

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 1

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 May 11, 2020 commencing at 9:04 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 (arrived at 9:06 a.m.)

Also Present:

- 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 9:04 a.m. with all members present electronically through video conference call with the exception of Member Boehlke.

2020-05-11-01 (B-1)

Updates/Acceptance of Agenda

Member Boehlke arrived to the meeting at 9:05 a.m.

MOVED by Member McKylor that the May 11, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

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

Approval of Minutes

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

Carried

2020-05-11-03 (D-1)

Division 4 – Subdivision Item – Residential subdivision

File: PL20200001 (03232002)

MOVED by Member Schule that Municipal Reserve be deferred on Lot 1 and condition 5 be amended as follows:

“The provision of Reserve in the amount of 10% of the area of Lot 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Weleschuk Associates Ltd, File No. 19-2239, January 3, 2020), pursuant to Section 666(3) of the Municipal Government Act;

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 2

-
- a. Reserves for Lot 1 are to be deferred with Caveat, pursuant to Section 669(2) of the Municipal Government Act."

Carried

MOVED by Member Schule that Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred on Lot 2.

Carried

MOVED by Member Schule that Subdivision Application PL20200001 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 1.21 ha (3.00 acre) parcel (Lot 1) and a ± 1.42 ha (3.5 acre) remainder (Lot 2) at Block 1, Plan 9211808, 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:

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 3

Survey Plans

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

Transportation and Access

- 2) The Applicant/Owner shall upgrade the existing road approach to a mutual gravel standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 & 2. In addition, the Applicant/Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 3) The Applicant/Owner has provided a Level 1 Assessment in accordance with the Model Process Reference Documents for Lots 1 & 2:
 - a) The Applicant/Owner shall comply with the improvements recommended in the Model Process Assessment, prepared by Strom Engineering Inc., dated January, 2020, and shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 4) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a) The Applicant/Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 2;
 - b) Verification is provided that each well is located within each respective proposed lot's boundaries; and
 - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

Municipal Reserves

- 5) The provision of Reserve in the amount of 10% of the area of Lot 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Weleschuk Associates Ltd, File No. 19-2239, January 3, 2020), pursuant to Section 666(3) of the *Municipal Government Act*:
 - a. Reserves for Lot 1 are to be deferred with Caveat, pursuant to Section 669(2) of the *Municipal Government Act*.

Utility Easements

- 6) 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.

Payments and Levies

- 7) Unless otherwise directed by Council, the Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of Lots 1 & 2, as shown on the Plan of Survey.
- 8) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 4

Taxes

- 9) 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

2020-05-11-04 (E-1)

Division 2 – Development Item – Accessory building and signage

File: PRDP20200480 (05711045/05711044)

MOVED by Member McKylor that development permit application PRDP20200480 be approved with the conditions noted in the attached development permit report:

Description:

- 1) That an *Accessory Building [greenhouse (Vertical Modular Farm)]*, may be placed over Unit 2, Plan 9611742 and Unit 3, Plan 9611742, in accordance with the submitted application details and site plan, including:
 - a. A *greenhouse (Vertical Modular Farm)*, approximately 37.16 sq. m (400.00 sq. ft.) in area
 - b. One 2.97 sq. m (32.00 sq. ft.) [8.00 ft. x 4.00 ft.]. exterior sign placed on the west side of the accessory building; and
 - c. Two 1.11 sq. m (12.00 sq. ft.) [6.00 ft. x 2.00 ft.] vinyl signs on the accessory building.

Permanent:

- 2) That the accessory building shall not be used for any commercial purposes not associated to the existing golf course clubhouse operations or for any retail purposes at any time.
- 3) That the accessory building shall not be used for residential occupancy purposes at any time.
- 4) That all signage on-site shall be kept in a safe, clean, and tidy condition at all times. All signage shall be renovated when required or removed if not properly maintained.
- 5) That the signage shall not be flashing, illuminated or animated at any time.
- 6) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application shall be implemented and adhered to in perpetuity.

Advisory:

- 7) That the County's Noise Bylaw, C-5772-2003, shall be adhered to at all times.
- 8) That Building Permits and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place and shall include:
 - i. The "Commercial Checklist" application;
 - ii. Spatial separations between buildings must be calculated using an imaginary line, fire ratings of walls/non-combustible cladding may be required.

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 5

-
- 9) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
 - 10) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including AHS recommendations of:
 - i. That the construction materials shall facilitate sanitary maintenance. Building materials for walls should be smooth, impermeable to moisture, and easy to clean.
 - ii. That measures to prevent mould growth with control of heat and humidity levels in the growing environment shall be maintained. HVAC (heating ventilation and air conditioning) system requirements and queries should be referred to safety code inspectors.
 - iii. That chemicals and hazardous materials (such as fertilizers, pesticides and cleaning products) should be handled appropriately so as not to contaminate plant products intended for consumption.

Carried

2020-05-11-05 (E-2)

Division 7 – Development Item – Accessory building

File: PRDP20200598 (06422113)

MOVED by Member Boehlke that development permit application PRDP20200598 be approved with the conditions noted in the attached development permit report:

Description:

1. That an Accessory Building (oversize garage), approximately 111.48 sq. m (1,199.96 sq. ft.) in area, may be constructed on the subject land in general accordance with the approved plans.
 - i. That the minimum rear yard setback requirement is relaxed from **7.00 m (22.97 ft.) to 6.70 m (21.97 ft.)**.

Permanent:

2. That the proposed Accessory Building (oversize garage) shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
3. That the proposed Accessory Building (oversize garage) shall not be used for residential occupancy purposes at any time.
4. That the exterior siding and roofing materials of the Accessory Building (oversize garage) shall be similar / cohesive to the existing dwelling, single-detached and/or area.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
6. That the two existing accessory buildings (sheds) shall be removed from the property, upon building occupancy of the proposed Accessory Building (oversize garage), to ensure compliance with the Land Use Bylaw C-4841-97 regulations.
7. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 6

Advisory:

8. That the Applicant/Owner shall be aware of any instruments registered on the land title, relating to any new construction of buildings.
9. That during construction of the Accessory Building, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
10. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
11. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for any Alberta Environment permits or approvals should there be disturbance on any wetlands.
12. That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.

Carried

2020-05-11-06 (E-3)

Division 2 – Development Item – Signs

File: PRDP20200776 (04733002)

MOVED by Member McKylor that development permit application PRDP20200776 be approved with the conditions noted in the attached development permit report:

Description:

1. That one dual-faced directional/informational sign, approximately 11.89 sq. m (128.00 sq. ft.) [8.00 ft. x 16.00 ft.] in area, may be placed on the subject property, in accordance with the Site Plan as submitted with the application.
2. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.

Permanent:

3. That the sign shall be kept in a safe, clean, and tidy condition at all times.
4. That the signs shall not be illuminated at any time.

Advisory:

5. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall adhere to Roadside Development Permit #RSDP027769.
6. That this permit shall be valid until June 3, 2022.

Carried

2020-05-11-07 (E-4)

Division 3 – Development Item – Single lot regrading

File: PRDP20190894 (04605003)

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 7

MOVED by Member McKylor that development permit application PRDP20190894 be approved with the conditions noted in the attached development permit report:

Description:

1. That single-lot regrading and excavation for construction of a dry storm pond, shall be permitted in general accordance with the drawings submitted with the application, as prepared by Urban Systems, File. No. 1057012601-C-003-LEG, as amended through conditions, and includes:
 - i. Creation of a dry storm pond;
 - ii. Removal of excess topsoil and fill (as required);

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, to the satisfaction of Rocky View County ("the County") in accordance with the County's Servicing Standards, Section 1100. The plan shall include noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a cut/fill analysis that determines the amount of net cut or fill, for the proposed dry pond, in accordance with County Servicing Standards.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a geotechnical report, conducted and stamped by a professional engineer, that supports the design of the proposed stormwater pond and addresses design elements such as the proposed pond liner, soil permeability (if applicable), pond side slopes, and other design concerns, in accordance with County Servicing Standards.
5. That prior to issuance of this permit, the Applicant/Owners shall submit deep fills report conducted by a professional geotechnical engineer, for all areas of fill greater than 1.2 m in depth, in accordance with County Servicing Standards.
6. That prior to issuance of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Plan (SSIP), that supports the proposed development and is in accordance with the technical study for the area, "*A Report on Drainage Studies for Springbank*", to the satisfaction of the County.
7. That prior to issuance of this permit, the Applicant/Owner shall submit an erosion and sediment control (ESC) plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the pond and in perpetuity, in accordance with County Servicing Standards.
8. That prior to issuance of this permit, the Applicant/Owner shall confirm if any stockpiling of materials (fill or topsoil) onsite is required, temporarily during development or upon development completion, and/or if all material (fill or topsoil) will be exported offsite.
9. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. 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.
 - ii. to discuss any temporary road access / approach requirements off Clearwater Drive (for hauling activities) and/or arrange an inspection (if required). Note, any temporary requirements or upgrades shall be completed by the Applicant/Owner prior to commencement of activities.

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 8

-
1. Written confirmation shall be received from County Road Operations confirming the status of both components of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Site Completion:

10. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built drawings, stamped by a professional engineer, confirming that the final grading plan and constructed stormwater infrastructure align with the supporting technical submission approvals for the file.
11. That upon completion of the proposed development, the Applicant/Owner shall submit compaction test results that demonstrate that the areas of fill were placed in accordance with the requirements of the deep fills report.

Permanent:

12. 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.
13. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
14. 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.
15. 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.
16. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands or road infrastructure from drainage alteration.
17. That the proposed development shall not cause a negative impact on the upstream or downstream drainage flow velocities resulting from 1:100 year flood events at any time, in accordance with Section 40.8 of the Land Use Bylaw.
18. That any on-site private lighting required shall be dark sky, and 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.
19. That any private identification or onsite wayfinding signage shall be kept in a safe, clean, and tidy condition at all times.
 - i. That no temporary signs shall be place on the site at any time except any temporary signs required during development.
20. That the subject land shall be maintained in a clean and tidy manner at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
21. That the site shall not be for private use only for use and maintenance of the storm pond, including a secured entrance. The site shall not include any public access, parking, use, or signage, until an separate Development Permit is issued.

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 9

-
22. That any incurred damage to the existing road approach and access shall be corrected and repaired by the Applicant/Owner, in accordance with County Servicing standards, to the satisfaction of County Road Operations.
23. 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.
- i. That the development area shall be landscaped in accordance with the approved landscaped drawing, File 105/012601-L [L102], dated December 118, 2019, including all seeding elements.

Advisory:

24. That for any materials exported offsite, the Applicant/Owner shall advise the receiver of the materials, that additional Development Permits shall be required for *single-lot regrading and the placement of clean topsoil/fill*, if the property is located within Rocky View County, prior to placement.
25. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
26. 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*].
27. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
- i. The Applicant/Owner shall submit a copy of the issued Roadside Development Permit from Alberta Transportation, to the County once obtained.
28. 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.
29. That if this Development Permit is not issued by FEBRUARY 28, 2021, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried

2020-05-11-08 (E-5)

Division 4 – Development Item – Dwelling, moved-in

File: PRDP20200524 (03323027)

MOVED by Member Schule that Development Permit Application PRDP20200524 be refused as per the reasons noted in the development report:

- 1) That the proposed application does not meet the minimum habitable floor area for a dwelling, moved-in, as defined in Section 51.6 of the Land Use Bylaw,
- Required: 112.00 sq. m (1,205.56 sq. ft.)**
Proposed: 89.18 sq. m (960.00 sq. ft.)
- 2) In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Carried

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 10

2020-05-11-09 (E-6)

Division 1 – Development Item – Accessory Dwelling Unit within an existing Private Riding Arena

File: PRDP20200600 (03214035)

MOVED by Member Kamachi that development permit application PRDP20200600 be approved with the conditions noted in the attached development permit report:

Description:

1. That an accessory dwelling unit (suite within a building [within an existing Private Riding Arena]) is approved on the subject land, in accordance with the site plan and details provided with the application.
 - i. That the maximum habitable floor area for the accessory dwelling (suite within a building) is relaxed from 110.00 sq. m (1,184.00 sq. ft.) to 131.64 sq. m (1,417.00 sq. ft.).

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit confirmation from a qualified professional, that the new or expanded private sewage treatment system has sufficient capacity to service the accessory dwelling unit, as per County policy 411 “Residential Water and Sewer Requirements”.
3. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Contribution for Community Recreation Funding on the form provided by the County, and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each residential unit.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
5. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations confirming if a inspection is required for the existing road approach ermine and shall conduct any required reclamation or upgrade work to the road approach as required by the County, to the satisfaction of the County.

Permanent:

6. That there shall be a minimum of one parking stall maintained on-site at all times dedicated to the accessory dwelling unit (suite within a building).
7. That the accessory dwelling unit (suite within a building) shall be subordinate to the dwelling, single detached.
8. 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.

*Note: The municipal address for the accessory dwelling unit (suite within a building) is 70
HAWK EYE ROAD.*

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 11

-
9. That there shall be adequate water servicing provided for the accessory dwelling unit (suite within a building) and it is the Applicant's/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
 10. That it is the Owner/Applicant's obligation/responsibility to undertake water quality testing in accordance with the Guidelines for Canadian Drinking Water Quality and Alberta Health Services criteria. Should there be any adverse results, or should questions arise concerning the interpretation of the results of the analyses, it will be the obligation/responsibility of the Owner/Applicant to contact the local Public Health Inspector for recommendations/ requirements.
 11. That there shall be adequate sanitary sewer servicing provided for the accessory dwelling unit (suite within a building) and that the Applicant/Owner is responsible for obtaining all permits for the new or expanded private sewage treatment system.
 12. That the Applicant/Owner shall ensure that water conservation measures shall be implemented in the existing accessory dwelling unit (suite within a building), such as low-flow toilets, showerheads, and other water conserving devices.
 13. That the exterior siding and roofing materials of the accessory dwelling unit (suite within a building) shall be similar to the existing dwelling, single-detached and/or area.
 14. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity and includes the following:

Advisory:

15. That a building permit shall be obtained through Building Services for the accessory dwelling unit (suite within a building) using the Accessory Dwelling Unit Checklist.
16. That any other Federal, Provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
17. That if this Development Permit is not issued by November 30, 2020 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

2020-05-11-10 (E-7)

Division 4 – Development Item – Signs

File: PRDP20200550 (03222116)

MOVED by Member Schule that development permit application PRDP20200550 be approved with the conditions noted in the attached development permit report:

Description:

1. That *Signs*, installation of two sandwich board and two vinyl window signs may be placed on the subject property in general accordance with the site plan and signage details submitted with the application.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall remove the freestanding sign located in the condominium common property.

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
May 11, 2020

Page 12

-
- i. That once the signage is removed, the County shall conduct an inspection confirming its removal.
 - 3. That prior to issuance of this permit, the Applicant/Owner shall submit a revised site plan identifying the dimensions of the two (2) vinyl window signs.

Permanent:

- 4. That the signs shall only be placed onsite/visible during business hours of operation.
- 5. That the signs shall not be placed onsite in any way that they impede pedestrian traffic movements on the site.
- 6. That the signs shall be constructed in accordance with the design drawings as submitted with the application.
- 7. That the signs shall be kept in a safe, clean and tidy condition at all times.

Advisory:

- 8. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- 9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 10. That if this Development Permit is not issued by November 30, 2020, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 11. That this Development Permit, if and when issued, shall be valid until June 30, 2022.

Carried

2020-05-11-11 (F-1)

All Divisions – Development Permit Applications to be sent to Municipal Planning Commission

File: N/A

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

Carried

Adjournment

MOVED by Member McKylor that the May 11, 2020 Municipal Planning Commission meeting be adjourned at 10:09 a.m.

Carried


Chair or Vice Chair


Chief Administrative Officer or Designate