

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
April 27, 2020

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 27, 2020 commencing at 9:01 a.m.

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

Also Present:

- A. Hoggan, Chief Administrative Officer
- 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 9:01 a.m. with all members present electronically through video conference call.

2020-04-27-01 (B-1)

Updates/Acceptance of Agenda

MOVED by Member McKylor that the April 27, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

20-04-27-02 (C-1)

Approval of Minutes

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

Carried

2020-04-27-03 (D-1)

Division 2 – Subdivision Item – Other subdivision

File: PL20200021 (05705006)

MOVED by Member McKylor that subdivision application PL20200021 be approved with the conditions noted in Appendix 'C':

- A. The application to create a ± 14.16 acres parcel (Lot 1) to facilitate the development of recreational facilities and open space with a ± 108.77 acres remainder (Lot 2) at Lot 2, Block 2, Plan 1413398, NW-05-25-03-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;

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

Survey Plans

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

Stormwater

2. The Owner shall provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Harmony Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 1 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - a. Registration of any required easements and I or utility rights-of-way
 - b. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system, as required
 - c. Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement with the County

Homeowners'/Landowners' Association

3. The Owners Association of Harmony governance and associated agreements and registration shall specify the future maintenance and operations of Harmony lands for public and private parks, open spaces and other amenity lands including onsite pathways, community landscaping and other features associated with these lands.

Solid Waste Management Plan

4. The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Owners Association of Harmony for management of solid waste.
5. The Waste Management Plan shall also identify how construction waste will be controlled and diverted to landfill.

Emergency Response Plan

6. The Owner shall 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.

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Airport Proximity

7. 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 reaching airport and associated impacts.

Payments and Levies

8. Unless otherwise directed by Council, the Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, prior to endorsement of the subdivision. The County shall calculate the total amount owing on the new lot, as shown on the Plan of Survey.
9. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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

MOVED by Member McKylor that the Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred.

Carried

2020-04-27-04 (E-1)

Division 9 – Development Item – Dwelling, single detached (existing decks)

File: PRDP20200382 (10013121)

MOVED by Member Boehlke that in development permit application PRDP20200382 that the area of the upper loft deck be brought into compliance with Direct Control District Bylaw 123 and that the lower deck be permitted as proposed in the development permit report.

Carried

MOVED by Member Boehlke that development permit PRDP20200382 be approved as amended:

Description:

- 1) That the lower deck (oversized) attached to the rear of the existing *Dwelling, Single Detached* may remain on the subject property, in accordance with the submitted application details and site plan, as follows:
 - i. That the maximum total area of the lower deck is relaxed from 37.00 sq. m. (400.00 sq. ft.) to 53.42 sq. m. (575.00 sq. ft.).

Advisory:

- 2) That Building Permit(s) shall be obtained through Building Services for the deck, if required.
- 3) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

2020-04-27-05 (E-2)

Division 5 – Development Item – Contractor, general; storage area; and single-lot regrading

File: PRDP20200527 (04306051)

MOVED by Member Boehlke that development permit application PRDP20200527 be approved with the conditions noted in the attached development permit report:

Description:

1. That *Contractor General, Storage Area* and *single lot re-grading* over approximately 38,485.60 sq. m (9.51 acres), may take place on the subject lands, SE-06-24-28-W04M; Lot 17, Block 2, Plan 1113710, in accordance with the submitted Site, Landscaping, and Grading Plan, and includes:
 - i. Gravel fill for purposes of a storage yard for industrial service materials, goods, equipment and vehicles;
 - ii. Topsoil for approved landscaped areas; and
 - iii. Stormwater pond in accordance with the approved technical reports; and
 - iv. Over height perimeter fencing, 3.00 m (9.84 ft.) in height.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the stormwater levy in accordance with Bylaw C-7535-2015 Stormwater Off-Site Levy Bylaw (\$5488 per acre). The levy shall be applicable to the gross acreage of the lands proposed to be developed under the development permit.
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a limited-scope Site-specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with County Servicing Standards. The report shall be titled as “On Site Storm Water Management Plan” to reflect the stormwater Access Agreement on the title of the subject property. The SSIP must describe the on-site facilities, operation and maintenance thereof:
 - i. This plan must identify the annual quantities of stormwater that will have to be removed from the storm pond by the end of the year (October 31, 2020) and how this water will be removed (see Technical Memorandum No. 3, 84th Street Study Area – A Report on Drainage Issues, Westhoff Engineering Resources, January 2005 for information related to stormwater disposal volumes).
 - ii. This plan must accommodate the runoff resulting from a 1:100 volume as determined by continuous simulation (at a minimum shall account for the period between 1960 and 2010).
 - iii. This plan must design for zero off-site discharge. Disposal of water may only be accounted for by evaporation, stormwater re-use or other low impact development techniques.

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- iv. Infiltration cannot be used for calculations and modeling for disposal of water. The report must include a geotechnical component identifying clay liner components required to ensure a permeability coefficient in the order of 1×10^{-6} cm/s.
 - v. For the purposes of modeling and calculations, this plan shall be based on an assumption that the lot will be 90% impervious (i.e., 90% of the lot will be covered with a 100% impervious surface).
 - vi. This plan shall include all relevant operational descriptions of the on-site stormwater system components to ensure that the landowner is clearly advised of their perpetual operational obligations for the stormwater management system.
 - vii. Please see Staged Master Drainage Plan for Frontier Industrial Park Phase 2 – FINAL REPORT, Westhoff Engineering Resources, September 2011.
 - viii. Detailed engineering drawings are to be submitted in conjunction with the SSIP.
5. That prior to issuance of this permit, the Applicant/Owner shall submit a refundable security in the amount of \$10,000 for the proposed road approach.
 6. That prior to issuance of this permit, the Applicant/Owner shall submit a design from qualified professional engineer to verify that the site is to be connected to the fire suppression water main system in accordance with the overall engineering plans, RVC Fire Hydrant Water Suppression bylaw and City of Calgary hydrant specifications.
 7. That prior to issuance of this permit, the Applicant/Owner shall submit a water table analysis report prepared for this site. The water table analysis report shall evaluate soil characteristics and existing groundwater conditions and be based on test holes drilled at a maximum spacing of 150m radius throughout the proposed Development in accordance with the County Servicing Standard. *Note: A minimum of two (2) test holes must be drilled for each proposed Development.*
 8. That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan and/or details :
 - i. that confirm the total area for the gravel fill;
 - ii. that identify a minimum of 300mm of topsoil; and
 - iii. that the proposed vegetation type can endure irrigation from May to September annually.
 9. That prior to issuance of the permit and stripping and grading of the site, the Applicant/Owner shall submit an erosion and sediment control report (ESC) and plan, in accordance with County Servicing Standards.
 10. That prior to issuance of the permit, the Applicant/Owner shall submit a lot grading plan including the following:
 - i. Corner grades shall conform to the Lot Grading Plan prepared by Urban Systems drawing no. C04-2092.0023.02;
 - ii. The lot shall be shaped such that the entire lot drains to the on-site pond such that if the owner fails to maintain their stormwater system will pond and trap low on site and will NOT adversely affect adjacent lands;
 - iii. Building elevations should be placed above the high-water level.

Prior to Occupancy:

11. That prior to occupancy of the site, the Applicant/Owner shall submit Built to Design Certificates and As-built drawings certified by a professional engineer. The as-built drawings shall include: verification

of as-built pond volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP.

- i. Following receiving the as-built drawings from the consulting engineer, Engineering Services shall conduct an inspection of the site to verify stormwater has been completed.
12. That prior to occupancy of the site, all landscaping, site surfacing and fencing shall be implemented onsite.
 - 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.
 13. That prior to occupancy of the site, the County shall perform an inspection of the site to verify that the road approach has been installed in accordance with the County Servicing Standards and approved plans. Note, any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site must be restored to the original subdivision grades and adequately top soiled & seeded, to the satisfaction of the County.
 - i. Upon final acceptance of the approach, the refundable security shall be released to the Applicant/Owner.

Permanent:

14. 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.
15. That water shall be trucked into the plan area and stored in cisterns or obtained from individual wells in accordance with Policy 6.4 of the Conceptual Scheme.
16. That the Applicant/Owner shall submit an *Application for Road Approach*, through County Road Operations, prior to start of construction.
17. That any proposed Road approaches shall be constructed in accordance with the County Servicing Standards and to the same or better standard than the roads in Frontier Industrial Park. Therefore, the minimum design requirement for the approaches is as follows:
 - i. 40mm City of Calgary B mix asphalt
 - ii. 90mm City of Calgary A mix asphalt
 - iii. 300mm of Class 2 - Des 20 Crushed Granular Base
 - iv. The geometric design of the approach shall be based on the type of vehicles using the access and the actual pavement structural design shall be based on a soaked CBR certified by a professional engineer.
18. That the Owner shall obtain a License to Divert Water from Alberta Environment prior to extracting water for commercial purposes should water be obtained from individual wells on-site in accordance with the Provincial Water Act.
19. That irrigation and landscaping water shall only be supplied by the re-use of stormwater.
20. That the Owner shall have their stormwater detention infrastructure empty/at the NWL by the end of the irrigation season.

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21. That the subject development must be in accordance with Frontier Phase 2 Conceptual Scheme and By-law C-6766-2009.
 22. That sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal in accordance with Policy 6.3.1. of the Frontier Conceptual Scheme.
 23. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
 24. That any topsoil removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 25. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
 26. That the Applicant/Owner shall take effective measures to control dust in the re-grading area of the Lands, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That if at any time the removal or handling of topsoil creates a visible dust problem, the removal or handling of topsoil shall cease immediately until remedial measures are taken.
 27. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
 28. That all on-site lighting shall be dark sky, including site security lighting and parking area lighting. The lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
 29. That the topsoil shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
 30. That the County may draw upon the Letter of Credit, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
 31. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Authority.
 32. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition, shall be implemented and adhered to in perpetuity.

Advisory:

33. That the County encourages Low-Impact Development (LID) initiatives, which could consist of the implementation some of following: green roof systems, rainwater harvesting, consumptive re-use of stormwater for irrigation, wash-water, or process water.
34. That the Applicant/Owner shall be responsible for onsite 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.
35. That the subject development shall conform to the County's Noise *Bylaw C-5773-2003* in perpetuity.

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36. That all new signage on site shall obtain approval from Development Authority prior to installation.
 37. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for all Alberta Environment and Parks (AEP) approvals/ compensation for existing waterbodies/ riparian areas/ tributary/ stream on site that may be impacted by the proposed development activities.
 38. That the grading activities shall be completed 18 months from the date of issuance of this permit.
 39. 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

The Chair called for a recess at 9:45 a.m. and called the meeting back to order at 9:51 a.m. with all previously mentioned members present.

2020-04-27-06 (E-3)

Division 9 – Development Item – Bed and breakfast home

File: PRDP20200492 (07829004)

MOVED by Member McKylor that development permit application PRDP20200492 be approved with the conditions noted in the attached development permit report:

Description:

- 1) That a Bed and Breakfast Home may operate on the subject parcel (44092 TWP RD 274) in accordance with the approved site plan and floor plans and the conditions of this permit.

Permanent:

- 2) That there shall be no non-resident employees at any time.
- 3) That the Bed and Breakfast Home shall be limited to the dwelling unit.
- 4) That the operation of the Bed and Breakfast Home shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
- 5) That a maximum of one (1) bedrooms may be used for the Bed and Breakfast Home at any time.
- 6) That the only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
- 7) That no off-site advertisement signage associated with the Bed and Breakfast Home shall be permitted.
- 8) That all customer parking shall be on the Owner's property.
- 9) That a maximum stay of fourteen (14) days per person shall be permitted.
- 10) That the operation of this Bed and Breakfast Home shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The Bed and Breakfast Home shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 11) That minimal exterior modification of the structure or grounds shall be made and shall be compatible with the character of the area or neighbourhood.

12) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

13) That this development permit does not include approval of an *Accommodation Unit*.

Advisory:

14) That the Applicant/Owner shall contact Building Services, to discuss a Change of Use Building Permit application or arrange for a building inspection. The inspection shall ensure life safety/health requirements of the Alberta Building Code are met for proposed use, such as Smoke Alarms/Co Alarms, emergency egress window sizes bedrooms, washroom facilities.

a) Should any deficiencies be identified, the Applicant/Owner shall remediate said deficiencies with any appropriate building or sub-trade permits/inspections as directed by the Building Services.

15) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner including:

a) That the Applicant/Owner shall obtain a Food Establishment Permit from Alberta Health Services and meet any requirements of the Public Health Act Food Regulation as it pertains to Bed & Breakfasts, prior to operation.

b) That the Applicant/Owner shall be required to obtain all necessary water well licenses from Alberta Environment for any commercial water uses, if required.

16) That his Development Permit shall be valid until **May 27, 2022**.

Carried

2020-04-27-07 (E-4)

Division 5 – Development Item – Horticultural development (greenhouses)

File: PRDP20200307 (05332012)

MOVED by Member Boehlke that a new prior to issuance condition be added to development permit PRDP20200307 to read:

“As a prior to issuance condition of the development permit, the Applicant shall be required to provide a wastewater servicing plan that may include the use of holding tanks with trucked service for commercial purposes as deemed suitable by Administration.”

Carried

MOVED by Member McKylor that development permit application PRDP20200307 be approved with the conditions noted in the attached development permit report, as amended:

Description:

1. That a Horticultural Development may take place on the subject site, in accordance with the submitted Site Plans and includes:
 - a. construction of five greenhouses, approximately 197.33 sq. m (2,124 sq. ft.) in area individually; and
 - b. Fenced outside storage, 100.00 sq. m (1,076.39 sq. ft.) in area, 1.82 m (6.00 ft.) in height.

Prior to Issuance:

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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.
 3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations, to confirm that the existing approaches are adequate for the proposed development and meet County Servicing Standards.
 - a. If the approaches are not adequate to accommodate the proposed development, the Applicant/Owner shall submit a Road Approach application and complete all requirements/upgrades.
 - i. Written confirmation shall be received from County Road Operations, confirming the status of this condition.
 4. That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
 5. That as a prior to issuance condition of the development permit, the Applicant shall be required to provide a wastewater servicing plan that may include the use of holding tanks with truck service for commercial purposed as deemed suitable by Administration.

Permanent:

6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
7. 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.
 - a. 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.
8. That dust control shall be maintained on the site during construction and during operation of the business, and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
9. That all on-site Lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
10. That any garbage containers shall be screened from view from all adjacent properties and public thoroughfares. All garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
11. That the outside storage area shall be constructed as per the approved site plan, include wood fencing and shall be erected at all times, to completely screen any outside storage materials related to the Horticultural Development, from adjacent properties.

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12. 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) to facilitate accurate emergency response.
 13. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
 14. That any future signage, related to the development, will require separate Development Permit approval and shall adhere to Section 35 of the County's Land Use Bylaw.
 15. That there shall be business parking at any time along the adjacent County Road or Provincial Road Systems.

Advisory:

16. That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
17. 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*].
18. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - a. That if the Applicant/Owner wishes to use a groundwater well in the future, Alberta Environment and Parks (AEP) approval shall be obtained prior to commencement.
19. 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.
20. That if this Development Permit is not issued by NOVEMBER 30, 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 approvals/compensation if any wetland is impacted by the proposed development.

Carried

2020-04-27-08 (E-5)

Division 1 – Development Item – Single-lot regrading

File: PRDP20200444 (03909027)

MOVED by Member Kamachi that development permit application PRDP20200444 be approved with the conditions noted in the attached development permit report:

Description:

1. That single-lot regrading and excavation, for the construction of a pond shall be permitted in general accordance with the application and drawings submitted with the application and includes:
 - i. a Pond, approximately 200.00 sq. m (2,152.78 sq. ft.) in area [10.00 m (32.81 ft.) wide x 20.00 m (65.61 ft.) long x 1.20 m (3.93 ft.) in depth];
 - ii. Retaining Wall;

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2. That prior to issuance of this permit, the Applicant/Owner shall submit a copy of the Stormwater Management Plan, referenced in the application (completed by Jubilee Consultants Ltd. dated 2006) for review by the County, to ensure that the proposed development would align with the overall plan, in accordance with County's Servicing Standards.

or

That prior to issuance of this permit, the Applicant/Owner shall submit an updated Stormwater Implementation Plan, for the subject site, in accordance with the County's Servicing Standards, conducted and stamped by a professional engineer, which supports the proposed development.

3. That prior to issuance of this permit, the Applicant/Owner shall submit an erosion and sediment control (ESC) plan, in accordance with the County's Servicing Standards, to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the proposed development and in perpetuity, as the proposed development is located in close proximity to a riparian protection area of the Stream and the County's Environmental Reserve property.

Permanent:

4. That no native topsoil shall be removed from the site.
5. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
6. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
7. That the topsoil shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
8. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
9. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
10. That upon request of the County, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
11. That the proposed development graded area, including excess topsoil, as per the approved site plan, shall be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
12. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. That the Applicant/Owners shall ensure that site drainage is not directed to the existing Private Septic Treatment System as a result of the proposed Development Activity.
14. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.

15. That at no time shall the adjacent Environmental Reserve (ER) be made available or encroached upon by the Owner of the property or by any parties associated with any construction activities for the subject development proposal.

- i. This includes, but is not exclusive to vehicular movement; equipment storage; stockpiling of excavation materials; crossing or otherwise;
- ii. Any required enforcement of the ER shall be commenced in accordance with the terms of the County's *Reserves Bylaw (RVC Bylaw C-5759-2003)*.

16. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including the required Construction Management Plan and Stormwater Grading analysis.

Advisory:

17. That the subject development shall conform to the *County's Noise Bylaw C-5773-2003* in perpetuity.

18. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].

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

- i. That the Applicant/Owner shall ensure that the submitted Water Act approval remains valid with the Province.

20. That if the development authorized by this Development Permit is not completed within 18 months of the date of issuance, the permit is deemed to be null and void.

21. That if this Development Permit is not issued by **DECEMBER 30, 2020**, or the approved extension date, then this approval is null and void and the Permit shall not be issued.

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

Carried

2020-04-27-09 (E-6)

Division 4 – Development Item – Accessory building (existing)

PRDP20200603 (03214035)

MOVED by Member Schule that development permit application PRDP20200603 be approved with the conditions noted in the attached development permit report:

Description:

- 1) That the *Accessory Building (Shed)*, may remain on the subject property as shown on the Real Property Report prepared by Vista Geomatics Ltd. (File # 19055243), dated October 1, 2019.
 - a. That the minimum side yard setback requirement for the *Accessory Building (Shed)* be relaxed from 0.60 m (1.96 ft.) to 0.17 m (0.55 ft.).

Advisory:

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

Carried

2020-04-27-10 (E-7)

**Division 2 – Development Item – Relaxation of front yard setback
PRDP20200546 (05705027)**

MOVED by Member McKylor that development permit application PRDP20200546 be approved with the conditions noted in the attached development permit report:

Description:

1. That the existing dwelling, single detached may remain on the subject parcel in general accordance with the drawings prepared by Vista Geomatics Ltd. V.G. File No. 190151113, 2020, File No.68006; dated December 20, 2019, and conditions noted herein:
 - i. That the minimum front yard setback requirement for the dwelling, single-detached is relaxed from 6.00 m (19.69 ft.) to 5.90 m (19.36 ft.).

Advisory:

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

Carried

2020-04-27-11 (E-8)

**Division 1 – Development Item – Renewal of a farm dwelling, mobile home
PRDP20200448 (04823001)**

MOVED by Member Schule that condition 7 for development permit PRDP20200448 as noted in the development permit report be amended to read:

“THAT this permit shall be valid until ~~February 28, 2025~~ **February 28, 2030.**”

Carried

MOVED by Member Kamachi that development permit application PRDP20200448 be approved with the conditions noted in the attached development permit report, as amended:

Description:

- 1) That the farm dwelling, mobile home may remain on the parcel in accordance with the approved site plan and the minimum setback requirements of the Land Use Bylaw.

Permanent:

- 2) That the use of the farm dwelling, mobile home shall be for a residence for full-time farm help.
- 3) That within thirty (30) days of the farm dwelling, mobile home not being required as a residence for full-time farm help, the farm dwelling, mobile home shall be removed from the parcel.
- 4) That it is the Applicant/Owner’s responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.

Advisory:

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

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- 6) That any required Building Permit and applicable sub trade permit for the farm dwelling, mobile home shall be submitted through Building Services.
 - 7) That this permit shall be valid until February 28, 2030.

Carried

The Chair called for a recess at 10:55 a.m. and called the meeting back to order at 11:01 a.m. with all previously mentioned members present.

2020-04-27-12 (E-9)

**Division 9 – Development Item – Renewal of a home-based business, type II
PRDP20200531 (06705023)**

MOVED by Member Boehlke that condition 14 for development permit PRDP20200531 as noted in the development permit report be amended to read:

“THAT this development permit shall be valid until ~~March 30, 2023~~ **March 30, 2030.**”

Carried

MOVED by Member Boehlke that development permit application PRDP20200531 be approved with the conditions noted in the attached development permit report, as amended:

Description:

- 1) That a Home-Based Business, Type II, for a cat boarding facility may continue to operate on the subject parcel in accordance with the approved site plan.

Permanent:

- 2) That the number of non-resident employees shall not exceed one at any time.
 - a) That an employee in this home-based business is a person who attends on the property more than once in a seven day period for business purposes.
- 3) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 4) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 5) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times the privacy of the adjacent residential dwellings shall be preserved. The Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 6) That the Home-Based Business shall be limited to the dwelling and its accessory buildings.
- 7) That there shall be no outside storage of goods, materials, commodities, or finished products.
- 8) That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within a building.
- 9) That a 2' x 3' identification sign may remain on the Applicant's property, for identification purposes only, in keeping with the general appearance of the area, as approved by the Development Authority.
- 10) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.

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- 11) That the operation of this Home-Based Business may generate up to a maximum of four business-related visits per day.
 - 12) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
 - 13) That all cats shall be kept indoors at all times.
 - 14) That this Development Permit shall be valid until March 30, 2030.

Advisory:

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

Carried

2020-04-27-13 (E-10)

**Division 4 – Development Item – Renewal of a home-based business, type II
PRDP20200335 (04209011)**

MOVED by Member Schule that condition 13 for development permit PRDP202003350531 as noted in the development permit report be amended to read:

“THAT this development permit shall be valid until ~~March 22, 2023~~ **March 22, 2025.**”

Carried

MOVED by Member Schule that development permit application PRDP20200335 be approved with the conditions noted in the attached development permit report, as amended:

Description:

- 1) That a Home-Based Business, Type II, for a machine shop, may continue to operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.
 - i) That the maximum permitted outside storage area is relaxed from 162.00 sq. m (1,740.00 sq. ft.) to 400.00 sq. m (4,305.56 sq. ft.).

Permanent:

- 2) That the number of non-resident employees shall not exceed two (2) at any time.
 - i) That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 3) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 4) That the Home-Based Business, Type II shall not change the residential or agricultural character and external appearance of the land and buildings.
- 5) That the operation of this Home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 6) That the Home-Based Business, Type II shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved. The Home-

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Based Business, Type II use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.

- 7) Stockpiling of materials associated with the Home-Based Business shall only be located within the outside storage area in accordance with the revised Site Plan. Any stockpiling outside of the approved outside storage area shall require an additional development permit.
- 8) That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area in accordance with the revised Site Plan.
- 9) That all vehicles, trailers, or equipment that is used in the Home-Based Business, Type II shall be kept within the dwelling, accessory building, or storage area in accordance with the revised Site Plan.
- 10) That all outside storage that is a part of the Home-Based Business, Type II shall be completely visually screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 400.00 sq. m (4,305.56 sq. ft.), in accordance with the revised Site Plan.
- 11) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 12) That no off-site advertisement signage associated with the Home-Based Business shall be permitted
- 13) That this Development Permit shall be valid until March 22, 2025.

Advisory:

- 14) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
- 15) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.

Carried

Adjournment

MOVED by Member Schule that the April 27, 2020 Municipal Planning Commission meeting be adjourned at 11:17 a.m.

Carried


Chair or Vice Chair


Chief Administrative Officer or Designate