

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
March 9, 2020

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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 March 9, 2020 commencing at 9:00 a.m.

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

Absent:	Division 4	Member A. Schule (Vice Chair)
	Division 1	Member M. Kamachi

Also Present:

- A. Hoggan, Chief Administrative Officer
- T. Cochran, Executive Director, Community Development Services Division
- B. Reimann, Executive Director, Operations
- M. Wilson, Manager, Planning and Development
- J. Fleischer, Manager, Agricultural and Environmental Services
- T. Andreasen, A/Municipal Clerk, Municipal Clerk's Office
- K. Jiang, A/Deputy Municipal Clerk, Municipal Clerk's Office
- S. MacLean, Planning Supervisor, Planning and Development Services
- N. Mirza, Municipal Engineer, Planning and Development Services
- J. Anderson, Senior Planner, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services
- S. Kunz, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- A. Panaguiton, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- C. Lombardo, Planner, Planning and Development Services
- J. Targett, Development Officer, Planning and Development Services
- S. Khouri, Development Officer, Planning and Development Services
- S. Vishwakarma, Development Officer, Planning and Development Services

**Call to Order**

The Chair called the meeting to order at 9:00 a.m. with all members present with the exception of Member Kamachi and Member Schule.

**2020-03-09-01 (B-1)**

**Updates/Acceptance of Agenda**

MOVED by Member Boehlke that the March 9, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

MOVED by Member Boehlke that the applicants be allowed to address the Municipal Planning Commission on items D-1 and D-3.

Carried

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**1-20-03-09-02 (C-1)**  
**Approval of Minutes**

MOVED by Member McKylor that the February 12, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

**2020-03-09-03 (D-1)**  
**Division 8 – Subdivision Item – Residential subdivision**  
**File: PL20190098 (06713066)**

MOVED by Member Boehlke that the proposed conditions in Appendix 'C' be amended by deleting condition 3(c).

Carried

MOVED by Member Boehlke that the previous motion be rescinded:

<i>MOVED by Member Boehlke that the proposed conditions in Appendix 'C' be amended by deleting condition 3(c).</i>
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*Carried*

Carried

MOVED by Member Boehlke that the proposed conditions in Appendix 'C' be amended by deleting condition 3 in its entirety.

Carried

MOVED by Member Boehlke that the Municipal Planning Commission recommend to Council that condition 7 in Appendix 'C' be amended as follows:

“The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of ~~the Lands~~ Lot 1 to be subdivided as shown on the Plan of Survey.

- i) The collection of Transportation Offsite Levy on Lot 2 to be subdivided as shown on the Plan of Survey is deferred.”

Carried

MOVED by Member Boehlke that Subdivision Application PL20190098 be approved with the conditions noted in Appendix 'C' as amended:

- 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.



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

*Survey Plans*

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

*Transportation & Access*

- 2) That the existing Easement and Access Right-of-Way Plan [151 147 380] shall be updated to include provisions for access to Lot 1.

*Servicing*

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

*Payments and Levies*

Original Condition

- 7) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

*OR (subject to approval by Council—see note):*

Alternate Condition

The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of Lot 1 to be subdivided as shown on the Plan of Survey.

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- a) The collection of Transportation Offsite Levy on Lot 2 to be subdivided as shown on the Plan of Survey is deferred.

*Note: if a deferral is granted by Council in accordance with Transportation Offsite Levy Bylaw C-7356 2014), the alternate condition applies. If a deferral is not granted by Council, the original version of the condition applies.*

- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

**Municipal Reserve**

- 9) The provision of Reserve in the amount of 10 percent of the gross area of Lots 1 and 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 Abe Evaluations (2013) Ltd. File number 19R243, dated August 19, 2019, dated July 13, 2019 pursuant to Section 666(3) of the Municipal Government Act.

**Taxes**

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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

Carried

**2020-03-09-04 (D-2)**

**Division 2 – Subdivision Item – Harmony Stage 3, Phase 11 multi-lot subdivision**

**File: PL20190003 (05708082)**

MOVED by Member McKylor that Subdivision Application PL20190003 be approved with the conditions noted in Appendix 'B':

- A. The application to create 129 residential lots ranging from  $\pm 393.60$  sq. m to  $\pm 714.19$  sq. m in size, one Open Space lots ( $\pm 10,744$  sq. m in size), and one Municipal Reserve lot ( $\pm 46,239$  sq. m in size) at Lot 1, Block 2, Plan 1112762 within W-08-25-03-W05M and Lot 1, Block 1, Plan 1112762 within SW-18-28-03-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:
- 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,

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licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

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

*Survey Plans*

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

*Development Agreement*

- 2) The Owner is to enter into a Special Improvement Development Agreement and be responsible for the approvals, design, upgrading, right-of-way acquisition and construction for all off-site infrastructure related to:
  - i) Expansion of the Harmony Potable Water Treatment Plant in accordance with the approved Water Servicing Analysis;
  - ii) Installation of the Harmony Lake System's Bow River Outlet Pipeline in accordance with the Harmony Stage 3 Master Drainage Plan; and
  - iii) Design and construction of a Secondary Public Access to Harmony in accordance with updated Traffic Impact Assessment;
- 3) The Owner is to 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 infrastructure and improvements:
  - i) Design and construction of an internal public road system in accordance with an approved Traffic Impact Assessment and as shown in the Tentative Plan, with associated infrastructure which includes the following:
    - (a) necessary easements;
    - (b) sidewalks;
    - (c) dark sky street lighting;
    - (d) signage;

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- ii) Design and construction of Landscaping features for all public pathways, and public roadways and open space, in accordance with the approved Landscaping Plan;
  - iii) Construction of a piped potable water and raw water distribution system as required (including the registration of necessary easements), connection to the potable water treatment plant, and service connections to each lot;
  - iv) Construction of a piped sanitary collection system (including the registration of necessary easements), connection to the wastewater treatment plant, and service connections to each lot;
  - v) Construction of a fire suppression and distribution system designed to meet minimum fire flows as per County Standards and Bylaws;
  - vi) 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;
  - vii) Design and construction of landscaping features for all Municipal Reserve Lots, public pathways and public roadways, Owners Association of Harmony open space, all in accordance with an approved Landscaping Plan;
  - viii) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
  - ix) Implementation of the revised Water and Wastewater Franchise Agreement with Harmony Advanced Water Systems Corporation (HAWSCO), as amended;
  - x) Dedication of necessary easements and right of ways for utility line assignments;
  - xi) Mailboxes are to be located in consultation with Canada Post;
  - xii) Installation of power, natural gas and telephone lines;
  - xiii) Implementation of the recommendations of the Construction Management Plan;
  - xiv) Implementation of the recommendations of the Geotechnical Report;
  - xv) Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
  - xvi) Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
  - xvii) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
  - xviii) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

As contemplated by and in accordance with Section 650, 655, 651 and 648 of the *Municipal Government Act* and Council policies respecting infrastructure and cost recovery.

*Transportation and Access*

- 4) The Owner shall provide an update to the Harmony Traffic Impact Assessment to reflect current on-site and off-site development and network conditions, detailing the related required improvements to both the internal and external public road network, to the County's satisfaction:

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- i) 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.

*Site Servicing*

- 6) The Owner is to provide a detailed water servicing analysis for potable water, raw water irrigation, and fire suppression, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
  - i) Pipe type and sizes;
  - ii) Water treatment plant capacity and reservoir storage requirements.
- 7) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped water supplier, for lots, as shown on the approved Tentative Plan. This includes providing the following information:
  - i) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new lots;
  - ii) Documentation proving that water supply has been purchased for proposed lots;
  - iii) Documentation proving all necessary paperwork has been completed, to the County's satisfaction;
- 8) The Owner is to provide detailed construction drawings, based on the potable water servicing study, for a water distribution and fire suppression system (including the registration of necessary easements), connection to the water treatment plant, and service connections to each lot;
- 9) The Owner is to provide a detailed sanitary servicing study in support of Phase 11, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
  - i) Pipe type and sizes;
  - ii) Number of lift stations, if applicable; and
  - iii) Wastewater Treatment Plant capacity, and treated effluent storage/disposal requirements.
- 10) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped waste-water supplier, for lots, as shown on the approved Tentative Plan. This includes providing for the following information:
  - i) Confirmation from the wastewater utility supplier that adequate capacity has been allocated and reserved for the proposed new lots;
  - ii) Documentation proving that water supply has been purchased for proposed lots;
  - iii) Documentation proving that wastewater supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and wastewater utility, to the satisfaction of the waste-water utility and the County;
  - iv) Documentation proving all necessary paperwork has been completed.
- 11) The Owner is to provide detailed construction drawings, based on the approved sanitary servicing study, for a sanitary collection system (including the registration of necessary easements), connection to the wastewater treatment plant, and service connections to each lot;

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*Developability*

- 12) The Owner shall submit an updated Geotechnical Investigation and a Deep Fill Report (for areas where fill exceeds 1.2 m in depth) in accordance with the Rocky View County 2013 Servicing Standards to verify the site is suitable for the proposed buildings, site works, and utilities.
- 13) The Owner is to provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 3 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
  - i) Registration of any required easements and/or utility rights-of-way
  - ii) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
  - iii) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
  - iv) The Owner shall enter into a Development Agreement with the County should the Stormwater Management Plan indicated that improvements are required.

*Municipal Reserves*

- 14) The provision of Reserve is to be provided by the dedication of Lot 27 MR ( $\pm$  37,823 sq. m in size), to be determined by a Plan of Survey, with respect to Lot 1, Block 2, Plan 1112762 within W-08-25-03-W05M as indicated on the Approved Tentative Plan:
  - i) Municipal Reserve dedication outstanding on Lot 1, Block 2, Plan 1112762 within W-08-25-03-W05M is to be deferred by Caveat pursuant to Section 669 of the Municipal Government Act.
- 15) The Owner is to provide a Landscaping Plan for all Municipal Reserves, public pathways, public road rights-of-way, and Owners Association of Harmony open space, in accordance with Direct Control Bylaw and the Harmony Conceptual Scheme and Stage 3 Neighbourhood Plan:
  - i) Development of the approved Landscaping Plans shall be included within the requirements of the Development Agreement.

*Homeowners Association*

- 16) The Owner shall legally amend the existing Owners' Association of Harmony (OAH), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Home Owners' Association;
  - i) The HOA/LOA agreement shall specify the future maintenance obligations of the Homeowners' Association for public and Owners Association of Harmony lands for public and private parks, open spaces, and other amenity lands including on-site pathways, community landscaping, residential solid waste collection, stormwater facilities located on private lands, and other features associated with these lands.

*Architectural Controls*

- 17) 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*

- 18) The Owner is to provide and implement a Waste Management Strategy that will outline the responsibility of the Developer and/or Homeowners' Association for management of solid waste.

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*Cost Recovery*

- 19) 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.

*Site Construction*

- 20) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
  - i) Weed management during the construction phases of the project;
  - ii) Erosion and sedimentation control measures;
  - iii) Dust control measures;
  - iv) Best management practices;
  - v) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
- 21) The Owner shall submit a full Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.
- 22) The Owner is to provide an Emergency Response Plan that is to include firefighting procedures, evacuation measures, containment of hazardous spills, and aircraft incidents, to the satisfaction of the County.
- 23) The Owner shall register a caveat on all titles, to the satisfaction of the County, indicating the presence of the Springbank Airport and associated aircraft noise to alert landowners to the presence of the teaching airport and associated impacts.

*Payments and Levies*

- 24) The Owner is to provide payment of the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014 prior to entering into the Development Agreement. 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.
- 25) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 132 new lots.

*Taxes*

- 26) 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

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**2020-03-09-05 (D-3)**

**Division 4 – Subdivision Item – Langdon East Conceptual Scheme – Direct Control 97**

**File: PL20180108 (03223004)**

Rolly Ashdown, on behalf of the applicants, proceeded to address the Municipal Planning Commission on the proposed conditions of approval for subdivision application PL20180108.

MOVED by Member Boehlke that section A of the proposed conditions of approval in Appendix 'B' be amended as follows:

“The application to create fourteen lots, ~~± 0.086~~ 0.073 hectares (~~± 0.21~~ 0.18 acres)”

Carried

MOVED by Member McKylor that Subdivision Application PL20180108 be approved with the conditions noted in Appendix 'B' as amended:

Rocky View County's Municipal Planning Commission conditionally approves your subdivision application subject to the conditions below.

- A. The application to create create fourteen lots, ± 0.073 hectares (± 0.18 acres) to ± 0.113 hectares (± 0.28 acres) in size, with a ± 22.85 hectare (± 56.47 acre) remainder at NE-23-23-27-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 12 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) Section 12 (2) (a) of the Subdivision and Development Regulations and Policy 6.1.3 of the Langdon East Conceptual Scheme are relaxed from 300 m to 225 m subject to Alberta Environment and Sustainable Resource Development confirmation;
  - 2) The subject lands hold the appropriate land use designation;
  - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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



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*Development Agreement*

- 2) The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements:
  - i) Implementation of the recommendations of the examined Building Grade Plan;
  - ii) Verification of the installation of the necessary water and wastewater service stubs to each of the proposed lots;
  - iii) Installation of any necessary fire hydrants to support the proposed lots (if required);
  - iv) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
  - v) Construction of all necessary storm water management infrastructure in accordance with the recommendations of the approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;
  - vi) Implementation of the recommendations of the approved ESC Plan;
  - vii) Implementation of the recommendations of the approved Construction Management Plan; and
  - viii) Verification of the installation of power, natural gas, and telephone lines.

*Site Servicing*

- 3) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for Lots 1 – 14 (inclusive), as shows on the Approved Tentative Plan. This includes providing the following information:
  - i) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for proposed Lots 1 – 14 (inclusive).
  - ii) Documentation proving that water supply has been purchased for proposed Lots 1 – 14 (inclusive).
  - iii) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

*Developability*

- 4) The Owner is to provide and implement a Stormwater Management Plan, which meets the requirements of the Stormwater Management Plan for the Langdon East Development. Implementation of the Stormwater Management Plan shall include:
  - i) Identify all necessary infrastructure required to support the proposed subdivision (to be constructed under the Development Agreement);
  - ii) Identify any necessary easements and/or utility rights-of-way; and
  - iii) Meet the requirements of the Stormwater Management Report for the Hanson Park development and County Servicing Standards

*Site Construction*

- 5) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.
- 6) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite

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wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices

*Payments and Levies*

- 7) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 14 new lots.
- 8) The Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
  - i) From the total gross acreage of Lots 1 – 14 (inclusive) as shown on the Plan of Survey.
- 9) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
  - i) The Stormwater Off-Site Levy shall be applicable on Lots 1 – 14 (inclusive) as shown on the Plan of Survey.
- 10) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for Lots 1 – 14 (inclusive), prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility 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 to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would 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.

*Municipal Reserves*

- 11) Reserves owing on the subject lands as per Deferred Reserve Caveat 121277397, are to be deferred by Caveat to the remainder of the lands pursuant to Section 669(2) of the *Municipal Government Act*.

*Architectural Controls*

- 12) 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 in accordance with Section 7 (Urban Design) of the Langdon East Conceptual Scheme (Bylaw C-6135-2005) and the Langdon Area Structure Plan (Bylaw C-5049-99).
- 13) The Owner shall prepare and register a caveat on the title of each new lot, indicating the proximity of the wastewater treatment facility and advising of the relaxation of the 300 metre setback requirement.

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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

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- 2) The Subdivision Authority hereby requests Alberta Environment to consider a variance to Section 12(2) and (4), of the Subdivision and Development Regulations, and to grant a minimum setback of:
- i) 225.00 m (from 300 m) from the wastewater treatment facility to the nearest future residential lot.

Carried

The Chair called for a recess at 9:47 a.m. and called the meeting back to order at 9:51 a.m. with all previously mentioned members present.

**2020-03-09-06 (E-1)**

**Division 7 – Development Item – Truck trailer service facility and outdoor storage**

**File: PRDP20194585 (06401017)**

MOVED by Member McKylor that Development Permit Application PRDP20194585 be approved with the conditions noted in the report:

Description:

- 1) That truck trailer service and outdoor storage, truck trailer, construction of a principal office/shop building for a transportation company may take place on the subject site in accordance with the drawings as submitted with the application, and includes:
  - i) Construction of a Shop/Office with a floor area of approximately 1,446.50 sq. m (15,570.00 sq. ft.);
  - ii) Outside Storage, as per the approved site plan;
  - iii) Overheight perimeter fencing that is approximately 2.44 m (8.00 ft.) in height;
  - iv) One Fascia Signage, details to be submitted at time of installation.

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County. If accepted, the contribution is calculated at \$800.00 per acre.

*Geotechnical Studies*

- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards, to verify the site is suitable for the proposed buildings, site works, and deep utilities.
  - i) For areas (if any) with greater than 1.2 m of fill a Deep Fill report is required.
- 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.

*Access and Transportation*

- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Balzac Global Traffic

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Impact Assessment (TIA) report (December 2010, as amended) for these lands meet the criteria for the development.

- i) If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the Applicant/Owner's expense. The letter shall also address if the proposed development is in accordance with the High Plains Industrial Park Traffic Impact Assessment, if not, a TIA will be required for the site to address the potential for off-site impacts.
  - ii) If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement with the County shall be entered into.
- 6) That prior to issuance of this permit, the Applicant/Owner shall submit an access management plan in accordance with the County's Servicing Standards and Access Management Procedure 410.

*Servicing*

- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a Demand Analysis that confirms and demonstrates calculations for water and waste water usage for the development for purposes the below noted customer service agreement.
- i) Should the Applicant/Owner require additional servicing capacity (exceeding 1.53 m<sup>3</sup>/day) then the Applicant/Owner will be required to provide payment for additional capacity in accordance with the Master Rates Bylaw C-7551-2018, as amended.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design, to the satisfaction of the County, that will tie into the High Plains Industrial Park wastewater system, in accordance with County Servicing Standards.
- 9) That prior to issuance of this permit, the Applicant/Owner shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review, in accordance with County Servicing Standards.
- i) Note, the test manhole shall be located in an area easily accessible for the purposes of sampling and inspections. Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area.
- 10) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with County Servicing Standards, County Bylaws as amended, that will tie into the High Plains Industrial Park potable water system.
- i) The design shall address the need for a pressure reducing valve and backflow preventer and if required, shall be installed and an inspection report for the back flow preventer shall be sent to the County's Utility Operations.
- 11) That prior to issuance of this permit, the Applicant/Owner shall be required to pay the County for the supply and installation of a water meter and remote transmitter unit. The water meter shall be sized based on calculations to be provided by the Applicant/Owner.

*Stormwater Management*

- 12) That prior to issuance of this permit, the Applicant/Owner shall submit a site-specific stormwater implementation plan (SSIP) for the subject lands in accordance to the High Plains Stormwater Management Plan and provide for any necessary easements and right-of-ways for drainage. The plan shall include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes. The set of drawings shall also include proposed finished surface/grading plan (corner lot grades) and the plan shall address the need for an oil/grit separator.

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- 13) That prior to issuance of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report in accordance with County Servicing Standards.

*Note: This site will be greater than 2ha, a full report is required.*

- 14) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with County Servicing Standards.

Prior to Occupancy:

*Landscaping*

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

*Servicing*

- 16) That prior to occupancy, the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole. Connection to the County's water and wastewater services shall be in accordance with the Water and Wastewater Utilities Bylaw C-7662-2017 as amended, which includes a requirement for an Oil/Grit interceptor for the wash bay and a sanitary sewer sampling manhole.
- 17) That prior to occupancy and prior to connecting to the offsite waste water main, the Applicant/Owner shall enter into a Customer Service Agreement for water & wastewater service to the subject lands. The agreement will reflect the total capacity allocation required to accommodate the proposed development. If additional capacity is required, the additional capacity must be purchased prior to occupancy.
- 18) That prior to occupancy, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta to the County's satisfaction. The as-built drawings shall include verification of as-built water infrastructure, verification of as-built sanitary infrastructure; and verification of as-built stormwater pond volumes, liner verification, inverts and any other information that is relevant to Stormwater Management Plan.
- i) Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

Permanent:

- 19) 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 principal commercial use located on the subject site, to facilitate accurate emergency response.
- 20) That if the facility changes commercial usage, the Applicant/Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
- 21) That this facility shall be subject to water usage/wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-5083-99 and C-7273-2103, as amended.
- 22) That connections to existing water mains and sanitary mains is not permitted without the authorization of Rocky View County's Utility Operations.

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- 23) That no potable water will be used for irrigation purposes, outside hose bibs are not permitted.
  - 24) That the lot shall obtain potable water from the East Balzac Water Distribution system.
  - 25) That should the test manhole be located within private property, an access easement shall be required to be registered on title, for both properties, for monitoring and testing purposes.
  - 26) That if any grading activities are to occur on site and require the import or export of fill, 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.
  - 27) That prior to the installation of any approaches, the Applicant/Owner shall submit a Road Approach Application through the County's Road Operations department.
  - 28) That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
  - 29) That during construction, any fill being added or removed from the site shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
  - 30) That the entire site shall be maintained in a neat and orderly manner at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
  - 31) That any future tenants or signage will require separate Development Permit approval. All signage shall be in accordance with Section 35 of the Land Use Bylaw.
  - 32) That the garbage containers shall be screened from view from all adjacent properties and public thoroughfares. The garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
  - 33) That a minimum of thirty-one (31) parking stalls and one (1) loading bay shall be maintained on site at all times in accordance with the approved Parking Plan. There shall be no parking on the adjacent public road network.
  - 34) That all landscaping shall be in accordance with the approved Landscape Plan.
  - 35) That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
  - 36) That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30<sup>th</sup> of the next growing season. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
  - 37) That water conservation strategies shall be implemented and maintained at all times.
  - 38) That all on site lighting shall be "dark sky", and all private lighting including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce up light. All developments shall demonstrate a lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
  - 39) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including the .required SSIP.

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Advisory:

- 40) The Applicant/Owner shall be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the Master Rates Bylaw.

*Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance, the invoices shall be paid as per the required deadline.*

- 41) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 42) 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].
- 43) That a Building Permit and applicable sub-trade permits shall be obtained prior to any construction taking place using the Commercial Checklist requirements and shall include a 3.2.2. Building Code Classification

*Note: That the building shall conform to the National Energy Code 2017, with documentation/design provided at the Building Permit stage.*

- 44) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 45) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 46) That if this Development Permit is not issued by October 31, 2020 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

**2020-03-09-07 (E-2)**

**Division 7 – Development Item – Commercial principal building**

**File: PRDP20194292 (06410051)**

MOVED by Member Boehlke that Development Permit Application PRDP20194292 be approved with the conditions noted within the report:

Description:

- 1) That General Industry, Type II, construction of a principal building, including an office and warehouse/shop, for a construction company, may take place on the subject site in general accordance with the application drawings as prepared by Mermac Construction Ltd., Project Number 19-186, dated November 22, 2019, submitted with the application [as amended] and includes:
  - i) Office/Shop Building, approximately 1,580.60 sq. m (17,013.00 sq. ft.) in footprint;



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Prior to Issuance:

*Developability:*

- 2) That prior to issuance of this permit, the Applicant/Owner shall submit lighting details in accordance with the Land Use Bylaw (LUB) Section 27 and Ham East Conceptual Scheme (CS) Policy 3.11.1 & 2, to the satisfaction of the County.
- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscape drawing, identifying the total landscape area for the development in accordance with Section 4.4.3(d)(iii) of the Balzac Area Structure Plan (ASP).
- 4) That prior to issuance of this permit, the Applicant/Owner shall revised Elevation drawings, identifying the proposed exterior facade colours, to the satisfaction of the County.
- 5) That prior to issuance of this permit, the Applicant/Owner(s) 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.
- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan identifying the minimum barrier free parking stalls (three [3]), for the subject site, in accordance with Section 30 of the County's Land Use Bylaw and the current Alberta Building Code, to the satisfaction of the County.

*Technical:*

- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards, in order to verify that the site is suitable for the proposed buildings/structures, site works, and deep utilities.
  - i) For areas with greater than 1.2 m of fill (if any), a Deep Fill report is required.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Balzac Global TIA report (December 2010, as amended) for these lands meet the criteria for the development. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the applicant's expense. The letter shall also need to address if the proposed development is in accordance with the "Crosspointe Industrial Park Traffic Impact Assessment", if not, a TIA will be required for the site to address the potential for off-site impacts.
  - i) That if the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into to implement those improvements at the expense of the developer.
- 9) That prior to issuance of this permit, the Applicant/Owner shall submit an access management plan in accordance with the County's Servicing Standards and Access Management Procedure 410.
- 10) That prior to issuance of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and waste water usage for the development on the parcel to support the below noted service agreement.
  - i) If expected demands exceed the 2.07m<sup>3</sup>/day already purchased for this lot, the Owner will be required to purchase additional capacity in accordance with Bylaw C-7857-2019, as amended.



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- 11) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design which will tie into the County's East Balzac wastewater collection system, to the satisfaction of the County.
  - 12) That prior to issuance of this permit, the Applicant/Owner shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations. *Note, the test manhole shall be located in an area easily accessible for the purposes of sampling and inspections. Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. If the test manhole be located within private property an access easement will be required to be registered for monitoring and testing purposes.*
  - 13) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County Servicing Standards, which will tie into the East Balzac potable water system. The design shall address the need for a pressure reducing valve and backflow preventer and if required, shall be installed and an inspection report for the back flow preventer shall be sent to the County's Utility Operations.
  - 14) That prior to issuance of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of a water meter and remote transmitter unit. The water meter shall be sized based on calculations to be provided by the Applicant/Owner.
  - 15) That prior to issuance of this permit, the Applicant/Owner shall submit a site-specific stormwater implementation plan for the subject lands in accordance with the Crosspointe Industrial Park Stormwater Management Plan and provide for any necessary easements and right-of-ways for drainage. The plan shall include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes. The set of drawings shall also include proposed finished surface/grading plan (corner lot grades) and also address the need for an oil/grit separator.
  - 16) That prior to issuance of this permit, the Applicant/Owner shall submit sediment and erosion control plans in accordance with County Servicing Standards. *Note, as this site is smaller than 2.0 ha, a full report is not required.*
  - 17) That prior to issuance of this permit, the Applicant/Owner shall submit a site grading plan, in accordance with County Servicing Standards.

Prior to Occupancy:

- 18) That prior to site occupancy, all landscaping, parking and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.
  - i) That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
- 19) That prior to site occupancy, the Applicant/Owner shall contact and obtain signoff from County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
- 20) That prior to site occupancy, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall

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include verification of as-built surface works, sanitary infrastructure, water infrastructure, storm-water infrastructure, pond volumes, liner verification, inverts and any other information that is relevant to SWMP onsite for the subject Building.

- i) Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

21) That prior to site occupancy, the Owner shall enter into a Customer Service Agreement for water & wastewater use on the subject lands.

- i) That should the Applicant's/Owner's use require additional servicing capacity then the Applicant/Owner will be required to provide payment for that additional capacity in accordance with the Master Rates Bylaw C-7857-2019, as amended.

Permanent:

22) That any future signage will require separate Development Permit approval.

23) That the site shall be maintained in a neat and orderly fashion at all times.

24) That the minimum required parking stalls and loading bays shall be maintained at all times, in general accordance with the approved Site Plan.

25) There shall be no business or customer parking along the adjacent County road allowance at any time.

26) That all constructed approaches shall be in accordance with County Servicing Standards.

27) That any topsoil/dirt 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.

28) That dust control shall be maintained on the site at all times, existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.

29) That the subject lot shall obtain water from the East Balzac Water Distribution system.

30) That if the facility changes commercial usage, the owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.

31) That this facility shall be subject to water usage/wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-5083-99 and C-7273-2013, as amended.

32) That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of Rocky View County's Utility Operations.

33) That the subject lot shall obtain sanitary servicing connections that will discharge through to the Rocky View Wastewater Transmission Main.

34) That the site shall be developed in accordance with the approved landscape plan.

35) That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.

36) That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings and must be screened from view from all adjacent properties and Highway.

37) That any outside storage for the business shall be kept within the building or immediately adjacent to the building, within the open outside storage area.

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- 38) That no potable water shall be used for irrigation purposes or for the cleaning of exterior surfaces of the building or hard surfaced areas.
- 39) That there shall be no hose bibs installed on the exterior of the building.
- 40) That any future tenants shall require Development Permits for use and signage.
- 41) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
- 42) That all on site Lighting, once approved, shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 43) That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition and shall be implemented and adhered to in perpetuity, including the onsite Stormwater Management Plan.

Advisory:

- 44) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 45) 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*].
- 46) That the Applicant/Owner shall be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the Master Rates Bylaw.

*Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued.*

*For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.*

- 47) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist and shall include:
- i) A 3.2.2. Building Code Analysis;
  - ii) A dimensioned site plan with dimensions to the hydrant locations, Siamese connection/front entry (if applicable), Access route design and water supply;
- Note: The Development shall conform to the National Energy Code 2011 and any Acoustical Requirements of the Alberta Building Code.*
- 48) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 49) 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.
- 50) That if the 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.

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*Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas from the proposed development.*

Carried

**2020-03-09-08 (E-3)**

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

**File: PRDP20194153 (02336015)**

MOVED by Member Boehlke that Development Permit Application PRDP20194153 be approved with the conditions noted in the report:

**Description:**

- 1) That General Industry, Type II, for a hydro-vac company may take place in general accordance with the submitted and amended drawings prepared by Rick Balbi Architect Ltd., drawings D1 to D4, dated October 2, 2019, as submitted with the application, and includes the following:
  - i) Construction of a fabric structure, approximately 3,593.50 sq. m (38,680.10 sq. ft.) in size;
  - ii) Placement of an office trailer, approximately 136.17 sq. m (14,65.70 sq. ft.) in size;
  - iii) Construction of two accessory buildings (boiler enclosures), each approximately 7.43 sq. m. (80.00 sq. ft.) in area;
  - iv) Limited outdoor storage; and,
  - v) Installation of one (1) fascia sign; details are to be submitted and approved by the County prior to installation.
- 2) That the minimum rear yard setback requirement for the fabric structure is relaxed from 15.00 m (49.21 ft.) to 14.04 m (46.06 ft.).
- 3) That the minimum side yard setback requirement for the office trailer is relaxed from 15.00 m (49.21 ft.) to 7.73 m (25.36 ft.).

**Prior to Issuance:**

***Payments and Levies:***

- 4) That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the county and that the contribution, if accepted, is \$4,152.00 calculated at \$800.00 per acre for 5.19 acres.

***Site Developability:***

- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan, in accordance with Section 30 of the Land Use Bylaw, to include:
  - i) A minimum required 41 parking stalls, including two (2) barrier free stalls;
  - ii) Parking stall dimensions and isle width;
  - iii) Barrier-free access aisle, signage and identification requirements; and,
  - iv) Alternatively, the Applicant/Owner may submit a Parking Assessment, prepared by a qualified person, in accordance with Section 30.1(f) of the Land Use Bylaw, to document the parking demand and supply characteristics associated with the proposed development.

*Note: The Development Authority shall not be bound by any recommendations of such Parking Assessment.*

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- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a Lighting Plan, in accordance with Section 27 of the Land Use Bylaw and the Fulton Industrial Conceptual Scheme, detailing the proposed building and site lighting for the development. The lighting plan shall be compliant with the County's dark sky lighting regulations, conserve energy, reduce glare and minimize light trespass onto surrounding properties.
  - 7) That prior to issuance of this permit, the Applicant/owner shall submit a revised Site Plan, identifying any required outdoor storage areas onsite, if required, to the satisfaction of the County.
  - 8) That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan to address dust control, noise, truck routes, access to the site, and potential for interference with nearby residences, to the satisfaction of the County.
  - 9) That prior to issuance of this permit, the Applicant/Owner shall submit an Emergency Management Plan as per the Fulton Industrial Conceptual Scheme, to the satisfaction of the County.

*Transportation:*

- 10) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations 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
  - 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.

*Stormwater:*

- 11) That prior to issuance of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Management Plan (SSIP) completed by a professional Engineer. The SSIP shall address conveyance, storage, treatment (if required) and potential reuse of stormwater for the proposed development as per county servicing standards, Fulton Stage 1 Storm water management report and in accordance with the Conceptual Scheme.
  - i) If required, the Applicant shall register an overland drainage ROW and associated plan for all identified storm water infrastructure as per the approved SSIP.
- 12) That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control plan (ESC), completed by a professional Engineer, in accordance with County Servicing Standards and in accordance with the Fulton Industrial Conceptual Scheme. The ESC plan shall ensure that all disturbed areas and the areas surrounding them are protected by controlling or preventing erosion and sedimentation.

*Other:*

- 13) That prior to issuance of this permit, the Applicant/Owner shall submit confirmation of acceptance of the building and site design plans by the Lot Owners Association or designated committee for the Fulton Industrial development.

*Prior to Occupancy*

- 14) That prior to site occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include: verification of as-built on-site stormwater management facilities, and any other information that is relevant to the SSIP, to the satisfaction of the County.

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- i) Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater has been completed as per the approved designs.

15) That all landscaping and final site surfaces shall be in place prior to occupancy of the site.

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

Permanent:

16) 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:

- i) Approved Geotechnical Reports submitted as part of the subdivision application for Fulton Industrial Park (2013-RV-029);
- ii) Operation and maintenance of the on-site stormwater management facilities in accordance with the approved site specific stormwater management plan prepared for the development;

17) That all development shall be in accordance with Fulton Industrial Conceptual Scheme.

18) That sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal.

19) That potable water shall be supplied via water cistern utilizing a trucked service.

20) That all landscaping shall be in accordance with the amended Landscape Plan. Vegetation types should be selected to endure the required storm water irrigation from May to September.

21) That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.

22) That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped area including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30<sup>th</sup> of the next growing season.

23) That water conservation strategies shall be implemented and maintained at all times.

24) That all outside storage of materials, products and equipment shall be limited to the area(s) indicated on the approved site plan.

25) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.

26) That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.

27) That all on site Lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.

28) That the garbage container shall be screened from view from all adjacent properties and public thoroughfares, in accordance with the submitted site plan. The garbage and waste material on site

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shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.

- 29) 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 principal building located on the subject site, to facilitate accurate emergency response.
- 30) That all signage shall be kept in a safe, clean, and tidy condition at all times.
- 31) That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
- 32) That any future business signage shall require a separate Development Permit approval and shall adhere to all applicable approved County policies.
- 33) That 41 parking stalls including 2 barrier free stalls shall be maintained on site at all times, or as determined by an approved Parking Assessment, to the satisfaction of the County.
- 34) There shall be no parking of any kind along the adjacent County Road System.
- 35) That dust control shall be maintained on the site during construction, and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.

Advisory:

- 36) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 37) 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].
- 38) That during construction, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 39) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist and shall include:
  - i) Spatial separation calculations must be indicated on the drawings as per Subsection 9.10.14; and,
  - ii) Fabric must conform to ULC-S109 standard.

*Note: The Development shall conform to the National Energy Code 2011, NFPA 1141, and any requirements of the Alberta Building Code.*

- 40) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 41) 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.
- 42) That if this Development Permit is not issued by AUGUST 31, 2020, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

*Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any on-site stormwater infrastructure.*

Carried



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**2020-03-09-09 (E-4)**

**Division 5 – Development Item – General industry, type II**

**File: PRDP20200020 (05322009)**

MOVED by Member Boehlke that Development Permit Application PRDP20200020 be approved with the conditions noted in the Development Permit Report:

**Description:**

- 1) That an accessory building (cold storage), approximately 891.87 sq. m (9,600.00 sq. ft.) in size, related to the existing General Industry, Type II, may remain on-site in general accordance with the site plan and drawings submitted with the application and conditions herein.

**Prior to Issuance:**

- 2) That prior to issuance of this permit, the Applicant/Owner shall submit as-built drawings of the storm pond designed in the 2016 Stormwater Report prepared by Sedulous (approved under PRDP20161226), to the satisfaction of the County.
- 3) That prior to issuance of this permit, a revised Parking Plan shall be submitted and approved to the satisfaction of the Development Authority demonstrating:
  - i) The minimum number of parking stalls (9 parking stalls) and dimensions, in accordance with Section 30 and Schedule 5 of the Land Use Bylaw;
  - ii) The minimum number of loading spaces (1 loading space) and dimensions in accordance with Section 30 and Schedule 6 of the Land Use Bylaw; and
  - iii) The minimum number of accessible parking stalls (one accessible stall), design, and dimensions in accordance with Alberta Building Code requirements.
- 4) That prior to issuance of this permit, the Applicant/Owner shall provide confirmation of any lighting to be installed (mounted lights and/or freestanding lights). If lighting is to be installed, location and specifications shall be submitted in accordance with Section 27 of Land Use Bylaw C-4841-97 and approved to the satisfaction of the Development Authority.

**Permanent:**

- 5) That all conditions of approval for Development Permit PRDP20161226 shall remain in effect unless otherwise noted in this Development Permit approval.
- 6) That the entire site shall be maintained in a neat and orderly manner at all times and all garbage and waste material shall be deposited and be confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 7) That all on-site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 8) That a minimum of 9 parking stalls, 1 accessible stall, and 1 loading bays shall be maintained on-site at all times and that no parking shall be permitted on the adjacent County road system.
- 9) The exterior and finished façade of the accessory building (cold storage) shall be cohesive to the principal office exterior façade.



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- 10) That any future signage shall require separate Development Permit approval and shall adhere to Section 35 of the Land Use Bylaw.
  - 11) 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:

- 12) That a Building Permit shall be obtained through Building Services using the Commercial/Industrial Checklist requirements, including a 3.2.2 Building Classification.
- 13) That if groundwater is being used for commercial purposes, a Commercial Water license from Alberta Environment and Parks (AEP) is required, prior to operation.
- 14) That any other government permits, approvals, or compliances, including AEP, are the sole responsibility of the Applicant/Owners.
  - i) That the issued Roadside Development permit 2511-1392 through Alberta Transportation remains valid for this application.
- 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 date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.
- 16) That if this Development Permit is not issued by September 30, 2020 or the approved extension date then this approval is null and void and the Development Permit shall not be issued.

Carried

**2020-03-09-19 (E-14)**

**Division 9 – Development Item – Sales Centre and Signage**

**File: PRDP20200058 (06827249)**

MOVED by Member McKylor that Development Permit Application PRDP20200058 be approved with the conditions noted in the Development Permit Report:

Description:

- 1) That a temporary Sales Centre, approximately 75.81 sq. m. (816.01 sq. ft.) in area may remain on the subject lands in accordance with the drawings submitted with the application as prepared by E2&Associates, dated Jan 14, 2020 and includes:
  - i) A 97.92 sq. m (1,054.00 sq. ft.) parking area, utility cover and front deck with ramp;
  - ii) One (1) façade sign and two (2) directional / sandwich board signs

Permanent:

- 2) That no residential occupancy of the temporary Sales Centre shall occur at any time.
- 3) That the site shall be maintained in accordance with the application drawings and shall employ good house-keeping measures.
- 4) That all signage shall be maintained in accordance with the site plan as submitted with the application.
- 5) That all signage shall not be illuminated, flashing, or animated, and shall be kept in a safe, clean and tidy condition at all times.

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- 6) That all on site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
  - 7) That the site shall operate in accordance with the approved Stormwater Management Plan for Monterra Phase 2 and County's Servicing Standards.
  - 8) 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:

- 9) That during placement of the Sales Centre, all construction materials shall be maintained onsite, in a neat and orderly manner in accordance to the County's Unsightly Premise Bylaw C-5755-2003. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 10) That the Sale Centre operations 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 using the Commercial/Industrial Checklist requirements, prior to the placement of the Temporary Sales Centre.
- 12) That any other Federal, Provincial or County permits, approvals, and/or compliances, including a Roadside Development Permit from Alberta Transportation are the sole responsibility of the Applicant/Owner.
- 13) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void.
- 14) That this Development Permit shall be valid until April 8, 2022.

Carried

**2020-03-09-10 (E-5)**

**Division 7 – Development Item – Single-lot regrading**

**File: PRDP20193998 (08712007)**

The Chair called for a recess at 10:19 a.m. and called the meeting to order at 10:25 a.m. with all previously mentioned members present.

MOVED by Member McKylor that Development Permit Application PRDP20193998 be approved with the conditions noted in the report:

Description:

- 1) That single-lot regrading and the placement of clean fill for agricultural purposes with a total regrading area of approximately 2,780.00 sq. m. shall be permitted in general accordance with the approved drawings and the conditions of this permit including:
  - i) Re-contouring and brush clearing in the area south of the dwelling, single detached (approximately  $\pm 2,234.76$  sq. m in area with a 7% slope); and
  - ii) Excavation of an area south of the dwelling, single detached (approximately  $\pm 474.02$  sq. m in area with a 3:1 slope).

Prior to Issuance:

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- 2) That prior to issuance of this permit, the Applicant/Owners shall submit an Irrevocable Letter of Credit or Refundable Security, in the amount of \$5,000 per disturbed acre, to be deposited with the County to ensure that conditions of this permit are met. If conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the conditions. *Note, the total disturbed area for the application is 0.69 acres.*
  - 3) That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) plan prepared by a qualified professional, due to development's proximity to the environmental sensitive area, in accordance with County Servicing Standards.
  - 4) That prior to issuance of this permit, the Applicant/Owner shall submit a site-specific stormwater management (SSSM) memo, prepared by a qualified professional, assessing the post development site stormwater management to identify if there are off-site drainage impacts due to proposed development.
    - i) The SSSM memo shall also assess and recommend if any stormwater management measures are required to be implemented due to the proposed development. If the findings of the plan require local improvements, SSSM memo should provide an onsite stormwater management strategy for the proposed development in accordance with the County Servicing Standards.
  - 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 for all areas where over 1.2 m of fill is placed, the Applicant/Owner shall provide a Deep Fill Report, prepared by a qualified professional, providing the compaction testing of the fill and general recommendations for the suitability of different types of building foundations as there is potential that future landowners could construct a structure over the filled area.
- 7) 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.
- 8) 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, including the SSSM memo.
- 9) That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 10) That the Applicant/Owner shall take effective measures to control dust in the regrading area 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.
  - i) That if at any time the removal or handling of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
- 11) 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.

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- 12) That with the removal of any fill, 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.
- 13) That no topsoil shall be removed from the subject property.
- 14) 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.
- 15) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Authority.
- 16) That the proposed graded area, if possible, shall have a minimum of six 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.

Advisory:

- 17) That the Applicant/Owner shall be responsible for weed control and shall adhere to the regulations in the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017] at all times.
- 18) That should there be any work to impact any wetlands, the Applicant/Owner shall obtain all Alberta Environment and Parks (AEP) approvals and permits for working in and/or near wetlands. A copy of all applicable AEP approvals or written verification from AEP that approvals are not required shall be provided before commencing any work.
- 19) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 20) That if the development authorized by this Development Permit is not completed within 12 months of the date of permit issuance, the permit is deemed to be null and void.
- 21) That if this Development Permit is not issued by SEPTEMBER 30, 2020 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 approvals/compensation as there may be wetlands on site that could be impacted by the proposed placement of topsoil.*

Carried

**2020-03-09-11 (E-6)**

**Division 8 – Development Item – Home-Base Business, Type II, For a Construction Company**

**File: PRDP20200050 (05630059)**

MOVED by Member Boehlke that Development Permit Application PRDP20200050 be approved with the suggested conditions noted in the staff report:

Description:

- 1) That the single-lot regrading and placement of clean fill (Phase 2 of PRDP20193725), may commence on the site in general accordance with the approved application drawings and information submitted with the application and includes:
- i) Regrading of the low area in the southeast of the subject property, approximately 330 sq. m in area, with approximately 110.00 cu. m of fill;

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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.

Permanent:

- 3) That the Applicant/Owner shall submit Deep Fill reports, prepared and provided by a qualified professional, for any areas of the property filled, that exceed 1.2 m in depth.
- 4) 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.
- 5) 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.
- 6) That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 7) 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.
  - i) That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
- 8) 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.
- 9) 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.
- 10) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
- 11) 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:
  - i) Stormwater Management Report, as prepared by Stormwater Solutions, SSI Project Number: 0251-001; dated February 10, 2020

Advisory:

- 12) 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].
- 13) That the County's Noise Bylaw (C-5772-2003) shall be adhered to at all times.

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- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - 15) That all grading activities shall be completed within 12 months from date of permit issue.
  - 16) That if this Development Permit is not issued by AUGUST 31, 2020 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

**2020-03-09-12 (E-7)**

**Division 5 – Development Item – Single-lot regrading**

**File: PRDP20200042 (05326001)**

MOVED by Member McKylor that Development Permit Application PRDP20200042 be refused 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) That the amount of fill proposed within the application is not required for agricultural purposes.

Carried

**2020-03-09-16 (E-11)**

**Division 4 – Development Item – Commercial kennel**

**File: PRDP20200089 (02320004)**

MOVED by Member McKylor that Development Permit Application PRDP20200089 be approved with the conditions noted within the report:

Description:

1. That a *Kennel, Commercial* may operate on the subject property in accordance with the submitted Site Plan, cover letter, application details, and conditions herein, as follows:

- i. A maximum of 50 dogs, over three months of age, shall be permitted on site, between the hours of 10am and 3:30pm, Monday to Friday.
- ii. A maximum of five (5) dogs, over three months of age, shall be permitted on site, between the hours of 4pm and 9pm, Monday to Friday.
- iii. A maximum of eight (8) dogs, over three month of age, shall be permitted for boarding on site.

2. That one (1) on site signage for the *Kennel, Commercial* shall be permitted in accordance with Section 35 of the Land Use Bylaw.

Prior to Issuance:

3. That prior to issuance of this permit, the Applicant/Owner shall submit a Trip Generation Assessment indicating the volume of traffic drawn towards the site on a regular basis, in accordance with County Servicing Standards.

4. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the

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Transportation Offsite Levy in accordance with Bylaw C-7356-2014 for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the development area of the proposal.

5. That prior to issuance of this permit, the Applicant/Owner shall submit details for proposed onsite sign in accordance with Sections 35.1 to 35.10 (all-inclusive) of the Land Use Bylaw, to the satisfaction of the County.

6. That prior to issuance of the permit, the Applicant/Owner shall submit a legible and detailed Site Plan, indicating location of parking on-site, location of the individual outdoor play areas, and location of all screening surrounding the operation.

Permanent:

7. That all dogs shall be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.

8. That all waste shall be stored in solid metal or plastic containers, and shall be disposed of offsite.

9. That any dogs that cause a nuisance by barking shall be kept indoors at all times.

10. That any outside runs shall be enclosed with fencing constructed at a minimum of 1.2m (3.94ft.) in height. That parking shall be provided on the subject site to accommodate visitor and staff parking at all times. Off-site parking of staff or visitors shall not be permitted. That soils, groundwater and surface water sources shall not become polluted due to operations on the subject land. Potable water sources on the subject land and beyond must be adequately protected from any run-off, nuisance or contaminants.

11. That the on-site signage shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained

12. That the Applicant/Owner shall obtain any necessary Special Event Permit(s) prior to hosting events associated with the operation exceeding 50 dogs on site.

i. That for the purposes of this permit, a Special Event application may include but is not limited to client appreciation BBQs, Animal Rescue or Adoption events etc.;

Advisory:

13. That Dog Licenses shall be obtained yearly from Rocky View County Finance Department.

14. That the current Rocky View County Animal Control Bylaw is adhered to at all times.

15. That a Building Permit shall be submitted to Building Services, prior to any structure being utilized for the *Kennel, Commercial* operation or construction commencement.

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

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17. That this Development Permit, once the prior to issuance conditions have been satisfied, shall be valid until April 9, 2021.

Carried

**2020-03-09-22 (E-17)**

**Division 3 – Development Item – Single detached dwelling**

**File: PRDP20200024 (04606101)**

MOVED by Member Boehlke that Development Permit Application PRDP20200024 be approved with the conditions noted within the report:

Description:

- 1) That the minimum front yard setback requirement for the existing *Dwelling, Single Detached* is relaxed from 6.00m (19.69 ft.) to 5.98 m (19.62 ft.) as shown on the Real Property Report prepared by Third Rock Geomatics (File #19-03149841), dated November 12, 2019.
- 2) That the minimum side yard setback for the existing *Dwelling, Single Detached* is relaxed 1.50m (4.92 ft.) to 1.42m (4.66 ft.) as shown on the Real Property Report prepared by Third Rock Geomatics (File #19-03149841), dated November 12, 2019.

Advisory:

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

Carried

**2020-03-09-13 (E-8)**

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

**File: PRDP20193941 (07730002)**

MOVED by Member McKylor that the proposed conditions of approval be amended by adding a new condition 7.1 with the following wording:

“That prior to issuance of this permit, the Applicant/Owner shall submit proof of a lease agreement for the additional lands to the satisfaction of the County.”

Carried

MOVED by Member McKylor that Development Permit Application PRDP20193941 be approved with the conditions noted in the Development Permit Report as amended:

Description:

- 1) That an Equestrian Centre, Type II may take place on the subject site in accordance with the site plan submitted with the application.
  - i) That a maximum of 125 animals shall be kept on the site (kept means when the animal is on the site overnight).
  - ii) That a maximum of 125 animals shall be allowed on the subject site at any one time for any events.



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- 2) That any existing accessory buildings onsite may be used for ancillary uses related to the Equestrian Centre, Type II.

Prior to Issuance:

- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Manure management plan, detailing manure management practices onsite including the location of on-site storage of manure and frequency of spreading schedule, to the satisfaction of the County.
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit any signage details, for the Equestrian Centre, Type II, to the satisfaction of the County.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a Stormwater Management Plan, prepared by a qualified professional, detailing onsite storm water practices and addressing any adverse effects on the adjacent properties or roadway infrastructure, in accordance with County Servicing Standards.
- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a Trip Generation Assessment indicating the volume of traffic to be drawn towards the site on a regular basis and on special events, in accordance with County Servicing Standards.
- 7) That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 for the total gross area associated with the Equestrian operation.
- 7.1) That prior to issuance of this permit, the Applicant/Owner shall submit proof of a lease agreement for the additional lands to the satisfaction of the County.

Permanent:

- 8) That if at any time the additional lands leased are no longer viable or available for this development proposal, the number of permitted animal units onsite shall be decreased immediately.
  - i) The permitted animal unit number onsite shall be determined by Administration, based on the available pasture lands related to this Equestrian Centre.
- 9) That for purposes of this permit, an equestrian event is an activity that involves the training of horses and/or horse riders, horsemanship lessons, learning programs and the boarding of horses.
- 10) That commercial use on the site, which is any event where there is a fee for admission or for use of the facilities or for services provided, shall be for equestrian events only.
- 11) That food services shall be limited to participants and the guests of participants.
- 12) That the total number of participants at any outdoor event shall not exceed 50 people.
- 13) That once approved, the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
  - i) Upon request of the County, the Applicant/Owner may have to update the approved Manure and Grazing management plan if any issues arise or complaints are received on the property, to the satisfaction of the County.
- 14) That there shall be no spreading or storage of manure within 50.00 m of any watercourse.
- 15) That this Development Permit does not permit overnight camping on the site
- 16) That all trailers, equipment or materials associated with the Equestrian Centre shall be located on the subject property. There shall be no associated storage on NW-30-27-03-05.

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- 17) That all parking of vehicles, including stock trailers and participant and spectator parking, shall be limited to on-site only and that a minimum of 5 stalls shall be available at all times.
  - 18) That all outdoor lighting shall use full cut-off (shielded) fixtures that direct the light downward, and that no direct glare shall be visible from adjacent properties, roadways, and highways.
  - 19) That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings. The containers shall be screened from view from all adjacent properties and public thoroughfares.
  - 20) That the subject property shall be adequately fenced and maintained at all times when livestock are present, and no livestock shall be allowed on unfenced areas.

Advisory:

- 21) That all facilities on the subject site that are involved with the equestrian centre shall conform to the Alberta Building Code.
  - i) That a Building Permit for a Change of Use shall be obtained through Building Services prior to further commencement of activities onsite and shall include:
    - 1) Architectural, Structural, Mechanical, and Electrical stamped drawings with schedules
    - 2) A 3.2.2 Building Code analysis from an Architect
    - 3) Water Supply design for fire-fighting must conform to article 3.2.5.7. ABC 2014.
    - 4) Spatial Separation calculations between buildings and property lines as per subsection 3.2.3. ABC 2014

*Building shall conform to the National Energy Code 2011, with documentation/design at Building Permit stage.*
  - ii) That water supply for fire suppression and emergency vehicle access shall be provided in accordance with Alberta Building Code.
- 22) That the Applicant/Owner shall adhere to any requirements of Instrument #961 138 238.
- 23) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 24) 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.
- 25) That if the 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

**2020-03-09-18 (E-13)**

**Division 5 – Development Item – Gravel pit (renewal)**

**File: PRDP20194424 (06836002)**

MOVED by Member Boehlke that Development Permit Application PRDP20194424 be approved with the suggested conditions noted in the staff report:

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Description:

- 1) That natural resource extraction/processing, processing and sales (Phase1) may continue to operate on the subject site as approved in accordance with the Big Hill Springs Gravel Pit Master Site Development Plan (*Bylaw C-7226-2012*) (MSDP), dated December 11, 2012, (Fig. 5) and the submitted application. This application includes:
  - i) A construction/operation office building, and scale equipment, in accordance with the minimum setback requirements of the zoning district.
  - ii) One (existing) freestanding sign.

Prior to Issuance:

- 2) That prior to issuance of this Development Permit, the Applicant/Owner shall submit updated recordings of previous readings for the installed piezometers, water and mining pit elevation data (for monitoring purposes), to ensure the excavation plan is not impacting the groundwater table, to the satisfaction of the County.
  - ii. Should the report find that groundwater levels were exceeded, the Applicant/Owner shall be required to remediate depth of mining to the satisfaction of the County.
- 3) That prior to issuance of this Development Permit, the Applicant/Owner shall submit the Annual Operations Report for 2017, 2018 and 2019 (if available), in accordance with Section 4 and 10 of the MSDP.
- 4) That prior to issuance of this Development Permit, the Applicant/Owner shall submit updates/confirmation to the County for the Reclamation Plans for Phase 1, in accordance with the previous approved Reclamation Plan, [*as prepared by Kelham & Associates, Dwg. West-East Conceptual Profiles; Dwgs. 1-4, dated May 2018*].
  - i) Any noted increases to the proposed Reclamation area within this approval shall be captured, updated and submitted to the County.

Permanent:

- 5) That any plan, technical submission, agreement, or other matter submitted and approved as part of PRDP20194424, PRDP20180393, or 2013-DP-15360), or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity, including:
  - i) That the noted gravel operation shall operate the site, including the requirement to construct any necessary stormwater management facilities, in accordance with the approved site Stormwater Management Plan (included with 2013-DP-15360).
  - ii) Hydrogeological Groundwater Evaluation, as prepared by Millennium EMS Solutions Ltd., dated July 8, 2013;
  - iii) Phase 1 Piezometer Schedule, as prepared by Kelham & Associates, Inc. dated January 14, 2014; (*as amended*)
  - iv) Stormwater Management Plan & Master Site Drainage Plan, as prepared by Westhoff Engineering Resources, Inc.; dated March 2014
  - v) Erosion and Sediment Control Plan, as prepared by Westhoff Engineering Resources, Inc. and Kelham & Associates Inc., dated April 10, 2014.
- 6) The site shall operate in accordance with the Big Hill Springs Master Site Development Plan (*Bylaw C-7226-2012*), dated December 11, 2012.

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- 7) That the area of the site that is open and not reclaimed shall be limited to Phase 1 only. Phase 2 shall not commence until a separate Development Permit has been issued.
  - 8) That any Alberta Environment Registration(s) shall remain in effect.
    - i) That a copy of the Pit Renewal Registration from Alberta Environment shall be submitted to the County.
  - 9) That the site shall operate in accordance with MSDP, dated December 11, 2012, in perpetuity.
  - 10) That reclamation shall proceed behind extraction activities such that no more than 40 acres shall be open at any time. At minimum, 25% of the area of any phase shall be reclaimed before the next phase is permitted to be opened.
  - 11) That any gravel extraction and processing operation shall occur 2.0 m above the highest recorded groundwater table, as approved with the updated groundwater table readings.
  - 12) That the Applicant/Owner shall continue to implement the subject groundwater measurement program within the gravel extraction area and record groundwater readings.
    - i) Should extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing may be required, upon request from the County.
  - 13) That all equipment associated with the gravel extraction operation shall be located on the land that is designated as Natural Resource Industrial District (NRI).
  - 14) That no topsoil shall be removed from the site.
  - 15) That no water shall be used for washing of gravel unless and until written approval has been received from Alberta Environment. If washing is approved by Alberta Environment, the washing of gravel shall adhere to the approved days and hours of operation.
  - 16) That no wash water shall be discharged off of the site or into any water channel.
  - 17) That there shall not be any storage of any materials or vehicles on the property that are not directly related to the operation of the gravel pit.
  - 18) That only on-site extraction materials may be processed on-site, except on occasion whereby blend materials from off-site are required to bring products to specification.
  - 19) That the existing berms shall be maintained adjacent to Highway 567 and along the west border of the access road (approved under PRDP20193501) to provide a visual and sound barrier for the operation.
  - 20) That the berms, overburden stockpiles, and similar earthworks shall be seeded and maintained using erosion control measures.
  - 21) That dust control measures shall be utilized for all vehicles during mining and transport of material, and shall be applied to haul and access roads so that no visible dust is allowed on adjacent lands from the site.
  - 22) That in the case of any spillage of hazardous materials, Alberta Environment and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented.
  - 23) That the days of operation, including stripping of overburden, aggregate extraction, operation of the crusher, and stockpiling, shall be limited to the following:
    - i) May to October
      - i) Monday to Friday: 7:00 a.m. to 5:30 p.m.
      - ii) Saturday: 7:00 a.m. to 3:30 p.m.
    - ii) November:

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- a) Monday to Friday: 8:00 a.m. to 5:00 p.m.
  - iii) December to April
    - a) Monday to Friday: 8:00 a.m. to 5:00 p.m.
  - 24) That recorded noise levels shall not exceed 55db LAeq (1 hour, free field), or 10dB above recorded ambient noise levels (measured as LA90), whichever is the lesser, at the nearest occupied dwellings.
  - 25) That no extraction shall not occur below the groundwater table.
  - 26) That groundwater monitoring reporting shall be submitted monthly, subject to reporting requirements as conditioned in the required groundwater level measuring summary report.
    - i) That should operations negatively impact groundwater on adjacent parcels, groundwater testing may be required and requested by the County at the Applicant/Owner's expense.
  - 27) That the Applicant/Owner shall submit an Annual Operations Report, to include the items listed in Section 4 and 10 of the MSDP, no later than six months after each operating year.

Advisory:

- 28) That the Applicant/Owner shall operate within the requirements of the Code of Practice for Pits.
- 29) The Applicant/Owner shall provide payment of the Community Aggregate Payment Levy in accordance with Bylaw C-7748-2018.
- 30) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
- 31) That all sanitary sewage and water services shall be supplied in accordance with Alberta Safety Codes Act and Alberta Environment.
- 32) That fire suppression and abatement measures shall be followed to the satisfaction of the County.
- 33) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
- 34) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 35) That if this development permit is not issued by SEPTEMBER 30, 2020 or the approved extension date, then this approval is null and void and the development permit shall not be issued.
- 36) That this Development Permit, if and when issued, shall be valid until JUNE 30, 2024 or until Phase 1 is complete, whichever is the lesser.

Carried

The Chair called for a recess at 10:59 a.m. and called the meeting back to order at 11:09 a.m. with all previously mentioned members.

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**2020-03-09-14 (E-9)**

**Division 2 – Development Item – Riding arena and accessory dwelling unit**

**File: PRDP20194632 (04727001)**

**2020-03-09-15 (E-10)**

**Division 2 – Development Item – Keeping of livestock**

**File: PRDP20194636 (04727001)**

MOVED by Member McKylor that items E-9 and E-10 be tabled.

Carried

**2020-03-09-17 (E-12)**

**Division 7 – Development Item – Hobby kennel and the keeping of livestock**

**File: PRDP20194645 (06427013)**

MOVED by Member Boehlke that Development Permit Application PRDP20194645 be approved with the conditions noted in the report:

**Description:**

- 1) That a Hobby Kennel (5 dogs) and the Keeping of Livestock at densities no greater than two (2) animal units per 1.60 hectares (3.95 acres), specifically from 5.00 to 7.00 animal units (horses, mini horse, mini donkeys, and a goat) may operate on the subject property in accordance with the submitted Site Plan and Application.
- 2) That a maximum of five (5) adult dogs, over three (3) months of age, shall be allowed on the subject site at any one time.

**Permanent:**

***Hobby Kennel***

- 3) That all dogs involved in the hobby kennel operation shall be privately owned by the Applicant/Owner.
- 4) That this hobby kennel operation may include private breeding of the dogs, owned by the Applicant/Owner.
- 5) That all dogs must be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.
- 6) That all waste shall be stored in solid metal or plastic containers and shall be disposed of offsite.
- 7) That any dogs that cause a nuisance by barking shall be kept indoors at all times.
- 8) That any outside runs shall be enclosed with fences that are constructed so as to be solid visual barrier and a minimum of 1.21 m. (3.94 ft.) in height.

***Keeping of Livestock***

- 9) That the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
  - i) If overgrazing becomes evident on the property, revised grazing procedures may need to be implemented by the Applicant or the number of animal units may need to be decreased, to the satisfaction of the County.
- 10) That all manure shall be collected and disposed of off-site or worked into the fields on a continual basis at least once per month.
- 11) That if there is a build-up of manure, that manure must be removed immediately.

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- 12) That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units remain on the subject property at all times.

Advisory:

- 13) That Dog Licenses shall be obtained yearly from Rocky View County Finance Department, for each dog involved in the *Hobby Kennel*.
- 14) That the Rocky View County Animal Control Bylaw shall be adhered to at all times.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 16) That this Development Permit shall be valid until April 8, 2023.

Carried

**2020-03-09-20 (E-15)**

**Division 8 – Development Item – Accessory building**

**File: PRDP20200001 (05631186)**

MOVED by Member McKylor that Development Permit Application PRDP20200001 be approved with the conditions noted in the report:

Description:

- 1) That an Accessory Building (Pool Cabana), approximately 15.90 sq. m (171.45 sq. ft.) in area, may be constructed on the subject land in general accordance with the approved plans and includes:
- i) That the minimum rear yard setback requirement is relaxed from 7.00 m (22.97 ft.) to 5.60 m (18.37 ft.).

Permanent:

- 2) That the proposed Accessory Building (Pool Cabana) shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I or an approved Home-Based Business, Type II.
- 3) That the proposed Accessory Building (Pool Cabana) shall not be used for residential occupancy purposes at any time.
- 4) That the exterior siding and roofing materials of the Accessory Building (Pool Cabana) shall be similar/cohesive to the existing dwelling, single-detached and/or area.
- 5) That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
- 6) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Advisory:

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



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- 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 the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
  - 10) That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.

Carried

**2020-03-09-21 (E-16)**

**Division 2 – Development Item – Accessory dwelling unit (garden suite)**

**File: PRDP20194061 (04735026)**

MOVED by Member McKylor that Development Permit Application PRDP20194061 be approved with the conditions noted in the Development Permit Report:

**Description:**

- 1) That an accessory dwelling unit (garden suite), may be constructed in general accordance with the site plan submitted with the application and the conditions of this permit.
  - i) That the maximum habitable floor area of the accessory dwelling unit (garden suite) is relaxed from 110.00 sq. m. (1,184.00 sq. ft.) to 118.73 sq. m. (1,278.00 sq. ft.).

**Prior to Issuance:**

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

**Permanent:**

- 3) That the accessory dwelling unit (garden suite) shall be subordinate to the dwelling, single detached.
- 4) That there shall be only one permitted accessory dwelling unit on-site, unless approved by a separate Development Permit application.
- 5) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
- 6) That there shall be a minimum of one parking stall maintained on site at all times dedicated to the accessory dwelling unit (garden suite).
- 7) That there shall be no more than 1.00 m (3.28 ft.) of fill and topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the accessory dwelling unit under construction that is used to establish approved final grades and to establish basement grades, unless a Development Permit has been issued for additional fill and topsoil.
- 8) That there shall be adequate water servicing provided for the accessory dwelling unit (garden suite) and it is the Applicant's/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
- 9) That it is the Owner/Applicant's obligation/responsibility to undertake water quality testing in accordance with the Guidelines for Canadian Drinking Water Quality and Alberta Health Services

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criteria. Should there be any adverse results or should questions arise concerning the interpretation of the results of the analyses, it will be the obligation/responsibility of the Owner/Applicant to contact the local Public Health Inspector for recommendations/ requirements.

- 10) That there shall be adequate sanitary sewer servicing provided for the accessory dwelling unit (garden suite).
- 11) That the Applicant/Owner shall perform any required/necessary maintenance and upkeep of the Private Septic Treatment System, to maintain the system in good operating condition.
- 12) 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:

- 13) That water conservation measures shall be implemented in the accessory dwelling unit (garden suite), such as low-flow toilets, shower heads, and other water conserving devices.
- 14) That during construction:
  - i) 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.
  - ii) the Applicant/Owner shall implement adequate erosion and sediment control measures to avoid any impact to any site wetlands.
  - iii) the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 15) That a Building Permit and sub-trade permits shall be obtained through Building Services for the proposed accessory dwelling unit (garden suite), using the Accessory Dwelling Unit Checklist, prior to any construction taking place.
- 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.
- 18) That if this Development Permit is not issued by JUNE 30, 2020 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

**2020-03-09-14 (E-9)**

**Division 2 – Development Item – Riding arena and accessory dwelling unit**

**File: PRDP20194632 (04727001)**

**2020-03-09-15 (E-10)**

**Division 2 – Development Item – Keeping of livestock**

**File: PRDP20194636 (04727001)**

MOVED by Member McKylor that items E-9 and E-10 be lifted from the table.

Carried

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**2020-03-09-14 (E-9)**

**Division 2 – Development Item – Riding arena and accessory dwelling unit**

**PRDP20194632 (04727001)**

MOVED by Member McKylor that Development Permit Application PRDP20194632 be approved with the conditions noted in the Development Permit Report:

**Description:**

- 1) That the proposed Private Riding Arena, including an accessory dwelling unit (suite within a building) may be constructed on the subject site; in general accordance with the Site Plan and submitted drawings (as prepared by Suburbia Design Co., dated December 2019), as submitted with the application, including:
  - i) That a Private Riding Arena, approximately  $\pm 529.63$  sq. m ( $\pm 5,700.88$  sq. ft.) in building area
  - ii) An Accessory Dwelling Unit (suite within a building, located on the second floor), approximately 142.14 sq. m (1,530.00 sq. ft.), in area

**Prior to Issuance:**

**Fees:**

- 2) That prior to the issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$15,056.00, calculated at \$800.00 per acre for 18.82 acres.

**Development:**

- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Grading Plan, identifying pre and post grade elevations of the development area, in accordance with County Servicing Standards.

**Technical:**

- 4) That prior to issuance of this permit, the Applicant/Owner shall submit a Site Specific Stormwater Implementation Plan (SSIP), demonstrating how stormwater for the proposed development is consistent with the Nose Creek Watershed Water Management Plan and in accordance with County Servicing Standards.
- 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:**

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*General:*

- 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, including any recommendations of the SSIP.
- 7) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
- 8) That if any soil is removed from the site, it is to be hauled off in a covered trailer/truck. This will prevent the blowing of dust/small rocks onto the road, or the causing of issues with other vehicles on the road, and shall be done so in accordance with the County Servicing Standards.
- 9) That the number of animal units maintained onsite shall be in accordance with the Land Use Bylaw or approved Development Permit to increase the permitted number of animal units.
  - i) If a Development Permit to increase the permitted number of animal units is not active, or valid, the Applicant/Owner shall remain in accordance with the Land Use Bylaw.
- 10) That water conservation strategies shall be implemented and maintained at all times.
- 11) That dust control shall be maintained on the site at all times. The Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 12) That there shall be no more than 1.00 m (3.28 ft.) of fill excavated or placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish final grades, unless a Development Permit has been issued for additional fill.
- 13) That all garbage and waste for the site shall be stored in weatherproof and animal proof containers in the garbage bins, and screened from view by all adjacent properties and public thoroughfares.
- 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 be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.

*Private Riding Arena*

- 15) That the Applicant/Owner shall adhere to the submitted Manure Management Plan at all times. If there is a build-up of manure, said manure shall be removed immediately.
- 16) That no liquid waste/water or solid waste from a livestock operation shall be disposed of in any river, stream, canal or slough.
- 17) That the private riding arena shall only be used by the Applicant/Owners/Occupants and non-paying guests of the parcel, and be associated only to the principle use of the property.
- 18) That the private riding arena shall only be used for the training, exercising, breeding and rehabilitation of horses, and shall not be used for horse shows, rodeos, or similar events to which there is a fee to participate, or to use or attend the facilities.
- 19) That the private riding arena shall not be rented out to persons or groups that are not owners of the site.
- 20) That the private riding arena shall not have any mezzanines or viewing areas.
- 21) That the exterior siding and roofing materials of the riding arena shall be similar to the existing dwelling, single-detached and/or area.
- 22) That the property shall maintain proper fencing at all times when horses are present, and no horses shall be allowed on unfenced parcels.

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- 23) That there shall be a minimum of one parking stall maintained on-site at all times dedicated to the accessory dwelling unit (suite within a building).
  - 24) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
  - 25) That there shall be adequate water servicing provided for the accessory dwelling unit (suite within a building) and it is the Applicant's/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations", published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
  - 26) That it is the Owner/Applicant's obligation/responsibility to undertake water quality testing in accordance with the Guidelines for Canadian Drinking Water Quality and Alberta Health Services criteria. Should there be any adverse results, or should questions arise concerning the interpretation of the results of the analyses, it will be the obligation/responsibility of the Owner/Applicant to contact the local Public Health Inspector for recommendations/ requirements.
  - 27) That there shall be adequate sanitary sewer servicing provided for the accessory dwelling unit (suite within a building).
  - 28) That the Applicant/Owner shall ensure that water conservation measures shall be implemented in the existing accessory dwelling unit (suite within a building), such as low-flow toilets, showerheads, and other water conserving devices.

Advisory:

- 29) That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 30) That the site shall adhere to the Rocky View County Noise Bylaw (C-5772-2003) at all times.
- 31) 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*].
- 32) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 33) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 34) That a Building Permit shall be obtained through Building Services, using the Accessory Dwelling Unit checklist requirements prior to construction. *Note the Alberta Building Code 9.36 – Energy Efficiency applies to this project and details shall be required as per the Alberta Building Code 9.36 – Energy Efficiency submission requirements.*
- 35) That if this Development Permit is not issued by OCTOBER 31, 2020 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried

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**2020-03-09-15 (E-10)**

**Division 2 – Development Item – Keeping of livestock  
PRDP20194636 (04727001)**

MOVED by Member McKylor that Development Permit Application PRDP20194636 be approved with the conditions noted in the Development Permit Report:

Description:

- 1) That the keeping of livestock at densities no greater than two animal units per 1.60 hectares (3.95 acres) may be permitted on the subject property (SE-27-24-03-W5M) at any time.
- 2) That the maximum number of animal units (horses) on the subject property shall not exceed ten at any time.

Permanent:

- 3) That the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
  - i) If overgrazing becomes evident on the property, revised grazing procedures may need to be implemented by the Applicant or the number of animal units may need to be decreased, upon request from the County.
- 4) That all manure shall be collected and disposed of off-site or worked into the fields on a continual basis at least once a month.
- 5) That if there is a build-up of manure, that manure shall be removed immediately.
- 6) That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units (horses) remain on the subject property at all times.

Advisory:

- 7) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 8) That this development permit shall be valid until April 8, 2021.

Carried

The Chair called for a recess at 11:28 a.m. and called the meeting back to order at 11:47 a.m. with all previously mentioned members present.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
March 9, 2020

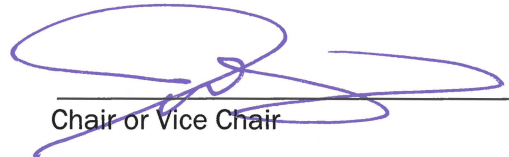
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**Adjournment**

MOVED by Member McKylor that the March 9, 2020 Municipal Planning Commission meeting be adjourned at 11:47 a.m.

Carried



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Chair or Vice Chair



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Chief Administrative Officer or Designate