

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
April 6, 2020

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A regular meeting of the Rocky View County Municipal Planning Commission was held electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Alberta Regulation 50/2020 on April 6, 2020 commencing at 9:10 a.m.

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

Also Present:

- A. Hoggan, Chief Administrative Officer
- T. Cochran, Executive Director, Community Development Services Division
- B. Reimann, Executive Director, Operations
- M. Wilson, Manager, Planning and Development
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- S. MacLean, Planning Supervisor, Planning and Development Services
- N. Mirza, Municipal Engineer, Planning and Development Services
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office
- J. Targett, Development Officer, Planning and Development Services

**Call to Order**

The Chair called the meeting to order at 9:10 a.m. with all members present via video conference call.

**2020-04-06-01 (B-1)**

**Updates/Acceptance of Agenda**

MOVED by Member McKylor that the April 6, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

**1-20-03-09-02 (C-1)**

**Approval of Minutes**

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

Carried

**2020-04-06-03 (D-1)**

**Division 4 – Subdivision Item – Other subdivision**

**File: PL20190154 (03222687/03222685/03222206)**

MOVED by Member Schule that Subdivision Application PL20190154 be approved with the conditions noted in Appendix 'B':

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

- A. The application to subdivide and adjust the boundaries between three parcels in order to create a ±1.67 hectare (4.13 acre) parcel (Lot 1); ± 3.41 hectare (± 8.43 acre) parcel (Lot 2), with 0.47 hectare (1.16 ac)

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municipal reserve (MR), and  $\pm 16.09$  hectare ( $\pm 39.75$  acre) remainder for purposes of a land swap at SE-22-23-27-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

- 1) The application is consistent with the Statutory Policy;
- 2) The subject lands hold the appropriate land use designation; and
- 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.

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

*Survey Plans*

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

*Payments and Levies*

- 2) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the three lots involved with the boundary adjustment.

*Taxes*

- 3) 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

**2020-04-06-04 (D-2)**

**Division 2 – Subdivision Item – Other subdivision  
PL20190076 (05711004)**

MOVED by Member Schule that Subdivision Application PL20190076 be approved with the conditions noted in Appendix 'B':

- A. The application to create ten residential parcels ranging from  $\geq 0.80$  ha (1.98 acres) in size to  $\pm 1.25$  ha (3.08 acre), a  $\pm 0.24$  ha (0.6 acre) common property unit; and a  $\pm 0.51$  ha (1.25 acre) internal

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roadway at NE-11-25-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

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

*Survey Plans*

- 4) 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*

- 5) The Owner shall enter into a Development Agreement for provision of the following infrastructure and improvements:
  - i. Construction of an internal road (Residential Local Road Standard), in accordance with the County Servicing Standards, as shown on the Tentative Plan, including:
    - a. Cul-de-sac;
    - b. Any necessary easement agreements; and
    - c. Road approaches to Units 1 -10. If a mutual approach is constructed, the Owner shall:
      - i) Provide an access right of way plan; and
      - ii) Prepare and register respective easements on each title, where required.
  - ii. Remove and reclaim the existing approach on Township Road 251A
  - iii. Construction of a new paved approach on Township Road 251A in order to provide access to the internal road;
  - iv. Design and construction of a secondary emergency access gravel road, as shown on the Tentative Plan;
  - v. Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;

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- vi. Construction and implementation of stormwater management facilities, in accordance with the recommendations of an approved Stormwater Management Plan, and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;
  - vii. Construction of a drafting hydrant and roadside pullout, in accordance with the County Servicing Standards;
  - viii. Implementation of the recommendations of the Construction Management Plan and Erosion and Sedimentation Control Plan;
  - ix. Installation of power, natural gas, and telephone lines; and
  - x. Installation of dark sky compliant street lighting.

*Transportation and Access*

- 6) The Owner shall enter into an Access Easement Agreement with the County, to provide County for the emergency access road over Units 10 and Lot 11, as per the approved Tentative Plan, which shall include:
  - a) Registration of the applicable access right of way plan.
- 7) The Owner shall obtain approval for a road name by way of application to, and consultation with, the County.

*Site Servicing*

- 8) The Owner shall enter into a Development Agreement (Site Improvements Services Agreement) with the County, which shall include the following:
  - a) The construction of packaged sewage treatment systems for Units 1 -10, as recommended in the Level IV PSTS report, prepared by Groundwater Information Technologies Ltd., dated August, 2019.
- 9) Water shall be supplied by an individual well on Units 1-10. The subdivision shall not be endorsed until:
  - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
  - b) The results of the aquifer testing meet the requirements of the *Water Act*; if they do not, the subdivision shall not be endorsed or registered.
- 10) The Owner shall enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Units 1 - 10, indicating:
  - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for decommissioning and reclamation once County servicing becomes available;

*Developability*

- 11) The Owner shall provide and implement a detailed stormwater management report, which meets the requirements of the Springbank Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
  - a) Design and construction of the stormwater pond and any other required improvements;
  - b) Registration of any required easements and/or utility rights-of-way; and

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- c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
  - 12) The Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.
  - 13) The Owner shall provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land for Units 1-10:
    - a) Private Sewage Treatment System testing and analysis, and/or the newly drilled water well, shall be located within the defined contiguous developable acre;
  - 14) The Owner shall provide an updated Slope Stability Analysis which shall confirm the proposed post-development slopes are stable, and identify any required setback areas:
    - a) The Owner is to provide for the implementation of the recommendations of the Slope Stability Analysis;
    - b) Registration of any required easements and / or Restrictive Covenants;
  - 15) The Owner shall provide an Environmental Protection Plan, as recommended by the Biophysical Impact Assessment, submitted by Westhoff Engineering Resources Inc., December, 2018, in accordance with the County Servicing Standards.

*Municipal Reserve*

- 16) The provision of Reserve in the amount of 10 percent of the gross area, as determined by the Plan of Survey, is to provide by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Price Aspinall Appraisals, File #C1-06-051, June 2019), pursuant to Section 666(3) of the *Municipal Government Act*.

*Association and Condominium Association*

- 17) The Owner shall provide a letter of intent which specifies a condominium board will be established after subdivision registration, pursuant to the *Condominium Property Act*:
  - a) An encumbrance shall be registered on the title of each new lot created, identifying that each Unit Owner, as a member of the Condominium Association, is directly responsible for all maintenance of the internal road and associated infrastructure, landscaping, stormwater facilities, overland drainage system, private sewage treatment systems, and residential solid was collection.
- 18) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Unit Owner be subject to the development's Architectural Controls.
- 19) The Owner is to prepare a Solid Waste Management Plan that outlines the responsibility of the Developer and/or Condominium Board for solid waste management.

*Site Construction*

- 20) The Owner shall provide a Historical Resources Impact Assessment (HRIA) to the satisfaction of Alberta Community Development.
  - a) If the HRIA identifies that any portion of the subject lands require mitigation or excavation, as directed by Alberta Community Development, the recommendations of the HRIA shall be implemented prior to the stripping and grading of any portion of the site;
- 21) 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, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:

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- a) Weed management during the construction phases of the project;
  - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment;
  - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;
- 22) The Applicant/Owner shall provide a Landscaping and Weed Management Plan, to be prepared by a qualified professional.
  - 23) The Applicant/Owner shall provide a Landscaping Plan, to be prepared by a qualified professional, to illustrate how the existing tree cover within each new lot will be appropriately maintained in accordance with Section 5.2 of the Devonian Ridge Estates Conceptual Scheme.
  - 24) Utility Easements, Agreements, and Plans are to be provided and registered (concurrent with a Plan of Survey or prior to registration), to the satisfaction of ATCO Gas and Telus Communications.

*Payments and Levies*

- 25) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, prior to entering into the Development Agreement. The County shall calculate the total amount owing:
  - a) from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 26) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 11 new lots.

*Taxes*

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

The Chair called for a recess at 9:29 a.m. and called the meeting back to order at 9:36 a.m. with all previously mentioned members present.

**2020-04-06-05 (D-3)**

**Division 7 – Subdivision Item – Other subdivision**

**File: PL20200007(06412003/06412004)**

MOVED by Member Boehlke that Subdivision Application PL20200007 be approved with the conditions noted in Appendix 'B':

- A. The application to create ± 69.58 ac (Lot 1), an internal road, and a remainder lot (± 240.47 ac) at NE and NW-12-26-29-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 & 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  - 1) The application is consistent with the Statutory Policy;
  - 2) The subject lands hold the appropriate land use designation; and

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3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.

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

*Survey Plans*

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

*Development Agreement*

- 2) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following infrastructure and improvements:
  - i) Design and construction of a public road system with associated infrastructure which includes the following:
    - (a) Intersection treatment in accordance with the approved TIA;
    - (b) Approaches to each lot;
    - (c) Temporary Cul-de-sac including access easement;
    - (d) Sidewalks/Pathways;
    - (e) Offsite network improvements, if required, in accordance with the approved TIA.
  - 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) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
  - iv) A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement;
  - v) Design and construction of a piped water distribution system and fire suppression system;
  - vi) A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
  - vii) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;

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- viii) Design, 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;
  - ix) Dedication of necessary easements and right of ways for utility line assignments;
  - x) Mailboxes are to be located in consultation with Canada Post;
  - xi) Installation of power, natural gas and telephone lines;
  - xii) Implementation of the recommendations of the Construction Management Plan;
  - xiii) Implementation of the recommendations of the Geotechnical Report;
  - xiv) Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
  - xv) Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
  - xvi) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
  - xvii) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
  - 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*

- 3) The Applicant/Owner shall provide an update to the Stage 4 and 5 Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA, to the County's satisfaction. Any improvements identified or road right of way that is required will be at the owner's expense:
  - i) It is noted the 2018 Stage 4 and 5 TIA identified several offsite improvements as being required, including the upgrade of RR291 to a 4 lane cross section, at build-out of Stage 4 and 5 in the 2040 horizon. The TIA update shall confirm the timing for these improvements as it relates to Phase 4 advancing;
  - ii) If the recommendation of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address the design and construction of the required improvements.
- 4) The Applicant/Owner shall obtain approval for road naming by way of application to, and consultation with, the County.

#### *Site Servicing*

- 5) The Applicant/Owner shall submit a Detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.



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- i) If upgrades or improvements are identified in the potable water servicing and hydraulic design study, then the Applicant/Owner shall enter into a Development Agreement.
  - 6) The Applicant/Owner shall submit a Detailed Sanitary Servicing Study to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
    - i) If offsite upgrades or additional lift station capacity are required, then all improvement shall be constructed under a Development Agreement.
    - ii) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
  - 7) The Applicant/Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lot created in this Phase based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

#### *Solid Waste Management*

- 8) The Applicant/Owner shall provide and implement a Solid Waste Management Plan, which will outline the responsibility of the Developer and/or Lot Owners' Association for the management of solid waste.

#### *Developability*

- 9) The Applicant/Owner shall submit a Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
  - i) All improvements shall be constructed under a Development Agreement.
  - ii) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
- 10) The Applicant/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.

#### *Municipal Reserves*

- 11) Municipal Reserve dedication outstanding on NE- 12-26-29-W04M is to be deferred to the Remainder Lot by Caveat pursuant to Section 669 of the *Municipal Government Act*.

#### *Cost Recovery*

- 12) 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*

- 13) The Owner shall submit a full Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

#### *Utility Easements*

- 14) Utility Easements, Agreements, and Plans are to be provided and registered concurrent with a plan of survey to the satisfaction of ATCO Gas and Telus

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*Payments and Levies*

- 15) The Applicant/Owner shall pay the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing:
  - i) From the total gross acreage of Lot 1 and the road right of way as shown on the Plan of Survey.
- 16) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.

*Taxes*

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

**2020-04-06-06 (E-1)**

**Division 7 – Development Item – Distribution warehouse**

**File: PRDP20200199 (06412003/06412004)**

MOVED by Member Boehlke that Development Permit Application PRDP20200199 be approved with the suggested conditions noted in the report:

**Description:**

1. That a General Industry, Type II, for construction a warehouse (Distribution Centre), may be constructed on the subject site, in general accordance with the Site Plan and Drawings, as prepared by HK Architecture Services [Project No. 219408, Dwg's A1-A4; dated February 24, 2020] and Groundcubed landscape architects [Project No. 18.202, Sheets L0.01, L1.01-L1.06, dated February 25, 2020], as amended and shall including the following:
  - i. Construction of a Distribution Centre; approximately 115,318.68 sq. m (1,241,280 sq. ft.) in area;
  - ii. Construction of an accessory building (Guard house);
    - a. That the minimum side yard setback requirement for the accessory building (Guard house) is relaxed from 15.00 m (49.21 ft.) to 6.00 m (19.68 ft.);
  - iii. Outdoor Storage (truck trailers, loading docks etc.);
  - iv. Over height perimeter fencing, varying in height from  $\pm$  2.44 m (8.00 ft.) to  $\pm$  3.96 m (13.00 ft.);
  - v. Installation of two (2) monument ground signs;
    - a. Details to be submitted to the County prior to installation
  - vi. Site Grading (as required for excavation and final site surfacing).

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**Prior to Issuance**

*Development Agreement:*

2. That prior to issuance of this permit, the Applicant/Owner shall sign a fully secured development agreement, under Subdivision #PL20200007, for construction of the offsite municipal infrastructure required to service this parcel.

*Water and Sanitary Servicing:*

3. That prior to issuance of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and waste water usage for the development for purposes the service agreement, to the County's satisfaction.
4. 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, County Bylaws as amended, that will tie into the High Plains Industrial Park 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.
5. That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the offsite High Plains Industrial Park wastewater system, to the County's satisfaction.
6. 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. Should the test manhole be located within private property, an access easement shall be required and registered for monitoring and testing purposes.*

*Stormwater Management*

7. 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:
  - i. Details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes;
  - ii. Proposed finished surface/grading plan (corner lot grades);
  - iii. The plan shall address the need for an oil/grit separator.
8. That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site grading plan, to the County's satisfaction.
9. That prior to issuance of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report in accordance with County Servicing Standards.

*Note: As the subject site is greater than 2.0 hectares; a full report is required.*

*Transportation:*

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

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the development. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the Applicant's/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 in accordance, a TIA shall be required for the site to address the potential for off-site impacts.

- i. If the recommendations of the Traffic Impact Assessment require off-site improvements, then the Owner shall enter into a Development Agreement with the County.
11. That prior to issuance of this permit, the Applicant/Owner shall submit an access management plan in accordance with the County Servicing Standards and Access Management Procedure 410, to the County's satisfaction.

*Parking:*

12. That prior to issuance of this permit, the Applicant/Owner shall submit a revised site plan to demonstrate sufficient parking stalls to be provided in accordance with the Land Use Bylaw, including either:
- i. A minimum of 572 parking stalls, including accessible stalls to be provided in accordance with the Alberta Building Code
  - or
  - ii. A parking assessment of the parking demand and supply characteristics associated with the proposed development. The assessment shall also include a Parking Lot Plan, prepared by a qualified professional that addresses landscaping, parking design and traffic management in accordance with the Land Use Bylaw.

*Note: The Parking Assessment shall be to the County's satisfaction and the County shall not be bound by any recommendations of the submitted Parking Assessment.*

*Landscaping*

13. That prior to issuance of this permit, the Applicant/Owner shall submit a revised Landscaping Plan in accordance with the Balzac East Area Structure Plan Development Guidelines [Policy 4.4.3 (xii) and Policy 4.4.3 (d)(xiii)] and Section 26 of the Land Use Bylaw, demonstrating/confirming the minimum requirements, to the satisfaction of the County.

*Road Use*

14. 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.

*Geotechnical*

15. That prior to issuance of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County Servicing Standards, to verify the site is suitable for the proposed buildings, site works, and deep utilities. For areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.

*Fees/Levies:*

16. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, under Subdivision #PL20200007.

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17. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Rocky View County Water and Wastewater Off-Site Levy Bylaw and signing of a Cost Contribution and Capacity Allocation Agreement, under Subdivision #PL20200007, in order to allocate potable water servicing and sanitary servicing capacity to the newly created parcel.
  18. That prior to issuance of this permit, the Applicant/Owner shall 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.
  19. That prior to 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 \$55,664.00 calculated at \$800.00 per acre for 69.58 acres.

**Prior to Occupancy**

20. That prior to occupancy of the site, all infrastructure required under Subdivision #PL20200007 necessary to service this lot, is constructed and that Construction Completion Certificates (CCC's) for the infrastructure have been issued by the County.
21. That prior to occupancy of the site, all landscaping, final site surfaces, parking, lighting, addressing and signage shall be completed.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
22. That prior to occupancy of the site, the Applicant/Owner shall contact and received approval from County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
23. That prior to occupancy of the site and prior to connecting to the offsite water and waste water main, the Owner shall enter into a Customer Service Agreement based on the projected water and wastewater servicing demands for the proposed facility.
  - i. The Developer shall be required to purchase and allocate water and sanitary capacity for this lot which will be reflected in the Servicing Agreement. This will be confirmed once the allocation agreement has been signed under Subdivision #PL20200007.
  - ii. Should the Applicant/Owner require additional servicing capacity, then the Applicant/Owner shall provide payment for additional capacity in accordance with the County's Master Rates Bylaw C-7857-2019, as amended.
24. That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built water infrastructures, as-built sanitary infrastructures, as-built pond volumes, liner verification, inverts and any other information that is relevant to SSIP.

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

**Permanent:**

25. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
April 6, 2020

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26. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
  27. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
  28. That any signage approved within this permit, shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
  29. That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction.
  30. That any future signage will require separate Development Permit approval and shall adhere to the Balzac East Area Structure Plan Development Guidelines, the High Plains Industrial Conceptual Scheme Signage Guidelines and Section 35 of the Land Use Bylaw.
  31. That all on site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
  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 572 parking stalls shall be maintained on site at all times, in accordance with the revised Site Plan submitted with the application and/or in accordance with an approved Parking Assessment.
  34. That there shall be no customer or business parking at any time along the adjacent County Road System.
  35. That all landscaping shall be in accordance with the approved Landscape Plan
  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 30th of the next growing season.
  37. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each principal unit located on the subject site, to facilitate accurate emergency response.
  38. That any outside storage of supplies, equipment and/or materials shall be in accordance with the approved site plan.
  39. 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.
  40. That the facility shall be subject to water usage/wastewater monitoring by Rocky View County's Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
  41. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
  42. That the lot shall obtain potable water from the East Balzac Water Distribution System.
  43. That there shall be no potable water used for irrigation and landscaping purposes and that no exterior hose bibs shall be installed.
  44. That water conservation strategies shall be implemented and maintained at all times.

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45. That any future tenant(s) of the warehouse building shall require a separate Development Permit application for tenancy (use) and signage.
  46. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity including the approved Stormwater Implementation Plan (SSIP).

**Advisory:**

47. 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.*

48. 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.
49. 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.
50. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
51. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
52. That wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
53. 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.  
  
*Note: The Development shall conform to the current National Energy Code.*
54. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
55. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
56. That if this Development Permit is not issued by **December 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

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MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
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MOVED by Member McKylor that condition 5 for development permit PRDP20194369 as noted in the development permit report be amended to read:

“That prior to issuance of this permit, the Applicant/Owner shall submit lighting details for any mounted or site lighting, in accordance with Section 27 regulations of the Land Use Bylaw, **but in any event no roadside sign shall be on after 11:00 p.m.**”

Carried

MOVED by Member Schule that Development Permit Application PRDP20194369 be approved with the conditions noted in the report, as amended:

**Description:**

- 1) That a Religious Assembly (existing building), may take place on the subject parcel in accordance with the site plan and drawings submitted with the application and includes:
  - i) a Religious Assembly (with the existing building);
  - ii) Dwelling unit accessory to the principal use;
  - iii) Construction of an addition (to the existing building), approximately  $\pm$  59.02 m (635.29 sq. ft.) in area;
  - iv) Construction of an accessory building (storage building);
  - v) Signage, including one monument freestanding sign;
- 2) That the maximum building area for the accessory building is relaxed from 90.00 sq. m (968.75 sq. ft. to 109.8 sq. m (1,181.88 sq. ft.) in area.

**Prior to Issuance:**

- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan, identifying a minimum of 68 parking stalls, including 4 barrier free stalls and compliance of Section 30 regulations of the Land Use Bylaw.
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit a landscaping plan in accordance with Section 65.7 and Section 26 regulations of the Land Use Bylaw.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit lighting details for any mounted or site lighting, in accordance with Section 27 regulations of the Land Use Bylaw, but in any event no roadside sign shall be on after 11:00 p.m.
- 6) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 7) That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy [TOL] (base area + special area 7 levy), as per the County's TOL Bylaw. Note,
  - i) A revised site plan identifying the development area of the proposal shall be submitted.

*Note: The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw)*



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- 8) That prior to issuance of this permit, the Applicant/Owner shall submit detailed wastewater projections and an assessment of the existing Private Sewage Treatment System (PSTS) to determine if the existing system is suitable to support the proposed development. Should the PSTS not be suitable, the Applicant will be required to submit detailed drawings and install an appropriately sized sewage holding tank to support the proposed development in accordance with County Policy 449.
  - 9) That prior to issuance of this permit, the Applicant/Owner shall submit a Stormwater Memorandum, completed by a professional Engineer, confirming the overall site drainage pre/post development is in accordance with County Servicing Standards. The memorandum must also establish that the adjacent properties will not be affected by the resulting storm water drainage from the proposed development.

**Prior to Occupancy:**

- 10) That all landscaping and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
  - 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 30<sup>th</sup> day of June immediately thereafter.

**Permanent:**

- 11) That there shall be a minimum of 68 parking stalls maintained on site at all times in accordance with the revised Parking plan.
- 12) That it is the responsibility of the Owner/Applicant to obtain approval from County Road Operations for any new construction, installation or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.
- 13) 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.
- 14) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each principal use located on the subject site, to facilitate accurate emergency response.
- 15) That the entire site shall be maintained in a neat and orderly manner at all times.
- 16) That all garbage and waste materials shall be storage in weatherproof and animal proof containers and shall be located within the Religious Assembly building or immediately adjacent to the exterior of the building. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent properties or roadways.
- 17) That the freestanding sign shall be maintained onsite and all times and shall be digital or animated at any time.
- 18) That all landscaping shall be maintained on-site in accordance with the approved Landscape Plan for the site.
- 19) That the site shall be serviced by adequate waste servicing and water servicing (underground cistern).
- 20) 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.

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- 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 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.
- 23) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations of the Stormwater Memorandum,
- i) The Applicant/Owner shall adhere to any recommendations of the approved Traffic Review Report, titled "Wat Lao Buddhist Temple, as prepared by Scheffer Andrew Ltd., File #144101, dated June 21, 2018.

**Advisory:**

- 24) That during construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 25) That during construction, the dust control shall be maintained on the site, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 26) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 27) 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:
- i) Architectural, Structural, Mechanical, and Electrical stamped drawings with schedules
  - ii) A 3.2.2 Building Code analysis from an Architect
  - iii) Water Supply design for fire-fighting must conform to article 3.2.5.7. ABC 2014.
  - iv) 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.*
- 28) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- i) That the Roadside Development Permit, RSDP026466-1, through Alberta Transportation, shall remain in effect.
- Note, an additional Roadside Development Permit, through Alberta Transportation, shall be obtained prior to placement of the proposed signage.*
- 29) 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.
- 30) That if this Development Permit is not issued by **NOVEMBER 30, 2020**, or the approved extension date, then this approval shall become null and void and the Development Permit shall not be issued.

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**2020-04-06-08 (E-3)**

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

**File: PRDP20200038 (05328023)**

MOVED by Member Schule that Development Permit Application PRDP20200038 be refused for the reasons noted in the report:

1. The intensity of the proposed development is significantly greater than that of a Home-Based Business and therefore does not meet the definition of a Home-Based Business as outlined in section 8 of the *Land Use Bylaw*. Due to the intensity of the business operations, the use is better suited the definition of Contractor, General as outlined in section 8 of the *Land Use Bylaw*;
2. The proposed use does not meet the definition of a Home-Based Business and should be classified as a Contractor, General and therefore does not meet the purpose and intent of the Agricultural Holdings District, as outlined in section 46.1 of the *Land Use Bylaw*. Section 12.6(b) of the *Land Use Bylaw* requires the Development Authority to refuse a development permit for a discretionary use that does not meet the purpose and intent of the land use district; and
3. The proposed development exceeds the Home-Based Business, Type II regulations as outlined in sections 21.3(c), 21.3(d), 21.3(e), and 21.3(g) of the *Land Use Bylaw*.

Carried

**2020-04-06-09 (E-4)**

**Division 6 – Development Item – Gravel pit (renewal)**

**File: PRDP20200083 (08109005)**

MOVED by Member Boehlke that condition 3 for development permit PRDP20200083 as noted in the development permit report be amended to read:

“That the Applicant/Owner shall be required to provide payment of the Community Aggregate Payment (CAP) Levy in accordance with ~~C-6214-2006~~ **Bylaw C-7748-2018**, in the amount of ~~\$0.25~~ **\$0.40** per ton of aggregate extracted and removed.”

Carried

MOVED by Member Boehlke that condition 15 for development permit PRDP20200083 as noted in the development permit report be moved from advisory to be a permanent condition.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20200083 be approved with the conditions noted in the report, as amended:

**Description:**

1. That the Natural Resource Extraction/Processing (expansion of an existing aggregate extraction operation) may operate on the subject site and shall be in accordance with the approved drawings and the Beiseker Sand and Gravel Pit Expansion Master Site Development Plan (MSDP) as prepared by D.A. Badke Enterprises Ltd., dated August 2015, as submitted with the application.
  - i. That the minimum side yard setback (south) requirement to operations, including excavations and stockpiles is relaxed from 15.00 m (49.21 ft.) to 0.00 m (0.00 ft.).

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**Permanent:**

2. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity and includes:
  - i. That the Applicant/Owner shall be required to implement all noise and dust controls in accordance with the ESC Plan prepared by Osprey Engineering, dated December 4, 2014, approved with the original application (2012-RV-166).
  - ii. That the Applicant/Owner shall be required to implement the recommendations from the Stormwater Management Plan, prepared by Osprey Engineering, dated November 24, 2014. Note, that as part of the previous application (2012-RV-166), the Applicant/Owner provided the County with a letter from the landowner to the south allowing stormwater to be discharged to the existing pond in the existing pit.
  - iii. That the Applicant/Owner shall be required to implement the recommendations from the Erosion & Sedimentation Control (ESC) Plan prepared by Osprey Engineering, dated December 4, 2012 as part of the previous application (2012-RV-166).
3. That the Applicant/Owner shall be required to provide payment of the Community Aggregate Payment (CAP) Levy in accordance with Bylaw C-7748-2018, in the amount of \$0.40 per ton of aggregate extracted and removed.
4. That no stormwater shall leave the subject lands (except as approved with the Stormwater Management Plan) or be directed to County ditches or natural water courses. All run-off contained within the pit shall be retained and stored in the existing stormwater pond on the lands directly to the south.
5. That the operation of the site shall be conducted in accordance with the operational plan stated within the MSDP and phasing plan (as submitted with the application) and access to the regional transportation network shall be conducted in accordance with the provisions of the MSDP.
6. That the Mining Plan provided in the previous application is to be implemented with this approval and the Applicant/Owner shall notify the County of any changes to the Mining Plan in the future.
7. That the area of the site that is open and not reclaimed shall not exceed 10.12 hectares (25.00 acres) at any time.
8. That no topsoil shall be removed from the site, except when in accordance with the reclamation plan outlined in the MSDP.
9. That no water may be used for washing of gravel unless and until written approval has been received from Alberta Environment.
10. That no wash water shall be discharged off of the site or into any water channel.
11. 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 sand and gravel pit.
12. That this approval does not include any blasting or rock crushing.
13. That the berms, overburden stockpiles, and similar earthworks shall be seeded and maintained using erosion control measures as outlined in the MSDP.
14. That the hours of operation of the gravel pit shall be from 7:00 am to 7:00 pm, Monday to Saturday, not including holidays.
15. That the site shall remain free of restricted or noxious weeds.

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**Advisory:**

16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- i. That all pit registrations shall remain valid with Alberta Environment;
  - ii. That all sanitary sewage and water services shall be supplied in accordance with Alberta Safety Codes Act and Alberta Environment;
  - iii. That fire suppression and abatement measures shall be followed to the satisfaction of the Municipality.
17. That this Development Permit shall be valid until **November 30, 2024** or until Phase 3 is complete, whichever comes first.

Carried

2020-04-06-10 (F-1)

Division N/A- Other business - Development permits for Municipal Planning Commission consideration  
File: N/A

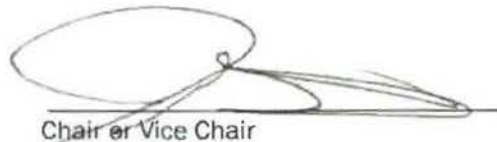
MOVED by Member Boehlke that the report from Planning and Development be received as information

Carried

**Adjournment**

MOVED by Member McKylor that the April 6, 2020 Municipal Planning Commission meeting be adjourned at 10:21 a.m.

Carried



Chair or Vice Chair

*Charlotte Schink*  
Chief Administrative Officer or Designate