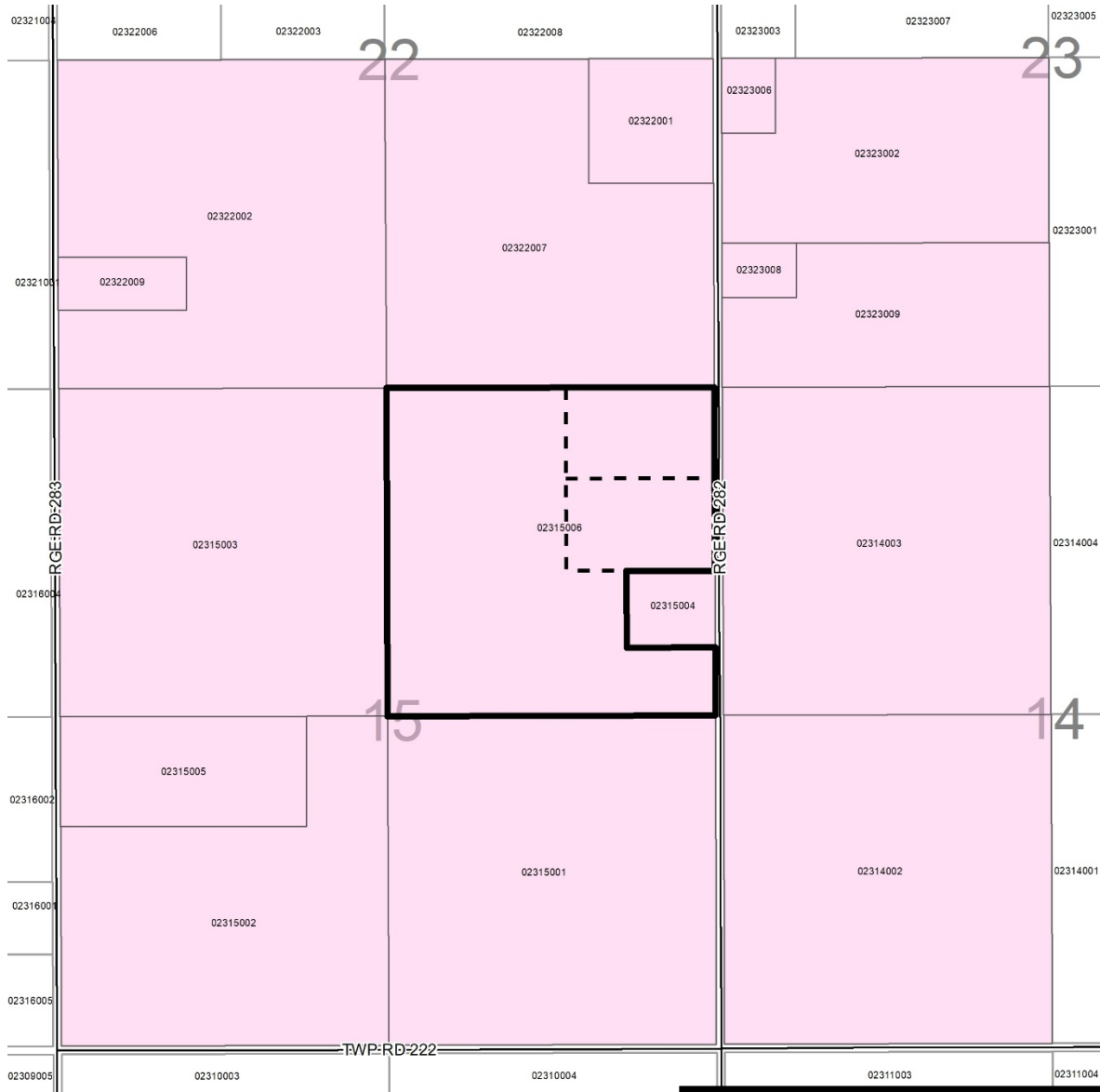


NE-15-22-28-W04M



Date: April 7, 2020

Division # 4

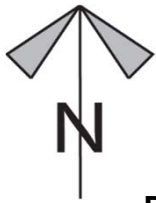
File: 02315006



⊘ Letters in Opposition
★ Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA



NE-15-22-28-W04M

Date: April 7, 2020 Division # 4 File: 02315006

APPENDIX 'B': APPROVAL CONDITIONS

- A. That the application to create two \pm 8.5 hectare (21 acre) parcels with a \pm 43.7 hectare (107.99 acre) remainder be approved. The application was evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the County Plan;
 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 Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

Plan of Subdivision

- 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.

Developability

- 2) The Owner shall construct a new (gravel) approach on Rge. Rd. 282 in order to provide access to Lot 3 (the remainder). 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.
- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a. The Owner has provided confirmation of a New Well Drilled and a corresponding Well Driller's Report to determine whether an adequate supply of water is available for Lot 2 via a 24 hour pump test;
 - b. Verification is provided that each new well is located within each respective proposed lot boundaries; and,
 - c. It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

Administration Resources

Wayne Van Dijk / Prabh Sodhi – Planning and Development Services



Payments and Levies

- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new Lots.

Municipal Reserve

- 5) The provision of Reserve in the amount of 10 percent of the area of Lot 1 & 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Northern Lights Real Estate Consulting, File No. 2005027, dated May 13, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a. Reserves owing on Lot 3 (remainder) shall be deferred by caveat.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the Owner 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': APPLICANT REQUESTED APPROVAL CONDITIONS

- A. That the application to create two \pm 8.5 hectare (21 acre) parcels with a \pm 43.7 hectare (107.99 acre) remainder be approved. The application was evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the County Plan;
 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 Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

Plan of Subdivision

- 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.

Developability

- 2) The Owner shall construct a new (gravel) approach on Rge. Rd. 282 in order to provide access to Lot 3 (the remainder). 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.
- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a. The Owner has provided confirmation of a New Well Drilled and a corresponding Well Driller's Report to determine whether an adequate supply of water is available for Lot 2 via a 24 hour pump test;
 - b. Verification is provided that each new well is located within each respective proposed lot boundaries; and,
 - c. It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

Administration Resources

Wayne Van Dijk / Prabh Sodhi – Planning and Development Services



Payments and Levies

- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new Lots.

Municipal Reserve

- 5) The provision of Reserve in the amount of 10 percent of the area of Lot 1 & 2, as determined by the Plan of Survey, are to be deferred by Caveat pursuant to Section 669(2) of the Municipal Government Act; and the remainder is to remain deferred without caveat pursuant to Section 663 of the Municipal Government Act.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 2) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the Owner 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 'D': LETTERS

No letters received in support or opposition of subdivision.

Letters received, from applicant, requesting deferral of levies:

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

RE: TRANSPORTATION LEVIES

We are requesting for the transportation levies to be eliminated or substantially reduced.

Our purpose of the redesignation/subdivision is to expand our family farm operation from existing farm and ranch to agricultural holdings.

We are a small farm operation, not a land developer and feel that we should not be treated as one in regards to the excessive fees to be applied, as it is not within our control that the first parcel was already removed prior to ownership of this quarter of this farmland that we currently farm.

We have limited opportunity to expand our farm operation with the limited amount of land that we currently own. We have made the best decision for both Rocky View County and us for the future of our family operation. We made the best choice to choose this location because our only other option would be our 1/4 (with no parcel out) on 22X which did not make any sense due to future development of the future overpass on 282/22X and the widening of 22X on south side.

Due to the current COVID-19 pandemic which compounded by the downturn in the economy, we are requesting relief.

With the excessive and unreasonable financial strain of all the other associated costs and fees from the redesignation/subdivision such as, access roads into property, newly added approaches, PST tests, appraisal, survey, water wells, etc... the additional cost of the transportation levies is extremely overwhelming. It should come out of the yearly property taxes of the future homesteads.

Thank you for your consideration.

Sincerely,

Larry and Cheryl Marshall

Administration Resources

Wayne Van Dijk / Prabh Sodhi – Planning and Development Services

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

RE: MUNICIPAL RESERVES

We requested our municipal reserves to be deferred.

Our purpose of the redesignation/subdivision is to expand our family farm operation from existing farm and ranch to agricultural holdings.

We are a small farm operation, not a land developer and feel that we should not be treated as one in regards to the excessive fees to be applied, as it is not within our control that the first parcel was already removed prior to ownership of this quarter of this farmland that we currently farm.

We have limited opportunity to expand our farm operation with the limited amount of land that we currently own. We have made the best decision for both Rocky View County and us for the future of our family operation. We made the best choice to choose this location because our only other option would be our 1/4 (with no parcel out) on 22X which did not make any sense due to future development of the future overpass on 282/22X and the widening of 22X on south side.

Due to the current COVID-19 pandemic which compounded by the downturn in the economy, we are requesting relief.

We are already under financial strain with other associated costs.

Thank you for your consideration.

Sincerely,

Larry and Cheryl Marshall

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 03
SUBJECT: Development Item: Dwelling, Single Detached & Single-lot Regrading.
USE: Discretionary use, with Variances

DATE: July 13, 2020

APPLICATION: PRDP20201271

APPLICATION: construction of dwelling, single detached, single-lot regrading and placement of clean fill and relaxation of the maximum height requirement

GENERAL LOCATION: located approximately 0.66 km (1/2 mile) south of Lower Springbank Road and 0.14 km (1/8 mile) west of Range Road 31

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

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201271 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201271 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk & Bianca Duncan – Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: May 26, 2020	File: 04714163
Application: PRDP20201271	Applicant/Owner: Chris Israelson (New Century Design) / Martin, Craig and Logan
Legal Description: Lot 8, Block 3, Plan 0914791; NE-14-24-3-W05M (19 Windhorse Green)	General Location: located approximately 0.66 km (1/2 mile) south of Lower Springbank Road and 0.14 km (1/8 mile) west of Range Road 31
Land Use Designation: Residential One District (R-1)	Gross Area: ± 0.85 hectares (± 2.09 acres)
File Manager: Wayne Van Dijk	Division: 03

PROPOSAL:

The proposal is for construction of dwelling, single detached, single-lot regrading, placement of clean fill and relaxation of the maximum height requirement. The subject parcel is located within Residential 1 (R-1) land use zone.

The application proposes the placement of fill, greater than 1.00 m (3.28 ft.), up to a depth of 1.30 m (4.27 ft.), to be placed in and around a new dwelling, single detached. The application states that there will be approximately 2,000 m³ (70,629.33 cu. ft.) of fill imported to the parcel. Applicant states that the parcel has a high water table and the importation of fill is required to alleviate construction and excavation issues due to high water table.

The parcel is located in the Windhorse Subdivision of the Montebello Conceptual Scheme. The application was evaluated in reference to the Land Use Bylaw (C-4841-97).

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

Section 12.1 Use, Permitted Applications:

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

- (b) Decide upon an application for a Development Permit, notwithstanding that the proposed development does not comply with the 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:*
 - 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 of height, or does not exceed 10% of the required 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 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.*

Section 33.6 *Placing of Fill*

(a) *The placing or storage of fill and topsoil may be allowed in any land use district, providing that a Development Permit and/or other County approved mechanism for approval has been issued to verify there is no adverse effect on adjacent lands as a result of any drainage alteration. Requirement and conditions of the permit may include but not be limited to:*

- (i) *a Site Specific Stormwater Management/Implementation Plan;*
- (ii) *a Deep Fill Report, if the fill is more than 1.20 m (3.94 ft.) in depth;*
- (iii) *a Biophysical Impact Study, if the fill may impact a body of water. Such as a wetland or natural watercourse;*
- (iv) *an Erosion and Sediment Control Plan;*
- (v) *a Reclamation Plan;*
- (vi) *registration of Drainage Easement(s) and/or other agreements on the title;*
- (vii) *confirmation that the fill does not contain construction rubble or any contaminants; and*
- (viii) *a Road Use Agreement permitting the hauling of fill.*

Section 48.2 *Uses, Permitted*
Dwelling, single detached

Application Details:

The Applicant is requesting approval for the construction of a dwelling, single detached, relaxation of the maximum height requirement and placement of clean fill and single-lot regrading.

Construction of a Dwelling, Single Detached, Relaxation of the Maximum Height Requirement:

- The Applicant is proposing to construct a dwelling, single detached on the subject property.
- While the submitted drawings indicate a slight difference in heights, depending upon the location on the exterior of building, an average of 11.43 m (36.61 ft.) was calculated from drawings supplied.
- The maximum height of principal buildings in the Residential One district is 10.00 m (32.80 ft.).
 - This equates to a relaxation request/**variance** of **14.30%** [1.43 m (4.69 ft.)].

Permitted Height	Proposed Height	Variance
10.80 m (35.43 ft.)	11.43 m (37.51 ft.)	1.43 m (4.69 ft.) 14.30%

- The proposed dwelling, single detached, complies with the relevant setback requirements contained in Section 48.5 of the Land Use Bylaw.
- It is not uncommon in this area to have overheight dwellings constructed. It is the interpretation of the Development Authority that granting the height variance would not unduly impact or otherwise interfere with the use or enjoyment of adjacent parcels that are intended to be developed for residential purposes, and that the relaxation will not detract from the residential character of the area.

*Single Lot Regrading:***SECTION 33, Stripping, Filling, Excavation, Grading**

- 33.1 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) require a Development Permit.
- As the application is for placement of clean fill and no other exemptions from Section 33.1(a) or Section 33.6(b) apply to this property, a Development Permit is required

Fill Details:

- Height: 1.30 m (4.27 ft.)
- Width: 45.00 m (147.64 ft.)
- Length: 72 m (236.22 ft.)
- Area: 3240 sq. m. (34,875.07 sq. ft.)
- Volume: 2000 cu. m (70629.33 cu ft.)
- Application states: "To allow the client to build the home they desire, and stay within a reasonable peak height, we are required to add more than 1m of fill to the front elevation of the house and in some other areas. The main reason we are seeking a relaxation is because the lot has a very high water table and unless we keep the top slab above 55.30, we will have major complications during excavation and construction."
- Application states that approximately 2000 m³ (70,629.33 cubic feet) of fill will be required to fill an area of approximately 3240 m² (34,875.07 sq. ft.) to an approximate depth of 1.3m (4.27ft.). This equates to approximately 375 truckloads of fill.

SECTION 48, Residential One District**STATUTORY PLANS:**

The subject property is located within the Springbank Area Structure Plan (C-5354-2001).

This plan provided no guidance on applications of this nature. As such, this application was evaluated in accordance to the Land Use Bylaw (C-4841-97), County Plan and grading requirements from the approved stormwater management plan for the Windhorse Subdivision (Fox and Ox Residential subdivision Grading Plan, Jubilee Engineering Consultants Ltd.).

INSPECTOR'S COMMENTS:

Inspection Date: June 3, 2018

- Empty lot;
- No construction or fill onsite;
- Generally flat topography;
- Water ponding on site at time of inspection;
- No concerns at time of inspection.

CIRCULATIONS:Compliance:

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



Utility Services

- No concerns.

Building Services

- No objection to SFD, subject to BP. Must follow “Single Family Dwelling” checklist.

Planning and Development Services - Engineering Review:

General

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

Geotechnical - *Section 300.0 requirements:*

- As a permanent condition, the applicant/owner will be required to submit compaction testing results verifying that the fill was placed in accordance with the Deep Fills report accepted by the County.

Transportation - *Section 400.0 requirements:*

- Current access to the subject lands is provided via a road approach off of Windhorse Green.
- 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 will be required to obtain and submit a building grade slip conducted by MPE Engineering Ltd. that verifies that the proposed grading plan aligns with the stormwater management plan for the subdivision.

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 grant the requested proposal)

APPROVAL, subject to the following conditions:

Description:

1. That the construction of a dwelling, single-detached, may commence on the subject parcel, in general accordance with the drawings prepared by New Century Design (A1, A3, A5, A7,



ROCKY VIEW COUNTY

dated 2020-05-22), (Site Plan, Site Plan w/fill area, dated May 26, 2020) and Site Plan prepared by Jones Geomatics, dated March 18, 2020 that were submitted with the application, as amended and conditions noted herein:

- i. That the maximum height requirement for the proposed dwelling, single detached is relaxed from **10.00 m (32.80 ft.) to 11.43 m (37.51 ft.)**.
- ii. That the single-lot regrading (to a depth of approximately 1.30 m (4.27 ft.) and the placement of clean fill, approximately 2000 m³ (70,629.33 cu. ft.), may take place on the subject lands.

Prior to Issuance:

2. 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.
3. That prior to issuance of this permit, the Applicant/Owner shall obtain and submit a building grade slip and analysis, conducted by MPE Engineering Ltd., that verifies that the proposed grading plan aligns with the stormwater management plan for the subdivision.
4. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

Permanent:

5. 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, including the submitted Geotechnical Investigation report, as prepared by Lone Pine Geotechnical Ltd, dated January 30, 2019.
6. 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.
7. That the Applicant/Owner shall submit compaction testing results verifying that the fill was placed in accordance with the Geotechnical report accepted by the County.
8. 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.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands or County road rights-of-way from drainage alteration.
10. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
11. That it is the Applicant/Owner's responsibility to ensure that the fill is placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.



12. That the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing from the subject site onto adjacent lands or roadways at all times.
13. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto the public roadways.
14. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
15. That no topsoil shall be removed from the site.
16. 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. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup

Advisory:

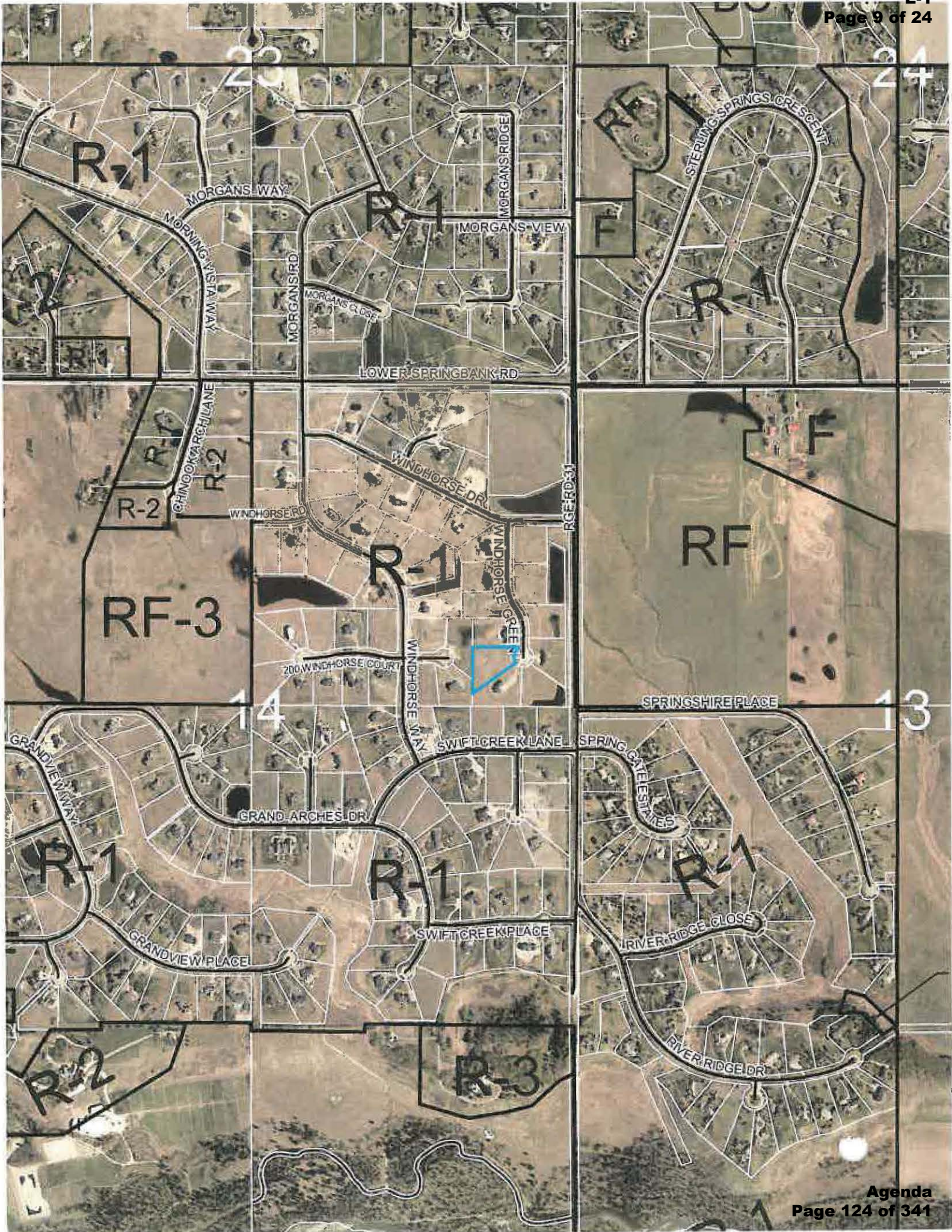
17. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
18. That during construction of the dwelling, all construction and building materials shall be maintained onsite, 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.
19. That a Building Permit and subtrade permits shall be obtained, through Building Services, prior to any construction taking place.
20. That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
21. 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.
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.

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

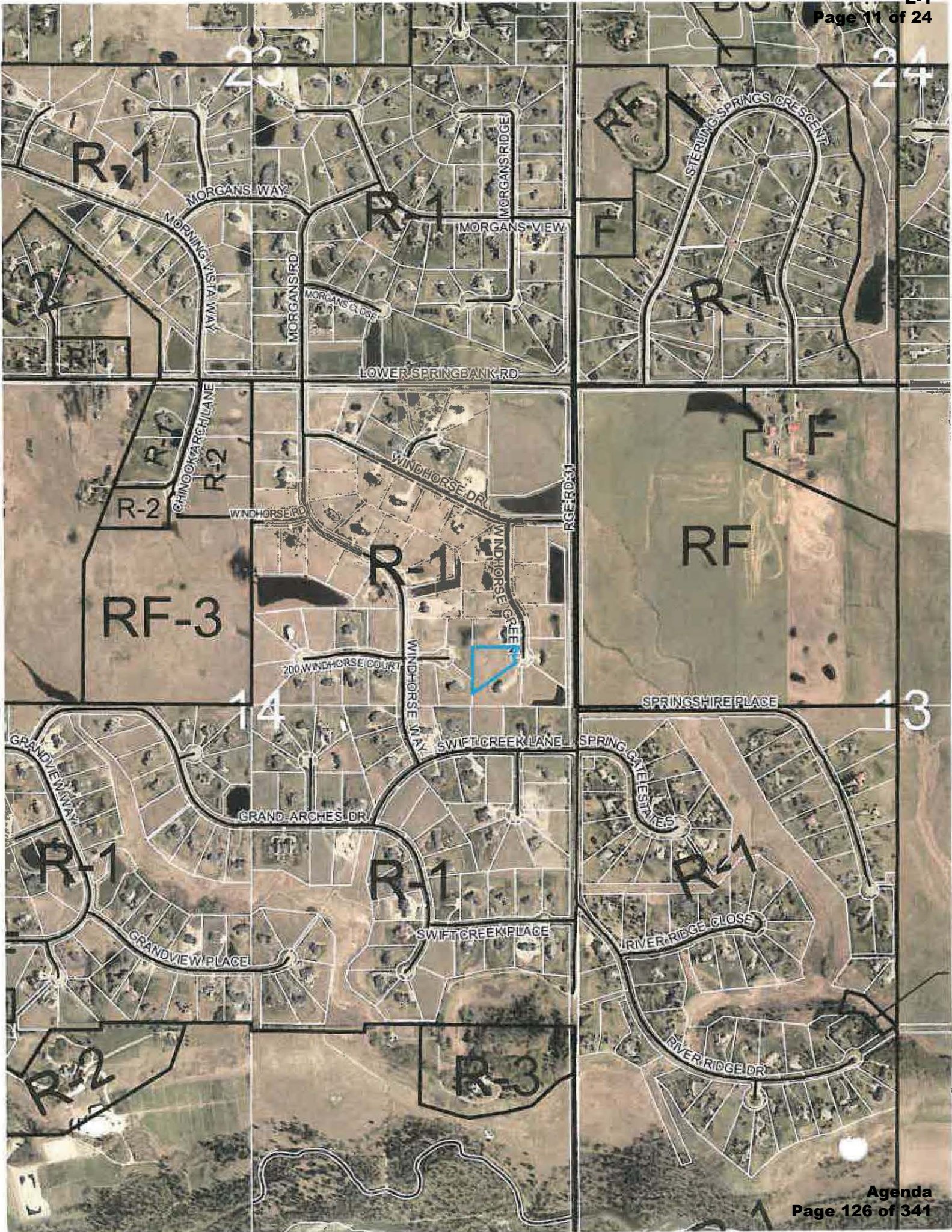
REFUSAL, for the following reasons:

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











ROCKY VIEW COUNTY
Cultivating Communities

20201271

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$500.00	File Number 04714163
Date of Receipt May 26	Receipt # 2020 024224

Name of Applicant CLAY ISRAELSON Email CLAY@NEWCENTURYDESIGN.CA

Mailing Address SUITE 15, 1420 9 AVE SE

Postal Code T2G 0T5

Telephone (B) 403 244 9744 (H) _____ Fax _____

For Agents please supply Business/Agency/ Organization Name NEW CENTURY DESIGN

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NE ¼ Section 14 Township 24 Range 3 West of 5 Meridian

b) Being all / parts of Lot 8 Block 3 Registered Plan Number 091 4791

c) Municipal Address 19 WINDHURST GREEN

d) Existing Land Use Designation R-1 Parcel Size 0.8459 ha Division 03

2. APPLICATION FOR

Relocation on peak height and changing grades more than one meter from existing grades.

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

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

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

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

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

Applicant's Signature [Signature]

Date 05.22.20

Owner's Signature [Signature]

Date May 22, 2020

5. RIGHT OF ENTRY

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



Applicant's/Owner's Signature

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

I, CLAY ISRAELSON, 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

05.22.20
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

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

Name of Applicant CLAY ISRAELSON

Address of Applicant SUITE 15, 1420 9 AVE SE

Telephone (C) 403 244 9744 (H) _____ (Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input checked="" type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input checked="" type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal?

TO ALLOW THE CLIENT TO BUILD THE HOME THEY DESIRE, AND STAY WITHIN A REASONABLE PEAK HEIGHT, WE ARE REQUIRED TO ADD MORE THAN 1M OF FILL TO THE FRONT ELEVATION OF THE HOUSE AND IN SOME OTHER AREAS. THE MAIN REASON WE ARE SEEKING A RELAXATION IS BECAUSE THE LOT HAS A VERY HIGH WATER TABLE AND UNLESS WE KEEP THE TOP SLAB ABOVE 55.30 WE WILL HAVE MAJOR COMPLICATIONS DURING EXCAVATION & CONSTRUCTION.

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

THERE ARE NO WETLANDS OR ENVIRONMENTALLY SENSITIVE AREAS ON THE SITE AS PER THE DEVELOPER GRADING.

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

3. TYPE

Height <u>1.3m</u>	Volume <u>2000</u> meters cubed
Width <u>45m</u>	Truckload <u>375</u> (approximately)
Length <u>72</u>	Slope Factor _____ (if applicable)
Area <u>3240</u> square metres	

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

4. TERMS AND CONDITIONS

(a) General statement about conditions:

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

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - 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

I CLAY ISRAELSON hereby certify that
(Print Full Name)

- ☐ I am the registered owner
☒ I am authorized to act on behalf of the registered owner

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

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

Development Permit Checklist

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

- ☒ **APPLICATION FORM(S)**
All forms **must** be completed and signed by the registered owner and/or the person authorized to act on their behalf (if any).
- ☒ **APPLICATION FEE**
Refer to Planning and Development Fee Schedule located in the Master Rates Bylaw
- ☒ **CURRENT COPY OF THE CERTIFICATE OF TITLE INCLUDING DIGITAL NON-FINANCIAL CAVEATS AND COVENANTS REGISTERED ON THE TITLE**
Searched within 30 days prior to the application, the copy of the title may be obtained from any Provincial Registry Office.
- ☒ **AUTHORIZATION FROM REGISTERED OWNER ON TITLE**
 - ☐ **INDIVIDUALS NAME ON TITLE**
Attach a Letter of Authorization signed by the owner (every individual on title) giving the applicant authorization.
 - OR**
 - ☐ **COMPANY NAME ON TITLE**
An affidavit or Company Seal is required when the registered owner shown on the title is listed as a Company. If you do not have a Company Seal, provide an affidavit Commissioned (stamped and signed by a Commissioner of Oaths), granting you authorization to legally act on behalf of the Company. If you have a Company Seal, please affix said seal to every place that your signature is required.
- ☒ **COVER LETTER**
A cover letter, detailing the nature of the application and description of uses, **must** accompany all applications.
- ☒ **SITE PLAN OF THE PROPOSED DEVELOPMENT**
Showing all dimensions, setbacks and slopes steeper than 15% – refer to page 2
- ☒ **OTHER DOCUMENTATION**
To determine the documents required specific to the Development Permit proposal, please visit www.rockyview.ca. Additional information may be required upon receipt and review of the application, depending on the nature.

FOR OFFICE USE ONLY

- ☒ Proposed Development SFD-overnight + fill ☒ Land Use Designation R-1
- ☒ Concept Plan / ASP Info. Montebello / Central Spring ☒ Parcel Information / Land Use Maps / Air Photo back

	Road Type	Bylaw	Proposed
Front Yard Setback Minimum			
Side Yard Setback Minimum			
Rear Yard Setback Minimum			
Height Maximum		10m	10.8m
Principal Building Size			

Comments _____

☒ **APPLICATION IS COMPLETE**


Staff Signature

Development Permit Application

19 Windhorse Green, Rockyview County Alberta
NE 1/4, Section 14, TWP 24, Range 3, W5M

To whom it may concern,

This development permit application is being submitted to seek relaxations for building peak height and a change in existing grade of over one meter. In this application package you will find a site plan which describes the proposed development and the proposed relaxations. The current lands use is R-1 and we are not seeking a change in this zoning.

If there is a need for any clarification or additional information regarding the application please do not hesitate to contact us with the information provided below.

Thank you for your time,

New Century Design

403 244 9744
Suite 15, 1420 9 Ave SE
Calgary Alberta, Canada
T2G - 0T5



ROCKY VIEW COUNTY

LETTER OF AUTHORIZATION

I, (We) Craig & Logan Martin being the owner (s) of

Lot 8 Block 3 Plan plan 091 4791

Legal:

NW/NE/SE/SW Section 14 Township 24 Range 3 W 5 M

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


Signature


Signature

05.22.20
Date

Owner(s) contact information:

Mailing Address:

[Redacted Address]

Postal Code [Redacted]

Telephone (H) [Redacted] Cell (C) [Redacted] Other [Redacted]

Email: [Redacted]

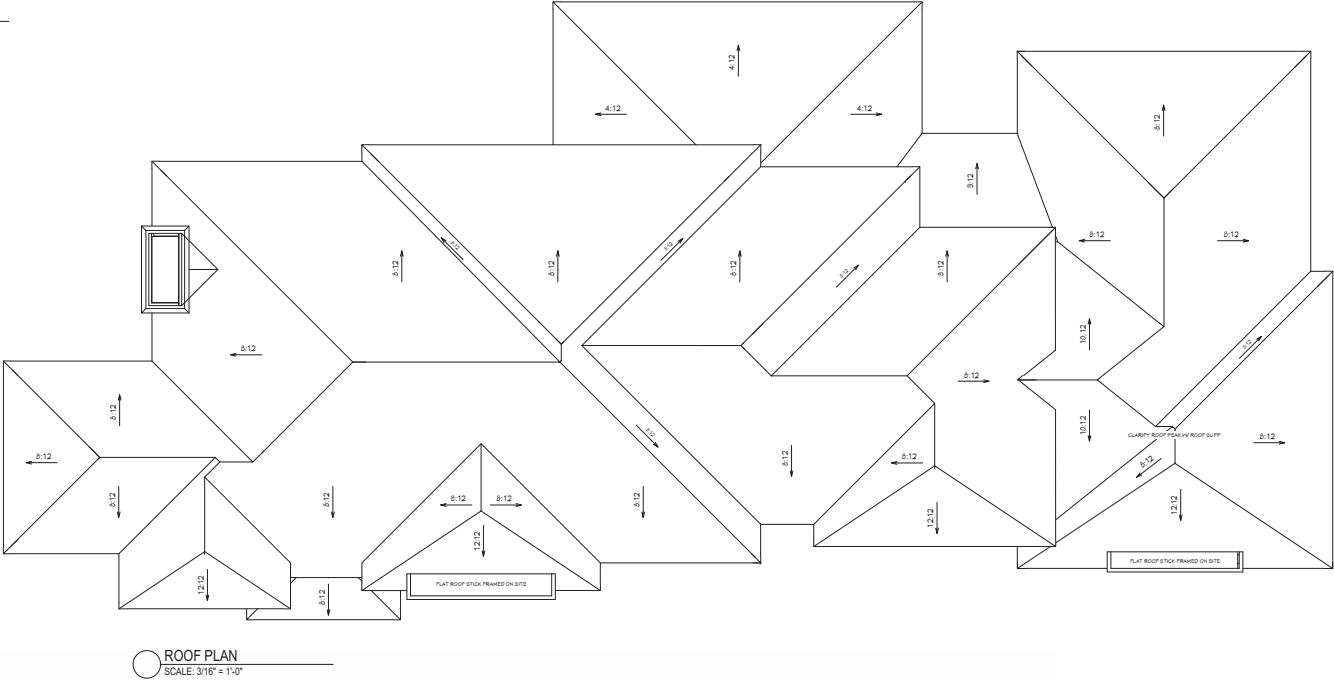
19 WINDHORSE GREEN

SINGLE FAMILY

ACREAGE

N.E. 1/4, SEC. 14, TWP. 24, RGE. 3, W5M

WINDHORSE



EXTERIOR 3D PERSPECTIVE - FOR DESIGN PURPOSE ONLY - N.T.S.

RESPONSIBILITIES

NEW CENTURY DESIGN

It is NCD's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. NCD will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc. due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

ALL TRADES AND SUPPLIERS

These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases.

THE SPECIFICATION OVERRIDES THESE DRAWINGS. NCD is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

HOMEOWNER AND GENERAL CONTRACTOR

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to New Century Design. Any errors or omissions due to items not specified by the above parties are not the responsibility of NCD.

© 2019 NEW CENTURY DESIGN INC. Any use, in whole or in part, without written consent is prohibited. Call 403-244-9744

NEW CENTURY DESIGN

403-244-9744 info@newcenturydesign.ca

ISSUED

First Design Draft	midly
Final Design - Signed Off	11/14/19
Final Design Draft	02/21/20
Pricing Draft	03/05/20
Red Line Set	03.25.20
Pricing Draft for Review w/ UI	04.01.20
Pricing Set	04.02.20
Pricing Set	04.07.20
Arch Controls Revs	04.28.20

REVISIONS (post BP)	

AREAS	S.F.
MAIN (incl. stair to upper)	2160
UPPER (not inc. open to below / stair)	2360
TOTAL (above grade dev.)	4520
LOWER DEV.	
REAR DECK	
VERANDA / PORCH	
GARAGE (attached)	1824
Detached Garage / Outbuilding	

STREET ADDRESS
19 WINDHORSE GREEN

LEGAL ADDRESS
LOT 8, N.E. 1/4, SEC. 14,
TWP. 24, RGE. 3, W5M

PROJECT
WINDHORSE RESIDENCE

DRAWN: SJ | CHECKED: SJ
PROJECT # 19-01-UI-CM-068
SCALE

TITLE
COVER PAGE

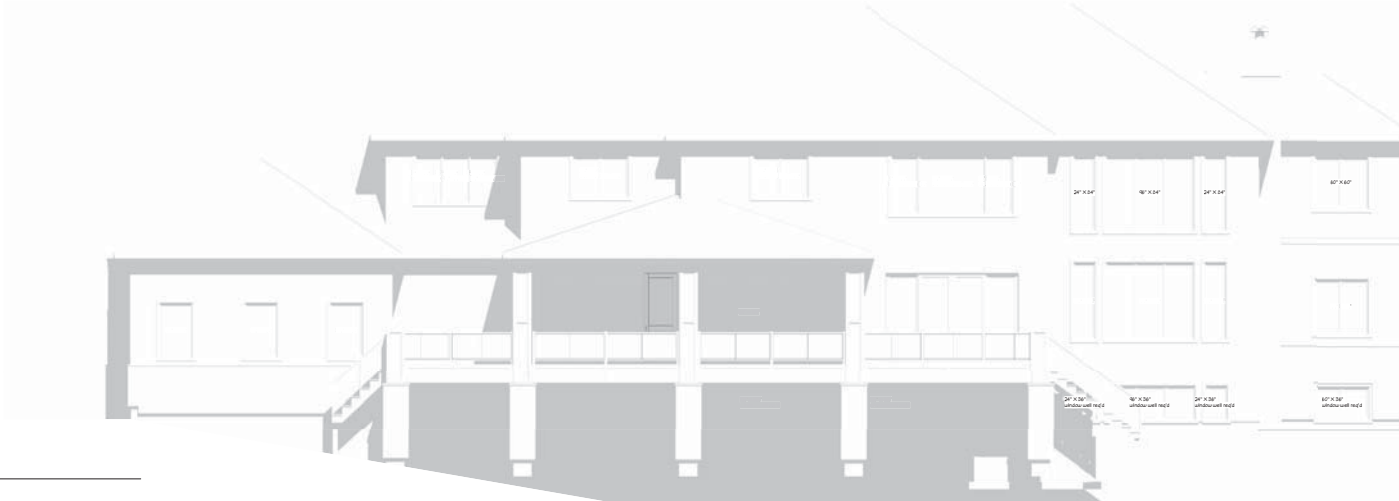
PAGE
A1 / 8

14.11.14
2020-05-22

CONTENTS

- A1 COVER PAGE
- A2 FLOOR PLANS
- A3 FLOOR PLANS
- A4 FLOOR PLANS
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 ELEVATIONS & SECTIONS
- A8 SECTIONS & CONST. NOTES
- A9 DETAILS





PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 03
SUBJECT: Development Item: Dwelling, Single Detached & Single-lot Regrading.
USE: Discretionary use, with Variances

DATE: July 13, 2020

APPLICATION: PRDP20201042

APPLICATION: construction of dwelling, single detached, and single-lot regrading and placement of clean fill.

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) south of Lower Springbank Road and 0.30 km (1/8 mile) west of Range Road 31

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

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201042 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201042 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk/Bianca Duncan – Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: May 6, 2020	File: 04714165
Application: PRDP20201042	Applicant/Owner: Jacky Cheng
Legal Description: Lot 10, Block 3, Plan 0914791; NE14-24-03W5M (106 Windhorse Court)	General Location: Located approximately 0.81 km (1/2 mile) south of Lower Springbank Road and 0.30 km (1/8 mile) west of Range Road 31
Land Use Designation: Residential 1 (R-1)	Gross Area: ± 0.82 hectares (± 2.02 acres)
File Manager: Wayne Van Dijk	Division: 03

PROPOSAL:

The proposal is for construction of a dwelling, single detached and single-lot regrading and placement of clean fill. The subject parcel is located within Residential 1 (R-1) land use zone.

The application is for the placement of fill, greater than 1.00 m (3.28 ft.), up to a depth of 1.20 m (3.94 ft.) of fill to be placed in and around a proposed new dwelling, single detached. The Application states that there will be no change to corner elevations. The Applicant supplied a letter from MPE Engineering Ltd., dated June 2, 2020, that verified that the proposed grading plan aligns with the approved stormwater management plan for the Windhorse subdivision (Fox and Ox Residential Subdivision Grading Plan, Jubilee Engineering Consultants Ltd.).

The proposed dwelling appears to comply with the other requirements of the Land Use Bylaw, per the submitted application, including building height and setbacks. No additional variances were requested.

The parcel is located in the Windhorse Subdivision of the Montebello Conceptual Scheme. The application was evaluated in reference to the Land Use Bylaw (C-4841-97).

Land Use Bylaw:

SECTION 33, Stripping, Filling, Excavation, Grading

- 33.1 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) require a Development Permit.
- As the application is for placement of clean fill and no other exemptions from Section 33.1(a) or Section 33.6(b) apply to this property, a Development Permit is required

SECTION 48, Residential One District

Fill Details:

- Height: 1.20 m (3.94 ft.)
- Width: 20.00 m (65.62 ft.)
- Length: 18.00 m (59.06 ft.)
- Area: 360 sq. m. (3875.01 sq. ft.)
- Volume: 200 cu. m (7062.93 cu ft.)

Application states that some fill will be sourced from the basement excavation and approximately 200 cu. m. (7062.93 cu. ft.) is required to be trucked in, approximately 10 truckloads.

STATUTORY PLANS:

The subject property is located within the Springbank Area Structure Plan (C-5354-2001).

This plan provided no guidance on applications of this nature. As such, this application was evaluated in accordance to the Land Use Bylaw (C-4841-97) and grading requirements from the Montebello Conceptual Scheme.

NON-STATUTORY PLANS

This property falls under the Montebello Conceptual Scheme. For the correlating subdivision, a stormwater management plan and overall grading plan was required. That plan requires the post-development runoff rate to remain consistent with pre-development stormwater runoff rate.

INSPECTOR'S COMMENTS:

- No construction started at time of inspection
- Relatively flat topography
- No concerns at time of inspection

CIRCULATIONS:Planning and Development Services - Engineering Review**General**

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

Geotechnical - *Section 300.0 requirements:*

- 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.
- As a permanent condition, the applicant/owner will be required to submit compaction testing results verifying that the fill was placed in accordance with the Deep Fills report accepted by the County.

Transportation - *Section 400.0 requirements:*

- Engineering has no requirements at this time.
- Current access to the subject lands is provided via a road approach off of 100 Windhorse Court.
- 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:*

- Engineering has no requirements at this time.
- As part of the DP application, the applicant/owner provided a letter conducted by MPE Engineering Ltd. dated June 2, 2020 that verified that the proposed grading plan aligns with the stormwater management plan for the subdivision.



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.

Utility Services

No concerns.

Building Services

No objection to filling and grading, subject to BP.

Development Compliance

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

OPTIONS:

Option #1 (this would grant the requested proposal)

APPROVAL, subject to the following conditions:

Description:

1. That the construction of a dwelling, single detached, may commence on the subject parcel, in general accordance with the drawings prepared by CCC Design (A-6, A-7, S-1) and submitted with the application.
 - i. That the single-lot regrading (to a depth of approximately 1.20 m (3.28 ft.) and the placement of clean fill, approximately 200 cu. m (7062.93 cu ft.), may take place on the subject lands.

Prior to Issuance:

2. That prior to issuance of this permit, 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 (3.93 ft.) in depth, in accordance with County Servicing standards.
3. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. 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 accepted stormwater letter, as prepared by MPC Engineering Ltd., dated June 2, 2020.

6. The Applicant/Owner shall submit to the County, compaction testing results, upon completion verifying the fill was placed in accordance with the Deep Fills report, accepted by the County.
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 unit located on the subject site, to facilitate accurate emergency response.
8. That if any fill is to be imported onto the property, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
9. 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.
10. That no topsoil shall be removed from the site.
11. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
12. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
13. 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.
14. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
15. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
16. 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. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

Advisory:

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 during construction of the dwelling, 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.
19. That a Building Permit and subtrade permits shall be obtained through Building Services, for construction of the dwelling, single detached, prior to any construction taking place.
20. That any over 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 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.

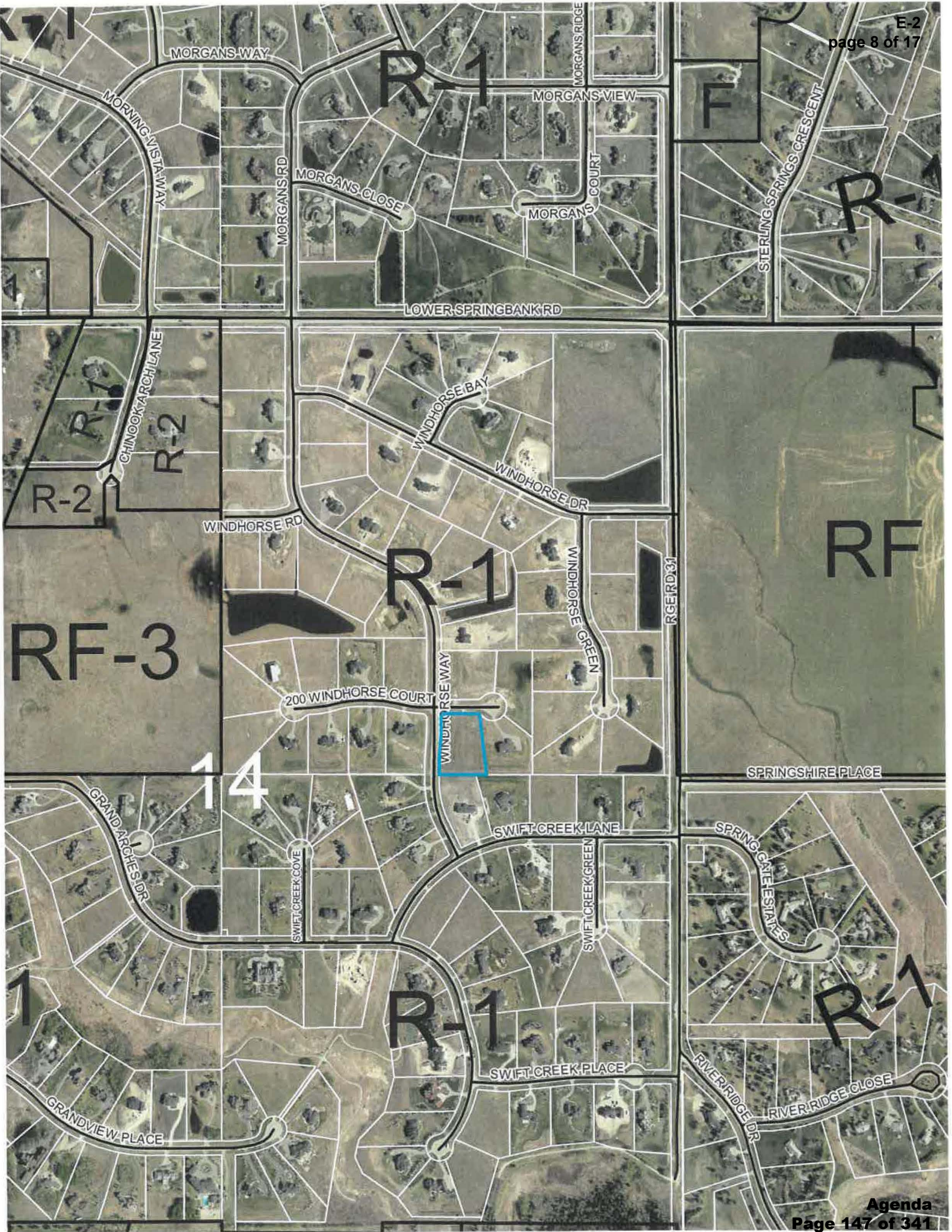
22. That if this Development Permit is not issued by **January 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

REFUSAL, for the following reasons:

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







ROCKY VIEW COUNTY
Cultivating Communities

20201042

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$450.00	File Number 09714165
Date of Receipt May 6/20	Receipt #

Name of Applicant Jacky Cheng

Email [REDACTED]

Mailing Address [REDACTED]

Telephone (B) [REDACTED]

For Agents please supply Business/Agency/ Organization Name ccc design. ltd

Registered Owner (if not applicant) Yubin Li

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED]

(H) [REDACTED]

Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE ¼ Section 14 Township 24 Range 03 West of 5 Meridian
- b) Being all / parts of Lot 10 Block 3 Registered Plan Number 091 4791
- c) Municipal Address 106 Windhorse Court Rocky View County Calgary AB T3Z0B5
- d) Existing Land Use Designation R-1 Parcel Size 2.02 acres Division

2. APPLICATION FOR

Application for single lot regrading (Max 1.20m) for a new bungalow.

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I JACKY CHENG hereby certify that I am the registered owner
(Full Name in Block Capitals)

I am authorized to act on the owner's behalf

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

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

Applicant's Signature

Date May 5th 2020

Owner's Signature

Date

Development Permit Checklist

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

- ☒ **APPLICATION FORM(S)**
All forms **must** be completed and signed by the registered owner and/or the person authorized to act on their behalf (if any).
- ☐ **APPLICATION FEE**
Refer to Planning and Development Fee Schedule located in the Master Rates Bylaw
- ☒ **CURRENT COPY OF THE CERTIFICATE OF TITLE INCLUDING DIGITAL NON-FINANCIAL CAVEATS AND COVENANTS REGISTERED ON THE TITLE**
Searched within 30 days prior to the application, the copy of the title may be obtained from any Provincial Registry Office.
- ☒ **AUTHORIZATION FROM REGISTERED OWNER ON TITLE**
 - ☒ **INDIVIDUALS NAME ON TITLE**
Attach a Letter of Authorization signed by the owner (every individual on title) giving the applicant authorization.
 - OR**
 - ☐ **COMPANY NAME ON TITLE**
An affidavit or Company Seal is required when the registered owner shown on the title is listed as a Company. If you do not have a Company Seal, provide an affidavit Commissioned (stamped and signed by a Commissioner of Oaths), granting you authorization to legally act on behalf of the Company. If you have a Company Seal, please affix said seal to every place that your signature is required.
- ☒ **COVER LETTER**
A cover letter, detailing the nature of the application and description of uses, **must** accompany all applications.
- ☒ **SITE PLAN OF THE PROPOSED DEVELOPMENT**
Showing all dimensions, setbacks and slopes steeper than 15% – refer to page 2
- ☐ **OTHER DOCUMENTATION**
To determine the documents required specific to the Development Permit proposal, please visit www.rockyview.ca. Additional information may be required upon receipt and review of the application, depending on the nature.

FOR OFFICE USE ONLY

- ☒ Proposed Development grading ☒ Land Use Designation R-1
- ☐ Concept Plan / ASP Info. Central Springbank ☒ Parcel Information / Land Use Maps / Air Photo

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

Comments _____

- ☒ **APPLICATION IS COMPLETE**


Staff Signature



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

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

Name of Applicant Jacky Cheng

Address of Applicant

Telephone (C)

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? _____

To build a new bungalow on the site

Will not change the existing corners elevations of the lot.

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

No

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

3. TYPE

Height <u>1.20m</u>	Volume <u>200</u> meters cubed
Width <u>20m</u>	Truckload <u>10</u> (approximately)
Length <u>18m</u>	Slope Factor _____ (if applicable)
Area <u>360</u> square metres	

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

4. TERMS AND CONDITIONS

(a) General statement about conditions:

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

5. 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.

Jacky Cheng

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

Jacky Cheng

May 5th 2020

Signature

Date

Cover Letter of DP

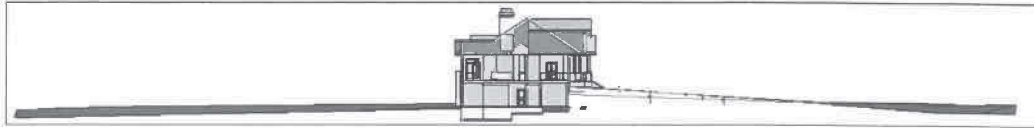
Application for re-grading the lot for a new bungalow.

The existing corners' elevations will not be changed.

The elevations on the property line will not be changed.

In the below picture, the red zone is regarded (filled), the max height is 1.20m.

We will use the soil excavated from the foundation to fill the red zone.





ROCKY VIEW COUNTY

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

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

LETTER OF AUTHORIZATION

I, (We) Yubin Li being the owner (s) of
Lot 10 Block 3 Plan 0914791

Legal:

NW/NE/SE/SW Section 14 Township 24 Range 03 W 5 M

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

Li Yubin
Signature

Signature

April 27 2020
Date



DESIGN.LTD
(403) 970 0460

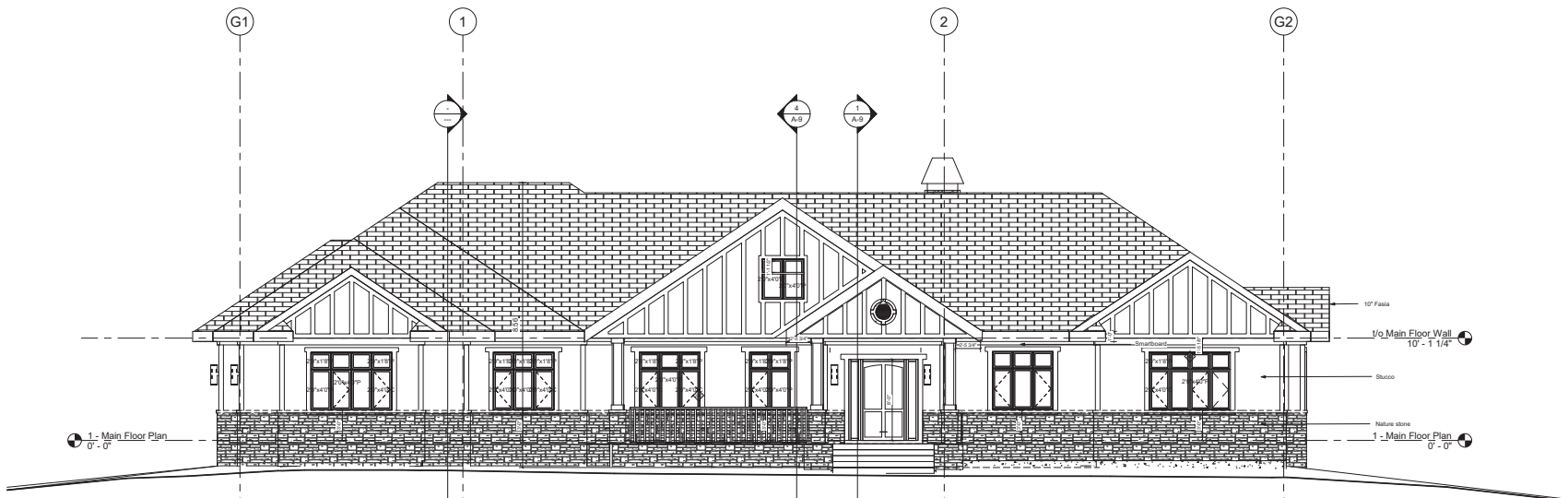
CLIENT
XX

MUNICIPAL ADDRESS
106 Windhorse Court RockyView
County, Alberta

PROJECT NUMBER
29-18

MODEL
Single house

BUILDING HEIGHT	
Roof	+8.05
Door	+0.00
Left	+0.00
Right	+0.00
Average	+0.00m



FRONT ELEVATION
SCALE: 3/16" = 1' 0"



REAR ELEVATION
SCALE: 3/16" = 1' 0"

DRAWING SET
BP APPLICATION
SHEET NAME
FRONT/REAR ELEVATION
DESIGN BY: JACKY
DRAWN BY: JACKY
LAST REVISION BY: LAST REVISION DATE:

SCALE
As indicated

PAGE
A-6



DESIGN.LTD
(403) 970 0460

CLIENT
XX

MUNICIPAL ADDRESS
106 Windhorse Court RockyView
County, Alberta

PROJECT NUMBER
29-18

MODEL
Single house

DRAWING SET
BP APPLICATION
SHEET NAME
LEFT/RIGHT ELEVATION

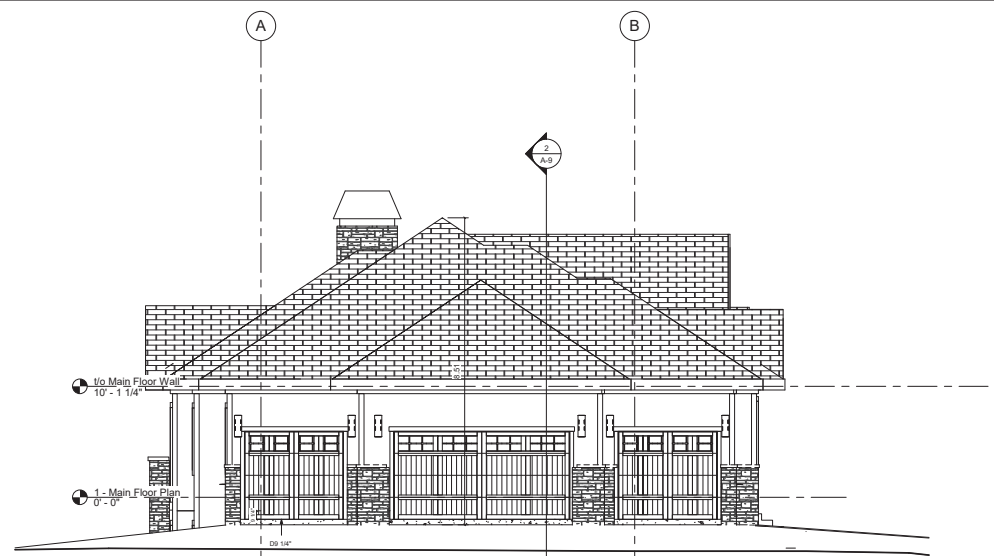
DESIGN BY: JACKY
DRAWING DATE:
DRAWN BY:
DRAWING DATE:

LAST REVISION BY: LAST REVISION DATE:

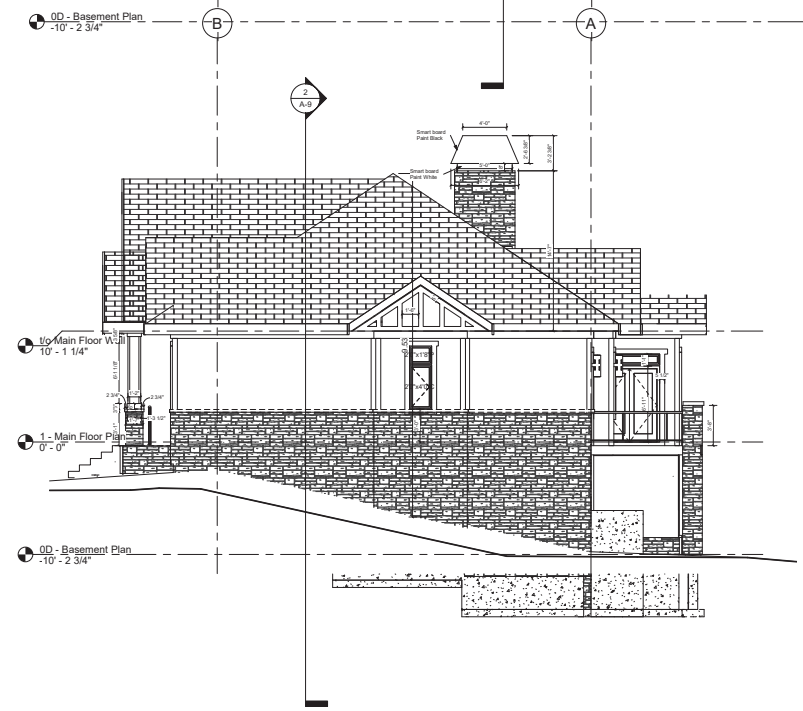
SCALE:
3/16" = 1'-0"

PAGE:

A-7



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



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



DESIGN.LTD
(403) 970 0460

CLIENT:
XX

MUNICIPAL ADDRESS:
106 Windhorse Court RockyView
County, Alberta

PROJECT NUMBER:
29-18
MODEL:
Single house

DRAWING SET:
BP APPLICATION
SHEET NAME:
SITE PLAN

DESIGN BY: JACKY
DRAWN BY: JACKY
LAST REVISION BY: JACKY
DRAWING DATE:
DRAWING DATE:
LAST REVISION DATE:

SCALE:
As indicated

PAGE:
S-1

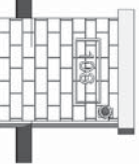


SITE INFORMATION (R/C)

1) CLIENT:	XX
2) PROJECT:	29-18
3) ADDRESS:	106 Windhorse Court RockyView County, Alberta
4) PROJECT:	29-18
5) PROJECT:	29-18
6) PROJECT:	29-18
7) PROJECT:	29-18
8) PROJECT:	29-18
9) PROJECT:	29-18
10) PROJECT:	29-18

SITE NOTES

1) SCALE:	As indicated
2) SCALE:	As indicated
3) SCALE:	As indicated
4) SCALE:	As indicated
5) SCALE:	As indicated
6) SCALE:	As indicated
7) SCALE:	As indicated
8) SCALE:	As indicated
9) SCALE:	As indicated
10) SCALE:	As indicated



106 Windhorse Court, Rocky View County

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 01
SUBJECT: Development Item: Accessory Building
USE: Discretionary Use, with Variances

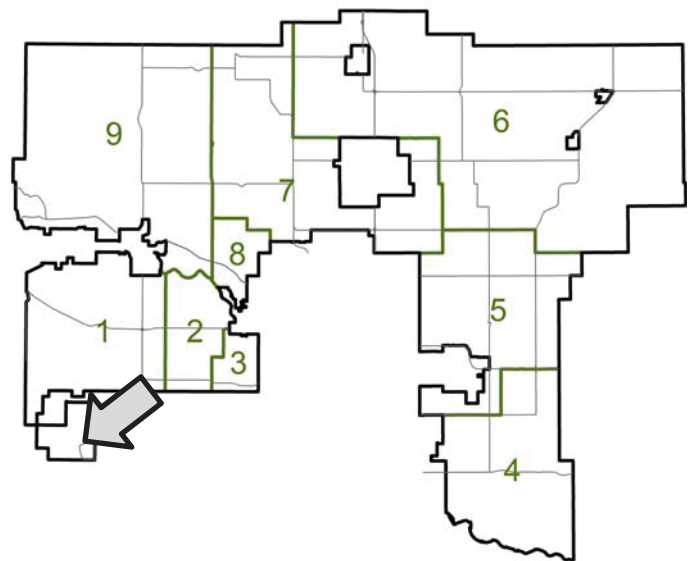
DATE: July 13, 2020
APPLICATION: PRDP20200872

APPLICATION: construction of an accessory building (storage), relaxation of the maximum building area, relaxation of the total building area for all accessory buildings, relaxation of the minimum rear yard setback requirement and relaxation of the maximum height requirement.

GENERAL LOCATION: located approximately 1.21 kms (3/4 miles) north of Twp. Rd. 234 and 0.41 kms (1/4 miles) east of Wintergreen Road

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

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



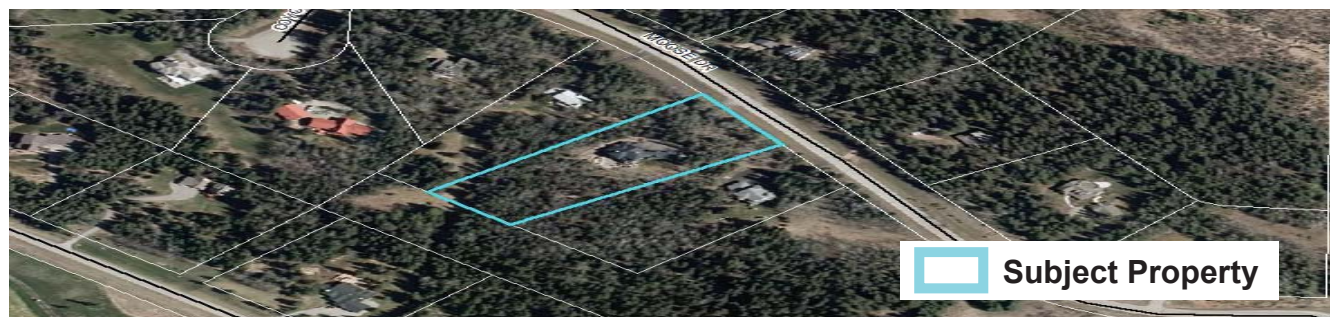
VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Building Area	80.27 sq. m (864.01 sq. ft.)	254.18 sq. m (2,736.00 sq. ft.)	205.54 %
Total Building Area	120.00 sq. m (1,291.67 sq. ft.)	254.18 sq. m (2,736.00 sq. ft.)	112.00%
Minimum Rear Yard Setback	7.00 m (22.96 ft.)	3.04 m (10.00 ft.)	56.45%
Maximum Height Requirement	7.00 m (22.96 ft.)	8.94 m (29.33 ft.)	28.00%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200872 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20200872 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



 **Subject Property**

Administration Resources
 Jessica Anderson - Planning and Development Services

**DEVELOPMENT PERMIT REPORT**

Application Date: April 16, 2020	File: 03925062
Application: PRDP20200872	Applicant/Owner: Wilkes, Dustin & Claire
Legal Description: Lot 2, Block 3, Plan 8110189, NE-25-23-05-05	General Location: Located approximately 1.21 kms (3/4 miles) north of Twp. Rd. 234 and 0.41 kms (1/4 miles) east of Wintergreen Road, off Moose Drive.
Land Use Designation: Residential One District (R-1)	Gross Area: 0.80 hectares (2.00 acres)
File Manager: Jessica Anderson	Division: 01

PROPOSAL:

The proposal is for the construction of an accessory building (oversize storage), relaxation of the maximum building area, relaxation of the total building area for all accessory buildings, relaxation of the minimum rear yard setback requirement and relaxation of the maximum height requirement.

The subject land is included in the Residential One District (R-1). In the R-1 district, an accessory building is a permitted use where comprising an area of less than 80.27 sq. m (864.01 sq. ft.) in area or a discretionary use where comprising an area of less than 120.00 sq. m (1,291.67 sq. ft.). The proposed building is 245.26 sq. m. (2,640.00 sq. ft.) in area plus a 8.91 sq. m (96.00 sq. ft.) veranda, for a total footprint of 254.18 sq. m. (2,736.00 sq. ft.), which exceeds the maximum building area provided for in the district. The request requires a 205.54% variance.

- The LUB maximum number of accessory buildings is two (2). There are no existing accessory buildings on the subject property. Upon completion of the new accessory building, there will be one building on property which complies with this requirement.
- The LUB maximum total building area for all accessory buildings is 120.00 sq. m (1,291.67 sq. ft.). The total building area will be 254.18 sq. m. (2,736.00 sq. ft.), which exceeds the maximum building area provided for in the district. The request requires a 112.00% variance.
- The LUB minimum requirement for the front yard is 15.00 m (49.21 ft.). The proposed accessory building is greater than 15.00 m (49.21 ft.) from Moose Drive, which complies with the LUB requirement.
- The LUB minimum requirements for the side yard is 3.00 m. (9.84 ft.) for accessory buildings. The proposed accessory building is approximately 3.00 m (9.84 ft.) from the north boundary and greater than 3.00 m. (9.84 ft.) from the south boundary.
- The LUB minimum requirement for the rear yard is 7.00 m. (22.96 ft.). The proposed accessory building is 3.04 m. (10.00 ft.) from the rear boundary, which does not meet the minimum setback requirement. The request requires a 56.45% variance.
- The LUB maximum height for accessory buildings is 7.00 m (22.96 ft.). The proposed accessory building (storage) is approximately 8.94 m (29.33 ft.) in height, which exceeds the maximum building height provided for in the district. The request requires a 28.00% variance.



The proposed accessory building is to be constructed of timber frame & post with metal siding and roof in a grey and black with rundle stone and a fir beam to match the existing dwelling. The accessory building is proposed to be located approximately 65.00 m (213.25 ft.) from the nearest dwelling; however, it is not located within the principal viewing aspect of the home. There is ample screening in the form of mature vegetation on both the subject and adjacent lots.

Section 12.2 of the Land Use Bylaw provides direction on decisions for discretionary uses and indicates that the following shall be considered when the Development Authority renders a decision:

(ii) May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, if:

(1) The proposed development would not:

(A) Unduly interfere with the amenities of the neighbourhood,

or

(B) Materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land,

And

(2) The proposed development conforms with the use prescribed for that land or building in the land use bylaw.

Based on the site inspection photos, aerial photography, location, topography and character of the area it would appear that the proposed development with consideration of the proposed relaxations would not unduly interfere with the amenities of the neighbourhood or material interfere with or affect the use, enjoyment, or value of neighbouring parcels of land. In addition, the proposed development conforms with the use prescribed for that land or building in the Land Use Bylaw. Therefore, Administration recommends approval of the Application in accordance with Option #1.

STATUTORY PLANS:

The Greater Bragg Creek Area Structure Plan affects the subject lands. Section 11.1.13 (Site Design & Landscaping) provides direction on the requirements for landscaping which will be addressed by a condition of approval.

INSPECTOR'S COMMENTS:

- Inspection date: May 13, 2020
 - House owner gave quick tour of site
 - Significant tree coverage remains and homeowner is planning to build shed very close to rear property
 - Access road to come off existing driveway and homeowner has had property staked to ensure property line is accurate.

CIRCULATION:

Building Services Review (April 30, 2020)

- Advisory condition - Applicant is required to submit a Building permit application prior to the structure being constructed.
- Advisory condition - Applicant is required to acquire permits for all electrical, plumbing and gas work for the accessory building.



- The attached link below includes the checklist for a personal use accessory/cold storage building-
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Accessory-Buildings_Checklist.pdf
- Construction drawings and related documents referenced in the above checklist shall be provided for a BP submission.

Development Compliance Officer Review (April 28, 2020)

- Development Compliance has no concerns or comments related to the attached application.

Operational Services Review (May 13, 2020)

- Utility Services: Assuming this accessory building will not be connected to municipal water or wastewater, no concerns.
- Transportation Services -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.

OPTIONS:

Option #1 (this would grant the requested proposal)

APPROVAL, subject to the following conditions:

Description:

1. That construction of an accessory building (oversize storage) may commence on the subject site in accordance with the Site Plan and Elevation Drawings prepared by Remuda Building (Project No. Q10820) dated April 15, 2020 as submitted with the application.
 - i. That the maximum building area for the proposed accessory building is relaxed from **80.27 sq. m (864.01 sq. ft.) to 254.18 sq. m. (2,736.00 sq. ft.)** in area.
 - ii. That the maximum total building area for all accessory buildings is relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 254.18 sq. m. (2,736.00 sq. ft.)** in area.
 - iii. That the minimum rear yard setback requirement for the proposed accessory building is relaxed from **7.00 m (22.96 ft.) to 3.04 m (10.00 ft.)**.
 - iv. That the maximum height for the proposed accessory building is relaxed from **7.00 m (22.96 ft.) to 8.94 m (29.33 ft.)**.

Permanent:

2. 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 in accordance with the replanting plan submitted with the Application.
3. That there shall be no disturbance of any vegetation within 20.00 m (65.61 ft.) of the buildings except as required to construct the accessory building. To ensure no disturbance, fencing shall be erected no more than 3.00 m (9.84 ft.) from the accessory building to prevent disturbance of the existing vegetation during construction.



4. That the color of the exterior siding and roofing materials of the proposed accessory building shall blend with the natural environment and/or be cohesive to the existing dwelling, single detached.
5. That the proposed accessory building shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
6. That the proposed 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/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order 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.

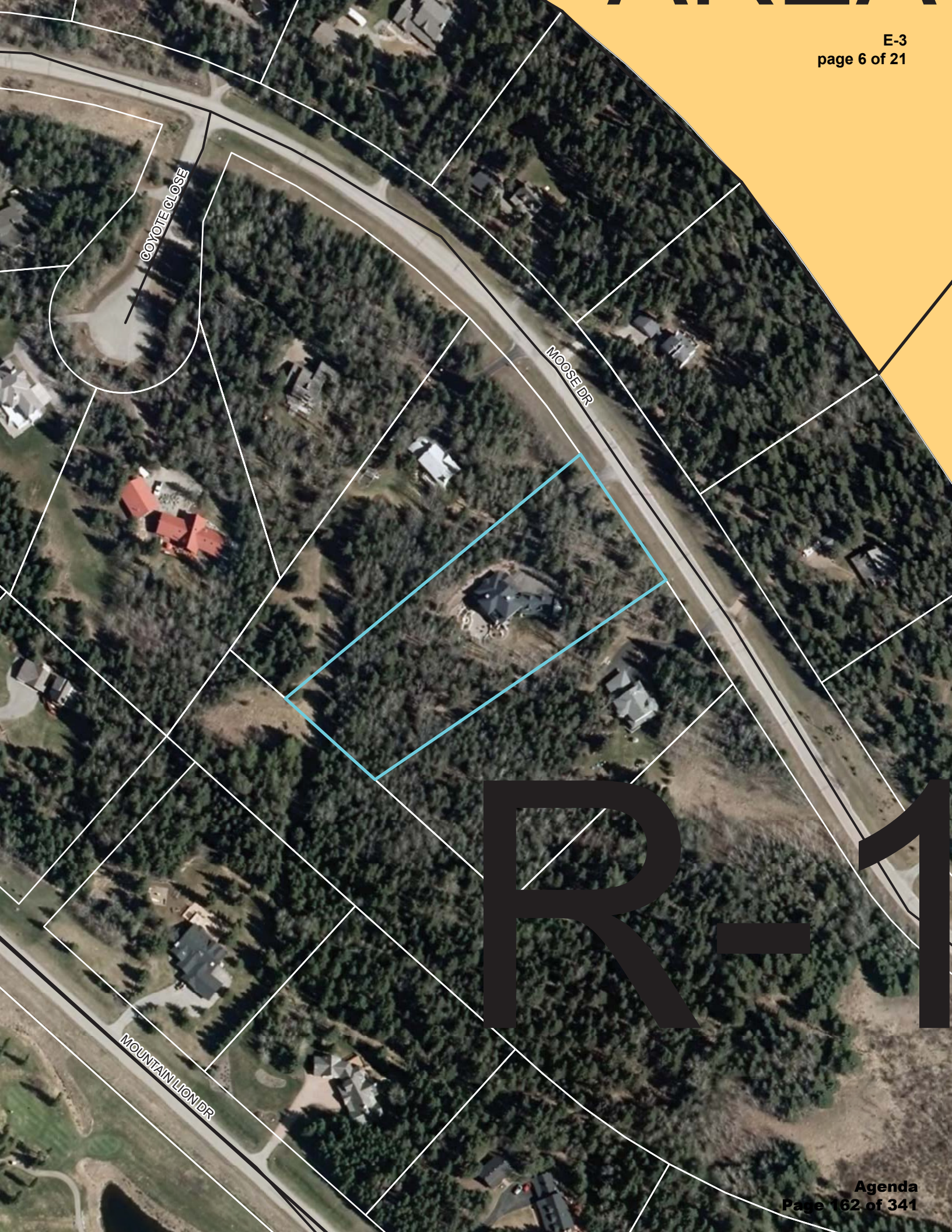
Advisory:

9. That a Building Permit and applicable sub-trades, for the proposed accessory building, shall be obtained through Building Services, prior to any construction taking place.
 - i. That flood proofing measures shall be followed in accordance with the Alberta Building Code and good engineering practice.
 - ii. That the roofing material shall be constructed of fire resistant materials in compliance with the Alberta Building Code.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
11. 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.

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

REFUSAL, for the following reasons:

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







ROCKY VIEW COUNTY
Cultivating Communities

20200872

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted <u>\$265</u>	File Number <u>03985022</u>
Date of Receipt <u>04/16/2020</u>	Receipt #

Name of Applicant Dustin & Claire Wilkes Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

For Agents please supply Business/Agency/ Organization Name [REDACTED]

Registered Owner (if not applicant) [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NE ¼ Section 25 Township 23 Range 5 West of 5 Meridian

b) Being all / parts of Lot 2 Block 3 Registered Plan Number 8110189

c) Municipal Address 57 Moose Dr.

d) Existing Land Use Designation Residential - 1 Parcel Size 2.00 Acres Division 01

2. APPLICATION FOR

Construction of a 66'x40' Accessory Building for storage and organization.

3. ADDITIONAL INFORMATION

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

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

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I DUSTIN WILKES hereby certify that X I am the registered owner
(Full Name in Block Capitals)

[REDACTED] I am authorized to act on the owner's behalf

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

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

Applicant's Signature [Signature]
Date April 16/2020

Owner's Signature [Signature]
Date April 16/2020

5. RIGHT OF ENTRY

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



Applicant's/Owner's Signature

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

I, Dustin Wilkes, 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 16, 2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR AN ACCESSORY BUILDING

E-3
page 10 of 21

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

Name of Applicant Dustin & Claire Wilkes Email [REDACTED]
 Mailing Address [REDACTED]
 Postal Code [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. DETAILS OF ACCESSORY BUILDING

	<i>Bylaw</i>	<i>Proposed</i>
<i>Accessory building size maximum</i>	1,291.67 sq. ft.	2,460 sq. ft.
<i>Accessory building height</i>	22.96 ft.	29 ft. 4 in.
<i>Number of existing accessory buildings on site</i>	2 Allowable	1
<i>Total size of all accessory buildings</i>	2,583.34 Allowable	2,460 sq. ft.

Description of Accessory Buildings:

- a) Building materials Timber Frame & Post; c/w Metal Siding and Roof
- b) Exterior colour Grey and Black c/w Rundle Stone & Fir Beam
- c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.)
Due to yard, one larger building is desired for storage and to tidy property vs. 2 smaller buildings
- d) Date when building permits were issued for existing buildings Not Applicable, New Accessory Building
- e) If no permits were issued - list age of buildings Not Applicable

2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

Use of Accessory Building will be to store various mechanical equipment, trailers, hobby vehicles and Hobby Craft general use items for landscaping and small wood working and mechanics for general residential use.

3. ADDITIONAL REQUIREMENTS

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

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

Signature of Applicant [Signature] Date: April 16, 2020

Claire Wilkes

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

APRIL 16, 2020

County of Rocky View

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

To Whom it May Concern,

This cover letter is being supplied to Rocky View County on behalf of Dustin & Claire Wilkes' Development Permit Application for the proposed development of a 44' x 60' Accessory Building having a total area of 2,460 Square Feet. The Accessory "Shop" has been designed with great appreciation for esthetic and overall necessity of storage needs to make our yard and overall our neighborhood look much better and more organized.

While we understand that the maximum single accessory building is not to be over 1,291.67 sq. ft, the county does allow for 2 buildings up to this size, providing a maximum area of 2,583.34 sq. ft. Taking this into consideration, we determined that the best development for our yard and neighborhood would be to apply for one larger building in the back-SW corner of our property, rather than an even more congested yard utilizing 2 accessory buildings of 1,291.67 sq. ft. The back-SW corner has multiple benefits as it has direct access to our driveway (to be extended to the building), is a flat area of land and is at the highest point of our property. Water drainage has already been incorporated in the original build and the building would not have any drainage impediments to any surrounding land. Furthermore, the SW corner of the property is surrounded by trees approximately 40 – 70 feet in height from surrounding lots; therefore, we believe there should be limited if any view hindrance to adjacent lots; See Picture Below:

Picture 1 below: is taken from the SW Corner of the property, approximately 7 m from the SW corner boundary is the where the Tree line begins (Rear Set Off as per ByLaw). The accessory building would be built at the location 7m from the rear boundary and 3 m from the west boundary as per bylaw requirements. As can be seen, the trees in the area have an approximate height anywhere between 40 and 70 feet in the area. Additionally, most if not all adjacent lots have a thick layer of trees between this location and their dwellings. We believe there should be limited view of the shop to any adjacent lot especially when we compare dwelling to dwelling view impediment. We also note that the design we have chosen, primarily for esthetic appreciation, requires the building to have a height of 29 feet 4 inches. The standard bylaw suggests a maximum of 22.96 feet; so while the roof does extend 6 feet above this height, it does so primarily for esthetics out of concern to improve our surroundings; and due to the height of trees on existing lots should pose very little issues for view hindrance. Most of the roof is much lower than the height restriction.



We have spent time to properly determine the correct contractor for the project and have been working with Remuda Building, a local contractor to Rocky View County with extensive experience with county requirements. In the economic times we are faced with; we believe this choice advantageous for execution of the project. Attached to this cover letter are:

- 1) Application Form
- 2) Copy of Certificate of Title
- 3) Site Plan Drawing and Building Design (Draft Only, not IFC)

If it is determined that council will request a letter of support from our community, we have no issues in doing so; however, due to our schedule, we are applying for the development permit without this at this time in hopes that common sense will prevail.

We hope that the information provided is enough for an approval of our planned development, and if it not, we are hopefully we can be provided alternative methods or supplemental requirements to ensure a development permit is achieved.

Warm regards,

Dustin Wilkes & Claire Wilkes



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 101 073 8110189;3;2 181 112 594

LEGAL DESCRIPTION
PLAN 8110189
BLOCK 3
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;5;23;25;E

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 011 147 970

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

181 112 594 01/06/2018 TRANSFER OF LAND \$1,125,000 \$1,125,000

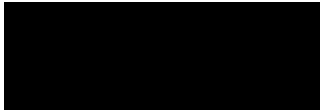
OWNERS

DUSTIN WILKES

AND

CLAIRE WILKES

BOTH OF:



AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

811 028 162 13/02/1981 RESTRICTIVE COVENANT
811 028 163 13/02/1981 UTILITY RIGHT OF WAY
 GRANTEE - LYON DEVELOPMENTS LTD.

(CONTINUED)

REGISTRATION

PAGE 2
181 112 594

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:8110190

181 112 595 01/06/2018 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
225-6 AVE SW
CALGARY
ALBERTA T2P1N2
ORIGINAL PRINCIPAL AMOUNT: \$1,125,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF APRIL,
2020 AT 01:49 P.M.

ORDER NUMBER: 39167477

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.

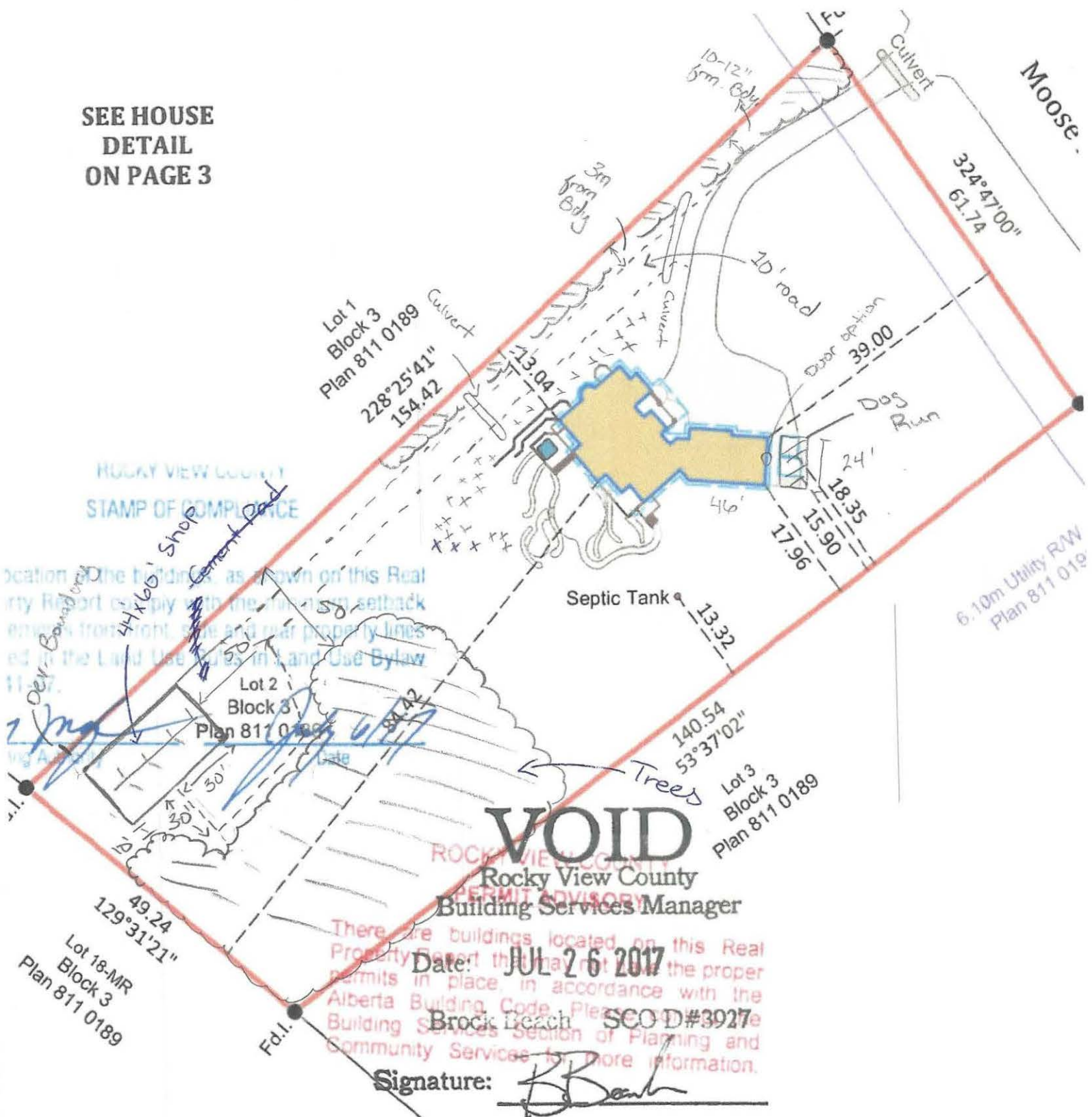
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

$$1 \text{ cm} = 13 \text{ m} = 42.64 \text{ ft}$$

$$44 \times 60 = 2640$$

$$44 \times 50 = 2200$$

**SEE HOUSE
DETAIL
ON PAGE 3**





2,460 SQ FT ARENA & BARN

PREPARED FOR:
DUSTIN WILKES

CONCEPT SUMMARY:

- Dimensions
 - 44' x 60' Barn with 12' ceiling height at exterior walls, vaulted to center with 3/12 interior ceiling pitch.
 - 8' x 12' front veranda with approx. 8' ceiling
- 4/12 monitor style roof system
- Building area: 2,460 SQ FT
- Veranda area: 96 SQ FT
- 2 Overhead doors, 1 entry door & 8 windows



NOT FOR CONSTRUCTION USE

PAGE
1



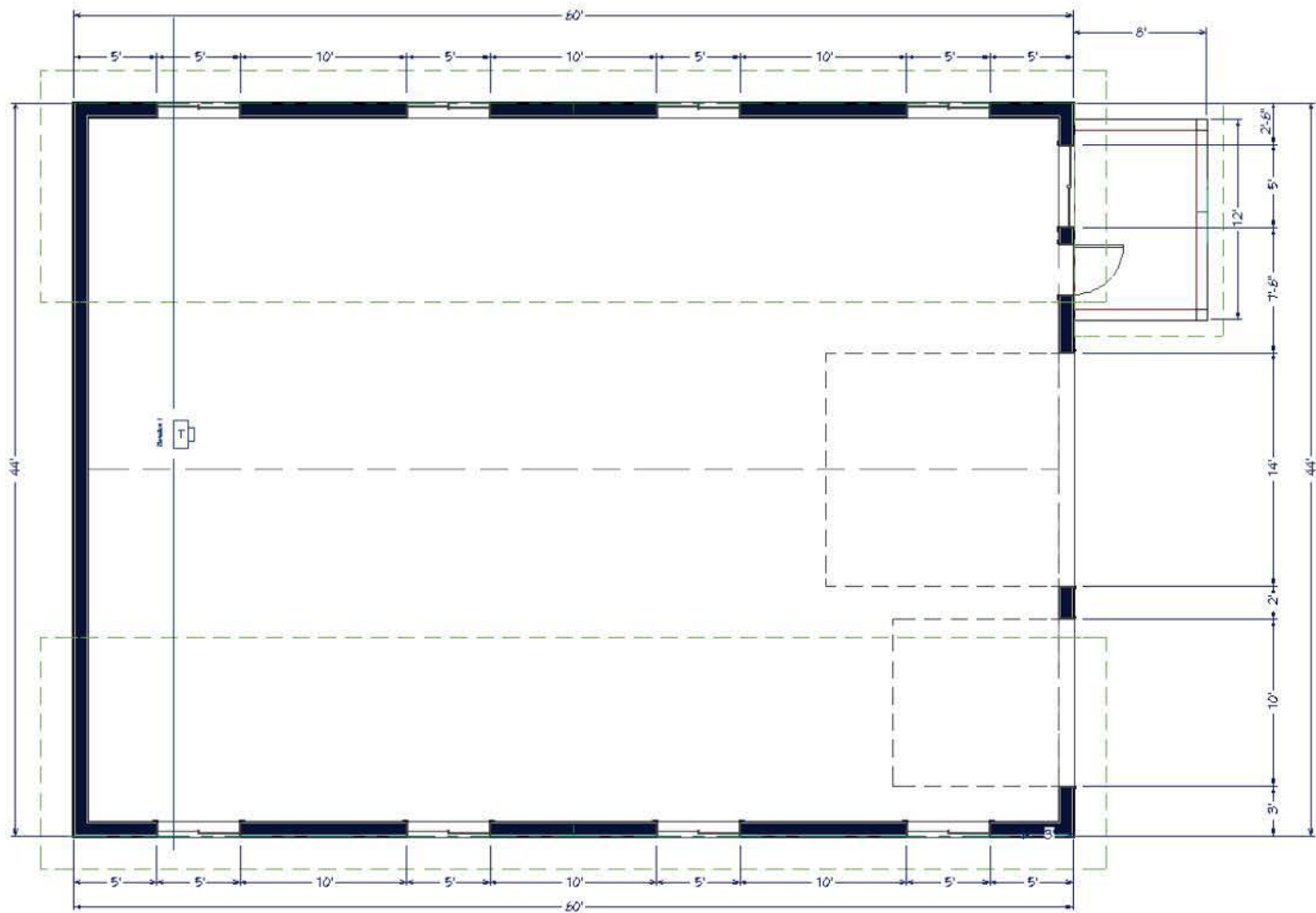
BARN: 2,460 SQ FT
VERANDA: 96 SQ FT
TOTAL: 2,556 SQ FT

CUSTOMER
DUSTIN WILKES
CONCEPT #: Q10820

NEW HOME
CONCEPT
15-Apr-20

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL HOME.

FLOOR PLAN



NOT FOR CONSTRUCTION USE

PAGE
2

Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com



BARN: 2,460 SQ FT
VERANDA: 96 SQ FT
TOTAL: 2,556 SQ FT

CUSTOMER
DUSTIN WILKES
CONCEPT #: Q10820

NEW HOME
CONCEPT
15-Apr-20



NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL HOME.

CROSS SECTION



NOT FOR CONSTRUCTION USE

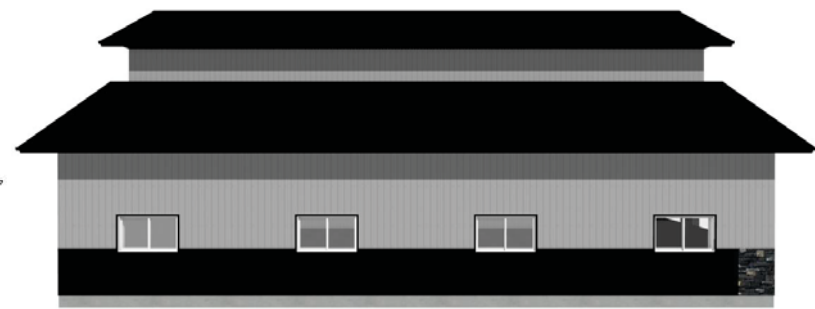
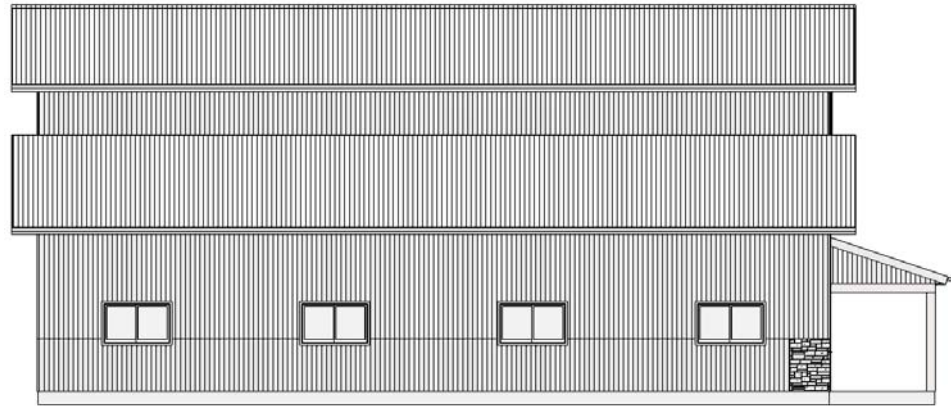
NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL HOME.

NEW HOME CONCEPT 15-Apr-20	CUSTOMER DUSTIN WILKES CONCEPT #: Q10820	BARN: 2,460 SQ FT VERANDA: 96 SQ FT TOTAL: 2,556 SQ FT	 REMUDA BUILDING	 Box 36, Site 27, RR7 Calgary, AB T2P 2G7 remudabuilding.com	PAGE 3
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FRONT ELEVATION







LEFT ELEVATION




NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL HOME.

PAGE
4

   
Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

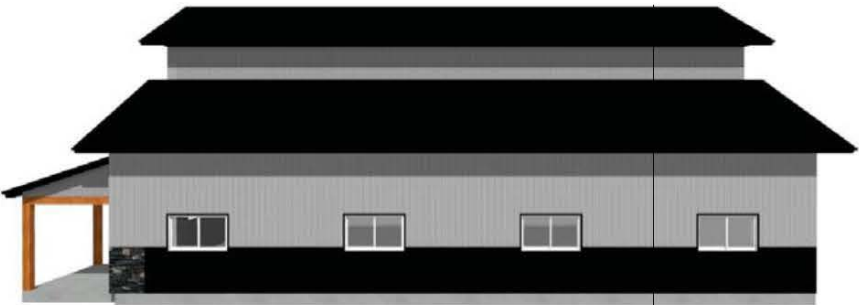
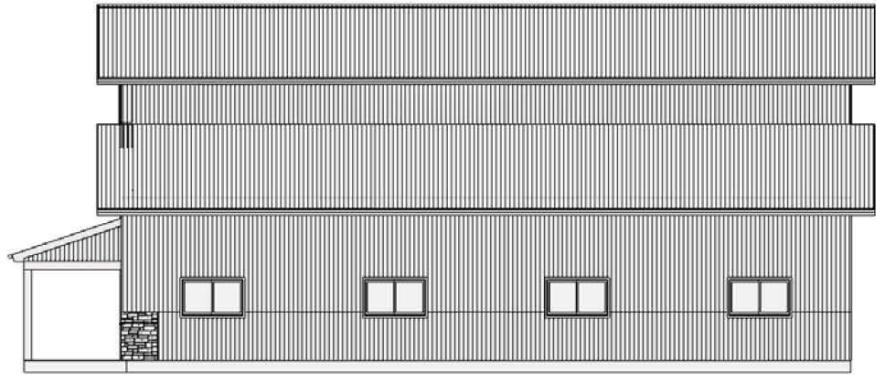
 **REMUDA**
BUILDING

CUSTOMER
DUSTIN WILKES
CONCEPT #: Q10820

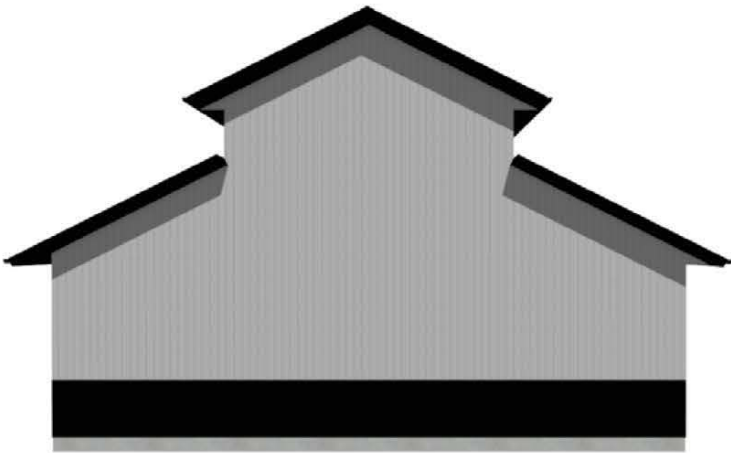
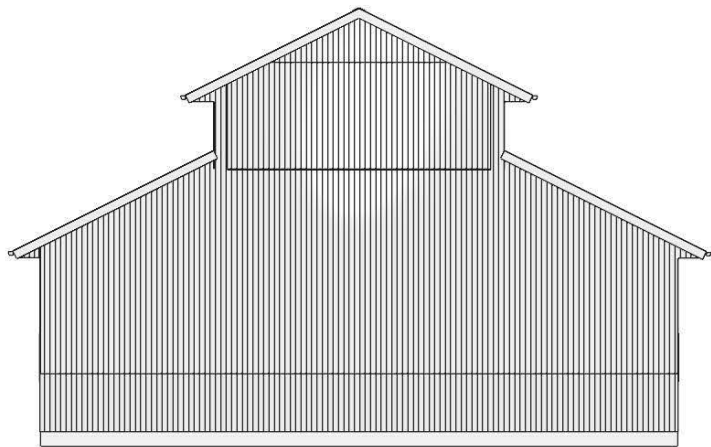
**NEW HOME
CONCEPT**
15-Apr-20

BARN: 2,460 SQ FT
VERANDA: 96 SQ FT
TOTAL: 2,556 SQ FT

RIGHT ELEVATION



REAR ELEVATION



NOT FOR CONSTRUCTION USE

PAGE
5

Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

REMUDA
BUILDING

BARN: 2,460 SQ FT
VERANDA: 96 SQ FT
TOTAL: 2,556 SQ FT

CUSTOMER
DUSTIN WILKES
CONCEPT #: Q10820

NEW HOME
CONCEPT
15-Apr-20

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL HOME.

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	DATE:	July 13, 2020
DIVISION:	07	APPLICATION:	PRDP20201227
SUBJECT:	Development Item: Farm dwelling, single detached & Single-lot regrading		
USE:	Permitted use, with Variances		

APPLICATION: construction of a farm dwelling, single detached and single-lot regrading and placement of clean fill.

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) east of Rge. Rd. 22 and on the north side of Hwy. 567

LAND USE DESIGNATION: Ranch and Farm (RF)

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

VARIANCE SUMMARY:

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201227 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201227 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sangeeta Vishwakarma / Milan Patel - Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: May 22, 2020	File: 07602009
Application: PRDP20201227	Applicant: McKee Homes Ltd. (Ashley Bevelander) Owner: Woolliams, Roy John
Legal Description: SE-02-27-02-05; (270099 N2N ESTATES RIDGE)	General Location: Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 22 and on the north side of Hwy. 567
Land Use Designation: Ranch and Farm (RF)	Gross Area: ± 39.5 hectare (± 97.7 acres)
File Manager: Sangeeta Vishwakarma	Division: 07

PROPOSAL:

- Construction of a **Farm dwelling, single detached** (Permitted Use)
- Re-grading and placement of fill**, relaxation of maximum fill height from 1.00 m (3.28 ft.) to approximately 1.30 m (4.28 ft.), for an area of approximately 250.0 sq. m (2,691.0 sq. ft.) – See re-grading and fill details below.
Variance Requested: 0.30 m (1.00 ft.) – 30.0% of permitted maximum grade
- Variance Rationale:** The increase of fill is proposed for a partial walk out lot and to reduce the number of steps at the front door (Refer to Site Plan).
- Re-grading and Fill Details:**

Grade heights around building	Raised by 1.3 m (4.28 ft.) at the north Raised by 1.1 m (3.28 ft.) at the east – front entry Lowered by 1.55 m (5.09 ft.) at the west – rear Lowered by 1.55 m (5.09 ft.) at the south Existing grades range from 34.60 – 34.80 around building
Width	5 m (16.4 ft.)
Length	25 m (82.0 ft.)
Area of fill	250.0 sq. m (2,691.0 sq. ft.) – 0.06 acres
Volume of fill	325 cu. m (11,477.3 cu. ft.)
Truckloads	2
Slope	Slopes 4% from building – per Site Plan

- Additional Dwelling Information:**

Yards	Required	Proposed
South (front yard)	60 m (196.85 ft.) - highway	lots
East (side yard)	60 m (196.85 ft.) - highway	lots
North (rear yard)	15 m (49.21 ft.)	lots
West (side yard)	6 m (19.69 ft.)	35.29 m (115.78 ft.)
Building Height	n/a	7.85 m (25.75 ft.)

- **Site Information:**

- South portion of parcel is adjacent to Highway 567 (Big Hill Springs Rd.)
- East portion of parcel is adjacent to Highway 772 (Symons Valley Rd.)
- Parcels directly southwest are residential (R-2) and southeast are business districts (B-2).
- West, north, and parcels south of highway 567 are agricultural lands
- There are no environmental constraints on or around the subject parcel such as wetlands.
- There are no oil and gas lines on or around the parcel.

LAND USE BYLAW (Amended Bylaw C-7968-2019) REGULATIONS:*Section 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

Section 43 Ranch and Farm District

REGULATIONS FOR LARGE PARCELS GREATER THAN OR EQUAL TO 8.10 HECTARES (20.01 ACRES) IN SIZE

Section 43.9 Uses, Permitted

Farm dwelling, single detached

STATUTORY PLANS:

The site does not fall within an Area Structure Plan, Intermunicipal Development Plan or Conceptual Scheme. Application assessed in accordance with relevant Section of the Land Use Bylaw above.

INSPECTOR'S COMMENTS:Inspection date (June 10, 2020):

- Area has been staked off and separated from parcel area being used for agricultural activities.
- Home site has infrastructure in place and no signage, or other signs of development present.
- Some water pooling near entry way and at the bottom of slope of hill – low impact.
- Approach would come off of existing access road from existing residential to the south.
- Grading appears unlikely to impact adjacent properties.

CIRCULATIONS:Agricultural Services (June 22, 2020)

- No agricultural concerns.

Alberta Transportation (June 23, 2020)

- 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.

Building Services (June 18, 2020)

- No objections to placement of fill.

Planning and Development Services - Engineering Review (June 24, 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:

- As the applicant is proposing fill areas greater than 1.2m, prior to issuance the applicant shall submit a deep fill report.
- As a permanent condition, records of compaction will be required for any fill area greater than 1.2 m.

Transportation - Section 400.0 requirements:

- As the lands are adjacent to Highways 567 and 772, the applicant will require a waiver from Alberta Transportation.

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:

- As the grading is contained within an insignificant area, (less than 1 acre) compared to the parcel size (approximately 97 acres) there will be no need for a stormwater management plan at this time.

Environmental – Section 900.0 requirements:

- Engineering has no requirements at this time.

Development Compliance Review (June 2, 2020)

- No comments or concerns with the application.

Utility Services (June 4, 2020):

- No concerns

RECOMMENDATION:

Based on assessment of the application re-grading and fill details, variance rationale, site inspection results, and impact to adjacent properties, Development Authority recommends **Option # 1:**

Assessment notes:

- The proposed re-grading and fill area is localized within 15 m around the dwelling. The grade is proposed to be raised at the entry and north side and lowered at the rear and south side for basement access, to an average grade change around the dwelling of 1.37 m. The grade height at highest elevation is 1.3 m above the existing grade at the entrance.
- Staff assessed the grade height at 1.3 m from existing to not have significant impacts to neighbouring sites or subject site drainage based on the location/area of the re-grading, site inspection results, circulation responses and variance rationale provided.

- Circulation comments yielded no significant concerns with the proposed grade change.
- No enforcement history or concerns presented by Development Compliance review.

OPTIONS:

Option #1: (this would grant the request proposal)

APPROVAL subject to the following conditions:

Description:

1. That construction of a *farm dwelling, single detached*, including *placement of clean fill and topsoil* over approximately 250.0 sq. m (2,691.0 sq. ft.) may take place on the subject lands, SE-02-27-02-05, in accordance with the submitted architectural drawings and Site Plan, including:
 - i. That the maximum fill and topsoil grade within 15.00 m (49.21 ft.) of the farm dwelling, single detached is relaxed from 1.00 m (3.28 ft.) to 1.30 m (4.28 ft.).

Prior-to Issuance:

2. That prior to issuance of the permit, 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 all fill areas greater than 1.20 m (3.93 ft.), in accordance with County Servicing Standards.
3. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. The Applicant/Owner shall submit to the County, compaction testing results, upon completion verifying the fill was placed in accordance with the Deep Fills report, accepted by the County
6. That upon completion of the proposed development, the Applicant/ Owner shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
7. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
8. That any topsoil removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
9. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.

- i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
10. That the Applicant/Owner shall take effective measures to control dust in the re-grading area of the Lands, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That if at any time the removal or handling of topsoil creates a visible dust problem, the removal or handling of topsoil shall cease immediately until remedial measures are taken.
11. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
12. That the topsoil shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
13. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Authority.
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 condition, shall be implemented and adhered to in perpetuity.

Advisory:

15. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to commencement.
16. That any other government permits, including a Roadside Development Permit through Alberta Transportation, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. That the grading activities shall be completed within twelve (12) months from the date of issuance of this permit.
18. That if this Development Permit is not issued by **January 30, 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 proposed development)

REFUSAL as per the following reasons:

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



ROCKY VIEW COUNTY
Cultivating Communities

20201227

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$450.00	File Number 07602009
Date of Receipt May 22/20	Receipt #

Name of Applicant McKee Homes Ltd (Ashley Bevelander) Email ashley@mckeehomes.com

Mailing Address 406 1st Ave

Airdrie AB

Postal Code T4B-3H1

Telephone (B) 403-948-6595

(H)

Fax 403-948-7999

For Agents please supply Business/Agency/ Organization Name

Registered Owner (if not applicant) Roy Williams

Mailing Address

Postal Code

Telephone (B)

(H)

Fax

1. LEGAL DESCRIPTION OF LAND

a) All / part of the SE ¼ Section 2 Township 27 Range 2 West of 5 Meridian

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

c) Municipal Address 270099 NAN Estates Ridge

d) Existing Land Use Designation RF Parcel Size 97.7 acres Division 07

2. APPLICATION FOR

Relaxation on maximum 1.0m increase from existing grade

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

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

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

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

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

Applicant's Signature Ashley Bevelander

Date May 20, 2020

Owner's Signature _____

Date _____

5. RIGHT OF ENTRY

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

A. Bevelander

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

A. Bevelander
Signature

May 20, 2020.
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

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

Name of Applicant McKee Homes Ltd (Ashley Beverland)

Address of Applicant 406 1st Ave, Airdrie, AB, T4B 3H1

Telephone (C) _____ (H) 403-948-6595 (Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input checked="" type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? Increase fill for partial walk out lot and to reduce the number of steps at the front door

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

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

3. TYPE

Height <u>1.3m average</u>	Volume <u>325</u> meters cubed
Width <u>5m</u>	Truckload <u>2</u> (approximately)
Length <u>25m</u>	Slope Factor <u>N/A</u> (if applicable)
Area <u>250</u> square metres	

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

4. TERMS AND CONDITIONS

(a) General statement about conditions:

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

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
- Transportation Offsite Levy Bylaw;
 - Water and Wastewater Offsite Levy Bylaw; and
 - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.

6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

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

(c) General statement about technical reports:

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

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

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

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

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

5. ADDITIONAL INFORMATION

I ASHLEY BEVELANDEK hereby certify that
(Print Full Name)

- ☐ I am the registered owner
☒ I am authorized to act on behalf of the registered owner

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

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0033 633 686 5;2;27;2;SE

TITLE NUMBER
081 448 975 +7

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 27

SECTION 2

QUARTER SOUTH EAST

AS SHOWN ON THE TOWNSHIP PLAN DATED 21 APRIL 1885

CONTAINING 67.6 HECTARES (167 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES) MORE OR LESS
ROAD	6460JK	0.316	(0.78)
ROAD	8110563	0.837	(2.07)
TOWER SITE	8310330	3.34	(8.25)
SUBDIVISION	9911449	9.40	(23.2)
SUBDIVISION	0815417	14.166	35.00

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 081 010 444

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

081 448 975 03/12/2008 SUBDIVISION PLAN

OWNERS

ROY JOHN WOOLLIAMS

[REDACTED]
[REDACTED]
[REDACTED]

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
081 448 975 +7

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF MAY,
2020 AT 12:55 P.M.

ORDER NUMBER: 39330330

CUSTOMER FILE NUMBER: Rob/Wooliams



END OF CERTIFICATE

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

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



ROCKY VIEW COUNTY

762075 Rocky View Point
Rocky View County, AB, T4A 0X2

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

LETTER OF AUTHORIZATION

I, (We) Roy & Diana Williams being the owner (s) of

Lot _____ Block _____ Plan _____

Legal:

NW/NE/SE/SW Section 2 Township 27 Range 2 W 5 M

give McKee Homes permission to act on my

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

270099 NANESTATES RIDGE
Rocky View County

X R/V/L
Signature

X [Signature]
Signature

May 19, 2020
Date

McKee Homes Ltd

406, 1st Ave, Airdrie, AB T4B 3H1
Phone: 403-948-6595

▶ Rocky View County
Development & Planning

RE: Application for Development Permit

Please find enclosed our Application for Development Permit for Municipal Address 270099 N2N Estates Ridge, Rocky View County. We are applying for the development permit for a relaxation on the maximum 1.0m increase from existing grade on the proposed build of the new family home. As per the house plans submitted with our application we are varying from 1.1m at the front to 1.55m down the side from the original grade to proposed finished grade for the new family home.

Should you have any questions or concerns or require any further information please let me know.

Thank you,

Ashley Bevelander

McKee Homes Ltd

Ashley Bevelander on Behalf of McKee Homes Ltd
406, 1st Ave, Airdrie, Alberta, T4B 3H1
5/20/2020



Summary

Roll Number 07602009
 Legal Desc SE-02-27-02-W05M
 Divison 07
 Lot Block Plan
 Linc Number 33633686
 Title Number 081448975 +7
 Parcel Area 97.70000
 Municipal Address 270099 N2N ESTATES RIDGE
 Contact Information Woolliams, Roy John
 Land Use Information RF (RANCH AND FARM)

Plan

Planning Applications Information

Application No.	Name	Status	Planner	Application Date
2006423	Borysko/Woolliams		RickM	Friday, July 14, 2006
2006422	Borysko/Woolliams	Closed - Approved	JaredK	Friday, July 14, 2006

Area Structure Plan

{There is no related Area Structure Plan}

Conceptual Scheme

{There is no related Conceptual Scheme}

Permit

Building Permit

{There is no related Building Permit}

Development Permit Information

Permit Number	Date Issued
2007-DP-12732	Tuesday, May 13, 2008

Alert

:E	EmilyGo	July 10, 2014	Thursday, July 16, 2014	C	CEWC20140202	dirt pile along the road here, there was also thistles all over and going up the edge of the field.
:E	JessicaS	Monday, June 13, 2016	Thursday, July 7, 2016	C	CEWC20160095	Case Number: CEWC20160095 Case Description: Found Black Henbane and Canada Thistle growing on the dirt pile as well as along the side of the field. - From 2015 Dirt pile in corner of field has black henbane growing on it. Jessica Schlosser 06/13/2016 4:11 PM

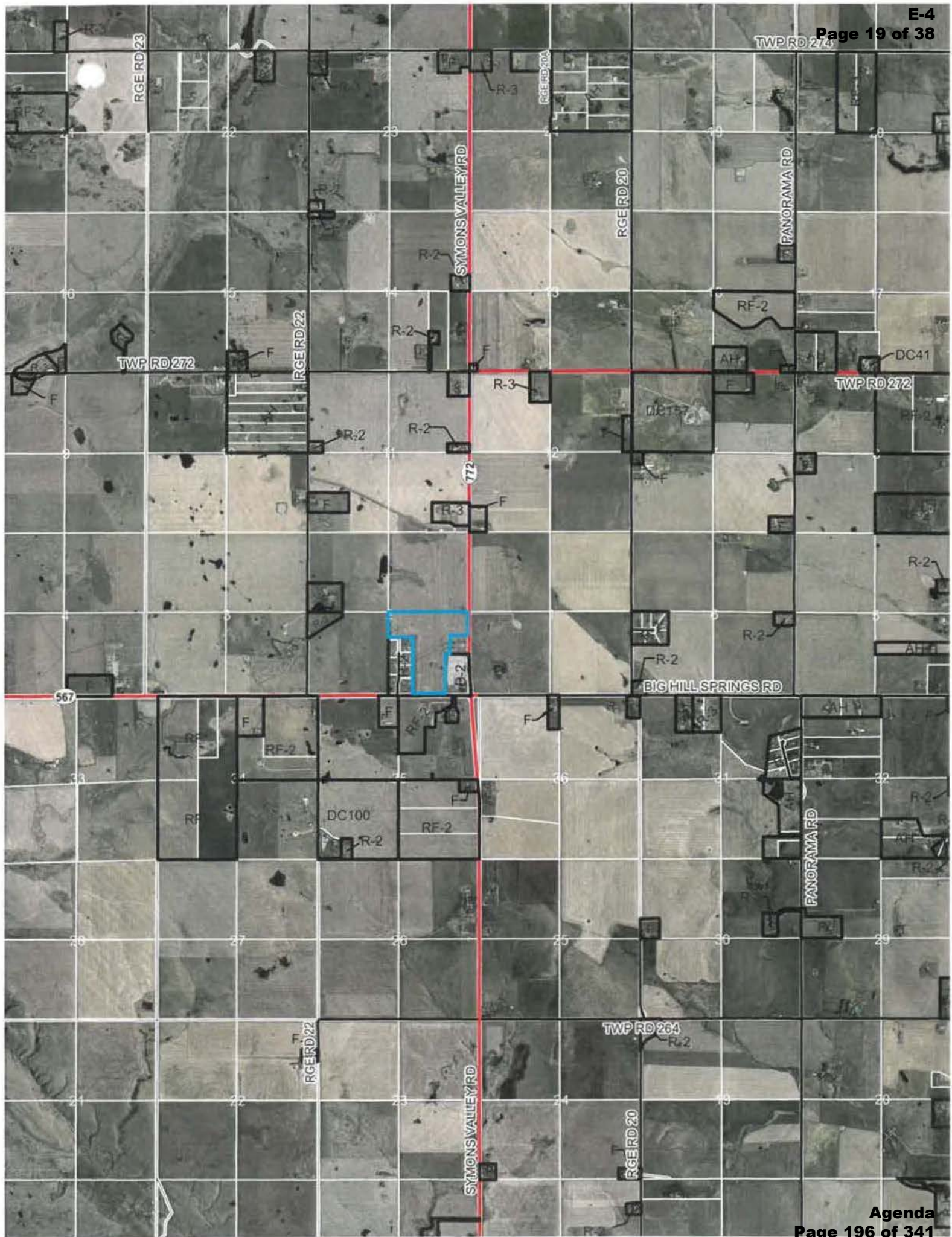
Geospatial Boundary

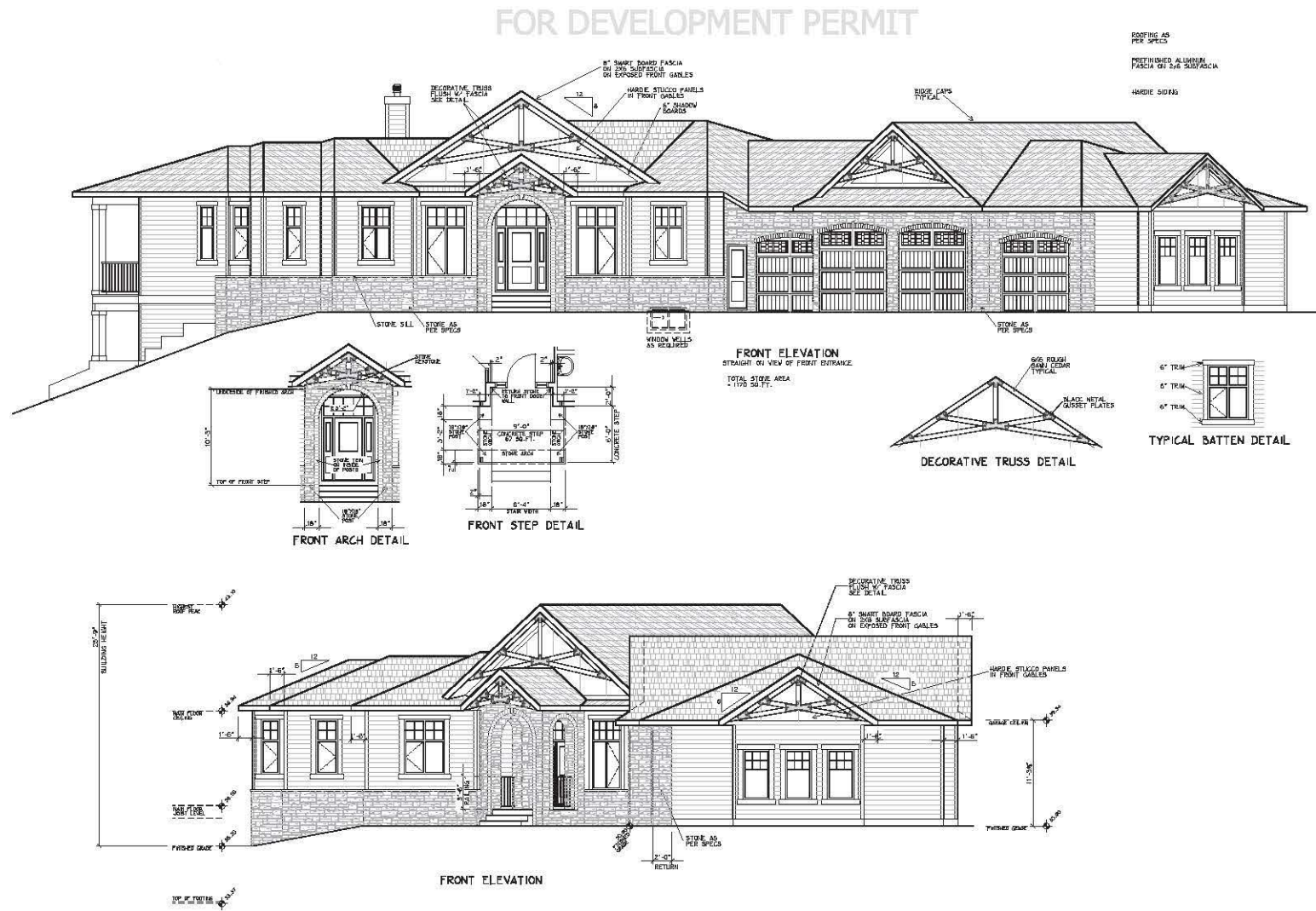
Boundary	Category
Division	7
Area Structure Plan	No ASP
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	
Water Coop	
Gas Coop Service	
No.of Lots Within 600 M	10
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Rocky View Central
Fire District	BEARSPAW
Primary Fire Station	103
Secondary Fire Station	105
Tertiary Fire Station	151

Geospatial Adjacency

Boundary	Category	Distance
Closest Highway	SECHWY772 ROCKYVIEW	14.98
Closest Gravel Pit	Glendale Pit	13624.66 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:3295.55 M
Closest Road Name	SEC HWY 772(Surface Type:Paved)	14.74 M
Closest Railway	CPR	10325.08 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	
Closest Waste Transfer Site	Airdrie	2958.93 M
Closest Municipality	CITY OF AIRDRIE	5958.84 M
Closest Confined Feeding Operation		8866.27 M



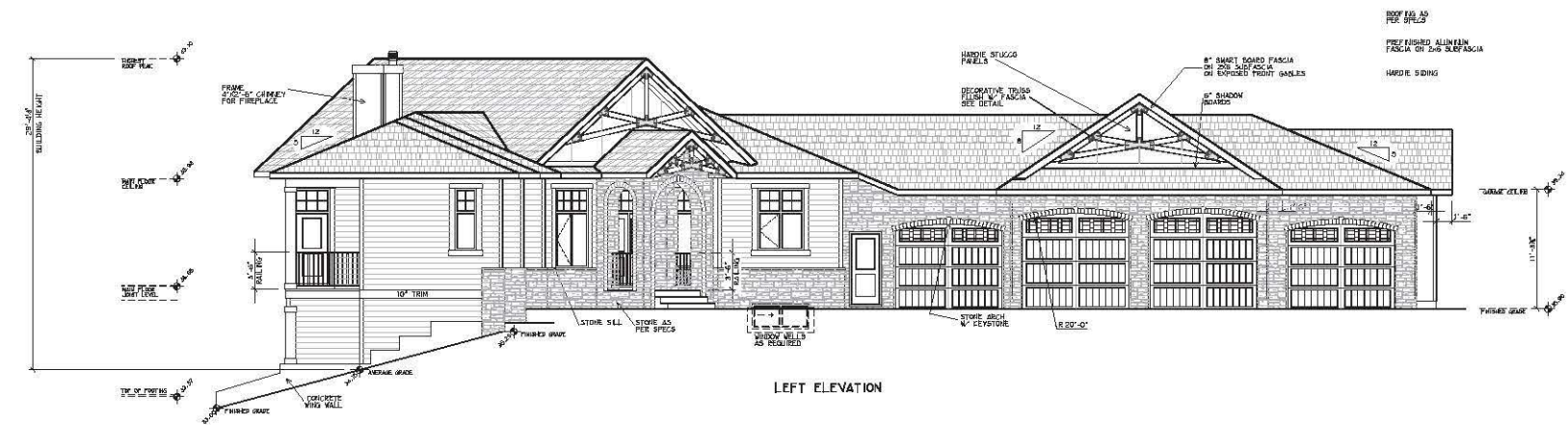
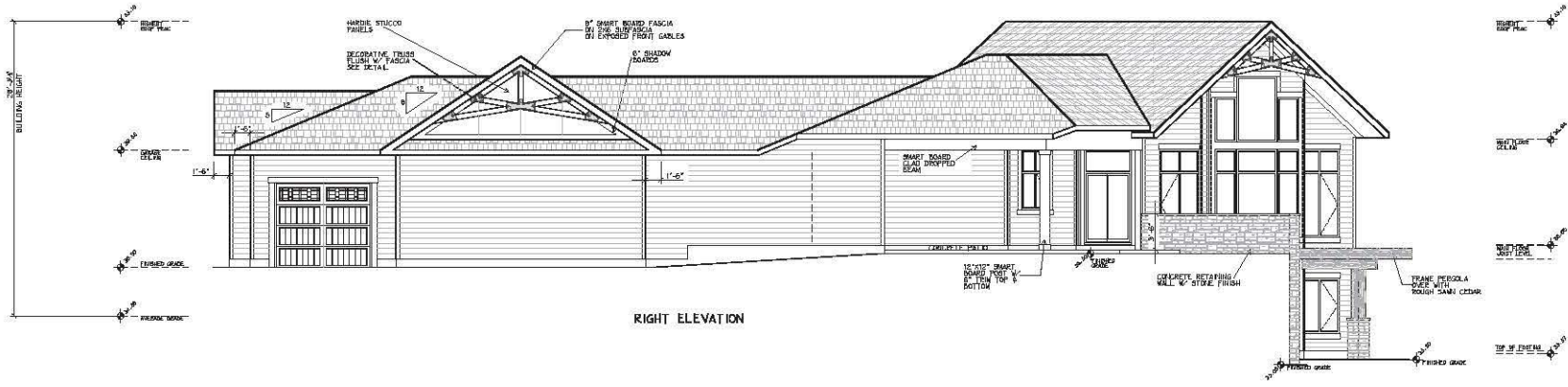




BUILDING HEIGHT CALCULATION	
FRONT BUILDING HEIGHT -	25.75'
REAR BUILDING HEIGHT -	23.25'
RIGHT BUILDING HEIGHT -	23.25'
AVERAGE BUILDING HEIGHT -	23.09'

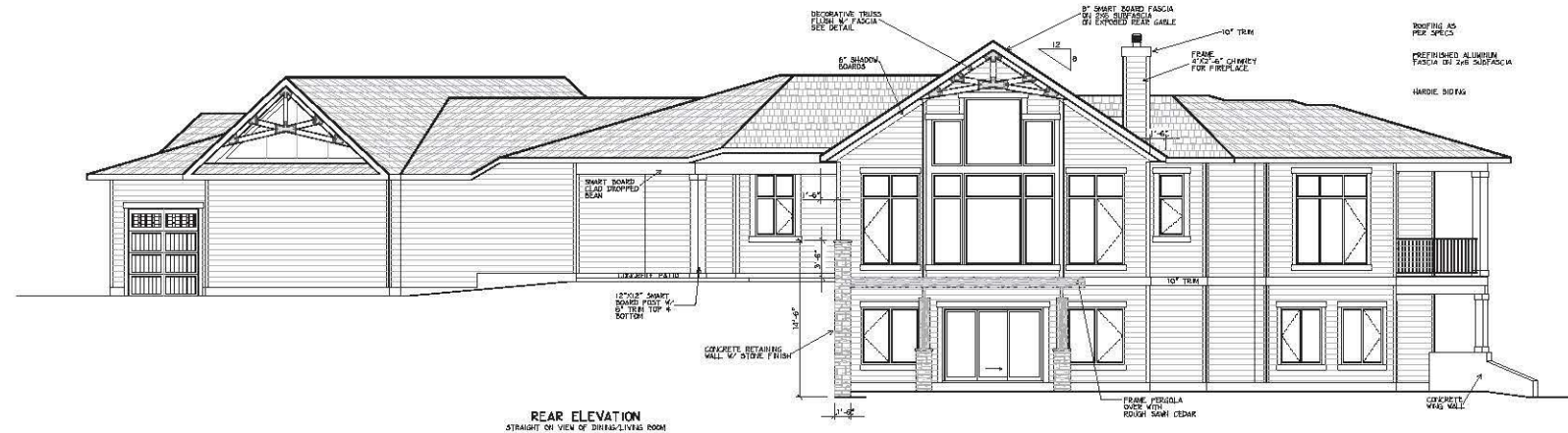
MEYER HOMES 100 W. UNIVERSITY BLVD. SUITE 100 MARIETTA, GA 30067 770.426.1111 WWW.MEYERHOMES.COM	
PROJECT CUSTOM BUNGALOW	SCALE 3/16" = 1'-0"
DATE 3/16/2010	DRAWN BY DOH FRIESEN
CHECKED BY DOH FRIESEN	REVISION 1
JOB # 102635	DATE 3/16/2010

FOR DEVELOPMENT PERMIT



MEYER HOMES 1101 W. UNIVERSITY AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.MEYERHOMES.COM	
PROJECT CUSTOM BUNGALOW	SCALE 3/16" = 1'-0"
DATE 01/10/10	DRAWN BY DOH, FRIESEN
CHECKED BY DOH, FRIESEN	PROJECT NO. 100-102635

FOR DEVELOPMENT PERMIT

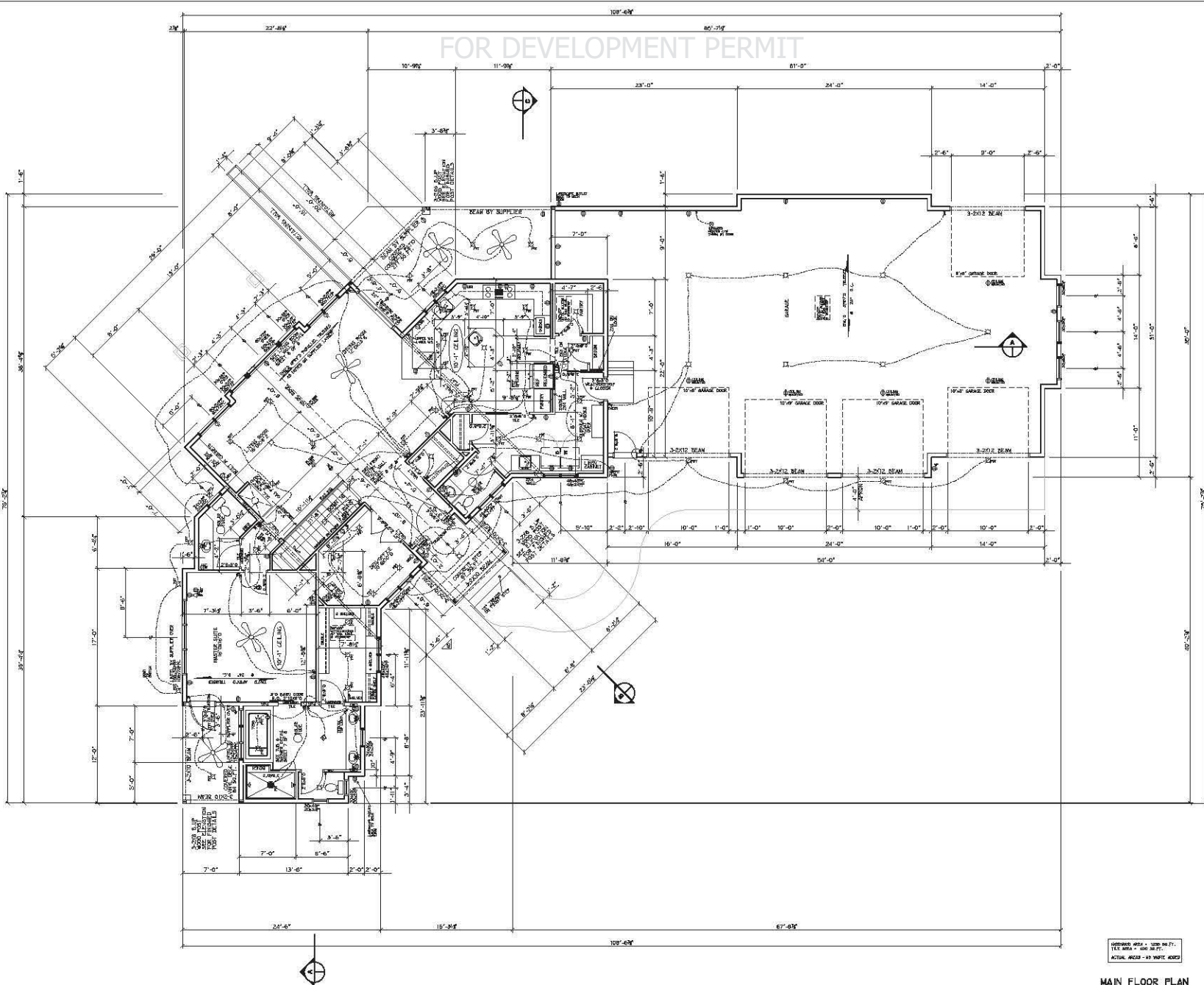


REAR ELEVATION
STRAIGHT ON VIEW OF DINING/LIVING ROOM



REAR ELEVATION

MEYER HOMES 100 W. UNIVERSITY BLVD. SUITE 100 HOUSTON, TX 77057 713.462.1111 WWW.MEYERHOMES.COM	
PROJECT CUSTOM BUNGALOW	
DATE 3/10/17	SCALE 3/16" = 1'-0"
COUNTY ROCKWELL COUNTY, TX	DRAWN BY DOH FRIESEN
JOB # 170635	



****NOTE****
PLYWOOD SHEATHING ON
WALLS AND ROOF
NO OSB

SQUARE FOOTAGES
MAIN FLOOR - 1992 SQ. FT.
LOWER DEV. - 1630 SQ. FT.
GARAGE - 1861 SQ. FT.

MEYER HOMES
100 W. WASHINGTON ST. SUITE 100
ROCKY HILL, CT 06067
TEL: 860.261.1234 FAX: 860.261.1235
WWW.MEYERHOMES.COM

PROJECT
CUSTOM
BUNGALOW

SCALE
3/16" = 1'-0"

DATE
5/18/10

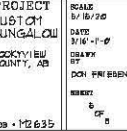
DRAWN BY
DCH, FRIESEN

CHECKED BY
DCH

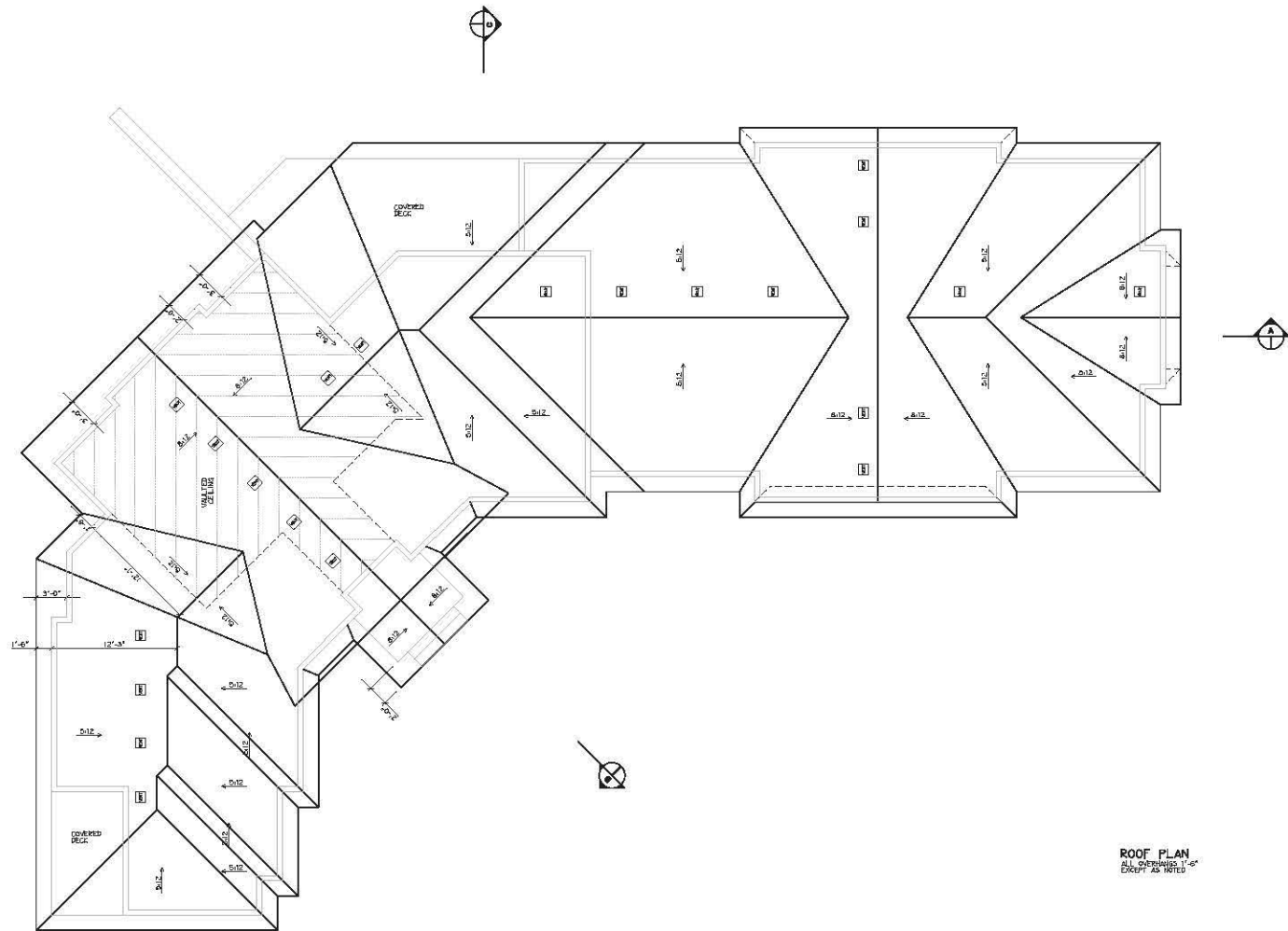
JOB # 102635

UNSHOWN AREA - 1200 SQ. FT.
TLY AREA - 400 SQ. FT.
ACTUAL AREA - NO NOTE AREA

MAIN FLOOR PLAN



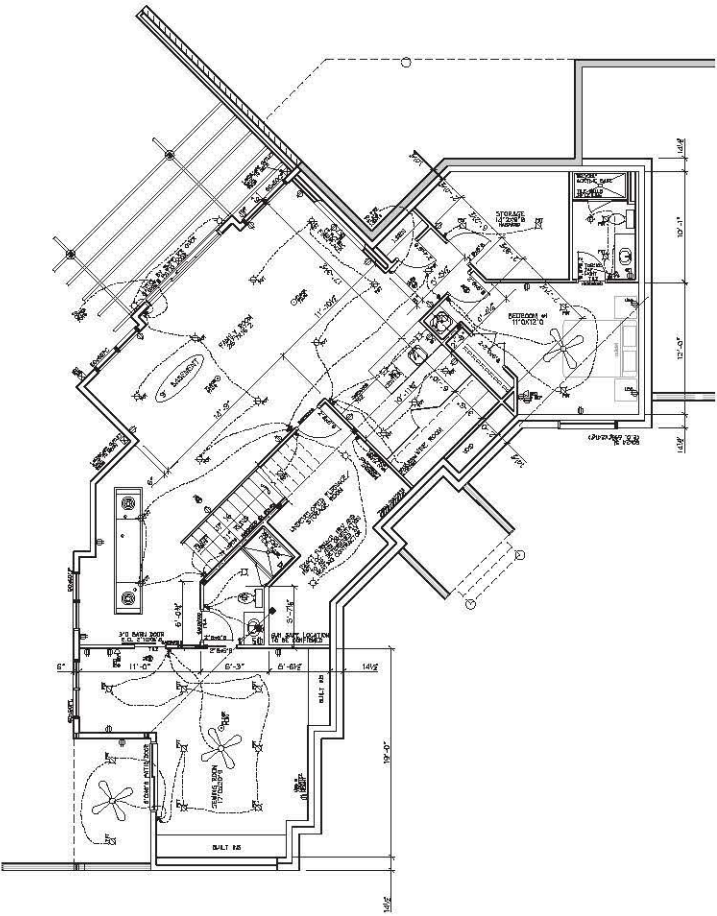
FOR DEVELOPMENT PERMIT



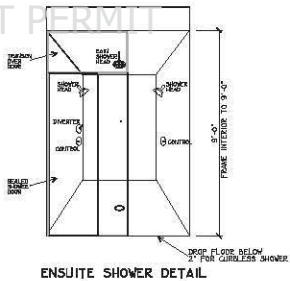
ROOF PLAN
ALL OVERSIZES 1'-0"
EXCEPT AS NOTED

MEYER HOMES 101 W. 10th Street, Suite 100, Fargo, ND 58102 701.785.1234	
PROJECT CUSTOM BUNGALOW	SCALE 3/8" = 1'-0"
ROCKYVIEW COUNTY, ND	DATE 3/10/10
JOHN FRIEDEN	DRAWN BY JOHN FRIEDEN
100 - 102635	REMARKS 6' x 6' 0"

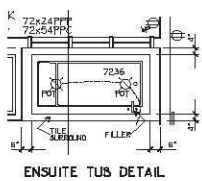
FOR DEVELOPMENT PERMIT



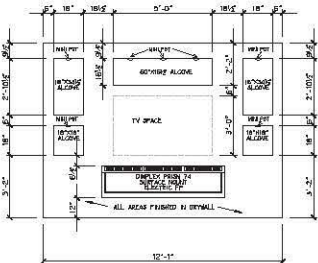
LOWER DEVELOPMENT PLAN
1630 SQ.FT. DEVELOPED
SCHEDULED AREA - 100 SQ.FT.
TOTAL AREA - 100 SQ.FT.
ACTUAL AREA - 100 SQ.FT.



ENSUITE SHOWER DETAIL

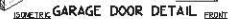
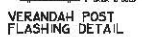


ENSUITE TUB DETAIL




FAMILY ROOM FIREPLACE DETAIL

MEYER HOMES 100 W. 100th St. Suite 100 Rocky Hill, CT 06067 Tel: 860-261-1111 Fax: 860-261-1112 www.meyerhomes.com	
PROJECT CUSTOM BUNGALOW	SCALE 1/8" = 1'-0"
DATE 3/10/10	DESIGNER DOH FRIESEN
ROCKY HILL COUNTY, CT	PROJECT 100-100-000
JOB # 100-100-000	

[illegible]

DESIGN GRADE..... 15.00'
EXISTING GRADE.....
Elevations shown are LOCAL elevations and are set from an assumed elevation on site. The elevation are NOT geodetic.
MUNICIPAL ADDRESS: S.E. 1/4 SEC.2, TWP. 7. RGE. 2. W.5M ROCKY VIEW COUNTY, AB.
DRAWN: J. SERVANO CHECKED: R.P.
SCALE: 1:2500 FILE NO: 19L0539
DATE: MAY 15, 2020. REVISION: 02/25/20



Watt Consulting Group Ltd.
8510, 30510 5 Avenue NE
Calgary, Alberta T2A 6K4
T. 403.273.9001
F. 403.273.3440
www.wattconsultinggroup.com



ROCKY VIEW COUNTY

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

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

Sangeeta - NW
Require by June 23, 2020

Inspection Request

Roll #: 07602009 DP #: PRDP20201227

Applicant/Owner: McKee Homes Ltd. (Ashley Bevelander)
Legal Description: SE-02-27-02-05
Municipal Address: 270099 N2N ESTATES RIDGE, Rocky View County AB
Land Use: RF
Reason for Inspection: construction of a dwelling, single detached and placement of fill, relaxation of maximum fill height from 1m to approximately 1.3 m

Inspection Report

* Please ensure photos reflect existing grading at the proposed location if possible

Date of Inspection: June 10, 2020

Permission granted for entrance? YES

Observations:

Area has been staked off and separated from
parcel area being used for Ag. activities. Home site
has infrastructure in place and no signage, or
other signs of development present. Some
water pooling near entry way & at bottom of slope
of hill - lowing place. Approach would come off
of existing access road from existing residential
to the south. Grading appears unlikely to impact
adjacent properties.

Signature: _____

SOUTH VIEW



SOUTH WEST VIEW



WEST VIEW



OUTH VIEW



SOUTH VIEW OF CLOSED DEW SITE



000-0500 DEV SITE





E-4 VIEW 0000000 HIGHWAY

SOUTH EAST VIEW OF THE STODOLLE



©OUTH VIEW



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	DATE:	July 13, 2020
DIVISION:	02	APPLICATION:	PRDP20201325
SUBJECT:	Development Item: Home-Based, Business, Type II		
USE:	Discretionary use, no Variance		

APPLICATION: Home-based Business, Type II for automotive sales (RV's)

GENERAL LOCATION: Located approximately 3.42 km (2 miles) north of Twp. Rd. 250 and 0.63 km (1/4 mile) west of Rge. Rd. 33.

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

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

VARIANCE SUMMARY:

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201325 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201325 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sangeeta Vishwakarma/Bianca Duncan - Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: May 29, 2020	File: 05716013
Application: PRDP20201325	Applicant: Oszkar Przibislawsky Owner: Gajdos, Anita
Legal Description: Lot 9 Plan 7810136; SE-16-25-03-05; (39 IDLEWILD ESTATES)	General Location: Located approximately 3.42 km (2 miles) north of Twp. Rd. 250 and 0.63 km (1/4 mile) west of Rge. Rd. 33
Land Use Designation: Residential Two District (R-2)	Gross Area: ± 1.62 hectares (± 4.00 acres)
File Manager: Sangeeta Vishwakarma	Division: 02

PROPOSAL:

- **Home-Based Business, Type II**, for the outdoor storage of three (3) Recreational Vehicles (automotive sales)
 - Home-Based Business, Type II is a listed Discretionary Use
 - No variance to Home-Based Business regulations requested

- **Business Details:**

Business name	No name - n/a
Business area within dwelling or accessory building	None requested
Proposed outdoor storage area	139.40 sq. m (1,500.0 sq. ft.)
Outdoor storage dimensions	15.20 m (50.00 ft.) x 9.10 m (30.00 ft.)
Business related vehicular visits	3 per week
Type/ number of vehicles stored	3 RV or Travel Trailers
Employees	1 part-time resident employee, no non-resident employees
Hours of operation	10 am – 2 pm
Days of operation	Monday – Friday
Signage	None proposed

- **Outdoor Storage Setback:** Proposed 3.00 m (10.00 ft.) side yard setback to nearest northwest property line, however, not clearly indicated on the Site Plan. Setbacks to all other sides exceed minimum requirement.
- **Screening/ Fencing:** Existing heavy tree screening to the west (rear of site) and north side of the proposed storage area. No fencing proposed at perimeter of the storage area.

SITE HISTORY/ INFORMATION:

- Bed and Breakfast application for the subject site under PRDP20201040 approved and under appeal period at the time of this report.
- Existing dwelling (single detached), one accessory building (detached garage), one seacan, Two RV's, one pickup truck, along with two trailer beds located at the rear of site **as per site photos submitted by applicant June 23, 2020.**



- Site access from paved public internal road, Idlewood Estates.
- There are no environmental constraints on or around the subject parcel such as wetlands.
- There are no oil and gas lines, right of ways, or other restrictions on or around the parcel.
- Subject parcel surrounded by residential parcels north/south and agricultural to the west/east.
- Direct control district (DC 129) quarter located southwest of the subject quarter section.

LAND USE BYLAW (Amended Bylaw C-7968-2019) REGULATIONS:

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.

OUTDOOR STORAGE, RECREATIONAL VEHICLE means an industrial area of land set aside or otherwise defined for the outdoor storage of vehicle, recreation and vehicle, motor sport.

OUTSIDE STORAGE means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements.

Section 7.13 Development Not Requiring a Development Permit

The outside parking of a maximum of two (2) vehicles, recreation and one (1) boat on a parcel containing a dwelling, single detached, a dwelling, duplex, or a dwelling, mobile home.

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);*
- (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;*
- (c) *the business use must be secondary to the residential use of the parcel;*
- (d) *shall not change the residential character and external appearance of the land and buildings;*
- (e) *the number of non-resident employees shall not exceed two (2) at any time;*
- (f) *does not include general retail stores;*
- (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 (4305.56 sq. ft.), whichever is the lesser;*

Permitted Maximum Outdoor Storage Area	Proposed
1% of 4 acres (16,187.4 sq. m) parcel area = 161.87 sq. m (lesser than 400 sq. m)	139.4 sq. m (1500.0 sq. ft.)

- (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).*

Proposed: Outdoor storage for three (3) Recreational Vehicles.

Section 50 Residential Two District (R-2)

Section 50.3 Uses, Discretionary
Home-Based Business, Type II

Section 50.5 Minimum and Maximum Requirements:

Setback Requirements for Outdoor Storage Area:	Proposed
(b) Yard, Front: (iii) 5.00 m (49.21 ft.) from any road, internal subdivision, or road, service	Lots – North
(c) Yard, Side: (iv) 3.00 m (9.84 ft.) all other	3.0 m (10.0 ft.) - Northwest Lots – Southeast
(d) Yard, Rear: (ii) 7.00 m (22.96 ft.) all other	Lots – Southwest

INSPECTORS COMMENTS:

Inspection Date: June 10, 2020

- Site being used to store one personal RV
- Applicant advises that there is no mechanical work to be done on site
- Storage [outdoor] area fairly flat and has access to municipal road [internal]
- Detached garage and dwelling adjacent to proposed storage area

CIRCULATIONS:

Building Services (June 18, 2020)

- No objection to home-based business, no BP required for outdoor storage.

Development Compliance Review

- No comments received at time of this report.

Planning and Development, Engineering Services (June 4, 2020)

General

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

Geotechnical - Section 300.0 requirements:

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

Transportation - Section 400.0 requirements:

- Engineering has no requirements at this time.
- Current access to the subject lands is provided via a paved road approach off of Idlewild Estates.
- The applicant/owner will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, as the development is located within the R-2 land use district and 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:

- Engineering has no requirements at this time.
- As per the Springbank Master Drainage Plan, since the total imperviousness appears to be less than 10%, the applicant/owner will not be required to conduct a site-specific stormwater implementation plan (SSIP).

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.

STATUTORY PLANS:

The property falls within the Central Springbank Area Structure Plan. The plan does not provide policies for a home-based businesses. There is no Conceptual Scheme or Intermunicipal Development Plan established for this area. Therefore, the application was assessed in accordance with Sections 21 and 50 of the Land Use Bylaw.

RECOMMENDATION:

Based on the review the application with applicable Land Use Bylaw regulations for outdoor storage of recreational vehicles and home-based business, Type II, existing site uses, site inspection results, submitted application details and Site Plan, Development Authority recommends **Option #2:**

REFUSAL. Staff consider the parking of three (3) RVs to have a greater overall impact, will detract from the residential character of the subject site, and materially interfere with and affect the use, enjoyment, and value of neighbouring parcels of land:

1. **Parking/ storage of Recreational Vehicles (RV's):** In accordance with Section 7.13 of the Land Use Bylaw, parking of up to two (2) RV's is permitted on site without the requirement of a development permit. If the Home-Based Business as proposed was approved, the property would be permitted to store up to 5 RV's (2 personal; 3 business related). Parking of more than two (2) RV's is considered a discretionary commercial land use defined as, *Outdoor Storage, Recreational Vehicle*, within the Land Use Bylaw. This use is not listed within the Residential Two (R-2) District.
2. **Existing uses on site:** PRDP20201040 for a Bed and Breakfast business was approved and under appeal period at the time of this report. Staff assessed that the addition of a Home-Based Business, Type II, including the 3 RVs, will intensify the usage of the site in terms of parking and storage.

Other Assessment Notes:

- The proposed Home-Based Business, Type II complies with Section 21 and 50 of the Land Use Bylaw with respect to maximum number of non-resident employees, maximum number of business-related visits per day, and outdoor storage area requirements.
- Outdoor storage setbacks and type of screening/fencing is not clearly indicated/ provided on the submitted revised Site Plan (received June 26, 2020), however if the application is approved by the Municipal Planning Commission can be addressed through submission of a



revised to-scale Site Plan providing accurate location, setbacks, and type of screening elements for the outdoor storage area. Refer to condition #2 below.

- Photos submitted by the applicant on June 23, 2020 confirmed two (2) RV's present on site, along with pickup trucks, trailers beds.
- Circulations responses presented no concerns with the proposed use and location.
- There is no enforcement history related to existing developments and land use of this site.

OPTIONS:

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

APPROVAL subject to the following conditions:

Description:

1. That a *Home-Based Business, Type II*, for automotive sales may operate on the subject parcel in accordance with the approved Site Plan and conditions of this approval.

Prior-to Issuance:

2. That prior to issuance of the permit, the Applicant/ Owner shall submit a revised Site Plan, as follows:
 - i. provide the minimum 3.00 m (9.84 ft.) required side yard setback from the south east corner of the outdoor storage area to the nearest (northwest) property line, in accordance with Section 50.5 of the Land Use Bylaw; and
 - ii. indicate method of screening provided for the outdoor storage area in, as follows:
 1. Fencing shall be of constructed of solid wood material and at a height of 2.00 m (6.56 ft.) surrounding the outdoor storage area.

Permanent:

3. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
5. That the Home-Based Business shall be limited to the approved outside storage area.
6. That all outside storage, including that of vehicles, that is part of the Home-Based Business shall be completely screened from adjacent lands by solid wood fencing, shall meet the minimum setback requirements for buildings, and shall not exceed **139.4 sq. m (1,500.0 sq. ft.)**
7. That all vehicles or equipment that is used in the Home-Based Business shall be kept within the approved outside storage area.
 - i. That a maximum of three (3) Recreational Vehicles (RV's) is permitted within the approved outdoor storage area.
8. That the number of non-resident employees shall not exceed two at any time.
 - i. 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.
9. That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.



10. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
11. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and, at all times, the privacy of the adjacent residential dwellings shall be preserved. The Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
12. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the property.
13. That no off-site advertisement signage associated with the home-based business shall be permitted.

Advisory:

14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That this Development Permit, once issued, shall be valid until **August 12, 2021**.

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

REFUSAL as per the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
2. That the outside storage of Recreational Vehicles is considered as *Outdoor Storage, Recreational Vehicle*, which is not a listed use within the County's Residential Two (R-2) District.







ROCKY VIEW COUNTY
Cultivating Communities

20201325

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 565.00	File Number 057 1608
Date of Receipt 05/29/2020	Receipt #

Name of Applicant Oszkar Przibislawszky Email [REDACTED]
Mailing Address [REDACTED]

Postal Code [REDACTED]
Telephone (B) [REDACTED] (H) [REDACTED] Fax n/a

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) Anita Gaidos
Mailing Address [REDACTED]

Postal Code [REDACTED]
Telephone (B) [REDACTED] (H) [REDACTED] Fax n/a

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE ¼ Section 16 Township 25 Range 03 West of 5 Meridian
b) Being all / parts of Lot 9 Block _____ Registered Plan Number 7810136
c) Municipal Address 39 IDLEWOODS ESTATES
d) Existing Land Use Designation R-2 Parcel Size 4.00 Division 2

2. APPLICATION FOR

To operate an Automotive sales business

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

OSZKAR PRZIBISLAW/SZKY hereby certify that _____ I am the registered owner
(Full Name in Block Capitals) X I am authorized to act on the owner's behalf

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

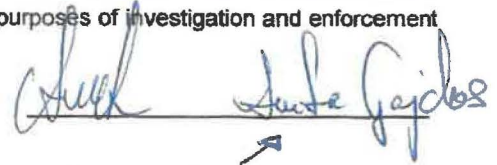
Affix Corporate Seal here if owner is listed as a named or numbered company

Applicant's Signature [Signature]
Date 28 May 2020

Owner's Signature [Signature]
Date May 28, 2020

5. RIGHT OF ENTRY

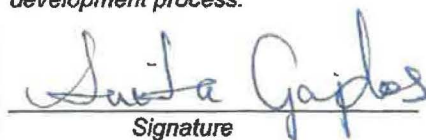
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

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

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


Signature

May 28, 2020,
Date



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION TO OPERATE A HOME-BASED BUSINESS

FOR OFFICE USE ONLY	
Fee Submitted	File Number <u>05716013</u>
Date of Receipt <u>May 29/20</u>	Receipt #

Name of Business N/A
 Address of Business 39 IDLEWILD ESTATES
Calgary, AB Postal Code T3Z 1Z1
 Telephone (B) [REDACTED] (H) [REDACTED] Fax n/a

1. PROPERTY INFORMATION

Is this on your property? Yes ☒ No ☐ At your customers locations? Yes ☒ No ☐ Both? Yes/No

How many square feet are being used for business purposes in the following:

House _____ Accessory Building _____ Outdoors 1500 SQ FT

2. VEHICLES

How many vehicles come to your home/property Per day _____ Per week 3

Please describe the number and type of vehicles used in the business

3 RV or Travel Trailer per week

Where will these vehicle(s) be parked? please see on the site map

* Please show parking and storage area on your site plan.

3. EMPLOYEES

Including the Applicant, how many people are employed by the Home-Based Business?

(An employee is a person who attends the site more than once in a seven (7) day period for business purposes)

Full Time 0 Part Time 1

Including the Applicant, how many of the above persons live on this property?

Full Time Employees 0 Part Time Employees 1

4. OPERATION

What are your days of operation? Monday-Friday What are your hours of operation? 10 AM - 2 PM

5. STORAGE AND SIGNAGE

Is outside storage requested? YES/NO ☒ YES ☐ NO If yes - how many square feet? 1500 SQ FT

Will a sign be required? YES/NO ☒ YES ☐ NO If yes - Please provide detailed sketches of the proposed sign on a separate sheet

6. ADDITIONAL INFORMATION

Signature of Applicant [Signature] Date: May 28, 2020

PLEASE PROVIDE A COVERING LETTER DETAILING THE NATURE OF THE BUSINESS
 PLEASE PROVIDE ALL OF THE ABOVE INFORMATION, EVEN IF THIS IS A RENEWAL. THANK YOU

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

May 28, 2020.

To whom it may concern,

Please see the attached application for operating an Automotive Sales Business at the location of 39 Idlewild Estates, Calgary, Alberta, T3Z 1J1. Operating an automotive sales business, as I love cars, RV's, motorhomes would be a long time dream come true for me. Also a great way to supplement my income.

I plan to specialize sales on RV's and travel trailers mostly, having not more than 3 of them on the property at all times.

The business would be open 5 days per week, Monday true Friday from 10 am -2 pm

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

[REDACTED]

Best regards,

Oszkar Przibislawsky



LAND TITLE CERTIFICATE

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

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

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

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 101 039 228

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

111 117 319	12/05/2011	TRANSFER OF LAND	\$737,500	CASH & MORTGAGE

OWNERS

ANITA GAJDOS



ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

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

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
111 117 319

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY

ALBERTA T2S2Y1

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

(DATA UPDATED BY: CHANGE OF NAME 051015297)

781 036 249 13/03/1978 RESTRICTIVE COVENANT

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

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

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

TOTAL INSTRUMENTS: 007

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

ORDER NUMBER: 39267578

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

PAGE 3
111 117 319

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

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



ROCKY VIEW COUNTY

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

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

LETTER OF AUTHORIZATION

I, (We) ANITA GAJDOS being the owner (s) of

Lot 9 Block _____ Plan 7810136

Legal:

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

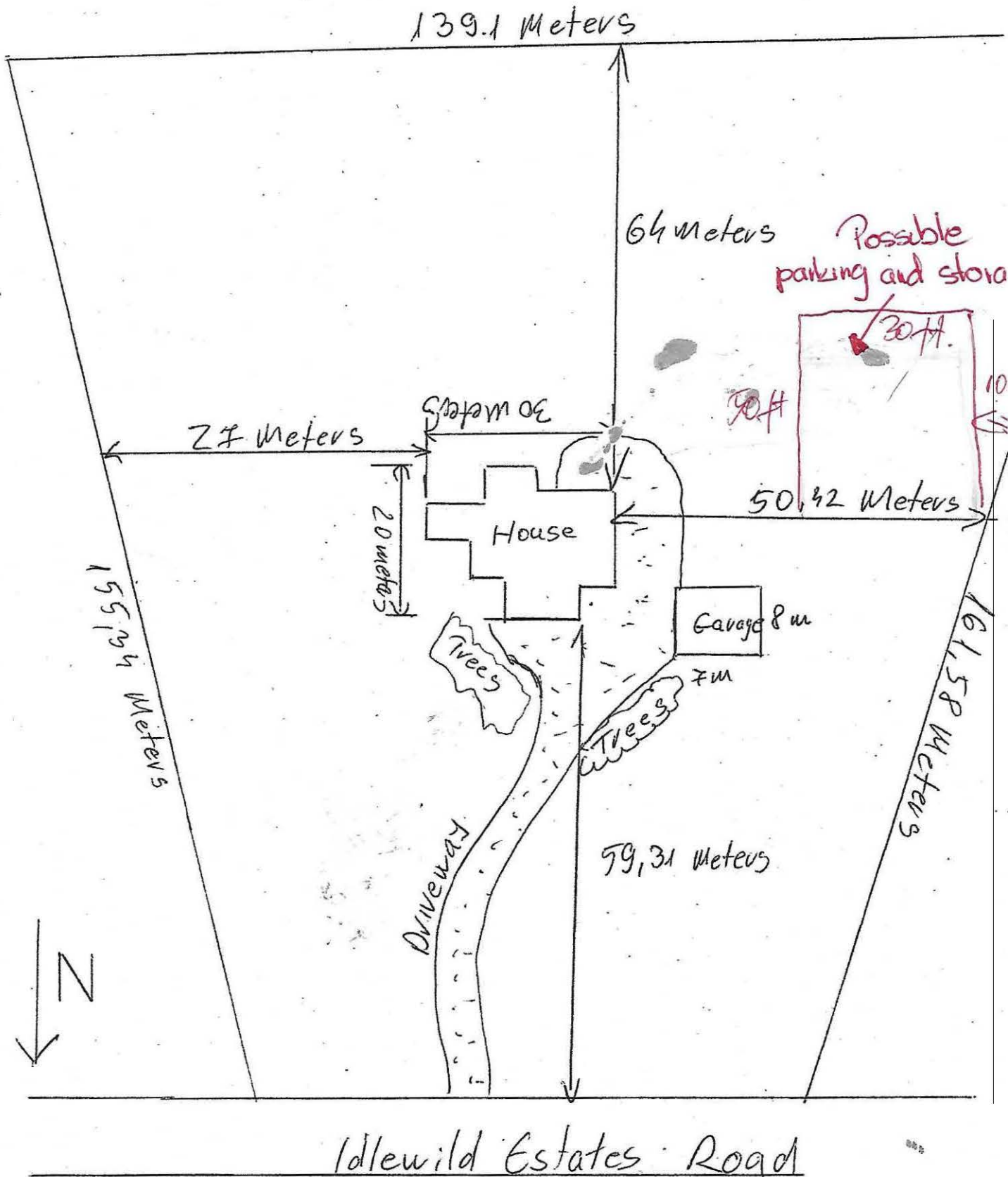
give Oszkar Przibislawiszky permission to act on my
(our) behalf in applying for a Development Permit for the above subject property.

Anita Gajdos
Signature

Signature

May 28. 2020.
Date

Site plan for 39 Idlewild Estates



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	DATE:	July 13, 2020
DIVISION:	02	APPLICATION:	PRDP20201284
SUBJECT:	Development Item: Dwelling, Single Detached & Single-lot Regrading		
USE:	Discretionary use, with Variances		

APPLICATION: construction of a dwelling, single detached and single-lot regrading and placement of clean fill

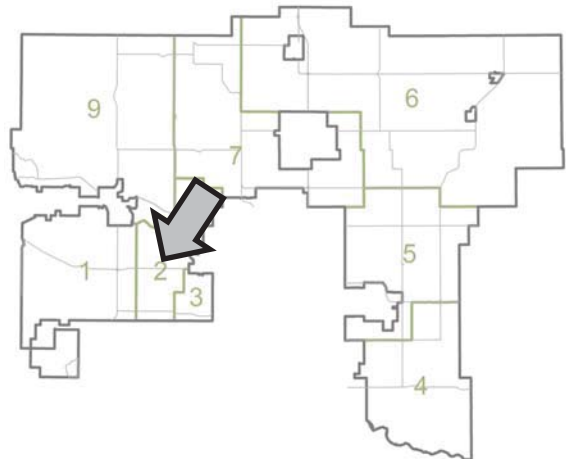
GENERAL LOCATION: located approximately 0.21 km (1/8 mile) north of Springbank Road and on the west side of Range Road 31.

LAND USE DESIGNATION: Residential Two (R-2)

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201284 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201284 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Evan Neilsen & Bianca Duncan - Planning and Development Services

**DEVELOPMENT PERMIT REPORT**

Application Date: May 26, 2020	File: 04726007
Application: PRDP20201284	Applicant/Owner: Spencer Thackray (RMH Drafting & Consulting) / John & Patricia Murray
Legal Description: SE-26-24-03-W05M	General Location: located approximately 0.21 km (1/8 mile) north of Springbank Road and on the west side of Range Road 31.
Land Use Designation: Residential Two (R-2)	Gross Area: ± 7.99 ha (19.74 ac)
File Manager: Evan Neilsen	Division: 02

PROPOSAL:

This proposal is for the construction of a dwelling and the changing of grade over 1.00 m., approximately 0.20 ha (0.50 ac) in area. The proposed dwelling is 344.14 sq. m. (3704.29 sq. ft.) in area and 10.00 m (32.81 ft.) in height. There is an existing dwelling on the subject parcel and the applicant has indicated that they intend to demolish the existing dwelling upon the commencement of construction of the new dwelling. The purpose of the dwelling is to accommodate a walk-out basement and will slope from east (front) the west (rear) away from the dwelling in all locations. No other changes to the existing structures on site are proposed.

SETBACKS (LUB, Section 50.5)

Requirement	Required (m/ft)	Proposed (m)	% relaxation required
Front Setback (East)	45.00 (147.63 ft.)	246.89 (810.00 ft.)	N/A
Side Setbacks, (North)/(South)	3.00 (9.84 ft.)	Lots/ 141.02 (462.66 ft.)	N/A
Rear Setback (West)	7.00 m (22.96 ft.)	120.18 (394.29 ft.)	N/A
Minimum Sq. Footage (Habitable Floor Area) (sq. m)	112.00 (367.45 ft.)	344.14 (1,129.06 ft.)	N/A

Maximum Building Height	10.00 (32.81 ft.)	10.00 (32.81 ft.)	N/A
-------------------------	----------------------	----------------------	-----

Additional Fill Details:

- Grade change up to 1.29 m (4.23 ft.)
- Width 34.00 m (111.54 ft.); Length 60.00 m (196.85 ft.)
- Total Volume: ± 1,111.8 cu. m
- Truckloads: ± 22

Application History

Application	Type	Decision Date	Result
2882-87	Development Permit	October 27, 1987	Approved – private riding arena.

Servicing:

- Water
 - Piped water system (Westridge Water Utility)
- Wastewater:
 - Applicant has proposed a septic system.

STATUTORY PLANS:

Central Springbank Area Structure Plan

- The policies of the Central Springbank ASP generally support residential uses, including several sections of policy 2.9.2

INSPECTOR'S COMMENTS:

Date of Inspection: June 10th, 2020

Verbatim Comments: Some trees and small berms on site. Site being used for ag. purposes. Applicant confirms intention of removing existing dwelling once new dwelling completed. Regrading of site necessary to accommodate new dwelling due to existing berms. Area currently undeveloped otherwise.

CIRCULATION REVIEWS (File circulated June 4th, 2020)

Development Compliance (received June 25th, 2020): No history of development enforcement on subject parcel.

Building Services (received June 18th, 2020): No objection to placement of fill, subject to BP.

Planning and Development Services - Engineering Review (received June 5th, 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:

- Prior to issuance, the applicant/owner will be required to submit a deep fills report conducted and stamped by a professional geotechnical engineer for the placement of fill for areas where the depth is equal to or greater than 1.2 m.
- As a permanent condition, the applicant/owner will be required to submit compaction testing results that verify that the areas of fill where the depth is equal to or greater than 1.2 m in depth have been placed in accordance with the deep fills report accepted by the County.

Transportation - Section 400.0 requirements:

- Engineering has no requirements at this time.
- Current access to the subject lands is provided via a paved road approach off of Range Road 31.
- The applicant/owner will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, as the development is located within the R-2 land use district and 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:

- Engineering has no requirements at time time.
- The proposed dwelling is to replace the existing dwelling on the subject land. As per the Springbank Master Drainage Plan, since the total imperviousness on the subject land appears to be less than 10%, the applicant/owner will not be required to conduct a site-specific stormwater implementation plan (SSIP).

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 proposed development)

APPROVAL, subject to the following conditions:

Description:

1. That the construction of a dwelling, single detached, may take place on the subject site, in general accordance with the submitted site plan and application drawings as prepared by RHM Drafting and Consulting Dated May 26, 2020.
 - i. That single-lot regrading (an area of approximately 344.14 sq. m [3,704.29 sq. ft.] and the placement of clean fill (approximately \pm 1,111.8 cu. m [39,262.84 cu. ft.]), including a grade change up to 1.29 m (4.23 ft.)

Prior to issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a signed affidavit, confirming the removal of the existing dwelling, single detached within 30 days of issuance of building occupancy of the proposed dwelling, single detached.

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 of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
5. 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:

6. 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.
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 unit located on the subject site, to facilitate accurate emergency response.
8. That the Applicant/Owner shall submit compaction testing results verifying that the fill was placed in accordance with the Geotechnical report accepted by the County.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands or County road rights-of-way from drainage alteration.
10. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
11. That it is the Applicant/Owner's responsibility to ensure that the fill is placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
12. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto the public roadways.
13. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
14. That no topsoil shall be removed from the site.
15. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
16. That 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.

Advisory:

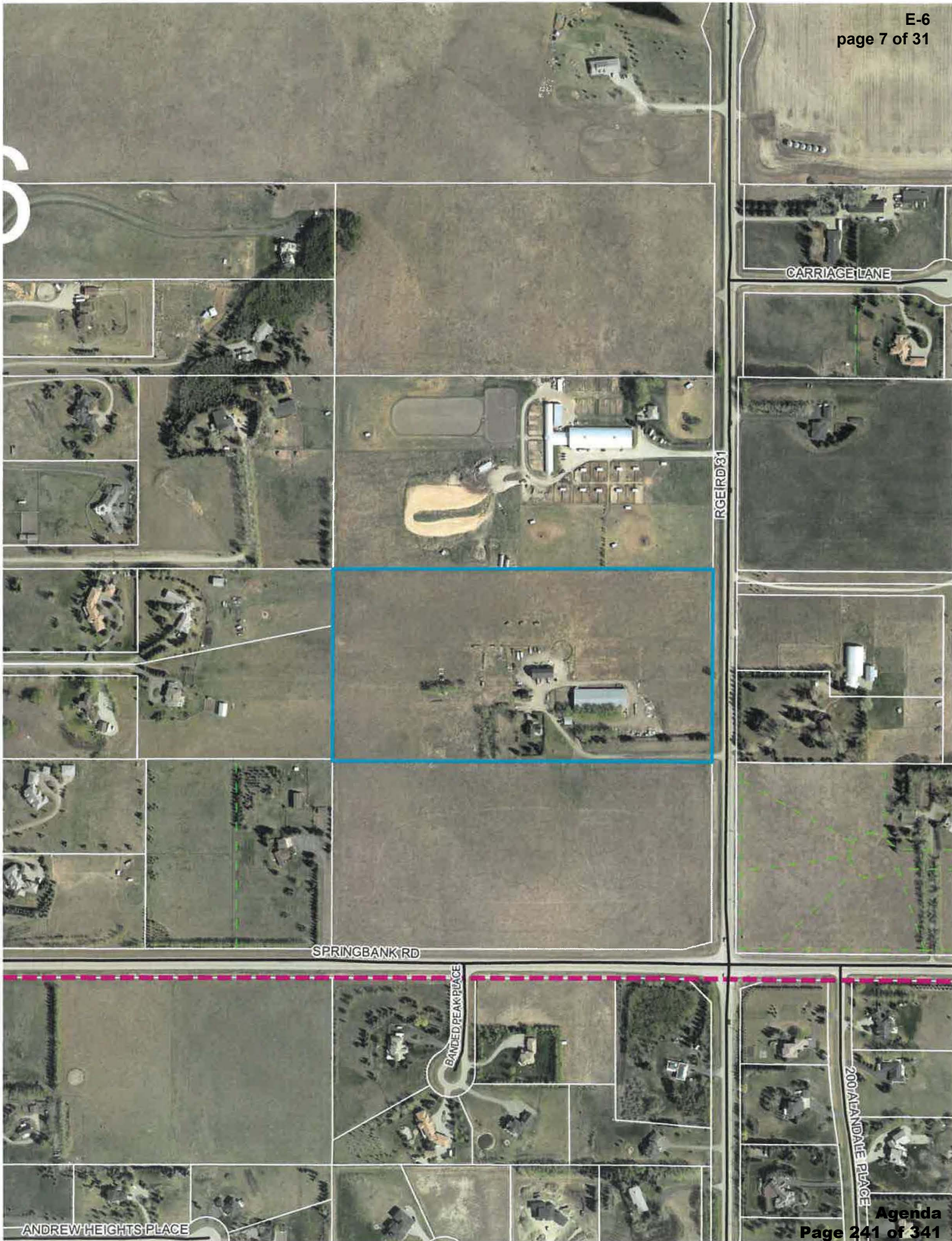
17. That a Building Permit and subtrade permits shall be obtained through Building Services, for the construction of the dwelling, single detached on the subject property.

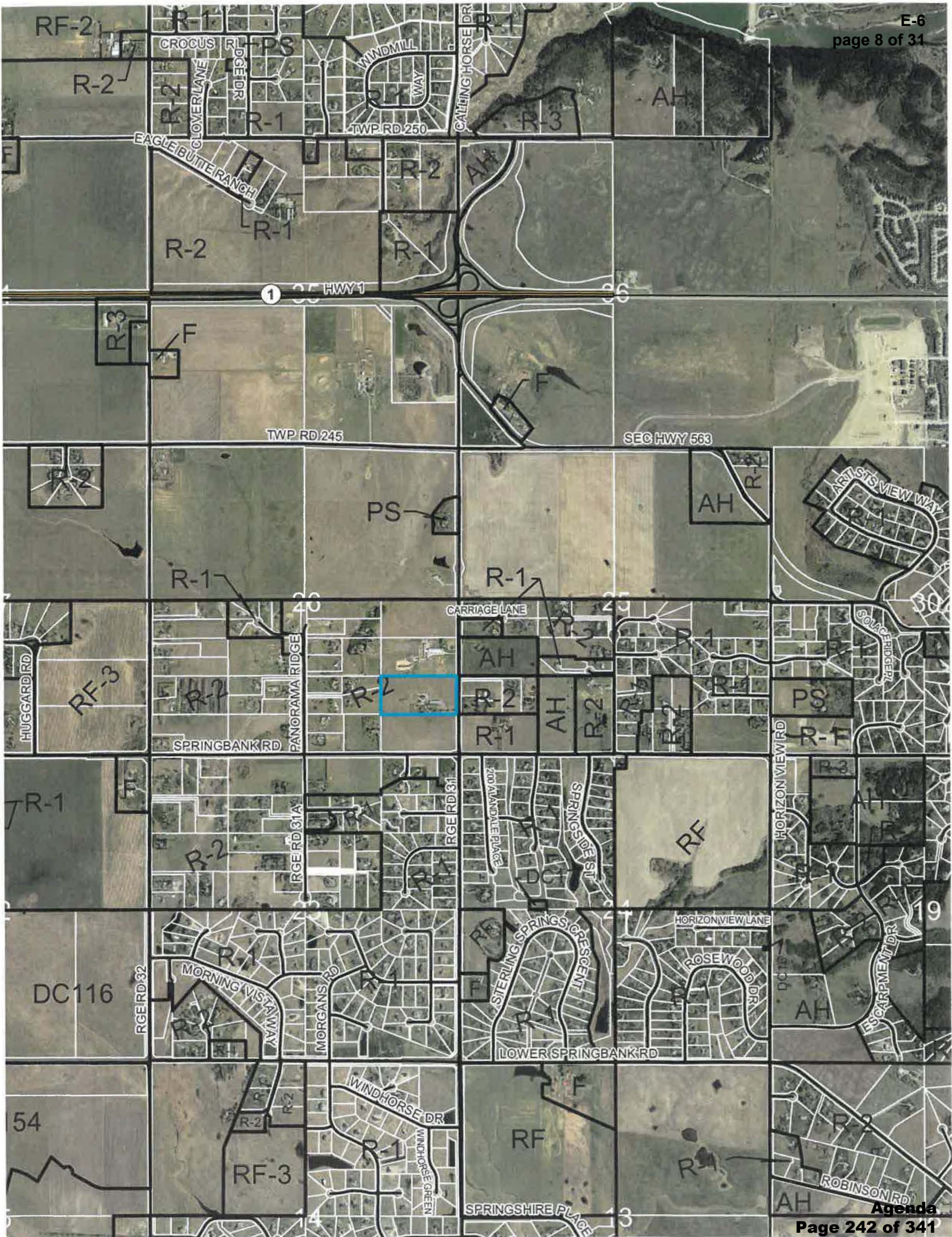
18. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
19. That all construction and building materials shall be maintained on site in a neat and 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 **February 28, 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 proposed development)

REFUSAL, for the following reasons:

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







ROCKY VIEW COUNTY
Cultivating Communities

20201284

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 450.00	File Number 04726007
Date of Receipt May 26	Receipt #

Name of Applicant Spencer Thackray Email sthackray@rmhconsulting.ca
Mailing Address 165-1209 59 Ave SE, Calgary AB
Postal Code t2h 2p6
Telephone (B) 403-452-4393 (H) _____ Fax _____
For Agents please supply Business/Agency/ Organization Name RMH Drafting and Consulting Ltd.

Registered Owner (if not applicant) John & Trish Murray

Mailing Address _____ Postal Code _____
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE $\frac{1}{4}$ Section 26 Township 24 Range 3 West of 5th Meridian
b) Being all / parts of Lot _____ Block 1 Registered Plan Number 871 0098
c) Municipal Address 244033 Range Road 31, Rocky View County, AB.
d) Existing Land Use Designation R-2 Parcel Size 79827 m² Division _____

2. APPLICATION FOR

dwelling with topsail above 1m

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

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

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

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

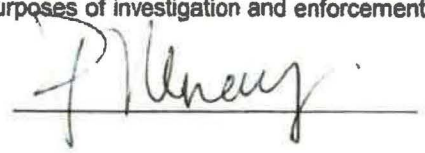
Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]
Date 05/26/20

Owner's Signature [Signature]
Date 5/22/20

5. RIGHT OF ENTRY

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



Applicant's/Owner's Signature

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

I, Patricia Mummy, 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

5/22/20
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

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

Name of Applicant Spencer Thackray

Address of Applicant 165 - 1209 59 Ave SE, Clagary Alberta T1W 2P6

Telephone (C) 403-688-8422 (H) work - 403-452-4393 (Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? To be granted approval of grade changes over 1M in height at the front (east elevation) of proposed dwelling. grade to slope away from proposed dwelling and transition into existing grade seamlessly.

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

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

3. TYPE

Height <u>max 1.29m</u>	Volume <u>1111.8m³ +/-</u> meters cubed
Width <u>34m</u>	Truckload <u>22 +/- semi end dump</u> (approximately)
Length <u>60m</u>	Slope Factor _____ (if applicable)
Area <u>2040 m² +/-</u> square metres	

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

4. TERMS AND CONDITIONS

(a) General statement about conditions:

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

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

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

(c) General statement about technical reports:

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

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

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

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

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

5. ADDITIONAL INFORMATION

I Spencer Thackray hereby certify that
(Print Full Name)

- ☐ I am the registered owner
☒ I am authorized to act on behalf
of the registered owner

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

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.



May 26, 2020

Planning Services
Rocky View County
262075 Rocky View Dr,
Balzac, AB T4A 0X2

To Whom It May Concern,

We are applying for a development permit to approve "stripping, filling, excavation – one acre or less" on the property located at #244033 Range Road 31, Rocky View County, AB. Attached are all the requirements for development permit application.

The nature of this application is to be granted a development permit for grade changes over 1m in height on the property located at #244033 Range Road 31, Rocky View County, AB. Grade changes make it possible to have a walk out basement and have grade slope from front (east elevation) to rear (west elevation). Grade will slope away from the dwelling in all locations. Currently there are existing shelters, riding areas and a dwelling on the property. The existing dwelling is to remain while proposed dwelling is being constructed. Once Proposed Dwelling is constructed the existing dwelling will be demolished and disposed of. All other existing structures including five shelters, two sheds, one garage, one barn, and one riding area to remain.

The use of proposed dwelling is residential and will be the sole dwelling on the property once existing has been demolished.

Thankyou for your consideration,

Spencer Thackray
Architectural Technologist
RMH Drafting & Consulting Ltd.
Suite 165, 1209 – 59th Avenue SE
Calgary, Alberta T2H 2P6
PH: 403-452-4393



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0012 939 716	8710098;1	181 171 596

LEGAL DESCRIPTION
 PLAN 8710098
 BLOCK 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 7.99 HECTARES (19.74 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;3;24;26;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 021 225 689

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 171 596	16/08/2018	TRANSFER OF LAND	\$800,000	\$800,000

OWNERS

PATRICIA MURRAY

AND

JOHN MURRAY

BOTH OF:

[REDACTED]
 [REDACTED]
 [REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
8740KP	10/09/1970	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "WEST 20 FEET OF EAST 53 FEET"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
181 171 596

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
741 047 740	21/05/1974	CAVEAT RE : DEFERRED RESERVE AGREEMENT CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION.
741 079 023	16/08/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
181 267 624	12/12/2018	EASEMENT OVER AND FOR THE BENEFIT OF: SEE INSTRUMENT

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 26 DAY OF MAY,
2020 AT 08:29 A.M.

ORDER NUMBER: 39368459

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



ROCKY VIEW COUNTY

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

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

Inspection Request

Roll #: 04726007 DP #: PRDP20201284

Applicant/Owner: RMH Drafting & Consulting Ltd (Spencer Thackray)
Legal Description: Block 1 Plan 8710098, SE-26-24-03-05
Municipal Address: 244033 RGE RD 31, Rocky View County AB
Land Use: R-2
Reason for Inspection: construction of a Dwelling, Single Family with addition of topsoil beyond 1 m in depth.

Inspection Report

Date of Inspection: June 10, 2020

Permission granted for entrance? Yes

Observations:

Some trees and small berms on site. Site being used for Ag. purposes. Applicant confirms intention of removing existing dwelling & once ~~existing~~ new dwelling completed. Re-grading of site necessary to accommodate new dwelling due to existing berms. Area currently undeveloped otherwise.

Signature: _____

A large, stylized handwritten signature in blue ink.













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ISSUE DATE
ISSUED FOR CLIENT REVIEW 20/05/06
ISSUED FOR DP 20/05/26

NOT FOR CONSTRUCTION

#	REVISION	BY	DATE
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PROJECT NAME: 244033 RANGE ROAD 31

ADDRESS:
244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA

LEGAL DESCRIPTION:
BLOCK 1, PLAN 871 0098
S.E.1/4 SEC.26 TWP.24, RGE.3 W.5thM

DRAWING TITLE:
COVER SHEET

DATE (yy/mm/dd):	PROJECT #:
20/05/26	1904

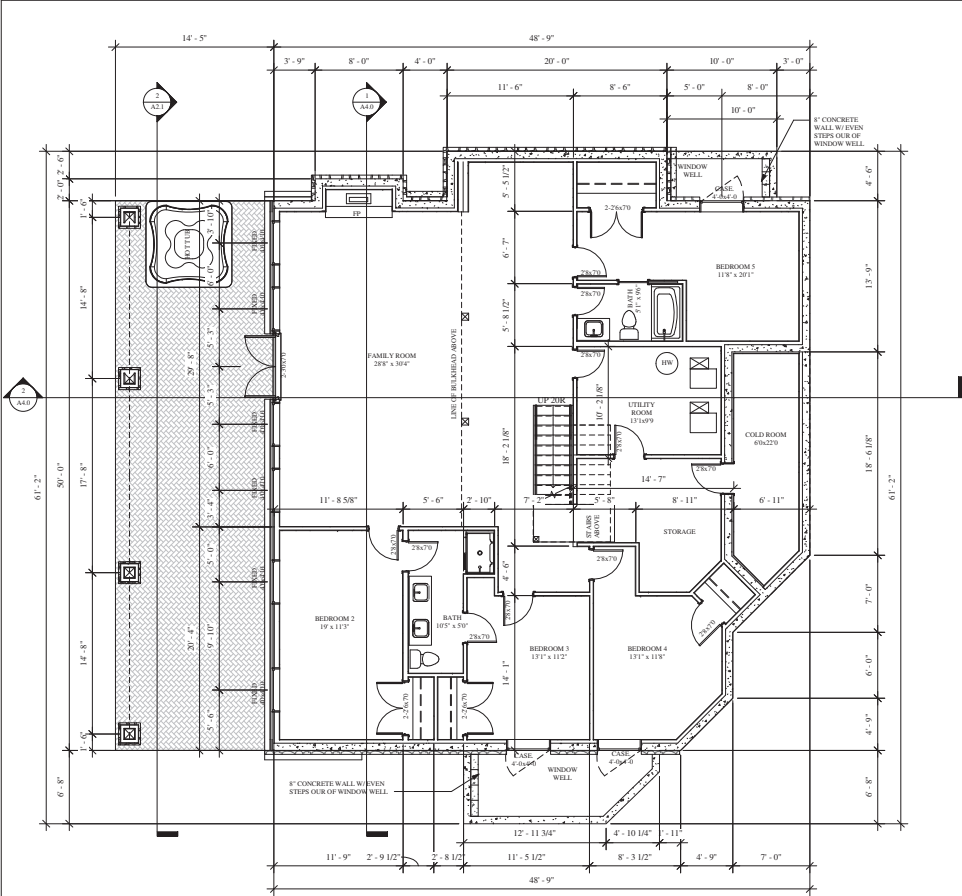
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 Murray Residence - 190618.rvt

A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	ENLARGED SITE PLAN
A2.0	BASEMENT PLAN
A2.1	MAIN FLOOR PLAN
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS

Agenda
Page 257 of 341



PROPOSED LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"
LOWER FLOOR AREA: 2,432 sq. ft.
COVERED PATIO AREA: 715 sq. ft.



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PROJECT NAME:
244033 RANGE ROAD 31

ADDRESS:
244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA
LEGAL DESCRIPTION:
BLOCK 1, PLAN 871 0098
S.E. 1/4 SEC. 26 TWP. 24, RGE. 3 W. 56M

DRAWING TITLE:
BASEMENT PLAN

DATE (yy/mm/dd):
2005/26

PROJECT #:
1904

SCALE:
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24

#	REVISION	BY	DATE
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244033 RANGE ROAD 31

24655 RANGE ROAD 51
ROCKY VIEW COUNTY, ALBERTA

S.E. 1/4 SEC. 26 TWP. 24. RGE. 3 W. 5thM

DRAWING TITLE:
MAIN FLOOR PLAN

20/05/26	1904
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3/16" = 1'-0"	ST	RH
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A21

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950-5941



A white built-in closet system featuring a dark wood bench and a row of hooks. The system includes open shelving above the bench and on the right side, and a row of five hooks mounted on the wall above the bench. The bench is supported by two dark wood legs. The overall design is clean and modern.

SIMILAR ELEVATION

1	PROPOSED MAIN FLOOR PLAN
A2.1	SCALE: 3/16" = 1'-0" MAIN FLOOR AREA: 2,386.90 ft ² GARAGE AREA: 1,272.08 ft ² COVERED DECKS AREA: 836 ft ²





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REVISION BY DATE

PROJECT NAME:
244033 RANGE ROAD 31

ADDRESS:
244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA
LEGAL DESCRIPTION:
BLOCK 1, PLAN 871 0098
S.E. 1/4 SEC. 26 TWP. 24, RGE. 3 W. 56M

DRAWING TITLE:
ELEVATIONS

DATE (yy/mm/dd): PROJECT #:
2005/26 1904

SCALE: DRAWN BY: CHECKED BY:
3/16" = 1'-0" ST Checker

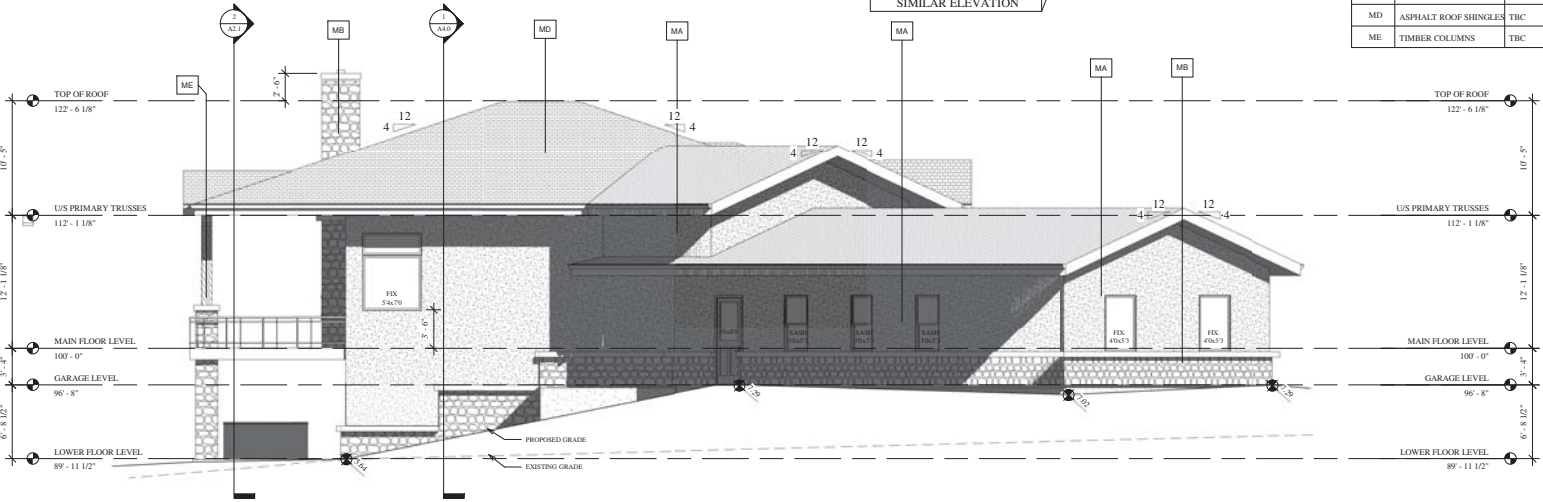
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Sherry Boudreau - 1904.rvt



1
A3.0 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHING MATERIALS			
MAT. CODE	MATERIAL	COLOUR	NOTES
MA	STUCCO	TBC	
MB	STONE	TBC	
MC	CONCRETE	N/A	
MD	ASPHALT ROOF SHINGLES	TBC	
ME	TIMBER COLUMNS	TBC	



2
A3.0 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT NAME:
244033 RANGE ROAD 31

ADDRESS:
244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA
LEGAL DESCRIPTION:
BLOCK 1, PLAN 871 0098
S.E. 1/4 SEC. 26 TWP. 24, RGE. 3 W. 56M

DRAWING TITLE:
ELEVATIONS

DATE (yy/mm/dd):
2005/26

PROJECT #:
1904

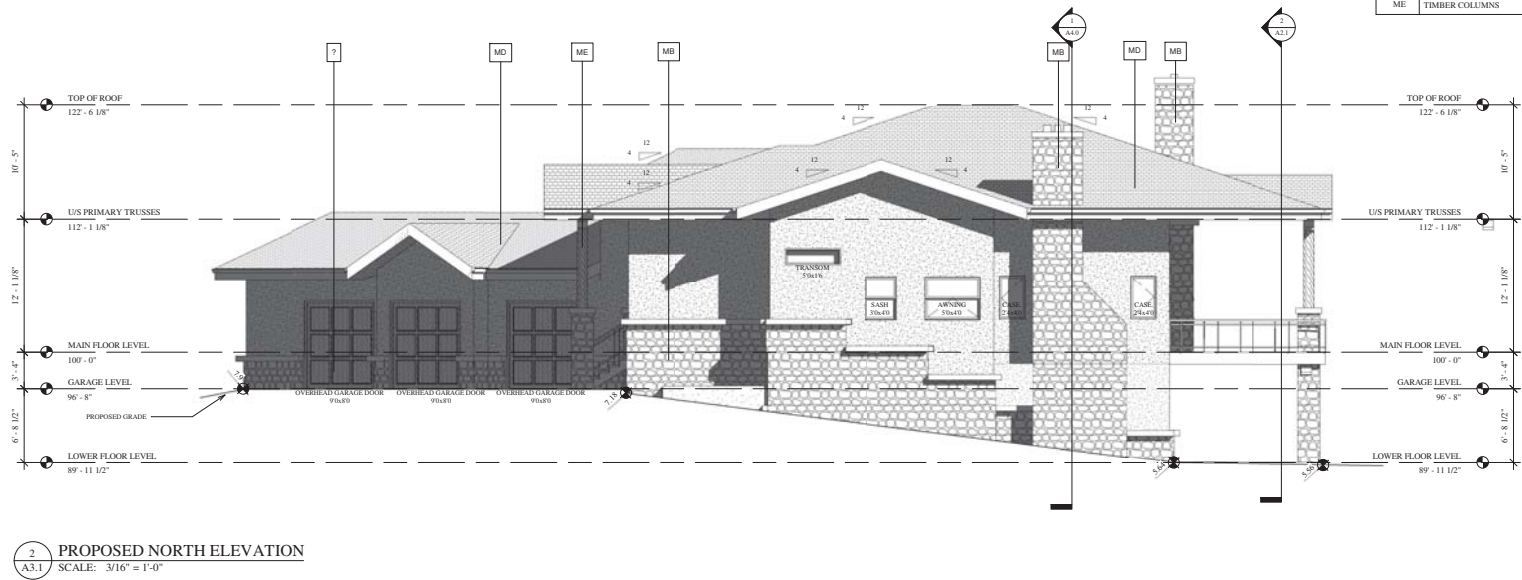
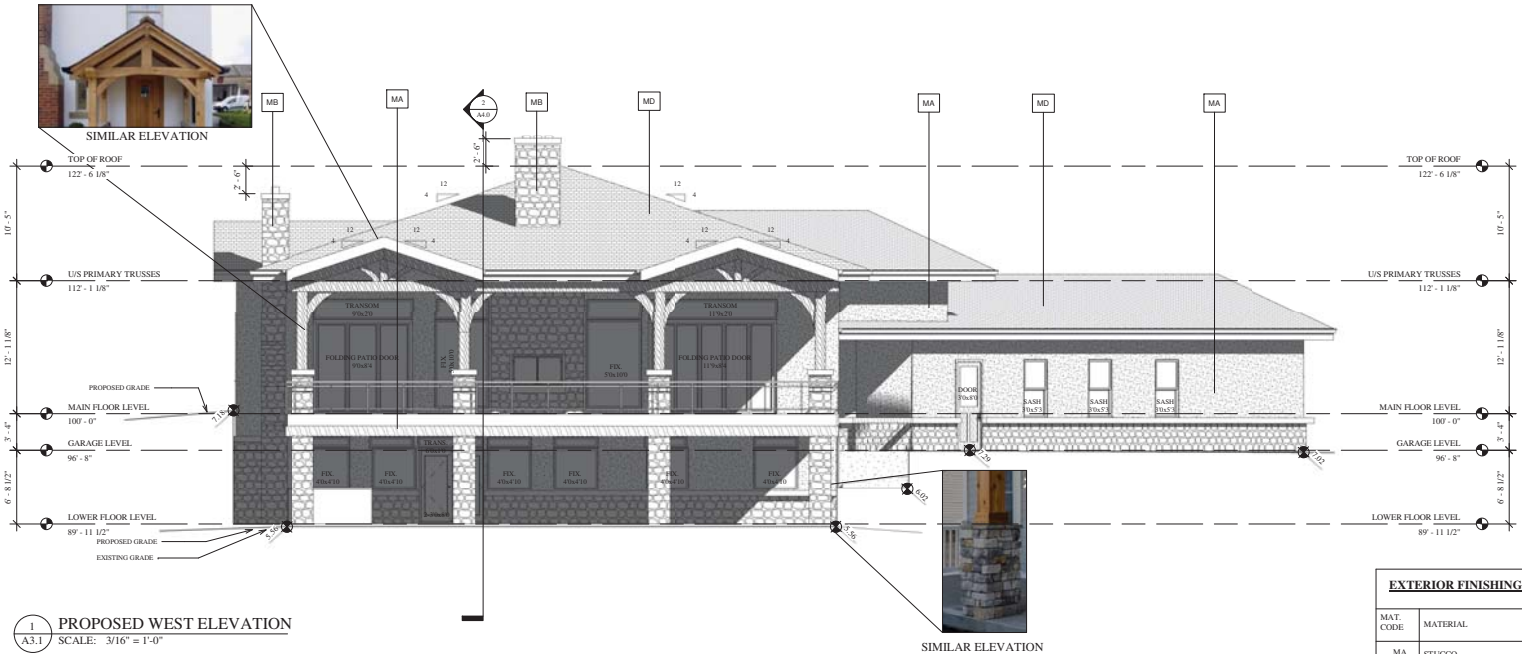
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Sheet Number: 1904.1.dwg



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PROJECT NAME: 244033 RANGE ROAD 31

ADDRESS:
244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA

LEGAL DESCRIPTION:
BLOCK 1, PLAN 871 0098
S.E.1/4 SEC.26 TWP.24, RGE.3 W.5thM

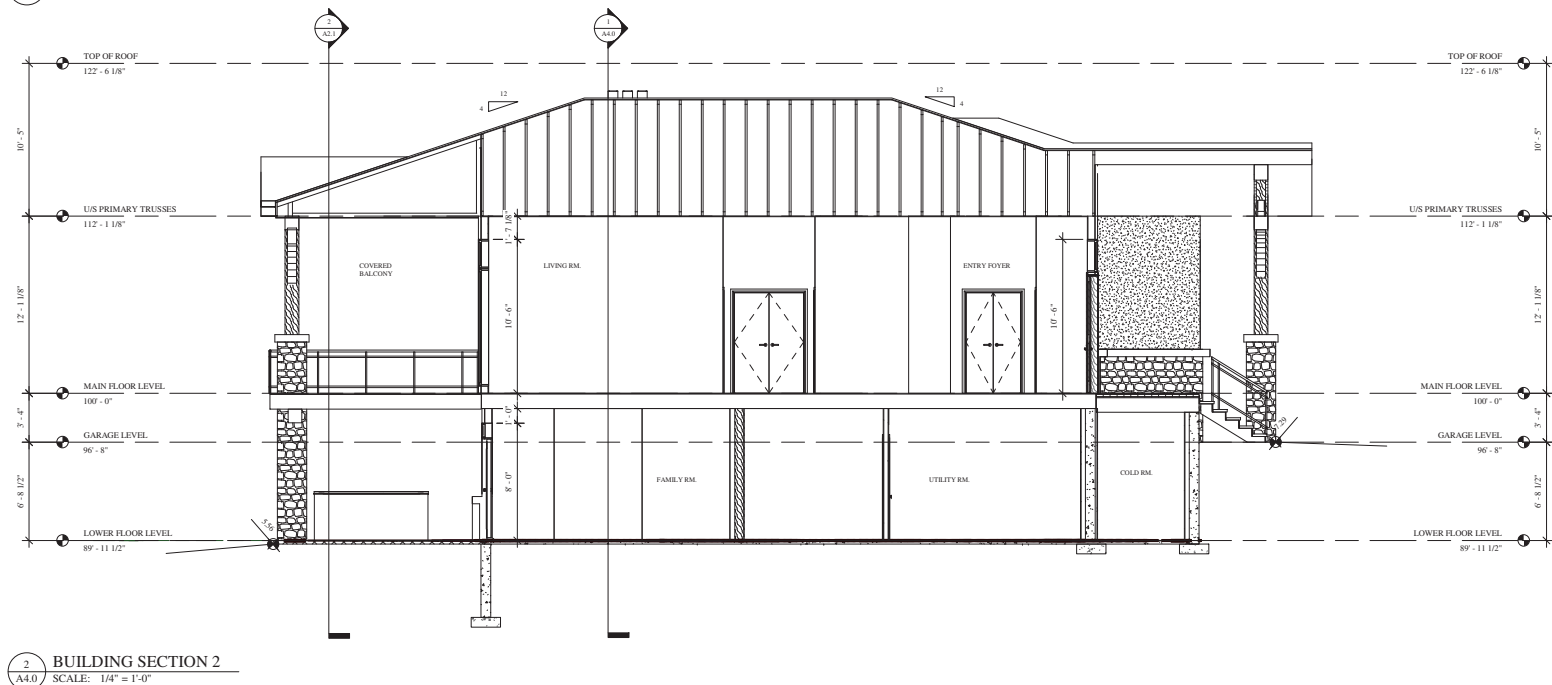
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BUILDING SECTIONS

DATE (yy/mm/dd):	PROJECT #:
20/05/26	1904

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REVISION BY DATE

PROJECT NAME:
244033 RANGE ROAD 31

ADDRESS:
244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA
LEGAL DESCRIPTION:
BLOCK 1, PLAN 871 0098
S.E.1/4 SEC.26 TWP.24, RGE.3 W.58M

DRAWING TITLE:
SITE PLAN

DATE (yy/mm/dd): PROJECT #:
2005/26 1904

SCALE: DRAWN BY: CHECKED BY:
As/30M/cated ST RH

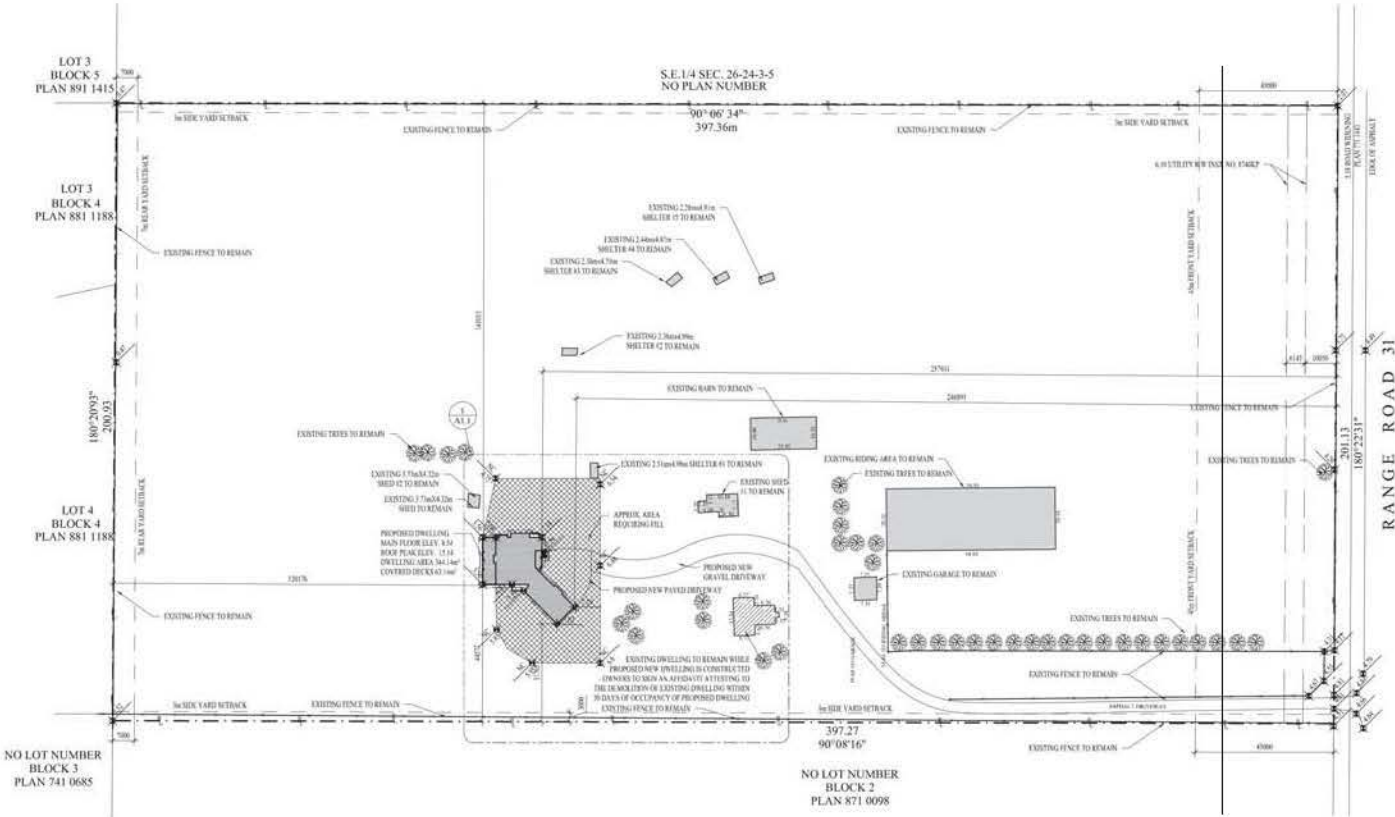
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PLOT STAMP:
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Sherry Boudreau 1/20/14/14

GENERAL INFORMATION:
MUNICIPAL ADDRESS: 244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA
LEGAL DESCRIPTION: BLOCK 1
PLAN 871 0098
WITHIN THE: S.E.1/4 SEC.26 TWP.24, RGE.3, W.58M
DEVELOPMENT PERMIT #: TRD
BUILDING PERMIT #: TRD

SITE PLAN INFORMATION:
PARCEL AREA: 79,827 sq. m.
EXISTING BUILDING AREA: 1,108.77 sq. m.
GARAGE: 54.16 sq. m.
EXISTING DWELLING: 127.14 sq. m.
STORAGE SHED #1: 78.48 sq. m.
STORAGE SHED #2: 16.28 sq. m.
SHELTER #1: 12.49 sq. m.
SHELTER #2: 11.82 sq. m.
SHELTER #3: 11.22 sq. m.
SHELTER #4: 11.87 sq. m.
SHELTER #5: 11.14 sq. m.
NOTE: EXISTING DWELLING TO REMAIN DURING CONSTRUCTION OF PROPOSED DWELLING.
ORIGINAL DWELLING TO BE DEMOLISHED AND REPOSED OF WITHIN 3 MONTHS OF COMPLETION OF PROPOSED DWELLING.
TOTAL EXISTING BUILDING AREAS: 1,443.36 sq. m.
PROPOSED BUILDING AREA: 417.6 sq. m.
(INCLUDES GARAGE AND ALL COVERED DECKS)
TOTAL BUILDING AREAS: 1,860.96 sq. m.
TOTAL PARCEL COVERAGE: 1,850.64 / 79,827 = 2.3%
TOTAL BUILDING AREAS 6 MONTHS AFTER OCCUPANCY: 1,733.83 sq. m.
PRE DEMOLITION PARCEL COVERAGE: 1,720.51 / 79,827 = 2.2%
SETBACKS:
FRONT YARD: MIN. 45.00m FROM ANY ROAD, COUNTY
REAR YARD: MIN. 7.00m ALL OTHER
SIDE YARD: MIN. 3.00m ALL OTHER
MIN. HABITABLE FLOOR AREA: 130.00 sq. ft. (41.45 sq. m) TWO STOREY DWELLING COMBINED FLOOR AREAS
MAX. BUILDING HEIGHT: 10.00m - PRINCIPLE BUILDING

SITE PLAN LEGEND
PROPOSED DWELLING
EXISTING BUILDINGS TO REMAIN
EXISTING BUILDINGS TO BE DEMOLISHED
PROPERTY LINE
FENCE LINE
EAVE LINE
GRADE DATUM MARKER
NO CHANGE
GRADE DATUM MARKER



SITE PLAN
SCALE: 1 : 750
REFER TO ENLARGED PLAN FOR GRADING



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REVISION BY DATE

PROJECT NAME:
244033 RANGE ROAD 31

ADDRESS:
244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA
LEGAL DESCRIPTION:
BLOCK 1, PLAN 871 0098
S.E. 1/4 SEC. 26 TWP. 24, RGE. 3 W. 50M

DRAWING TITLE:
ENLARGED SITE PLAN

DATE (yy/mm/dd):
2005/26

PROJECT #:
1904

SCALE:
As Indicated

DRAWN BY:
ST

CHECKED BY:
Checker

DRAWING #:
A1.1

PLOT STAMP:
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Sheet Building - 1904.rvt

GENERAL INFORMATION:

MUNICIPAL ADDRESS: 244033 RANGE ROAD 31
ROCKY VIEW COUNTY, ALBERTA
LEGAL DESCRIPTION: BLOCK 1
PLAN 871 0098
WITHIN THE: S.E. 1/4 SEC. 26 TWP. 24, RGE. 3, W. 50M
DEVELOPMENT PERMIT #, TRD
BUILDING PERMIT #, TRD

SITE PLAN INFORMATION:

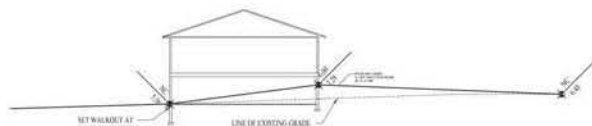
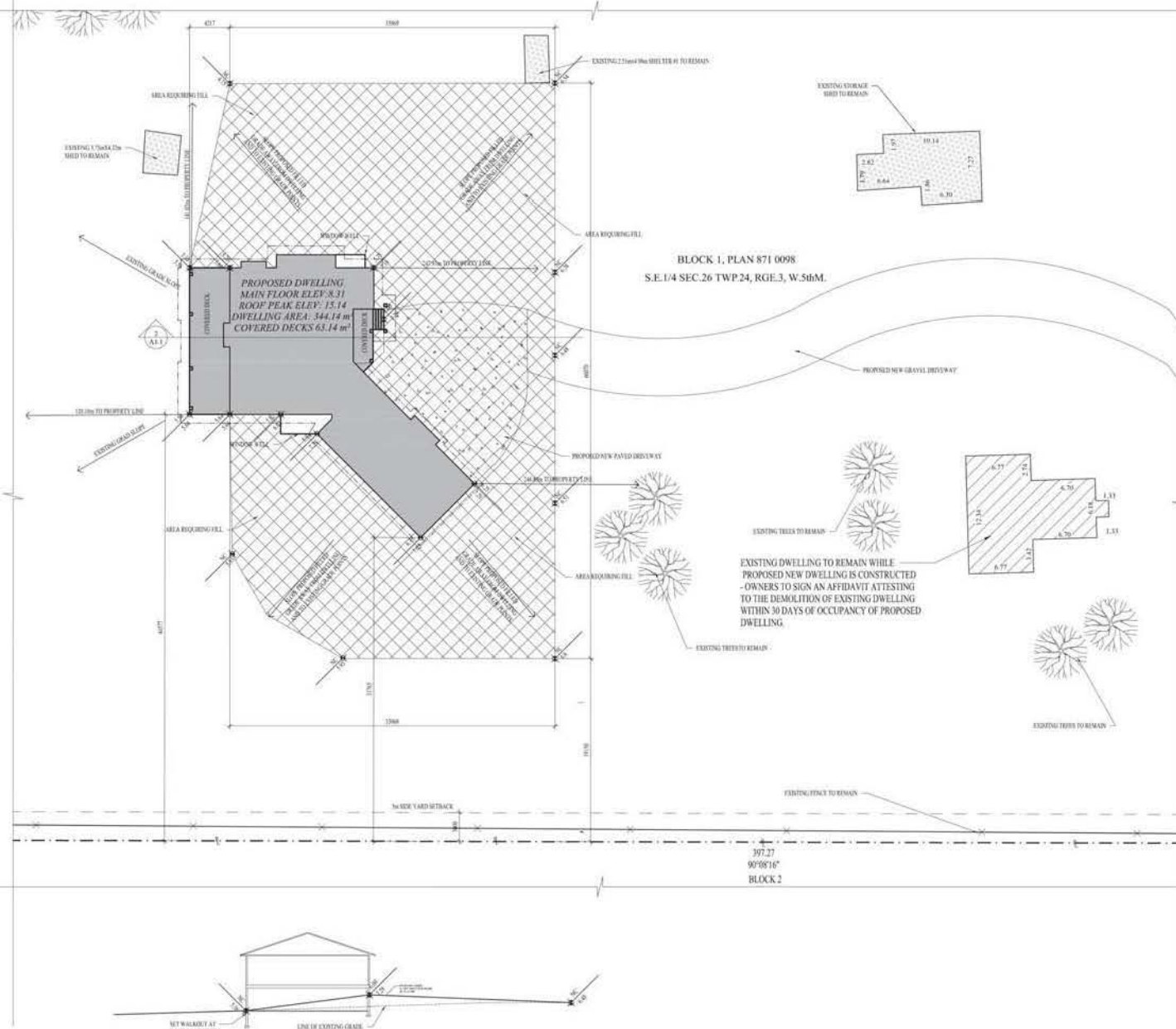
PARCEL AREA: 79,827 sq. m.
EXISTING BUILDING AREA: 1,108.77 sq. m.
NOTE: EXISTING DWELLING TO REMAIN DURING CONSTRUCTION OF PROPOSED DWELLING. ORIGINAL DWELLING TO BE DEMOLISHED AND DISPOSED OF WITHIN 3 MONTHS OF COMPLETION OF PROPOSED DWELLING.
TOTAL EXISTING BUILDING AREAS: 1,443.36 sq. m.
PROPOSED BUILDING AREA: 344.14 sq. m. (INCLUDES GARAGE AND ALL COVERED DECKS)
TOTAL BUILDING AREAS: 1,807.50 sq. m.
TOTAL PARCEL COVERAGE: 1,856.64 / 79,827 = 2.3%
TOTAL BUILDING AREA 6 MONTHS AFTER OCCUPANCY: 1,733.83 sq. m.
PRE DEMOLITION PARCEL COVERAGE: 1,723.51 / 79,827 = 2.2%
SETBACKS:
FRONT YARD: MIN. 45.00m FROM ANY ROAD, COUNTY
REAR YARD: MIN. 7.00m ALL OTHER
SIDE YARD: MIN. 3.00m ALL OTHER
MIN. HABITABLE FLOOR AREA: 130.00 sq. ft. (64.59 sq. m.) TWO STOREY DWELLING COMBINED FLOOR AREAS
MAX. BUILDING HEIGHT: 10.00m - PRINCIPLE BUILDING

SITE PLAN LEGEND

PROPOSED DWELLING
EXISTING BUILDINGS TO REMAIN
EXISTING BUILDINGS TO BE DEMOLISHED
PROPERTY LINE
FENCE LINE
EAVE LINE
GRADE DATUM MARKER
NO CHANGE
GRADE DATUM MARKER

ENLARGED SITE PLAN
SCALE: 1 : 200

SITE SECTION
SCALE: 1 : 200



PLANNING AND DEVELOPMENT SERVICES

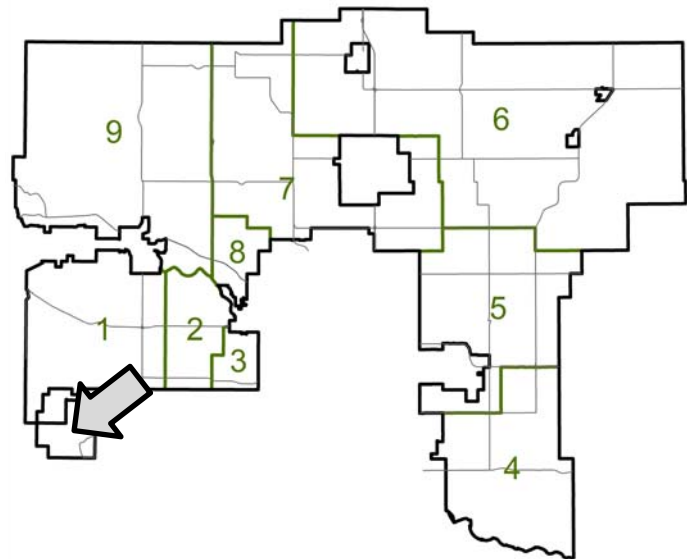
TO:	Municipal Planning Commission	DATE: July 13, 2020
DIVISION:	01	APPLICATION: PRDP20201316
SUBJECT:	Development Item – Accessory Building	
USE:	Discretionary use, with Variances	

APPLICATION: construction of an accessory building (oversize shop), relaxation of the maximum height requirement and relaxation of the minimum front yard setback requirement

GENERAL LOCATION: Located approximately 2.5 km (1 mile) west of Range Road 54 and 0.81 km (1/2 mile) north of Wild Rose Close.

LAND USE DESIGNATION: Ranch and Farm District (RF)

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



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Accessory Building Area	> than 185.81 sq. m (2,000.00 sq. ft.) but no more than 371.61 sq. m (4,000.00 sq. ft.)	302.49 sq. m (3,256 sq. ft.);	0.00%
Maximum Building Height	7.00 m (22.96 ft.)	10.66 m (35.00 ft.)	52.00%
Front Yard Setback Requirement	15.00 m (49.21 ft.)	12.19 m (40.00 ft.)	23.00%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201316 be approved with the suggested conditions noted in the staff report.
- Option #2: THAT Development Permit Application PRDP20201316 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CON



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

DEVELOPMENT PERMIT REPORT

Application Date: May 29, 2020	File: 03915002
Application: PRDP20201631	Applicant/Owner: Bonnie Fasoli
Legal Description: 15 Mountain View Park; SE-15-23-05-W05M	General Location: Located approximately 2.5 km (1 mile) west of Range Road 54 and 0.81 km (1/2 mile) north of Wild Rose Close
Land Use Designation: Ranch and Farm District (RF)	Gross Area: ± 3.00 hectares (± 7.45 acres)
File Manager: Natalie Robertson	Division: 01

PROPOSAL:

The proposal is for the construction of an Accessory Building within size requirements at **302.49 sq. m (3,256 sq. ft.)**. The dwelling, single detached, complies with all Section 50 regulations (except as noted below) of the Land Use Bylaw, as does the existing hay/storage shed.

The building will be used for various purposes. The Applicant intends to utilize the accessory building for storage of vehicles, equipment, animal feed and farm operations. The building will also include an uncovered deck, approximately 40.87 sq. m (440.00 sq. ft.) in area.

Variances requested:

- Discretionary area: Accessory Buildings greater than 185.81 sq. m (2,000.00 sq. ft.) but no more than 371.61 sq. m (4,000.00 sq. ft.)
 - Within variance discretion range at **302.49 sq. m (3,256 sq. ft.)**;
 - Required to accommodate the use and storage requirements of the Applicant;
- Relaxation of the maximum height from **7.00 m (22.96 ft.)** to **10.66 m (35.00 ft.)**
 - A variance of **52%**
 - Required to accommodate a flex space/loft within the building
- Relaxation of the front yard setback from **15.00 m (49.21 ft.)** to **12.19 m (40.00 ft.)**
 - A variance of **23%**
 - Required because of the unique size, shape, and land use designation of the parcel.
 - Setback relaxation has been granted in a previous DP for the same reason.

Overview:

- Parcel is heavily screened by tall mature trees and vegetation, proposed accessory building will be not visible from the road and neighbouring parcels.

- Property History:

- Building Permits:

- PRBD20173722 – Construction of farm building (hay shed)

Development Permits:

- PRDP20171747 – Construction of farm building (hay shed)

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 Permit Applications*12.2 *Use, Discretionary Applications:*

The Development Authority, in making a decision on a Development Permit application for:

a) A Use, Discretionary:

(ii) May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, if:

(1) The proposed development would not:

(A) Unduly interfere with the amenities of the neighbourhood, or

(B) Materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land,

And

(2) The proposed development conforms with the use prescribed for that land or building in the land use bylaw.

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 barn/storage space on an RF parcel, the character of the building is consistent with its proposed use. Given the footprint of the building, its location in a lower lying area behind heavy, tall, and well-established forest/vegetative screening, the Development Authority has no concerns regarding the building appearance and design.

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 above, but given that this parcel falls within the Greater Bragg Creek Area Structure Plan / West Bragg Creek, the architectural design of the building is of a design standard compatible with the area.

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 barn and will be used for storage of goods and equipment, and is consistent with the RF 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 located within the Greater Bragg Creek Area Structure Plan, but outside the Hamlet of Bragg Creek and therefore is not subject to the Design Guidelines from Appendix II of the ASP

Section 43 *Ranch and Farm District (RF)*

43.4 *Uses, Discretionary*

Accessory buildings greater than 185.81 sq. m (2,000 sq. ft.) but no more than 371.61 sq. m (4,000 sq. ft.)

- The building has a proposed area of 302.49 sq. m (3,256 sq. ft.)

43.6(a)(iii) *The minimum required front yard setback is 15.00 m (49.21 ft.) from any road, internal subdivision or road, service*

- The building is proposed to be setback 12.19 m (40.00 ft.); A variance of **23%**
- Due to the shape and size of the parcel, relaxations are required

43.6(b)(iv) *The minimum required side yard setback is 15.00 m (49.21 ft.) from any road, internal subdivision or road, service*

- The building comfortably exceeds minimum setback on both sides.

43.6(c)(ii) *The minimum required rear yard setback for all other, is 7.00 m (11.96 ft.)*

- The building is proposed to be setback 226.77 m (744.00 ft.)

43.8 *Maximum height of buildings*

(b) accessory building - 7.00 m (22.96 ft.)

- The building has a proposed height relaxation of 10.66 m (35.00 ft.); A variance of **52%**

STATUTORY PLANS:

The subject property is located within West Bragg Creek, as such the application was evaluated in accordance with the *Greater Bragg Creek Area Structure Plan*. The plan does not provide guidance on the nature of this specific application, but overall supports country and agricultural living and ancillary uses.

INSPECTOR'S COMMENTS:Inspection Date (June 10, 2020)

- Area is staked-out and recent signs of tree removal with tire tracks
- SW corner of proposed accessory building very wet and boggy.
- Existing foundation with bricks adjacent to proposed structure
- No other development present
- There is a free-running natural creek bed on SW area adjacent to where structure proposal.

CIRCULATIONS:Enforcement Services (June 1, 2020)

No concerns.

Utility Services (June 4, 2020)

No concerns

Building Services

No comments received

Planning and Development Services - Engineering Review (June 1, 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:

- Engineering has no requirements at this time
- There appears to be not steep slopes on the subject land.

Transportation - Section 400.0 requirements:

- Current access to the subject lands is provided via a road approaches off of Mountain View Park and Township Road 232.
- 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 agricultural 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 have no requirements at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- Engineering have no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- Engineering has no requirements at this time.
- The proposed building will be a garage/storage unit to replace an existing garage, hence the total imperviousness of the site is not expected to change.

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 proposed development)

APPROVAL, subject to the following conditions:

Description:

1. That an accessory building (oversize shop), approximately **302.49 sq. m (3,256.00 sq. ft.) in area**, may be constructed on the subject land in general accordance with the approved plans.
 - i. That the maximum height requirement for the building is relaxed from **7.00 m (22.96 ft.) to 10.66 m (35.00 ft.)**;
 - ii. That the minimum required front yard setback is relaxed from **15.00 m to 12.19 m (40.00 ft.)**.

Permanent:

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for residential occupancy purposes at any time.
4. That the accessory building shall not be used for commercial purposes at any time except for a Home-Based Business, Type II. This approval does not include an *Equestrian Center, Type I or Type II use* and is only approved for residential or agricultural purposes only.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.

Advisory:

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

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, at 52% variance, and requested setback requirement, at 23% variance, exceeds the maximum allowable requirements of Section 43 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.

15

R-2

DC66

R-1

R-1

MOUNTAIN VIEW PARK

TWP RD 202

FAWN HILLS DR

RGE RD 52

SADDLERISE

SADDLE RD

WILD ROSE CIRCLE





ROCKY VIEW COUNTY
Cultivating Communities

20201316

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 280.00	File Number 03915002
Date of Receipt 05/29/2020	Receipt #

Name of Applicant BONNIE FASOLI Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

For Agents please supply Business/Agency/ Organization Name [REDACTED]

Registered Owner (if not applicant) [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the S-E 1/4 Section 15 Township 23 Range 5 West of W5 Meridian
- b) Being all / parts of Lot [REDACTED] Block [REDACTED] Registered Plan Number [REDACTED]
- c) Municipal Address 15 MOUNTAIN VIEW PARK
- d) Existing Land Use Designation RE Parcel Size 7.45 Acres Division 01

2. APPLICATION FOR

REPLACEMENT OF GARAGE WITH BARN.

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I BONNIE JEANNE FASOLI hereby certify that ✓ I am the registered owner
(Full Name in Block Capitals)

[REDACTED] I am authorized to act on the owner's behalf

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

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

Applicant's Signature [REDACTED]

Date [REDACTED]

Owner's Signature B. Fasoli

Date May 26, 2020

5. RIGHT OF ENTRY

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

B. Fazio

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 0K2. Phone: 403-520-6199.

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

B. Fazio
Signature

June 1, 2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR AN ACCESSORY BUILDING

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

Name of Applicant BONNIE FARALI Email [REDACTED]
 Mailing Address [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]
 Postal Code [REDACTED]

1. DETAILS OF ACCESSORY BUILDING

	Bylaw	Proposed
Accessory building size maximum		3256 SQ FT
Accessory building height		35 FT
Number of existing accessory buildings on site	(1 WOOD SHED) 14	
Total size of all accessory buildings		3270 SQ FT

Description of Accessory Buildings:

- a) Building materials METAL, WOOD
- b) Exterior colour DARK GRAY, WOOD, STONE
- c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.)
THE WIDTH OF THE LAND DID NOT ALLOW FOR BUILDING TO BE WITHIN
- d) Date when building permits were issued for existing buildings 45 MINS
ROAD
- e) If no permits were issued - list age of buildings
WOOD SHED - UNCERTAIN

2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

THE BARN WILL BE USED FOR VEHICLES, EQUIPMENT STORAGE
AND FEED FOR ANIMALS + FARM OPERATIONS. THERE WILL ALSO
BE A SPACE DESIGNATED FOR TEACHING SPACE FOR KIDS PROGRAMS.

3. ADDITIONAL REQUIREMENTS

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

- ☐ Elevation drawing(s) / floor plan(s) - PENDING THE APPROVAL OF ELEMENT TO PROPERTY
- ☒ Site plan(s) showing all dimensions and setbacks LINE

Signature of Applicant B. Farali Date: May 27/20

M.D of Rockyview
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

May 26, 2020

Bonnie Fasoli

[REDACTED]
[REDACTED]
[REDACTED]

To the M.D of Rockyview Development Committee:

I am the registered owner of 15 Mountain View Park in Bragg Creek. I am seeking approval for the replacement of the double car garage on my property with a barn. Since the dimensions of the land are very narrow, it is impossible to comply with the distance required to the property line at any point. I am requesting an easement of the position of the barn to the north property line please. I have also included the proposed height of the barn, in case that also requires consideration from the committee.

Please see attached documents and proposed site plan.

Please feel free to contact me with any questions or concerns. Thank you for your time and consideration,

Sincerely,
Bonnie Fasoli



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 417 068 5;5;23;15;SE 181 235 782

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 5 TOWNSHIP 23
SECTION 15
THAT PORTION OF THE SOUTH EAST QUARTER
WHICH LIES TO THE SOUTH OF THE ROAD DIVERSION ON PLAN 3916BZ
AND TO THE WEST OF THE EASTERLY 120 FEET OF
THE SAID QUARTER SECTION, CONTAINING 7.45 ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 971 052 894

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
181 235 782	02/11/2018	TRANSFER OF LAND	\$640,000	\$640,000

OWNERS

BONNIE FASOLI

[REDACTED]
[REDACTED]
[REDACTED]

(DATA UPDATED BY: CHANGE OF ADDRESS 181240154)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2499JQ	11/08/1966	AGREEMENT "DEFERRED RESERVE COVENANT"
181 235 783	02/11/2018	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 7000, 873 - 85TH STREET SW

(CONTINUED)

PAGE 2

181 235 782

REGISTRATION

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

CALGARY

ALBERTA T3H0J5

ORIGINAL PRINCIPAL AMOUNT: \$800,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
2020 AT 10:41 A.M.

ORDER NUMBER: 39392793

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.

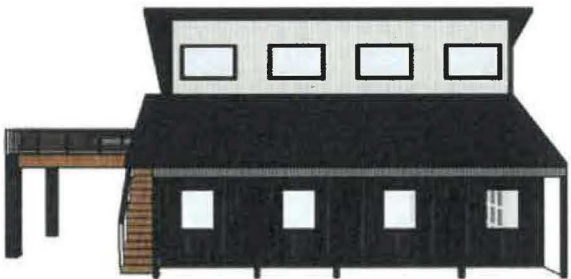
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

SITE PLAN
BONNIE FASOLI
[Redacted]

Municipal Address: 15 Mountain View Park



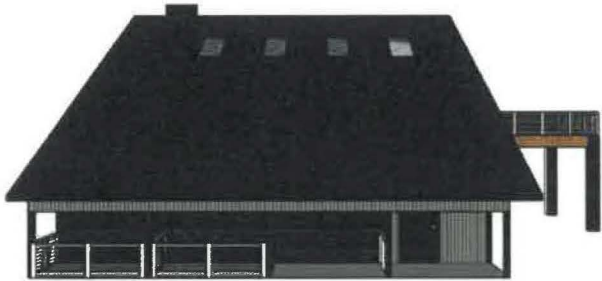
EAST ELEVATION



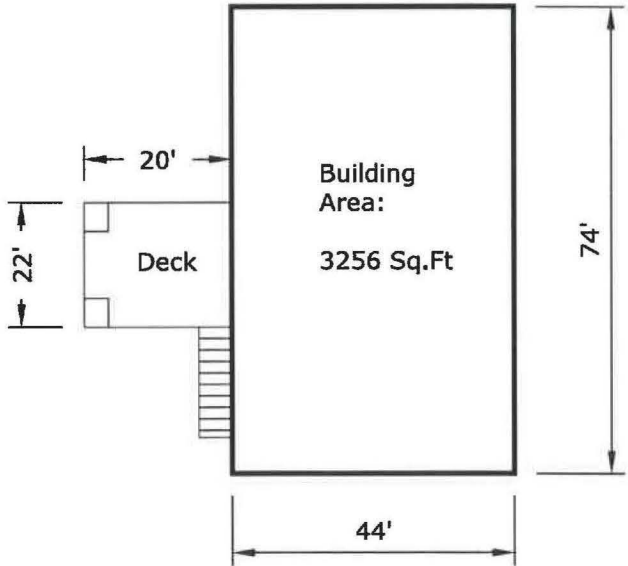
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



PLANNING AND DEVELOPMENT SERVICES

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

DATE: July 13, 2020
APPLICATION: PRDP20201122

APPLICATION: Construction of a Show Home and Signage

GENERAL LOCATION: Located in the hamlet of Langdon

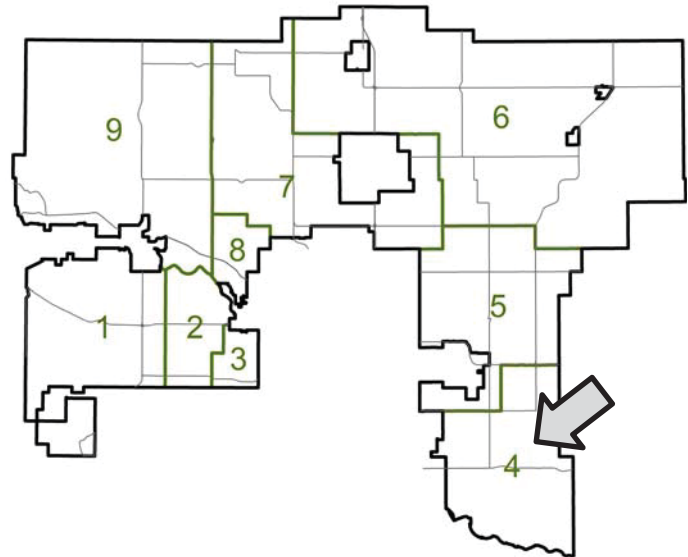
LAND USE DESIGNATION: Hamlet Residential (3) District (HR-3)

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

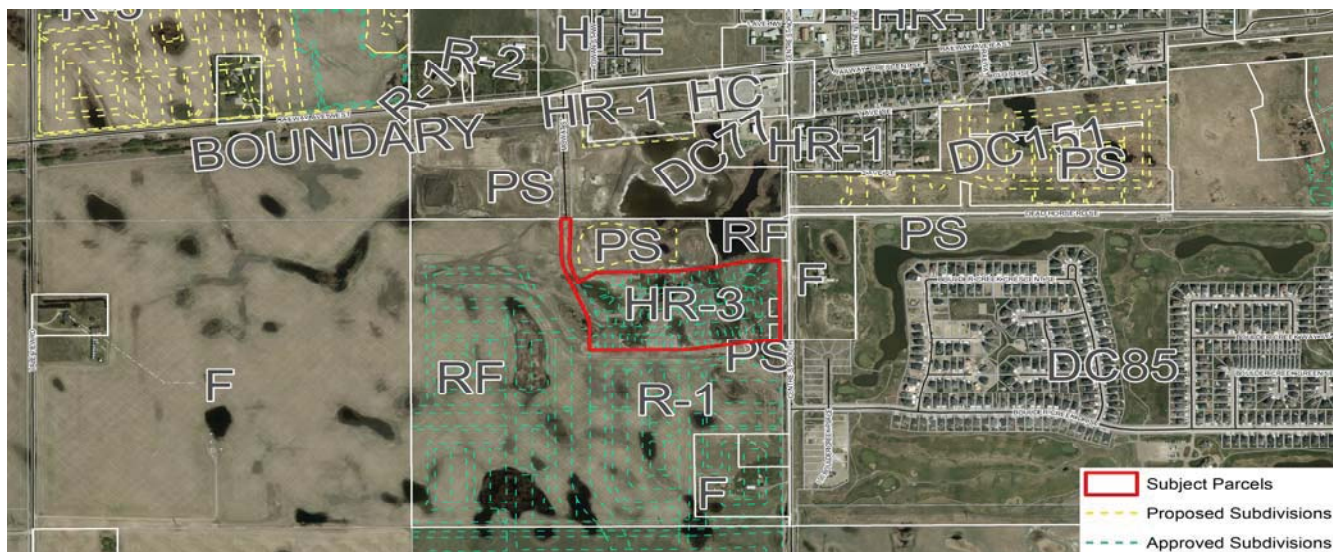
OPTIONS:

Option #1: THAT Development Permit Application PRDP20201122 be approved with the suggested conditions noted in the staff report.

Option #2: THAT Development Permit Application PRDP20201122 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Althea Panaguiton & Bianca Duncan - Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: May 13, 2020	File: 03215004
Application: PRDP20201122	Applicant/Owner: Green Cedar Homes Inc
Legal Description: NE-15-23-27-04 (7 North Bridges Rd)	General Location: Located in the Hamlet of Langdon, approximately 0.81 km (1/2 mile) south of Railway Avenue and west of Center Street
Land Use Designation: Hamlet Residential (3) District (HR-3)	Gross Area: ± 56.15 hectares (± 138.74 acres)
File Manager: Althea Panaguiton	Division: 04

PROPOSAL:

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

- The Applicant proposes to construct a dwelling, single detached with attached garage. The garage will be temporarily used as a sales office.
- The parcel has not yet been subdivided – the subdivision file is currently going through the endorsement process.
- The proposed Show Home will be connected to the piped water provided by Langdon Water Works and the county wastewater system. As a condition of subdivision, a letter has been provided by Langdon Water Works confirming servicing capacity is available and agreements will be signed as a requirement for the subdivision endorsement.
- The proposed Show Home can be accessed through a new approach off the new internal paved road North Bridges.
- The show home will have a sandwich board sign on the driveway, approximately, 0.81 m (2.67 ft.) x 0.61 m (2.00 ft.) in size.

LAND USE BYLAW (C-4841-97)

Section 8 Definitions

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

Section 20.8 Show Homes and Temporary Sales Centre

(a) The construction or use of an unoccupied dwelling unit for the purpose of a show home for the sale of other dwelling units by the same builder for other dwellings units within the same approved subdivision require a Development Permit;

- The Applicant submitted a Development Permit application for the Show Home. A new unoccupied dwelling unit is being proposed/constructed.

(b) A temporary sales centre and/or a show home shall not be occupied as a residence;

- (c) *A temporary sales centre and/or a show home are allowed in all residential districts as a discretionary use.*
- (d) *There shall be a maximum of 1 show home for every 20 parcels in a single phase subdivision; or no more than 1 show home for every 10 lots within a single phase of a multi-phase approved subdivision. In a subdivision of less than 20 lots, 1 show home may be allowed.*
 - The Applicant proposes 1 show home which is also the 4th Show Home within the Phase 1 area. It complies with the above policy as there will be 87 residential lots within phase 1.
- (e) *Development Permits may be issued prior to the registration of a phase of a subdivision, providing that: the phase has received approval by the Subdivision Approving Authority, there is a Development Agreement in place and there is a gravel surfaced road constructed from the developed County road to the show parcel in accordance with the Development Agreement;*
 - The Applicant has an approved Phase 1 subdivision under PL20200048 with an active Development Agreement, and the internal roads have been paved, therefore, Administration deems that a Development Permit could be issued prior to registration of the subdivision plan, should all of conditions of this DP application be satisfied.

Section 35 Sign Regulations

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

- (a) location of the proposed signage;*
- (b) distance from roadway;*
- (c) size;*
- (d) height;*
- (e) method of illumination;*
- (f) such other considerations as the Development Authority may deem to be relevant.*
 - See the information above. The applicant will be provided a sandwich board sign from the subdivision developer and it appears to be consistent with other proposed show homes in the subdivision.

Section 61 Hamlet Residential (3) District (HR-3)

61.5 Minimum Requirements

(a) Parcel Size

- Required: 603.90 sq. m (6,500.00 sq. ft.)
- Proposed: 778.50 sq. m (8,379.70 sq. ft.), which meet the requirement

(b) Width of Site

- Required: 13.50 m (44.29 ft.)
- Proposed: 15.14 m (49.67 ft.), which meet the requirement

(c) Front Yard

- Required: 6.00 m (19.69 ft.)
- Proposed: 6.02 m (19.75 ft.), which meet the requirement

(d) Side Yard (principal building)

- Required: 1.50 m (4.92 ft.)
- Proposed: 1.50 m (4.92 ft.); minimum 1.50 m for the east boundary, which meet the requirement

(e) Rear Yard (principal building)

- Required: 6.00 m (19.69 ft.)
- Proposed: 13.13 m (43.08 ft.); 10.78 m (35.37 ft.) to deck, which meet the requirement

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

- Required: 90.00 sq. m (968.8 sq. ft.)
- Proposed: 168.06 sq. m (1,809.00 ft.), which meet the requirement

61.6 Maximum Requirements

(a) Site Coverage:

- Required: 55% of the site, including principal building and all accessory building
- Proposed: 32.4%, which meet the requirement

(b) Height of buildings:

- Required: 10.50 m (34.45 ft.)
- Proposed: 8.37 m (27.46 ft.), which meet the requirement

Additional Information:

Planning Application History:

PL20200048: Bridges of Langdon Phase 1 resubmission approved by Municipal Planning Commission on June 22, 2020.

PL20200048: Re-submission of Bridges of Langdon Phase 1 subdivision application was received in April 2020. It is presented to MPC meeting on May 25.

PL20170127: Subdivision application for Bridges of Langdon Phase 1 was conditionally approved on October 24, 2017. The proposal was to create 87 residential lots, 4 municipal reserve lots and internal roads. This subdivision has not been endorsed.

PL20170054: Redesignation application for Bridges of Langdon Phase 1 was approved on July 25, 2017 to redesignate ± 30.69 acres of land from Ranch and Farm District (RF) to Hamlet Residential Three District (HR-3) and Public Services District (PS), in order to facilitate the subdivision of Phase 1.

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

Development Permit History:

- PRDP20173287: Development Permit for “Stripping and Grading, over approximately 14.89 hectares (36.79 acres) [Bridges of Langdon] and construction of a storm pond” was approved on November 8, 2017.
- PRDP20194446: Development Permit for “installation of a subdivision information sign” was approved on March 4th, 2020.
- PRDP20200977: Development Permit for a Construction of a Show home – *Appeal Period – Approved*
- PRDP20201061: Development Permit for a Construction of a Show Home and Signage – *Appeal Period – Approved*
- PRDP20201069: Development Permit for a Show Home and Signage – *Appeal Period – Approved*

Building Permit History:

- PRBD20201178: Construction of a Showhome – *Waiting for Inspection Request*
- PRBD20201649: Single Family Dwelling - Showhome with Temporary Sales Center – *Waiting for Applicant Information*
- PRBD20201673: Single Family Dwelling – Showhome – *Waiting for Applicant Information*

STATUTORY PLANS:

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

INSPECTOR’S COMMENTS:

May 25, 2020

- Site appears graded for development with utility lines poking out of the ground. Sidewalks, roads and storm water infrastructure in place. There are numerous lots indicating the developer of the site – however these sites do not have these signs up. Numerous other stakes and other sign of prep work visible.

CIRCULATIONS: (Last day of circulation: June 9, 2020)Building Services, Rocky View County

- No objection to Show Home, subject to BP. Must follow “Single Family Dwelling” checklist.

Fire Services & Emergency Management, Rocky View County

Having reviewed the circulation, the Fire Service has the following comments:

1. Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. Please ensure this prior to construction of the home.
2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinkled, if applicable, as per the National Building Code.
3. The Fire Service also recommends that the water co-op be registered with Fire Underwriters.
4. Please ensure that access routes are compliant to the designs specified in the National Building Code and RVC’s servicing standards. Please ensure this prior to the construction of the home.

There are no further comments at this time

FortisAlberta

- FortisAlberta has no concerns.

Operational Services, Rocky View County

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

Planning and Development Services – Development Compliance, Rocky View County

- I do have an open enforcement file, with respect to lighting on a construction project with these landowners. I have had no one reach out to me regarding this issue as of yet. So I would ask for consideration on wording with respect to lighting to reflect the LUB restrictions, I would appreciate that.

Planning and Development Services – Engineering, Rocky View County**General**

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

Geotechnical - Section 300.0 requirements:

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

Transportation - Section 400.0 requirements:

- It appears that there is no road approach off of North Bridges Road providing access to the subject land. Prior to issuance, the applicant/owner will be required to construct a road approach off of North Bridges Road providing access to the subject land as per the County Service Standards to the satisfaction of the County.
- Prior to the issuance, the applicant/owner is required to contact County Road Operations to determine if any permits are required during the construction of the proposed development.
 - *As the development is currently at the construction completion certificate stage and until the final acceptance completion has been issued by the County, all approach proposal are at the discretion of the developer.*
- The applicant/owner will not be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of DP issuance since the development is directly associated with the construction of a dwelling.

Sanitary/Waste Water - Section 500.0 requirements:

- The proposed showhome site shall be ultimately connected to the East Rocky View Regional Transmission Main via the Bridges of Langdon Lift Station. As the lift station is currently under construction, the applicant has provided an interim pump out solution until such time that the lift station is operational and CCC's have been issued. Discharge to this lift station is not permitted until CCC for the Bridges of Langdon Lift Station has been issued.
- Prior to occupancy, municipal and private utility services shall be in place with Construction Completion Certificates (CCC's) issued by the County or the private utility company.
 - 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.
- As a permanent condition, the proposed showhome shall be ultimately serviced via the Bridges of Langdon Lift Station.
- As a permanent condition, connection to County Wastewater servicing shall be accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- The proposed parcel will be serviced by Langdon Water Works.
- Prior to occupancy, municipal and private utility services shall be in place with Construction Completion Certificates (CCC's) issued by the County or the private utility company.
 - 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.

Storm Water Management – Section 700.0 requirements:

- Engineering has no requirements at this time.
- As a permanent condition, any grading shall align with the building grade plan for the subdivision development.

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 have a direct impact on any wetlands.

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description:

1. That construction of a dwelling, single-detached (show home) and signage, may be constructed at 7 North Bridges Road in accordance with the site plan provided by Theresa Wood Design dated April 21, 2020 with the application.

Prior to Occupancy:

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

Permanent:

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

Note: the Municipal Address is 7 NORTH BRIDGES ROAD

6. That all advertising signage and features shall be removed immediately upon the cessation of use of the building as a show home.
7. That there shall be at least four off-street parking spaces for the show homes, to be constructed to a minimum standard of a compacted gravel surface in subdivisions that do not have curb and gutter.
8. That there shall be signs posted at adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing.
9. That the show home shall be closed to the public within 30 days of the date that 90% of the homes are occupied in the phase of the subdivision, or within 30 days of the date that 90% of all the lots in the subdivision are occupied, whichever occurs first.
10. That the advertised hours that the show homes are open to the public shall not be earlier than 9:00 a.m. or later than 6:00 p.m., except that during the first 14 days of the use of the building as a show home, extended public viewing hours may be permitted for no more than three days.
11. That conditions of the permit do not limit the private showing by appointment of the show home at any time.
12. That the developer shall be responsible to implement dust control measures for any County gravel roads used by construction traffic, to the satisfaction of the County.
13. That no residential occupancy of the show home shall occur until such time as all required utility services are installed, available, and working to service the show home, and the Building Department has issued an Occupancy Permit.
14. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity including any approved Geotechnical Reports for the subject lands.

Advisory:

15. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place, utilizing the single family dwelling checklist.
 - a. The Applicant/Owner shall ensure that the access to the Show Home meets any Fire Code regulations
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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

REFUSAL, for the following reasons:

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







ROCKY VIEW COUNTY
Cultivating Communities

20201122

APPLICATION FOR A DEVELOPMENT PERMIT

Fee Submitted \$ 530.00	File Number 03215004
Date of Receipt May 13	Receipt #

E-8
page 12 of 26

Name of Applicant Green Coast Homes Email jacqueline@greencoasthomes.ca
Mailing Address #204, 1409 Edmonton Trail NE
Calgary, AB Postal Code T2E 3K8
Telephone (B) 403-230-8500 (H) _____ Fax _____
For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) Pollyco (Langden North)
Mailing Address 8508 206 St
Langley, BC Postal Code V2Y 2B6
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NE ¼ Section 15 Township 23 Range 27 West of 4 Meridian
b) Being all / parts of Lot 2 Block 2 Registered Plan Number _____
c) Municipal Address 7 North Georges Road
d) Existing Land Use Designation HR-3 Parcel Size 0.19 acres Division 4

2. APPLICATION FOR

Shedhome

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

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

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

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

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

Applicant's Signature X [Signature]
Date May 13/20

Owner's Signature _____
Date _____

5. RIGHT OF ENTRY

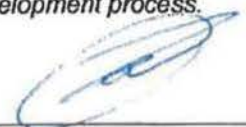
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

X 

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

X 
Signature

May 13/20
Date



GREEN CEDAR
HOMES

May 13, 2020

MD of Rocky View
Rocky View County Hall
262075 Rocky View Point
Rocky View, AB T4A 0X2

To whom it may concern:

We are attaching Development Permit Application and documents for a single dwelling build.

This will be Green Cedar Homes' Showhome in Bridges of Langdon.

Thank you,
GREEN CEDAR HOMES INC.

Hesham Hamound
President

Green Cedar Homes Inc.
204, 1409 Edmonton Trail NE Calgary, Alberta T2E 3K8
Contact: 403-230-8500
E: info@gchomes.ca



LAND TITLE CERTIFICATE

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

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 23
SECTION 15

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

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

CONTAINING 4.04 HECTARES (9.99 ACRES) MORE OR LESS

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

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 121 213 977

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

OWNERS

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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
171 099 264 +1

REGISTRATION

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

TOTAL INSTRUMENTS: 007

(CONTINUED)

PAGE 3
171 099 264 +1

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF MAY,
2020 AT 10:04 A.M.

ORDER NUMBER: 39314149

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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

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



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

Attn: Planning Department

RE: Bridges of Langdon Plan _____ - Phase 1

Dear sir/madam,

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

Block 1 Lots: 25, 29, 30, 31, 32, 33, 34, 35, 36, 37, 42, 43, 55

Block 2 Lots: 2

Block 3 Lots: 10

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

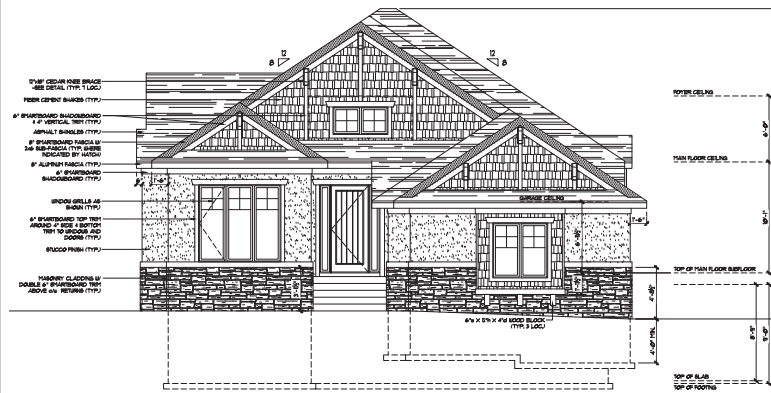
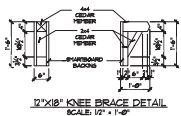
Thank you,

W G Turnbull









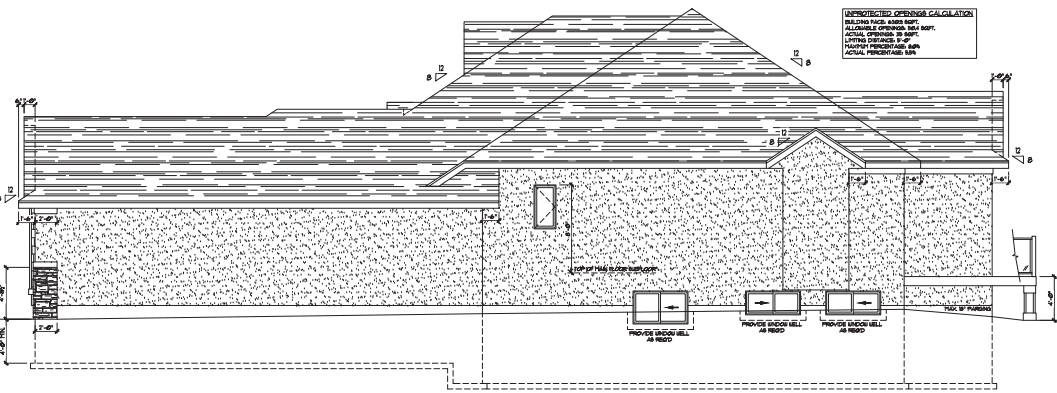
APPROVED
Architectural Control
M. Pryor
Apr. 22 2020
ECONOMICS

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

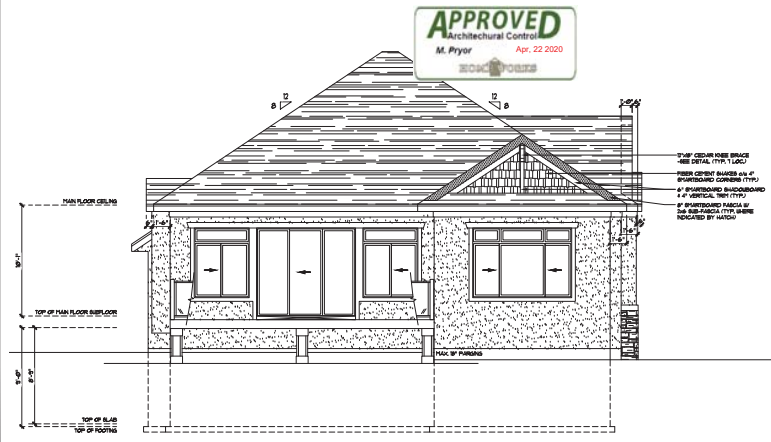
BRIDGES OF LANGDON P/L GEN. NOTES:
"16" max. from top of garage door to under soffit
"Max. 18" parging on any elevation
"Lap Board profile vinyl siding
"Smooth finish acrylic stucco
"NO vinyl shakes permitted
"Smartboard or Hardie battens only
"High exposure open gables 8" smartboard fascia min.
"No added concrete without AC approval
"Exterior grades to match approved plot plan

APPROVED
Architectural Control
M. Pryor
Apr. 22 2020
ECONOMICS

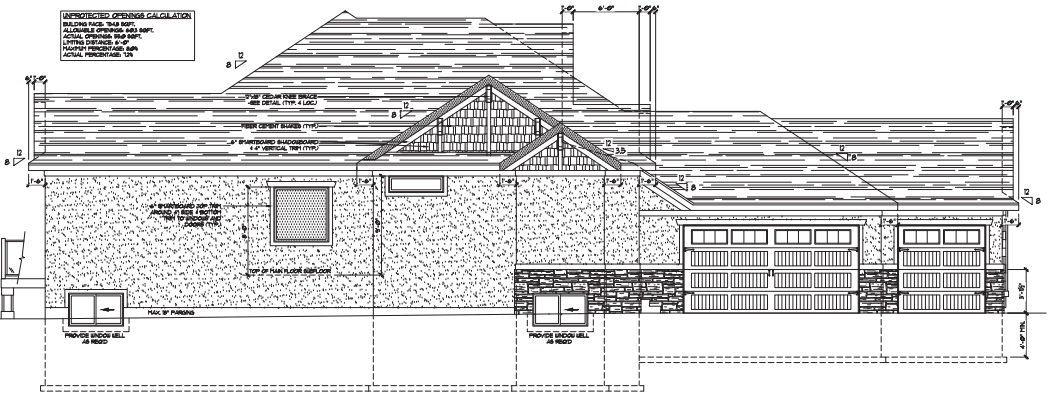
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



UNRECORDED OVERSIGHT CALCULATION
BUILDING FLOOR AREA: 1209 sq. ft.
ACTUAL OVERSIGHT: 1209 sq. ft.
ACTUAL OVERSIGHT: 1209 sq. ft.
ACTUAL OVERSIGHT: 1209 sq. ft.



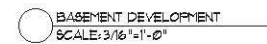
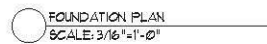
REAR ELEVATION
SCALE: 3/16"=1'-0"



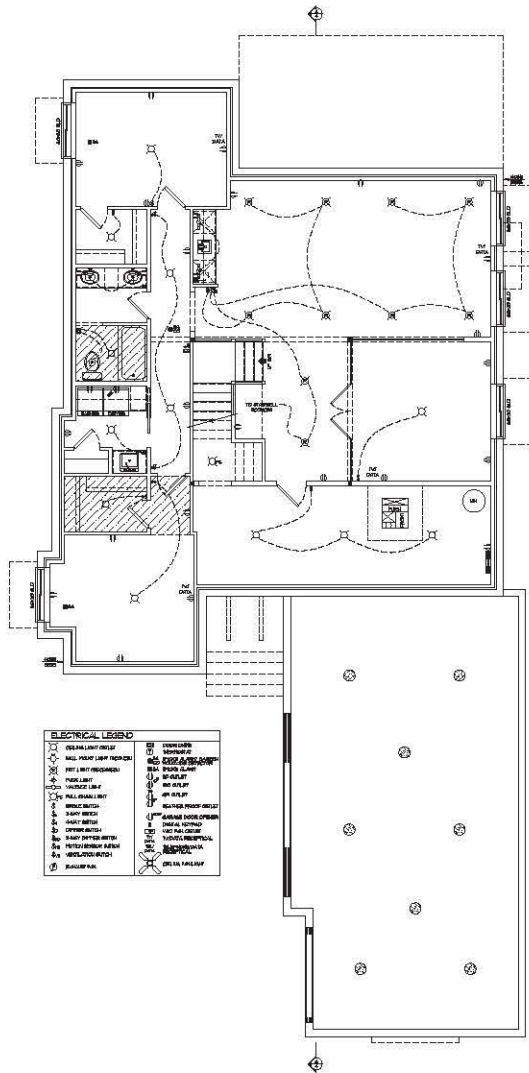
APPROVED
Architectural Control
M. Pryor
Apr. 22 2020
ECONOMICS

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

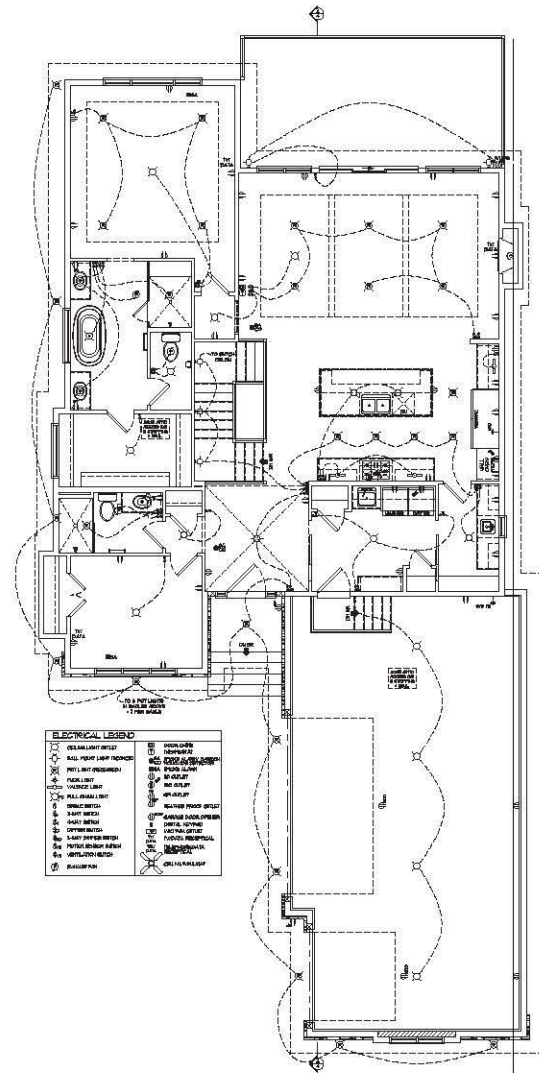
<div><div></div><div>THERESA WOOD DESIGN</div></div> <div>These drawings are the property of THERESA WOOD DESIGN LTD. 94 Elgin Meadows Circle SE Calgary, Alberta T3Z 0U6. All rights reserved. Including the right of reproduction in whole or in part, in any form, without the written permission of Theresa Wood Design is strictly prohibited.</div>	
Client :	LANGDON SH
Model :	TBD
Date :	APRIL 21, 2020
Designer :	TKW
Municipal Address : XXX NORTH BRIDGES ROAD	
CREE AREA	Floor Area :
	Main Floor : 1209 ft ²
	Upper Floor : N/A
	Total ft ² : 1209 ft ²
FINISHED AREAS	Basement : 1421 ft ²
	Main Floor : 1103 ft ²
	Upper Floor : N/A
	Total ft ² : 1103 ft ²
Scale :	
AS NOTED	
Status :	
RTC	
Garage Area :	
859 ft ²	
Sheet:	1 / 6



Sheet: $\frac{2}{6}$



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



MAIN FLOOR ELECTRICAL
SCALE: 3/16"=1'-0"

THHERESA WOOD DESIGN

These drawings are the property of THERESA WOOD DESIGN LTD., 94 Elgin Meadows Circle SE, Calgary, Alberta T2C 0G6. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Theresa Wood Design is strictly prohibited.

Client :

LANGDON SH

Model :

TBD

Date :

APRIL 21, 2020

Designer :

TKW

Municipal Address :

XXX NORTH BRIDGES ROAD

CRED. AREA

Floor Area :

Main Floor : 1803 ft²

Upper Floor : N/A

Total ft² : 1803 ft²

Basement : 1421 ft²

FINISHED AREA AS

Main Floor : 1703 ft²

Upper Floor : N/A

Total ft² : 1703 ft²

Basement : 1210 ft²

Scale :

AS NOTED

Status :

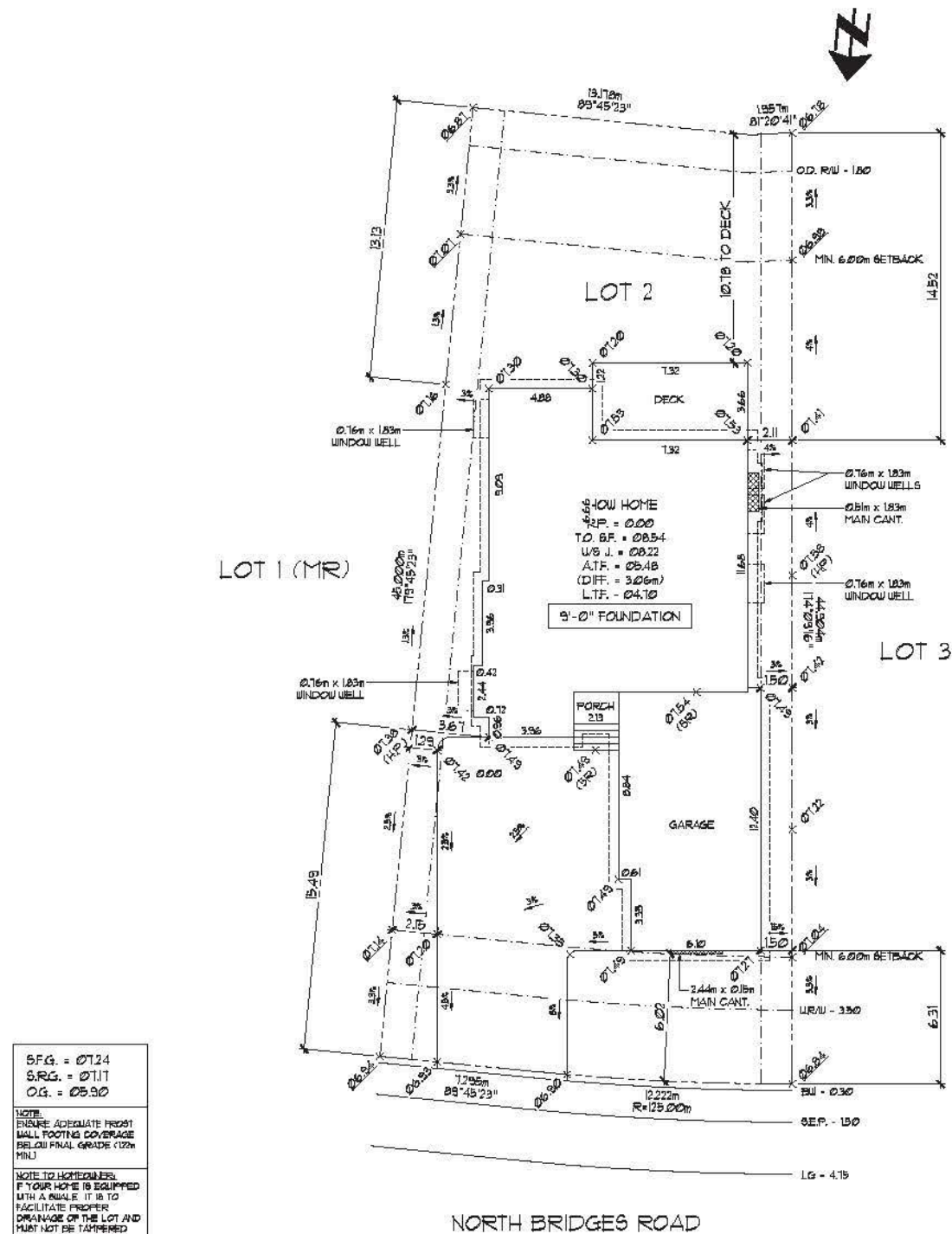
RTC

Gutridge Area :

853 ft²

Sheet:

4 / 6



S.F.G. = 0724
S.R.G. = 0717
O.G. = 0530

NOTE: ENSURE ADEQUATE FRONT WALL FOOTING COVERAGE BELOW FINAL GRADE (12" MIN)

NOTE TO HOMEOWNER: IF YOUR HOME IS EQUIPPED WITH A RAILE IT IS TO FACILITATE PROPER DRAINAGE OF THE LOT AND MUST NOT BE TAMPERED WITH IN THE COURSE OF LANDSCAPING YOUR LOT.

REPRESENTS GIVEN GRADE AS PER DEVELOPER'S BUILDING GRADE MAP

REPRESENTS GRADE AS DETERMINED BY DESIGNER TO MEET DRAINAGE BY-LAWS

DRIVEWAY (EXP. AGGREGATE) - 1316 SQFT.

SCALE= 1:200
QUICK TRENCH

TOTAL LOT: 7785 m2
LOT COVERAGE: 252.6 m2
DETACHED GARAGE: N/A
% LOT COVERAGE: 32.4%

MUNICIPAL ADDRESS:
7 NORTH BRIDGES ROAD

LOT: 2
BLOCK: 2
PHASE: 1
DRAWN BY: TKW
ZONING: N/A
JOB#: N/A

CUSTOMER NAME:
GREEN CEDAR HOMES

MODEL: SHOW HOME
DATE: APRIL 21, 2020

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DIVISION: 04

SUBJECT: Development Item: Accessory Building

USE: Permitted use, with Variances

DATE: July 13, 2020

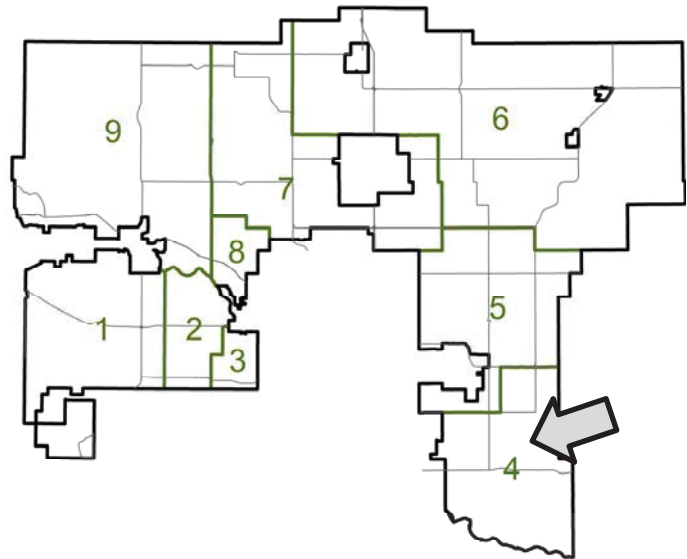
APPLICATION: PRDP20201437

APPLICATION: accessory building (existing shed), relaxation of the minimum side and rear yard setback requirements.

GENERAL LOCATION: Located in the hamlet of Langdon.

LAND USE DESIGNATION: Direct Control Bylaw 85 (DC-85).

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



Variance	Requirement	Proposed	Percentage (%)
Minimum Side Yard Requirement	0.60 m (1.96 ft.)	0.38 m (1.24 ft.)	37.00%
Minimum Rear Yard Requirement	1.00 m (3.28 ft.)	0.18 m (0.59 ft.)	82.00%

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201437 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20201437 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
 Sandra Khouri – Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: June 10, 2020	File: 03214255
Application: PRDP20201437	Applicant/Owner: Dashney, Shaunna & Brandon
Legal Description: Lot 31, Block 5, Plan 0911274, N-14-23-27-04	General Location: Located in the hamlet of Langdon
Land Use Designation: DC-85; Cell 1	Gross Area: ± 0.05 hectares (± 0.12 acres)
File Manager: Sandra Khouri	Division: 04

PROPOSAL:

The proposal is for an existing accessory building (shed), relaxation of the minimum side and rear yard setbacks.

A Real Property Report was submitted for a stamp of compliance when it was noted that the west side yard and the rear yard of the shed do not meet the minimum setback requirements.

DC-85 (C-5783-2003):

The subject land is located within Cell 1, Hamlet Residential Single Family of Direct Control Bylaw (DC-85), in the Boulder Creek Conceptual Scheme. The following sections are relevant to the development.

- 1.2.0 *The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.*
- 2.0.0 *LAND USE REGULATIONS – HAMLET RESIDENTIAL SINGLE FAMILY DEVELOPMENT CELL 1*
- 2.2.1 *Section 55 Hamlet Residential Single Family District (HR-1) of Land Use Bylaw C-4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.*
- 2.5.2 *Accessory Buildings are not permitted within the Front Yard or Side Yard of any Dwelling Unit.*

Requirements				
Section	Regulation	Required	Proposed	Variance
59.2 (LUB)	Uses, Permitted	Accessory buildings < 65.00 sq. m	9.67 sq. m	0%
59.5 (c) (LUB)	Yard, Front	6.00 m	lots	0%
59.5 (d) (ii) (LUB)	Yard, Side – sites without lanes (accessory buildings)	0.60 m	0.38 m (west) / lots (east)	37%
59.5 (f) (ii) (LUB)	Yard, Rear (accessory buildings)	1.00 m	0.18 m (deck)	82%

2.4.1 b) (DC)	Height of Buildings – (accessory building)	4.6 m	Not provided	N/A
2.4.2 a) (DC)	Maximum total site coverage (all buildings)	35%	~33%	0%
2.4.2 b) (DC)	Maximum coverage of accessory buildings	10%	~2%	0%
59.6 (d) (LUB)	Total building area for all accessory buildings	90.00 sq. m	9.67 sq. m	0%
59.6 (e) (LUB)	Maximum number of accessory buildings	2	1	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 accessory building is existing, it is relatively small in size, and there have been no enforcement concerns. As such Administration is of the opinion that granting this variance would not unduly impact neighbouring properties.

STATUTORY PLANS:

The subject property is located within the Langdon ASP and the Boulder Creek Conceptual Scheme. These plans do not provide guidance on applications of this nature. As such, this application was evaluated in accordance with DC-85 and the Land Use Bylaw.

INSPECTOR'S COMMENTS:

No inspection was completed at the time this report was written.

CIRCULATIONS:

Development Compliance Officer Review

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

Utility Services Review

No concerns with a side yard setback relaxation for the existing shed, however, according to the surveyor's RPR, this shed and a planter in the NW corner of the lot appear to be placed partially within an overland drainage right-of-way which is not recommended as drainage could be impeded.

OPTIONS:

Option #1 (this would grant the requested proposal)

APPROVAL, subject to the following conditions:

Description:

1. That the existing accessory building (shed), approximately 9.67 sq. m (104.08 sq. ft.) in area, may remain on the subject parcel, in accordance with the with Real Property Report prepared by W. Pang Surveys Inc., dated October 22, 2018.
 - i. That the minimum side yard setback requirement (west) for the existing accessory building (shed), be relaxed from **0.60 m (1.97 ft.) to 0.38 m (1.25 ft.)**.
 - ii. That the minimum rear yard setback requirement (north) for the existing accessory building (shed), be relaxed from **1.00 m (3.28 ft.) to 0.18 m (0.59 ft.)**.

Advisory:

2. That the Applicant/Owner is advised that the proposed accessory building (shed) is located over an Overland Drainage Right-of-Way (Plan # 091 1276). If in the future, any maintenance that is required within the Right-of-Way or if any structure, building, or object is determined to be impeding drainage, the encroaching structure, building, or object may be removed or relocated by the County at the cost to the Owner.
3. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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

REFUSAL, for the following reasons:

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



ROCKY VIEW COUNTY
Cultivating Communities

20201437

**APPLICATION FOR A
DEVELOPMENT PERMIT**

FOR OFFICE USE ONLY	
Fee Submitted 240.00	File Number 0324255
Date of Receipt 06/10/2020	Receipt #

Name of Applicant Brandon & Shauna Dashney Email [REDACTED]

Mailing Address [REDACTED]

Telephone (B) [REDACTED]

For Agents please [REDACTED]

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____

(H) _____

Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the N $\frac{1}{4}$ Section 14 Township 23 Range 27 West of 04 Meridian

b) Being all / parts of Lot 31 Block 5 Registered Plan Number 0911274

c) Municipal Address 533 Boulder Creek Green, Langdon

d) Existing Land Use Designation DC85 Parcel Size 0.12 Acres Division 04

2. APPLICATION FOR

Relaxation on side yard setback for existing shed
(10' x 10' shed)

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I BRANDON DASHNEY hereby certify that ☒ I am the registered owner
(Full Name in Block Capitals)

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

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

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

Applicant's Signature _____

Date _____

June 10/20

Owner's Signature _____

Date _____

5. RIGHT OF ENTRY

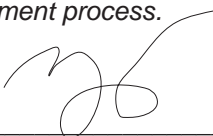
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Brandon Dashney, Jun 10, 2020
Applicant's/Owner's Signature

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

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



Signature

June 10, 2020

Date



ROCKY VIEW COUNTY
Cultivating Communities

FOR OFFICE USE ONLY

Fee Submitted

File Number

Date Received

Receipt #

APPLICATION FOR AN ACCESSORY BUILDING

Name of Applicant Brandon Dashney

Email [REDACTED]

Mailing Address [REDACTED]

Telephone (B) [REDACTED]

1. DETAILS OF ACCESSORY BUILDING

	<i>Bylaw</i>	<i>Proposed</i>
<i>Accessory building size maximum</i>	107 sq ft	100 sq ft
<i>Accessory building height</i>		8'2"
<i>Number of existing accessory buildings on site</i>		1
<i>Total size of all accessory buildings</i>		100 sq ft

Description of Accessory Buildings:

- a) Building materials Wood, plywood, asphalt shingles
- b) Exterior colour Grey/Blue (matches house color)
- c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.)
side yard setback (location)
- d) Date when building permits were issued for existing buildings n/a
- e) If no permits were issued - list age of buildings 6 years

2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

Storage shed (garden/lawn tools, childrens toys, seasonal tires, bicycles)

3. ADDITIONAL REQUIREMENTS

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

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

Signature of Applicant [Signature]

Date: June 10, 2020

Development Permit Checklist

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

- ☒ **APPLICATION FORM(S)**
All forms must be completed and signed by the registered owner and/or the person authorized to act on their behalf (if any).
- ☐ **APPLICATION FEE** \$265
Refer to Planning and Development Fee Schedule located in the Master Rates Bylaw
- ☒ **CURRENT COPY OF THE CERTIFICATE OF TITLE INCLUDING DIGITAL NON-FINANCIAL CAVEATS AND COVENANTS REGISTERED ON THE TITLE**
Searched within 30 days prior to the application, the copy of the title may be obtained from any Provincial Registry Office. *\$15 - They can pull*
- ☐ **AUTHORIZATION FROM REGISTERED OWNER ON TITLE**
 - ☐ **INDIVIDUALS NAME ON TITLE**
Attach a Letter of Authorization signed by the owner (every individual on title) giving the applicant authorization.
 - OR
 - ☐ **COMPANY NAME ON TITLE**
An affidavit or Company Seal is required when the registered owner shown on the title is listed as a Company. If you do not have a Company Seal, provide an affidavit Commissioned (stamped and signed by a Commissioner of Oaths), granting you authorization to legally act on behalf of the Company. If you have a Company Seal, please affix said seal to every place that your signature is required.
- ☒ **COVER LETTER**
A cover letter, detailing the nature of the application and description of uses, must accompany all applications.
- ☒ **SITE PLAN OF THE PROPOSED DEVELOPMENT** - use RPR
Showing all dimensions, setbacks and slopes steeper than 15% - refer to page 2
- ☐ **OTHER DOCUMENTATION**
To determine the documents required specific to the Development Permit proposal, please visit www.rockyview.ca. Additional information may be required upon receipt and review of the application, depending on the nature.

FOR OFFICE USE ONLY

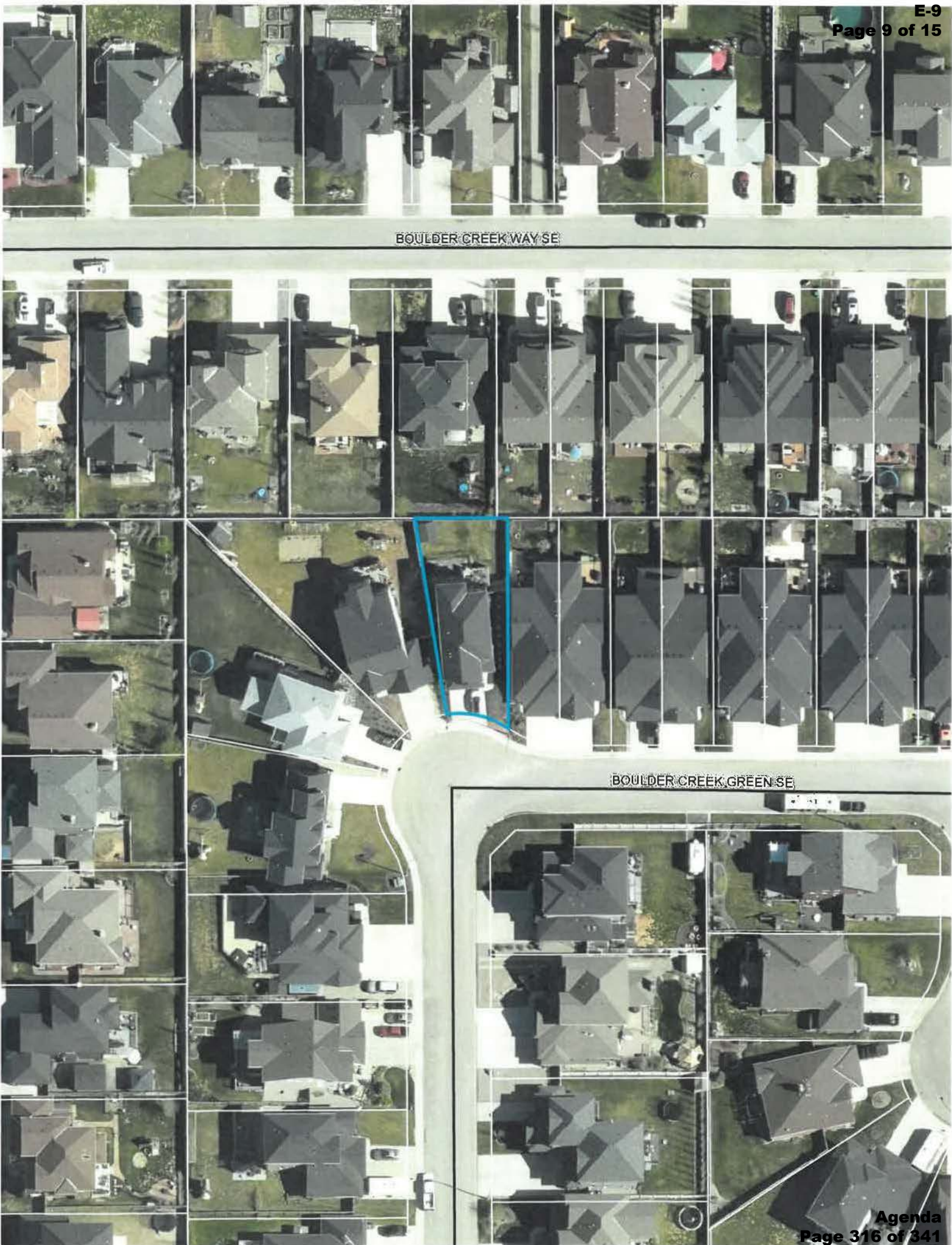
- ☒ Proposed Development VARIANCE, DISCRETIONARY ☒ Land Use Designation DCSS
- ☒ Concept Plan / ASP Info. LAUGHER ☒ Parcel Information / Land Use Maps / Air Photo

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

Comments _____

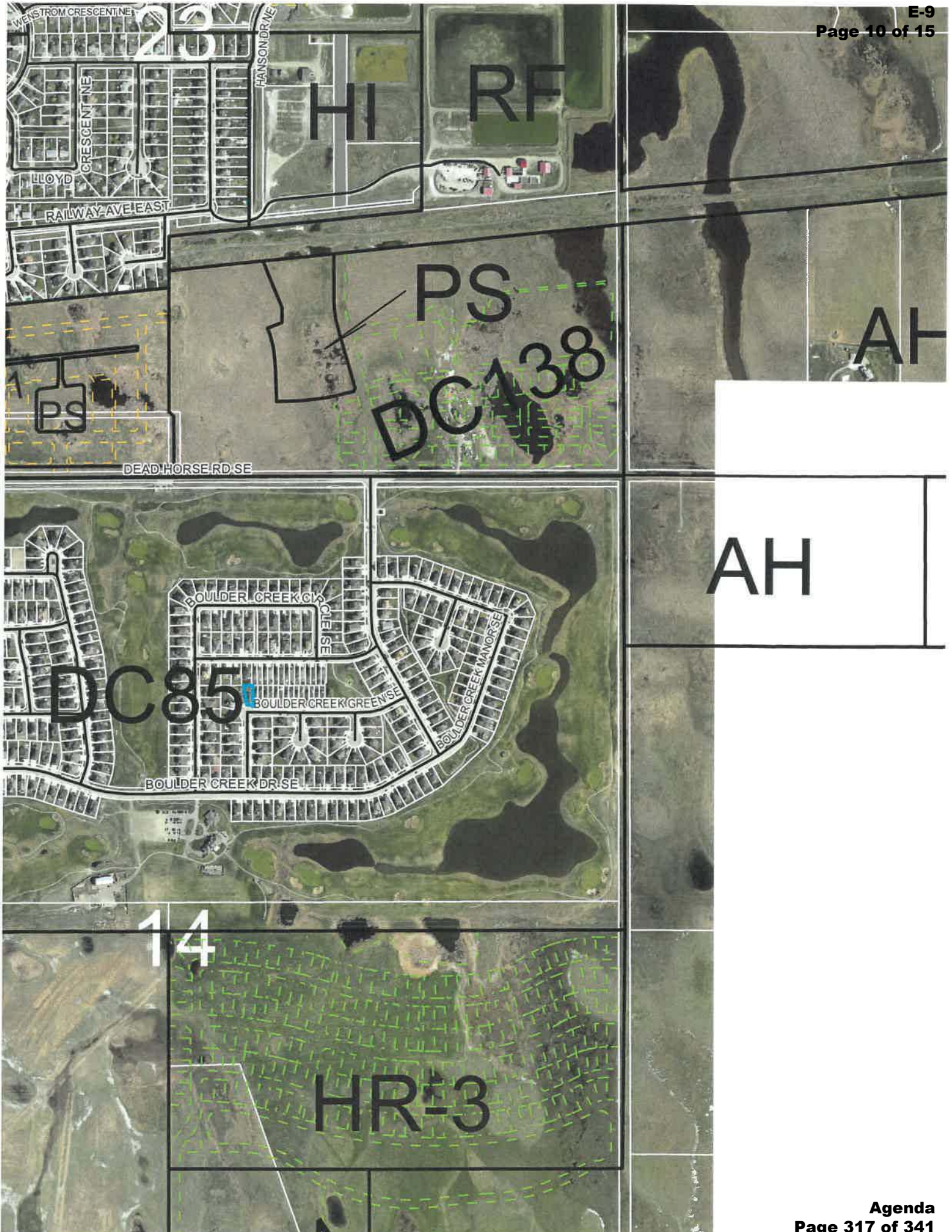
☐ **APPLICATION IS COMPLETE**


Staff Signature



BOULDER CREEK WAY SE

BOULDER CREEK GREEN SE



Brandon & Shaunna Dashney

June 10, 2020

Re: Development Permit for Existing Shed

To whom it may concern,

My wife and I are submitting this application for a Development Permit for our existing shed at our home; at the address listed above. The approval of this permit would allow us to keep our 10' x 10' storage shed in its existing location in the North-West corner of our backyard.

We use this shed for general storage of our yard equipment and our two young boys outdoor play toys year-round. Currently stored in the shed are items such as:

- Summer tires for my both of our family vehicles,
- Our bicycles & bike trailer for our 2-year-old,
- Patio furniture,
- The lawnmower,
- Our snowblower,
- Kids outdoor toys, and
- Various other odds and ends that collect over time.

My father and I built the shed in its current location to maximize the space we have available in our back yard, and my wife and I are in the process of selling our home to upgrade to something large for our family, so to meet compliance we are requesting the approval to leave the shed in its current location. Obtaining this approval will be an easier process than physically moving the shed into a different position to sell our home; with the most likely case that the new owners would just move it right back to where it currently sits.

Thank you for your time and consideration. We can be reached by email at

Best Regards,

Brandon & Shaunna Dashney



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0033 801 275 0911274;5;31 111 316 283

LEGAL DESCRIPTION
 PLAN 0911274
 BLOCK 5
 LOT 31
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;27;23;14;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 111 035 360

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
111 316 283	05/12/2011	TRANSFER OF LAND	\$400,000	CASH & MORTGAGE

OWNERS

SHAUNNA L DASHNEY

AND

BRANDON J DASHNEY

BOTH OF:

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF NAME 171008472)

(DATA UPDATED BY: CHANGE OF ADDRESS 171008476)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
091 056 671	02/03/2009	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

111 316 283

REGISTRATION

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

GRANTEE - FORTISALBERTA INC.
 GRANTEE - ATCO GAS AND PIPELINES LTD.
 GRANTEE - TELUS COMMUNICATIONS INC.
 GRANTEE - PERSONA COMMUNICATIONS INC.
 AS TO PORTION OR PLAN:0911275

091 056 672 02/03/2009 RESTRICTIVE COVENANT

091 056 673 02/03/2009 RESTRICTIVE COVENANT

091 110 059 27/04/2009 RESTRICTIVE COVENANT

171 008 477 11/01/2017 MORTGAGE

MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.
 100 UNIVERSITY AVE, 3RD FLOOR
 TORONTO
 ONTARIO M5J2X4
 ORIGINAL PRINCIPAL AMOUNT: \$554,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF
 TITLE REPRESENTED HEREIN THIS 10 DAY OF JUNE,
 2020 AT 02:15 P.M.

ORDER NUMBER: 39485897

CUSTOMER FILE NUMBER:

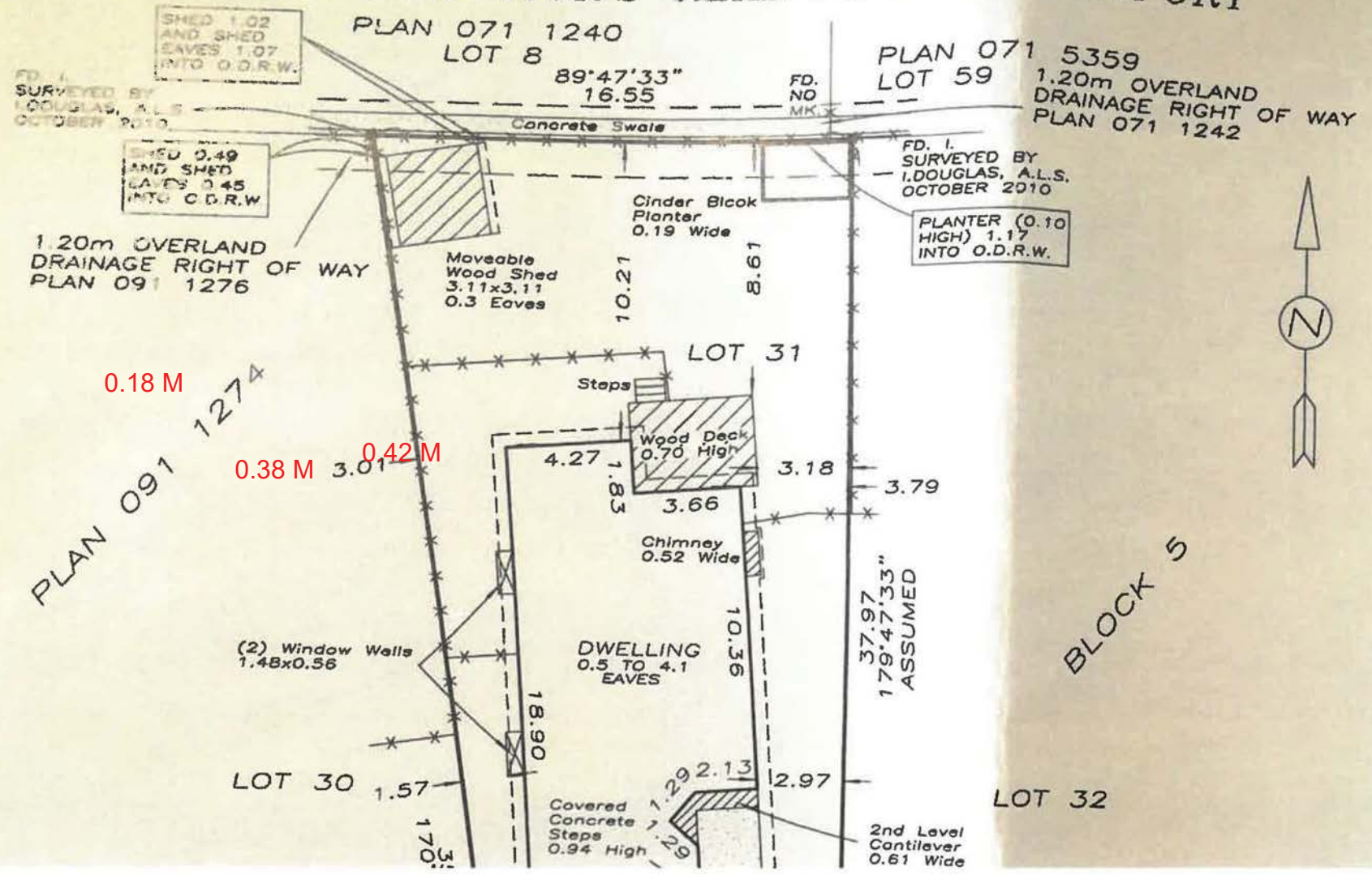


END OF CERTIFICATE

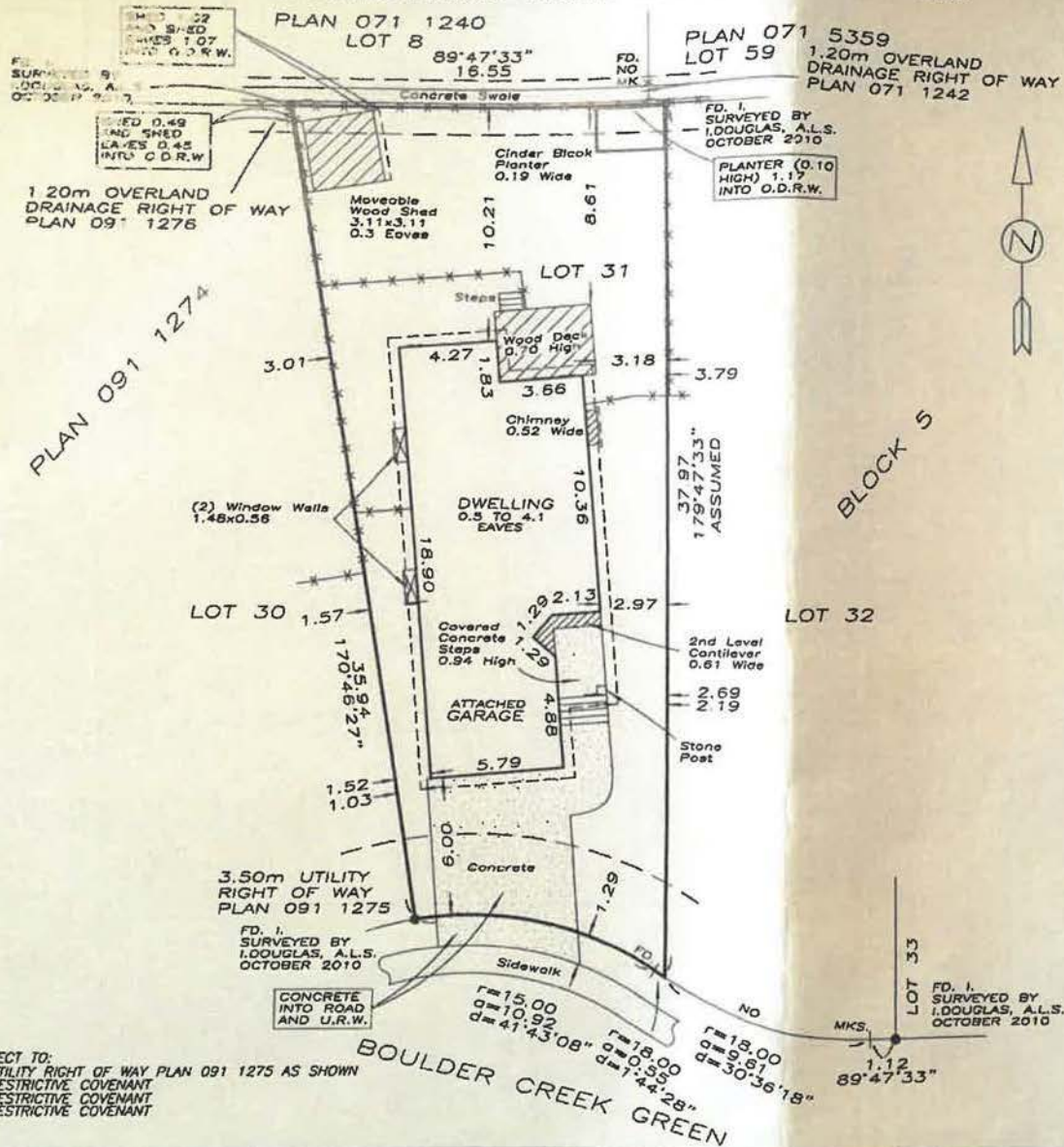
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
 FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
 SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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).

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LEGAL DESCRIPTION :

LOT 31
BLOCK 5 (the "Property")
PLAN 091 1274
CLIENT : DASHNEY (the "Client")

CIVIC ADDRESS

533 BOULDER CREEK GREEN, LANGDON
ROCKY VIEW COUNTY, ALBERTA







Date of Title Search : OCTOBER 6 ,2018 ; Title No. 111 316 283
Date of Survey : OCTOBER 17 ,2018.

CERTIFICATION :

I hereby certify that this report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. 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 right-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;
EXCEPT CONCRETE INTO ROAD AS SHOWN
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or right-of-way affecting the extent of the property.
EXCEPT CONCRETE INTO U.R.W., PLANTER, SHED AND SHED EAVES INTO Q.D.R.W. AS SHOWN

LEGEND :

All dimensions are in metres and decimals thereof.
 Statutory Iron Post shown thus : 
 Iron Bar found shown thus : 
 o.s. denotes counter sunk,  denotes break line
 Unless otherwise specified, the dimensions shown relate to distances
 from property boundaries to extent of the foundation walls only at the
 same level as the way.
 Fences are within 0.20 metres of property line unless otherwise noted.
 Fences shown thus : 
 Eaves are dimensioned to the fascia line and shown thus : 
 Subject property is outlined thus : 

PURPOSE :

This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents, for the purpose of (a) land conveyance, support of a subdivision application, a mortgage application, a submitted to the municipality for a compliance certificate, etc. Copying is permitted only for the benefit of the above mentioned parties. This report is not intended to convey title rights or other legal interests affecting the extent of the property have been shown on this report. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. Information shown on this Real Property Report is the current status of the property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Calgary, Alberta
this 22 day of OCTOBER 2018.

William Pong, A.L.S.
(Copyright reserved)

This Report is not valid unless original signature (blue ink),
and W. Pong Surveys Inc. Permit stamp (red ink)

SCALE = 1:200

0 1 2 3 4 5 10

© COPYRIGHT W. PANG SURVEYS INC. 2018.

ALBERTA LAND SURVEYORS ASSOCIATION
 PERMIT NUMBER
 P184
 W. PANG
 SURVEYS INC.

N PANG SURVEYS INC
610, 3940 Macleod Trail S.W.
Calgary, AB T2H 2G4
TEL: 242-8040
FAX: 242-8017
info@pangs-surveys.com
FILE: 2018-2485

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 04
SUBJECT: Development Item: Single-lot Regrading
USE: Discretionary use, no Variances

DATE: July 13, 2020
APPLICATION: PRDP20201038

APPLICATION: single lot re-grading and placement of clean fill (for agricultural purposes).

GENERAL LOCATION: Located at the southwest junction of Dead Horse Rd SE and Boundary Rd.

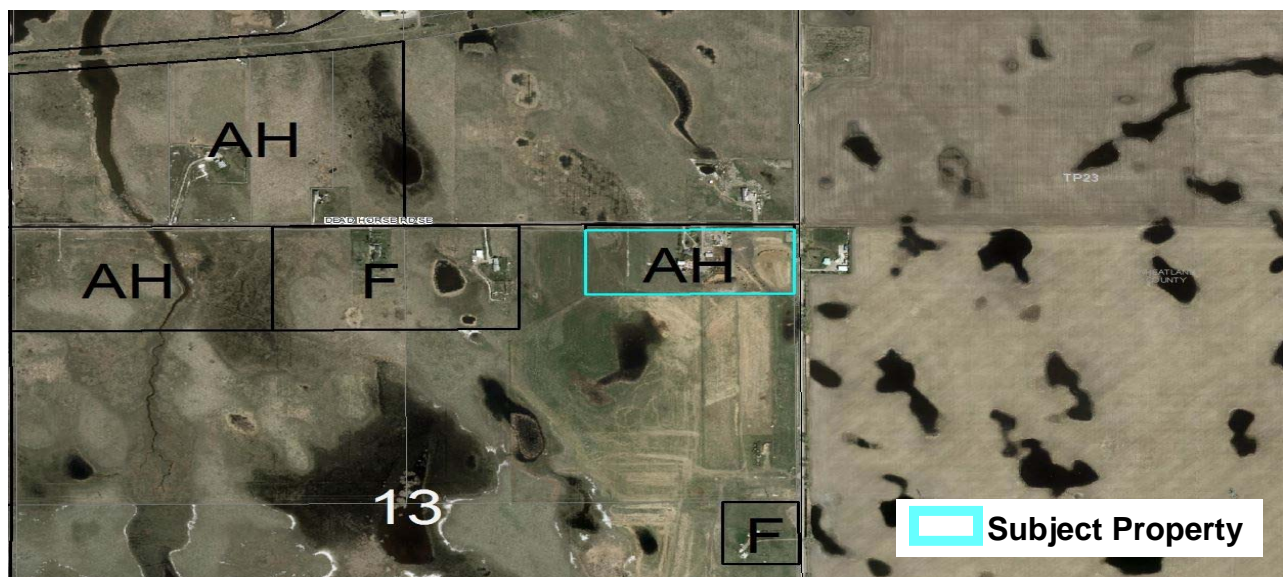
LAND USE DESIGNATION: Agricultural Holdings District (AH)

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201038 be approved with the conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20201038 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Andrea Bryden / Prabh Sodhi – Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: May 4, 2020	File: 03213006
Application: PRDP20201038	Applicant/Owner: Isley, Gerald Patrick
Legal Description: Lot 2, Block 1, Plan 0713621 NE-13-23-27-W4M	General Location: Located at the southwest junction of Dead Horse Rd SE and Boundary Rd.
Land Use Designation: Agricultural Holdings District (AH)	Gross Area: ± 8.10 hectares (± 20.03 acres)
File Manager: Andrea Bryden	Division: 4

PROPOSAL:

The proposal is for single lot re-grading and placement of clean fill, for agricultural purposes.

Application proposes to fill and level an area of the site to make a flat area suitable for a cattle feeding area and breeding pens.

- Fill dimensions
 - 100.00 m (328.08 ft.) x 80.00 m (262.47 ft.)
- Area
 - 8,000.00 sq. m (86,111.28 sq. ft.)
- Depth
 - Up to 0.66 m (2.17 ft.)
- Volume
 - 5,280.00 cu. m (186,461.40 cu. ft.)

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

The application has been evaluated in accordance with Section 33 Stripping, Filling, Excavation, and Grading of the Land Use Bylaw.

Section 33.2 *A Development Permit application for site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) shall include the following information:*

- a) *location and area of the site on which the development is proposed;*
- b) *existing land use and vegetation;*
- c) *type of excavation, stripping, or grading proposed, showing the dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns;*
- d) *location on the lot where the excavation, stripping, or grading is to be made on the lot; and*

- e) *condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of Site Grading or Re-contouring Plans if required by the Development Authority), or the use of the area from which the topsoil is removed.*

STATUTORY PLANS:

- County Plan
- Land Use Bylaw

INSPECTOR'S COMMENTS:

- May 25, 2020
 - Area appears used primarily for Ag. (cattle). Area proposed appears lower and there is a berm separating the two parts of the parcel.
 - Access would be primarily off of dead horse road – parcel is fenced. There does not appear to be any pooling water or other hazards.

CIRCULATIONS:Agricultural Services (May 25, 2020)

- No agricultural concerns.

ATCO Gas and Pipelines (May 28, 2020)

- Ground disturbances and surface works within 30 metres require prior written approval from ATCO Pipelines before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's condition approval letter.
 - Contact ATCO Pipelines' Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
- Road crossings area subject to Engineering review and approval.
 - Road crossings(s) must be paved and cross at a perpendicular angle;
 - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the develop/owner and can take up to 18 months to complete.
- Parking and/or storage is not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.
- Encroachments are not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.
- ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
- Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
- Any revisions or amendments to the proposed plan(s) must be re-circulated to ATCO Transmissions for further review.

Development Compliance, Rocky View County (May 11, 2020)

- No comments or concerns

Planning and Development Services - Engineering, Rocky View County (June 10, 2020)**General**

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- The application will need to be circulated to Wheatland County for review and comment as the proposed development is adjacent to the boundary between Rocky View County and Wheatland County.

Geotechnical

- Prior to issuance, the applicant/owner is required to provide a deep fill report conducted by a professional geotechnical engineer for all areas of fill greater than 1.2 m in depth.
- As a permanent condition, the applicant/owner will be required to submit compaction testing results and verification by a professional geotechnical engineer that for areas where the depth of fill exceeds 1.2 m has been placed in accordance with the deep fills report accepted by the County.

Transportation

- Engineering has no requirements at this time.
- There appears to be a road approach off of Dead Horse Road SE providing access to the subject land.
- The applicant/owner will not be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of DP issuance since the development is located within the farmstead land-use district.

Sanitary/Waste Water

- Engineering has no requirements at this time.

Water Supply And Waterworks

- Engineering has no requirements at this time.

Storm Water Management

- Prior to issuance, the applicant/owner will be required to submit a grading plan conducted and stamped by a professional engineer that shows the pre- and post-development grades as well as the resulting changes in drainage patterns. The plan will need to demonstrate that the development will not have a negative impact on existing drainage conditions and/or provide recommendations to mitigate any changes to the existing drainage conditions.

Environmental

- There appears to be a wetland on the subject lands. Should the wetland be directly impacted by the proposed development, prior to issuance, the applicant/owner will be required to provide a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland. The BIA

shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland.

- As an advisory condition, the applicant/owner will be responsible to obtain all required AEP approvals should the proposed development have a direct impact on the wetland.

Wheatland County (May 29, 2020)

Wheatland County has concerns regarding the impact to drainage in the area, making note that any drainage changes should not impact Wheatland County roads or adjacent landowners. There was also a concern regarding impacts to wetlands shown on aerial photos.

Transportation Services, Rocky View County (May 25, 2020)

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.

Site grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowances.

OPTIONS:

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

APPROVAL, subject to the following conditions:

Description:

1. That single-lot regrading and the placement clean fill shall be permitted in general accordance with the drawings submitted with the application and includes:
 - i. Regrading of the western portion of the lands, approximately 8,000.00 sq. m (86,111.28 sq. ft.) in area, with approximately 5,280.00 cu. m (186,461.40 cu. ft.) of fill.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a grading plan conducted and stamped by a professional engineer that shows the pre- and post-development grades as well as the resulting changes in drainage patterns. The plan shall demonstrate that the development will not have a negative impact on existing drainage conditions and/or provide recommendations to mitigate any changes to the existing drainage conditions, to the satisfaction of the County.
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to discuss the proposed approach off Dead Horse Road and 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 application, agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

4. That the Applicant/Owner shall submit compaction testing results and verification by a professional geotechnical engineer that for areas where the depth of fill exceeds 1.2 m has been placed in accordance with the deep fills report accepted by the County.

5. That upon completion of the development proposal, the proposed development graded area (as per the approved site plan), shall be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
6. That upon County request, the Applicant/Owner shall submit as-built drawings, confirming that the post grades align with supporting technical reports as approved with the application.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands and/or adjacent infrastructure from drainage alteration.
8. That the Applicant/Owner shall take effective measures to control dust in the grading areas of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
9. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
10. That any topsoil hauled to or removed from the site, shall be hauled 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 Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
11. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
13. That any new constructed approach(es) shall be constructed per County standards and a final acceptance inspection shall be completed by County Road Operations.
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.

Advisory:

15. That the Applicant/Owner 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].
16. That the Applicant shall contact Wheatland County to obtain any required road use agreements, if hauling occurs on Boundary Road.
17. That the County's Noise Bylaw (C-5772-2003) shall be adhered to at all times.
18. 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 approvals or consent from ATCO Pipelines prior to commencement.
19. That the Applicant/Owner shall be responsible to obtain all required Alberta Environment and Parks approvals should the proposed development have a direct impact on the wetland.
20. That all grading activities shall be completed within 12 months from date of permit issue.
21. That if this Development Permit is not issued by **January 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

REFUSAL, for the following reasons:

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

DEAD HORSE RD SE

AH





ROCKY VIEW COUNTY
Cultivating Communities

20201038

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted	File Number 03243006
Date of Receipt 05/04/2020	Receipt #

Name of Applicant Gerald Toley Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NE $\frac{1}{4}$ Section 13 Township 23 Range 27 West of 4 Meridian

b) Being all / parts of Lot 2 Block 1 Registered Plan Number 0713621

c) Municipal Address 270039 Dead Horse Road, London, AB

d) Existing Land Use Designation AH Parcel Size 20.03 Division 4
acres

2. APPLICATION FOR

Filling and grading

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I GERALD PATRICK TOLEY hereby certify that ☒ I am the registered owner
(Full Name in Block Capitals)

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

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

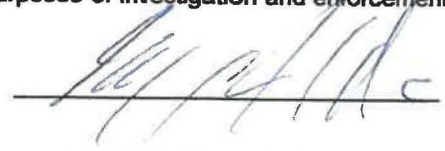
Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]
Date _____

Owner's Signature [Signature]
Date May 3, 2020

5. RIGHT OF ENTRY

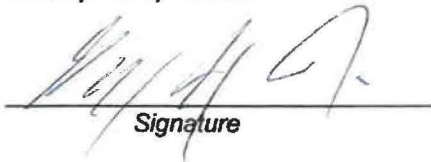
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

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

I, Gerald Patrick Isley, 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 3, 2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted	File Number <u>03213006</u>
Date of Receipt	Receipt #

Name of Applicant Gerald Tsley
 Address of Applicant [REDACTED]
 Telephone (C) _____ (H) [REDACTED] (Fax) 7

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- ☒ Site stripping
☒ Filling
☐ Excavation (including removal of topsoil)
☒ Grading
☐ Re-contouring
☐ Stockpiling
☐ Construction of artificial water bodies and/or dugouts
☐ Other _____

2. PURPOSE

What is the intent of the proposal? Create access for breeding feeding cows during breeding season and create a level area to feed cattle and build multiple breeding pens

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

there will be no effect on the drainage pattern

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

3. TYPE

Height _____ Volume 4000 meters cubed
 Width 100 m Truckload _____ (approximately)
 Length 80 m Slope Factor _____ (if applicable)
 Area _____ square metres

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

4. TERMS AND CONDITIONS

(a) General statement about conditions:

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

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

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

(c) General statement about technical reports:

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

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

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

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

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

5. ADDITIONAL INFORMATION

Gerald Patrick Isley hereby certify that
(Print Full Name)

☒ I am the registered owner

☐ I am authorized to act on behalf
of the registered owner

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

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

Gerald Isley

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

To Whom it May Concern:

Re: Nature of Application (Development Permit)

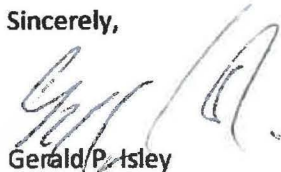
My son, Cody Isley, and I raise purebred beef cattle which requires us to have multiple breeding pens for approximately eight weeks each spring. We require different pens so that each breeding group is kept separate and apart from one another in order to maximize the best possible breeding outcome for each group of cattle. We use a different bull in each cattle group. Each bull is specifically chosen to match the phenotypes of the cows in that specific group, and produce the best genetic offspring possible. We currently find ourselves without enough space to successfully breed our cattle, and if we could level off the requested area this would greatly increase our ability to successfully breed cattle.

I would like to be granted the Development Permit so I can fill and grade a portion of my property and have a nice lineal area that is well drained to feed the cows during breeding season. Currently this property has buffalo rubs and other natural terrain issues that make it not conducive for feeding cows. One of the factors in having a successful breeding season is the ability to provide proper nutrition for the cattle. If we were able to have a flat surface, this would enable us to provide enhanced nutrition for the cattle, and it would also reduce the amount of feed waste.

The opportunity has presented itself this year to bring all the material in at one time to level that area as there will be surplus dirt from the Langdon quad diamond development that will be available to me.

The prime contractor, Landform Inc., will be responsible for placing the topsoil, final grading and seeding.

Sincerely,



Gerald P. Isley



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 547 144 0713621;1;2 091 389 309

LEGAL DESCRIPTION
PLAN 0713621
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 8.104 HECTARES (20.03 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;23;13;NE

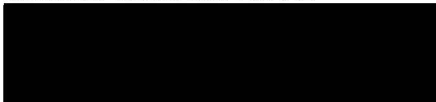
MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 081 054 616

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
091 389 309	29/12/2009	AFFIDAVIT OF SURVIVING JOINT TENANT		

OWNERS

GERALD PATRICK ISLEY



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
360CC	16/01/1918	RESTRICTIVE COVENANT
761 033 516	22/03/1976	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
071 358 891	18/07/2007	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

091 389 309

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : DEFERRED RESERVE

CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
44.

911-32 AVE NE

CALGARY

ALBERTA T2E6X6

091 389 310 29/12/2009 MORTGAGE
MORTGAGEE - CIBC MORTGAGES INC.
33 YONGE ST
UNIT 700
TORONTO
ONTARIO M5E1G4
ORIGINAL PRINCIPAL AMOUNT: \$369,830

101 023 856 22/01/2010 UTILITY RIGHT OF WAY
GRANTEE - EMBER RESOURCES INC.
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 151192875)

181 113 749 04/06/2018 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - ATCO GAS AND PIPELINES LTD.
909 - 11TH AVENUE
CALGARY
ALBERTA T2R1L8

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF APRIL,
2020 AT 03:25 P.M.

ORDER NUMBER: 39118396

CUSTOMER FILE NUMBER:

END OF CERTIFICATE



(CONTINUED)

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

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ROCKY VIEW COUNTY

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

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

LETTER OF AUTHORIZATION

I, (We) Gerald Patrick Isley being the owner (s) of
Lot 2 Block 1 Plan 0713621

Legal:

NW/NE/SE/SW Section 13 Township 23 Range 27 W 4 M

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

[Signature]
Signature

Signature

May 3, 2020
Date

* Applicant is the owner

Site Plan

Proposed Approach

