

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
May 25, 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 May 25, 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
- B. Riemann, Executive Director, Operations Division
- T. Cochran, Executive Director, Community Development Services Division
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- N. Mirza, Municipal Engineer, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office

**Call to Order**

The Chair called the meeting to order at 9:01 a.m. with all members present electronically through video conference call.

**2020-05-25-01 (B-1)**  
**Updates/Acceptance of Agenda**

MOVED by Member McKylor that the May 25, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

**2020-05-25-02 (C-1)**  
**Approval of Minutes**

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

Carried

**2020-05-25-03 (D-1)**  
**Division 7 – Subdivision Item – Other subdivision**  
**File: PL20200039 (06401017)**

MOVED by Member Boehlke that Subdivision Application PL20200039 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 12.71 ac (Public Utility Lot), an access road, and a remainder lot (± 8.84 ac) at NW-01-26-29-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

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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.

*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:
  - i) Design and construction of an internal road with associated infrastructure which includes:
    - (a) Paved industrial street;
    - (b) Paved cul-de-sac;
  - ii) Provision of all materials testing, quality assurance and quality control reporting related to the construction of the paved industrial street;
  - iii) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
  - iv) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
  - v) The construction of any oversized or excess capacity infrastructure, roads and/or services benefiting 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.

*Payments and Levies*

- 3) 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. The County shall calculate the total amount owing:
  - i. From the total gross acreage of the proposed lot 1 (Public Utility Lot) and the proposed road right of way as shown on the Plan of Survey.

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

Municipal Reserves

- 5) The provision of Reserve in the amount of 10 percent of the area as per the deferred reserve caveat on title (instrument number 201 018 494), is to be provided by payment of cash-in-lie in accordance with the per acre value listed in the land appraisal prepared by Altus Group, project number 13120.102658.054, Effective Date: April 16, 2020, pursuant to Section 666(3) of the Municipal Government Act.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 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

**2020-05-25-04 (D-2)**

**Division 2 – Subdivision Item – Other subdivision**

**File: PL20200040 (05707240)**

MOVED by Member McKylor that Subdivision Application PL20200040 be approved with the conditions noted in Appendix 'B':

- A. The application to create 31 bare land condominium units with the associated common property at Lot 2, Block 20, Plan 1911481, within SE-7-25-3-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 Harmony Conceptual Scheme;
  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.

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

*Survey Plans*

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

*Homeowner's/Landowners' Association*

- 2) The Applicant/Owner shall legally establish a Condominium Association together with all corresponding corporate structure, governance and associated agreements and restrictions satisfactory to the County including, without restrictions, an encumbrance and/or other instrument(s) concurrently registered against the title of each new condominium units created, requiring that each individual Owner is a member of Condominium Association, and securing all restrictions and funding mechanisms required for the orderly, efficient and sustainable operation of the Condominium Association.

*Payments and Levies*

- 3) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 31 bare land condominium units and the associated common property.

*Taxes*

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

**2020-05-25-05 (D-3)**

**Division 9 – Subdivision Item – Other subdivision**

**File: PL20190123 (06826041/06826042)**

MOVED by Member Schule that condition 12 for Subdivision Application PL20190123 be deleted in its entirety.

Carried

MOVED by Member Schule that conditions 5 and 6 for Subdivision Application PL20190123 be deleted in their entirety.

Carried

MOVED by Member Schule that the Tentative Site Plan for Subdivision Application PL20190123 be amended to indicate a 12.5 metre road in place of a 25.00 metre road.

Carried

**2020-05-25-06 (D-4)**

**Division 2 – Subdivision Item – Other subdivision**

**File: PL20190008 (05715034/05715038)**

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MOVED by Member McKylor that Subdivision Application PL20190008 be tabled until the adoption of Transportation Off-Site Levy Bylaw (C-8007-2020), Stormwater Off-Site Levy Bylaw (C-8008-2020), and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020).

Carried

**2020-05-25-05 (D-3)**

**Division 9 – Subdivision Item – Other subdivision**

**File: PL20190123 (06826041/06826042)**

MOVED by Member Schule that Subdivision Application PL20190123 be approved with the conditions noted in Appendix 'B' as amended:

- A. The application to create two  $\geq 0.80$  hectare ( $\geq 1.98$  acre) parcels with two  $\geq 0.80$  hectare ( $\geq 1.98$  acre) remainders at Lots 7 & 8, Block 23, Plan 0812064, SW-26-26-4-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 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 subject lands hold the appropriate land use designation;
  2. 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*

- 7) 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.
- 8) The Owner shall provide a Site Plan, prepared by a qualified Land Surveyor, which indicates the following in relation to the new property lines:
  - a) The existing private sewage treatment system is located within the boundaries of Lot 3, and in accordance with The Alberta Private Sewage Systems Standard of Practice 2015;
  - b) The existing water wells are located within the boundaries of Lots 1 & 3;
  - c) All existing buildings and structures are located wholly within a proposed lot; and

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- d) The location of all structures and servicing infrastructure in relation to the required Road Acquisition Agreement and associated Restrictive Covenant.

*Transportation and Access*

- 9) The Owner shall upgrade the existing approach to Lot 3 to a mutual standard, in order to provide access to Lot 1, as shown on the approved Tentative Plan.
  - a) Provide a mutual access right-of-way plan; and
  - b) Prepare and register respective easements on each title, where required.
- 10) The Owner shall construct a new paved approach in order to provide access to Lot 4 from Camden Drive as shown on the approved Tentative Plan.

*Site Servicing*

- 11) The Owner is required to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:
  - a) Construction of Packaged Sewage Treatment Plants on Lots 1, 2, and 4, in accordance with the recommendations of the Level 4 Private Sewage Treatment System Assessment;
- 12) Water is to be supplied by an individual well on Lots 2 & 4. The subdivision shall not be endorsed until:
  - a) An Aquifer Testing (Phase II) Report is provided demonstrating a minimum flow rate of 1.0 IGPM, and including aquifer testing and the locations of the well Lot 1; and
  - b) The results of the aquifer testing meet the requirements of the *Water Act*.
- 13) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of the proposed Lots 1-4, indicating the following:
  - a) Requirements for each future Lot Owner to connect to County piped wastewater, potable water, and stormwater systems at their cost when such services become available; and
  - b) Requirements for decommissioning and reclamation once County servicing becomes available;

*Developability*

- 14) The Owner is to provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within Lot 1.
  - a) Private Sewage Treatment System testing and analysis, and/or the newly drilled water well, shall be located within the defined contiguous developable acre.
- 15) The Owner is to provide and implement a Site-Specific Storm Water Plan that meets the requirements of all regional plans for the area and the County Servicing Standards. Implementation of the Site-Specific Storm Water Plan shall include:
  - a) Registration of any required easements, utility rights-of-way, and utility right-of-way agreements;
  - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
  - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system; and
  - d) Should the Storm Water Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

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*Payments and Levies*

- 16) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) 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

The Chair called for a recess at 9:49 a.m. and called the meeting back to order at 9:56 a.m. with all previously mentioned members present.

**2020-05-25-07 (D-5)**

**Division 4 – Subdivision Item – Bridges of Langdon subdivision**

**File: PL20200048 (03215004)**

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

Defeated

MOVED by Member Schule that Subdivision Application PL20200048 be tabled until the adoption of Transportation Off-Site Levy Bylaw (C-8007-2020), Stormwater Off-Site Levy Bylaw (C-8008-2020) and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020).

Carried

**2020-05-25-08 (E-1)**

**Division 4 – Development Item – Show home**

**File: PRDP20200977 (03215004)**

MOVED by Member Schule that development permit application PRDP20200977 be approved with the conditions noted in the staff report:

**Description:**

1. That construction of a dwelling, single-detached (show home) and signage, may be constructed at 19 North Bridges Road in accordance with the site plan provided by Ace Surveys Ltd. File No: 20542 Rev.1, dated April 3, 2020 with the application.

**Prior to Occupancy:**

2. That prior to occupancy of the Show home, municipal and private utility services shall be in place with Construction Completion Certificates (CCC's) issued by the County or the private utility company.

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- a. For those utilities that do not provide standard CCC's, the Applicant/Owner shall provide suitable confirmation from the utility providers that these services are installed and available for use, to the satisfaction of the County.

**Permanent:**

3. That the proposed show home shall be ultimately serviced via the Bridges of Langdon Lift Station, upon service availability. Discharge from this lift station to the East Rocky View Wastewater System is not permitted until such time that CCC's for the lift station is issued and registration of the lots is complete.
4. That connection to County Wastewater servicing shall be accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.
5. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

*Note: the Municipal Address is 19 NORTH BRIDGES ROAD*

6. That all advertising signage and features shall be removed immediately upon the cessation of use of the building as a show home.
7. That there shall be at least four off-street parking spaces for the show homes, to be constructed to a minimum standard of a compacted gravel surface in subdivisions that do not have curb and gutter.
8. That there shall be signs posted at adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing.
9. That the show home shall be closed to the public within 30 days of the date that 90% of the homes are occupied in the phase of the subdivision, or within 30 days of the date that 90% of all the lots in the subdivision are occupied, whichever occurs first.
10. That the advertised hours that the show homes are open to the public shall not be earlier than 9:00 a.m. or later than 6:00 p.m., except that during the first 14 days of the use of the building as a show home, extended public viewing hours may be permitted for no more than three days.
11. That conditions of the permit do not limit the private showing by appointment of the show home at any time.
12. That the developer shall be responsible to implement dust control measures for any County gravel roads used by construction traffic, to the satisfaction of the County.
13. That no residential occupancy of the show home shall occur until such time as all required utility services are installed, available, and working to service the show home, and the Building Department has issued an Occupancy Permit.
14. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity including any approved Geotechnical Reports for the subject lands.

**Advisory:**

15. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place, utilizing the single family dwelling checklist.
  - a. The Applicant/Owner shall ensure that the access to the Show Home meets any Fire Code regulations



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16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

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

Carried

**2020-05-25-09 (E-2)**

**Division 7 – Development Item – General industry, type II**

**File: PRDP20193038 (06416013)**

MOVED by Member Boehlke that development permit application PRDP20193038 be refused as per the reasons noted:

- 1) The proposal is inconsistent with the Balzac Area Structure Plan specifically section 4.7.2. The proposed uses are deemed inappropriate for Special Development Area #2, particularly where the uses are proposed in advance of a comprehensive development as outlined in Direct Control District 128 and the 566 Crossing Business Park Conceptual Scheme.
- 2) The proposal is inconsistent with the vision and planning framework outlined in the 566 Crossing Business Park Conceptual Scheme.
- 3) That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighborhood and materially interferes with and affects the use, enjoyment, and value of neighboring parcels of land.

Carried

**2020-05-25-10 (E-3)**

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

**File: PRDP20200785 (06918001)**

MOVED by Member McKylor that Development Permit Application PRDP20200785 be approved with the conditions noted in the report:

**Description:**

1. That construction of an Equestrian Centre, Type I and Accessory Dwelling Unit (Suite within a Building) may take place on the subject site in accordance with the site plan and application submitted with the application and site plan and includes:
  - i. That an Equestrian Centre (riding arena), approximately 4,170.24 sq. m (44,888.09 sq. ft.) in area, along with associated paddocks, horse shelters, barn area and outdoor riding area.
  - ii. That an Accessory Dwelling Unit (Suite within a Building), may be constructed within the Equestrian Centre, Type I.
    - a. That the maximum habitable floor area of the accessory dwelling unit (suite within a building) shall be relaxed from **110.00 sq. m (1,184.00 sq. ft.) to 120.96 sq. m (1,302.00 sq. ft.)**.
  - iii. One (1) information sign (if required); Details to be submitted prior to installation

**Prior to Issuance:**

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2. That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices and all other relevant construction management details in accordance with County's servicing standards.
  3. That prior to issuance of this permit, the Applicant/Owner shall submit an onsite geotechnical investigation, prepared by a qualified professional, providing the results of a soil characteristics and existing groundwater conditions as well as design recommendations for the proposed buildings and site works all in accordance with the requirements of the County Servicing Standards.
  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.

**Prior to Occupancy:**

5. That prior to public occupancy of any building(s) associated with the equestrian centre, the Applicant/Owner shall obtain a final building occupancy by the County's Building Services, to ensure that the building(s) meets the Alberta Building Code (ABC), for the proposed public use.

**Permanent:**

6. That occupancy of the Accessory Dwelling Unit (suite within a building) shall not be granted prior to the occupancy of the proposed principal dwelling, single detached.
7. That for purposes of this permit, an equestrian event is an activity that involves the training of horses and/or horse riders, horsemanship lessons and the boarding of horses.
8. 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 Equestrian Center under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
9. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.
10. That the Equestrian Centre shall be adequately serviced and maintenance with water and wastewater servicing.
11. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
12. That fire suppression requirements for the proposed development shall be implemented in accordance with the requirements of the ABC, County Servicing Standards and Fire Hydrant Bylaw C-7152-2012.
  - i. That the proposed storm/fire pond shall be constructed and operated in accordance with County's Servicing Standards.
13. That commercial use on the site, which is any event where there is a fee for admission or for use of the facilities or for services provided, shall be for equestrian events only.
14. That food services shall be limited to participants and the guests of participants.
15. That a maximum of 22 animals shall be kept on the site (*kept means when the animal is on the site overnight*).

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16. That a maximum of 22 animals shall be allowed on the subject site at any one time for any events.
  17. That the total number of participants at any outdoor event shall not exceed 10 people.
  18. That the subject property shall be adequately fenced and maintained at all times when livestock are present, and no livestock shall be allowed on unfenced areas.
  19. That the Applicant/Owner shall implement a Manure and Grazing Management Plan onsite and it shall be practiced at all times.
    - i. Upon request of the County, updates to the Manure and Grazing management plan may require future amendments if any noted issues arise on the property, to the satisfaction of the County.
  20. That there shall be no spreading or storage of manure within 50 metres of any watercourse.
  21. 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 onsite (Equestrian Centre, dwelling units etc.) located on the subject site, to facilitate accurate emergency response.
  22. That overnight camping may be allowed for a maximum of five (5) nights per year and the number of persons camping shall not exceed 20 at any time.
  23. That all parking of vehicles, including stock trailers and participant and spectator parking, shall be limited to on-site only and that a minimum of 10 stalls shall be available at all times. There shall be no parking permitted on the adjacent County or Provincial road network.
  24. That any Alberta Environment approval for watercourse disturbance is the sole responsibility of Applicant/Owner.
  25. That all outdoor lighting, for the site or mounted on buildings, shall use full cut-off (shielded) fixtures that direct the light downward, and that no direct glare shall be visible from adjacent properties, roadways, and highways.
  26. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings. The containers shall be screened from view from all adjacent properties and public thoroughfares.
  27. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

28. That it is recommended that the Applicant/Owner obtain a Premises ID Number through Alberta Agriculture.
29. That the Owner should consider registering an access easement on title, for the shared approach with neighboring property, off Highway 1A.
30. That the Applicant/Owner shall implement appropriate erosion and sediment control measures during the construction of the proposed development shall be implemented in accordance with County's servicing standards.
31. That a Building permit and applicable sub-trade permits shall be obtained through Building Services prior to any construction taking place.
  - i. That all facilities on the subject site that are involved with the equestrian centre shall conform to the required ABC.

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

- ii. That water supply for fire suppression and emergency vehicle access shall be provided in accordance with ABC.
32. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- i. If required, a commercial water license from Alberta Environment for commercial purpose shall be a sole responsibility of Applicant/Owner.
33. 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.
34. That if this Development Permit is not issued by **JANUARY 31, 2021**, then this approval is null and void and the Development Permit shall not be issued.

Carried

**2020-05-25-11 (E-4)**

**Division 8 – Development Item – Private riding arena**

**File: PRDP20200779 (06713009)**

Councillor Kamachi left the meeting at 10:28 a.m.

MOVED by Member Boehlke that condition 7 for development permit PRDP20200779 as noted in the development permit report be amended to read:

“That a Building Permit, for the addition, shall be obtained, through Building Services, prior to any construction taking place.”

Carried  
Absent: Councillor Kamachi

MOVED by Member Boehlke that development permit application PRDP20200779 be approved with the conditions noted in the development permit report, attached, as amended:

**Description:**

- 1) That an addition, approximately 148.64 sq. m (1,600.00 sq. ft.) in size, may be constructed to the existing Private Riding Arena in accordance with the approved site plan.

**Permanent:**

- 2) That all conditions of PRDP20184267 shall remain in effect.
- 3) That there shall be no more than four (4) animal units kept on this subject land at any one time, unless a separate Development Permit for the Keeping of Livestock has been issued.
- 4) That the exterior siding and roofing materials of the addition shall be similar to the existing Private Riding Arena.

**Advisory:**

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- 5) That during construction of the addition, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
  - 6) That during construction of the addition, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
  - 7) That a Building Permit, for the addition, shall be obtained, through Building Services, prior to any construction taking place.
  - 8) That any other government permits, approvals, or compliances 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.

Carried  
Absent: Councillor Kamachi

**2020-05-25-12 (E-5)**

**Division 8 – Development Item – Single lot regrading**

**File: PRDP20200428 (05632084)**

Councillor Kamachi returned to the meeting at 10:33 a.m.

MOVED by Member McKylor that development permit application PRDP20200428 be approved with the conditions noted in the attached development permit report, attached:

**Description:**

1. That single-lot regrading and re-contouring, up to approximately 305.00 m<sup>3</sup> in volume, is approved in general accordance with the drawings and Site Plan submitted with the application.

**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...
  - i. The Applicant/Owner shall operate the site in accordance with the examined Site Storm Water Management Plan in perpetuity, approved under PRDP20183752.
  - ii. That the Applicant/Owner shall implement recommendations of the drainage plan, dated August 26, 2019, prepared by J.K Engineering Ltd. in accordance with the County's Servicing Standards, approved under PRDP20183752.
  - iii. That all lot grading shall be constructed in accordance with the examined grading drawings approved under PRDP20183752.
3. That upon completion of the regrading, the Applicant/Owner shall submit a deep fill report, in accordance with the requirements of the County Servicing Standards, summarizing compaction testing results if the fill depth exceeds 1.20 m.
4. That upon completion of the regrading, the Applicant/Owner shall submit a profile survey of existing ditch to confirm that installation of the new culvert in the road approach does not alter nor negatively impact existing ditch drainage, to the satisfaction of the County.

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- i. Should any deficiencies be noted, the Applicant/Owner shall rectify/correct any areas of concerns.
  5. That upon completion of the regrading, the Applicant/Owner shall contact County Road Operations for the post-construction inspection for the final acceptance of the culvert.
    - i. Should Road Operations have any concerns/requirements, the Applicant/Owner shall fulfill Road Operation's requirements to their satisfaction.
  6. That Applicant/Owner shall contact County Road Operations when additional importing of clean fill is required and determine if a Road Hauling Agreement and/or Road as data permits are required for importing fill to the subject property using the County Road System.
    - i. Written confirmation shall be required from County Road Operations confirming the status of this condition. Any agreement or permit shall be obtained unless otherwise confirmed by County Road Operations.
  7. That until vegetation is established in the fill area, the Applicant/Owner shall implement good housekeeping practices and typical Erosion and Sediment Control measures to ensure dust and sediment are controlled onsite and do not become a nuisance to adjacent properties.
  8. That the Applicant/Owner shall be responsible for ensuring that proper dust mitigations measures and ESC controls are adhered to on site. Stockpiles shall be seeded if they are proposed to remain for greater than 45 calendar days.
  9. That the re-contouring produced by the placement of clean topsoil on the subject site shall not impact current drainage patterns on adjacent landowner properties or the adjacent Highway Road right-of-way.
  10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
  11. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners, and others in the vicinity.
  12. That if there are changes requested to the approved Development Permit, all work in the proposed developed area shall cease until an approved or revised Development approval is in place.

**Advisory:**

13. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
14. That the Applicant/Owner shall contact ATCO Gas ([southlandadmin@atcogas.com](mailto:southlandadmin@atcogas.com)) to obtain consent prior to further work commencing, as there is a Gas Main on the subject property.
15. That any other government permits, approvals, or compliances, are the sole responsibility of the Applicant/Owner.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

**Note: That the Applicant/Owner shall be responsible for all Alberta Environment & Park approvals and permits and/or compensation if any wetland is impacted, including any impacts due to the stormwater management of the parcel, by the proposed earthworks prior to commencement.**

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2020-05-25-13 (E-6)

Division 5 – Development Item – Stripping and grading

File: PRDP20200955 (03332015)

MOVED by Member Schule that development permit application PRDP20200955 be approved with the suggested conditions noted in the report:

**Description:**

1. That the proposed Stripping and Grading for the future expansion of Gravel Storage and Stormwater Management Facility (approximately 7.95 hectares [19.66 acres]) may commence on the site in general accordance with the approved application drawings (prepared by Arcsons Investments Inc. Project No. 125-1, Drawing No. DP, BA, G1, G2, LS; dated January 15, 2020) and information submitted with the application and includes:
  - i. The excavation and fill, approximately 49,000 cu. m;
  - ii. The placement of clean topsoil, approximately 16,000 cu. m;

**Prior to Issuance:**

*General:*

2. That prior to issuance of this permit, the Applicant/Owner shall submit a \$20,000.00 Irrevocable Letter of Credit or Refundable Security, to be deposited with the County to ensure that conditions of this permit are met. If conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the condition.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a Weed Management Plan, to the satisfaction of the County.
4. 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 arrange a pre-removal inspection to confirm the County's reclamation requirements and a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach shall be built to.
    - i. Written confirmation shall be received from County Road Operations confirming both parts of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

5. That the Applicant/Owner shall not disturb any wetland area until the Water Act approvals from Alberta Parks & Environment (AEP) for the loss of the on-site wetlands.
  - i. That the Applicant/Owner shall provide the County with copies of the Water Act approvals from AEP once issued.
6. 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.

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7. That upon completion of the stripping and grading activities, the Applicant/Owner shall submit a Deep Fills Report, prepared by a qualified geotechnical professional, indicating the as-built cut and fill areas of the site, and providing compaction testing results of the graded areas.
  8. That no stormwater from the subject lands shall be released off-site or towards County Infrastructure, including the regional drainage ditch along the eastern boundary of the subject lands, without written consent from the County.
  9. That the Applicant/Owner shall take effective measures to control dust in the stripping and grading areas of the subject properties, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
  10. That any fill 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.
  11. That with the removal of topsoil, the Applicant shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
    - i. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
  12. That the County may draw upon the Letter of Credit/Security, without recourse to the Developer, 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.
  13. That all stripped, stockpiled, and graded areas shall be seeded or treated within 45 calendar days of completion of stripping and grading. Within 45 calendar days of stockpiling of material, if no substantial relevant work has been carried out, the County reserves the right to treat and/or seed the stockpile and/or graded untreated areas utilizing the securities held by the County.
  14. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
  15. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
  16. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
  17. 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 by the Applicant/Owner and adhered to in perpetuity.

**Advisory:**

18. That the site shall adhere to the approved Weed Management Plan and 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.
20. That the hauling of fill and site grading shall be completed within 12 months from the date of issuance of this permit.
21. That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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**Note:** *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.*

Carried

**2020-05-25-14 (E-7)**

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

**File: PRDP20200986 (03332015)**

MOVED by Member Schule that the Municipal Planning Commission recommends to Council that the Storm Water Levy for development permit application PRDP20200986 be deferred.

Carried

MOVED by Member Schule that the Municipal Planning Commission recommends to Council that the Transportation Offsite Levy for development permit application PRDP202000986 be deferred.

Carried

MOVED by Member Schule that development permit application PRDP20200986 be approved with the suggested conditions noted in the report, as amended:

**Description:**

1. That the existing General Industry, Type II and Type III (Recycling Worx), expansion of gravel storage area and construction of stormwater management facilities (approximately 7.95 hectares [19.66 acres]), may commence on the sites in two phases in general accordance with the approved application drawings (prepared by Arcsons Investments Inc. Project No. 125-1, Drawing No. DP, BA, G1, G2, LS; dated January 15, 2020) and information submitted with the application, and includes:
  - i. Outside Storage area (Gravel);
  - ii. Construction of Stormwater Management Facilities; and
  - iii. Construction of an over height fence approximately 3.05 m (10 ft.) in height.

**Prior to Issuance:**

2. That prior to issuance of this permit, unless otherwise directed by Council, the Applicant/Owner shall submit payment of the storm water levy in accordance with Bylaw C-7535-2015 Stormwater Off-Site Levy Bylaw. The total levy to be collected shall be calculated based on the final site development plan.
3. That prior to issuance of this permit, unless otherwise directed by Council, the Applicant/Owner will be required to provide payment of the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be developed. The total levy to be collected shall be calculated based on the final site development plan.
4. That prior to issuance of this permit, Development Permit #20200955 shall be issued.

**Prior to Occupancy:**

5. That prior to occupancy of the site, the Applicant/Owner shall remove and reclaim the existing paved approach on Range Road 284 as shown on the approved Subdivision Tentative Plan. The Owner shall contact County Road Operations for a post-removal inspection for final acceptance.
6. That prior to occupancy of the site, the Applicant/Owner shall construct a new paved approach on Range Road 284, in order to provide access to the development. The Owner shall contact County Road

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Operations for an interim-construction inspection and a post-construction inspection for final acceptance.

7. 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 (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP. Following receiving the as-built drawings from the consulting engineer, the County (Engineering) shall make an inspection of the site to verify storm water has been completed.
8. That prior to final occupancy of the site that all landscaping and final site surfaces shall be in place and inspection completed by the County.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

**Permanent:**

9. That all conditions of approval for Development Permit 2001-DP-9311, 2003-DP-1055, 2007-DP-12913, PRDP20150102 and PRDP20200955 shall remain in effect unless otherwise noted in this Development Permit Approval.
10. 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 uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.
11. That any future signage will require a separate Development Permit approval and shall adhere to the Land Use Bylaw.
12. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.
13. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30<sup>th</sup> of the next growing season.
14. That no stormwater from the subject lands shall be released off-site or towards County Infrastructure, including the regional drainage ditch along the eastern boundary of the subject lands, without written consent from the County.
15. That the dust control shall be maintained on the site at all times and that the Applicant shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
16. That all outside storage materials shall be kept onsite at all times. The Applicant/Owner shall take whatever means necessary to ensure that no materials transfer onto adjacent properties.
17. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
18. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.

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19. 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 by the Applicant/Owner and adhered to in perpetuity.

**Advisory:**

20. That the site shall adhere to the approved Weed Management Plan and 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*].

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

- i. That the operations on site shall be maintained in accordance to with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 251/2001.

22. 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. That if this Development Permit is not issued by **JANAURY 31, 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 and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.*

Carried

2020-05-25-15 (E-8)

Division 2 – Development Item – Outdoor neighbourhood recreation amenity

File: PRDP20200760 (05708083)

MOVED by Member McKylor that condition 2 for development permit PRDP20200760 as noted in the development report be amended to read:

“That the minimum required parking stall requirements is relaxed from three (3) to ~~zero~~ two (2).”

Carried

MOVED by Member McKylor that a new prior to issuance condition for development permit PRDP20200760 as noted in the development permit report be added to read:

“That prior to issuance of this development permit the Applicant/Owner shall provide a Site Plan showing the location of the two parking stalls in accordance with the Land Use Bylaw requirements.”

Carried

MOVED by Member McKylor that development permit application PRDP20200760 be approved with the suggested conditions noted in the report, as amended:

**Description:**

- 1) That an Outdoor Recreation, Neighbourhood Area , construction of a Beach building, may be constructed on the subject site, in general accordance with the Site Plan and Drawings, as prepared by Modern Dimensions Design Inc. (Project No. 18-006-02, Dwgs A101 to A104; dated April 3, 2020)

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and Landscape Plan, as prepared by L.A. West Landscape Architectural Design Consultants (Project No. LQW.060.009.002, Dwgs. L-1, L-4, L-5 and L-8, dated July 24, 2018), subject to the amendments required in accordance with the conditions of this approval and shall include the following:

- i) Construction of a Beach Building; approximately 107.07 sq. m (1,152.55 sq. ft.) in area; including an Office, Storage Room, Janitorial Room, Washroom facilities/change rooms and an open roof canopy;
  - ii) Two (2) Exterior façade signage;
  - iii) Site Grading (as required for excavation and final site surfacing)
- 2) That the minimum required parking stall requirements is relaxed from **three (3) to two (2)**.

**Prior to Issuance**

- 3) That prior to issuance of this permit, the Applicant/Owner shall provide a Site Plan that details proposed surface improvements on the subject. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features site to the County's satisfaction.
- 4) That prior to issuance of this development permit, the Applicant/Owner shall provide a Site Plan showing the location of the two parking stalls in accordance with the Land Use Bylaw requirements.

*Wastewater Servicing:*

- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a wastewater flow generation summary for projected sanitary demands on the site, to the satisfaction of Rocky View County. The wastewater flow generation summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site.
- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the Harmony wastewater collection and treatment system. The design shall include the location of sanitary sewer service connection(s) and test manhole(s) on the site for review and approval by the County.

*Water Servicing:*

- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a potable water demand summary for projected water demands on the site, to the satisfaction of Rocky View County. The potable water demand summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site demands.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site potable water servicing design, including adequate fire protection for the site, which will tie into the Harmony water distribution and treatment system. The design shall address the need for a pressure reducing valve and backflow preventer.

*Stormwater Management:*

- 9) That prior to issuance of this permit, the Applicant/Owner shall submit a site grading plan detailing the proposed grades for the beach club area and building to the County's satisfaction.
- 10) That prior to issuance of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report (ESC) for onsite construction activities in accordance with County Servicing Standards.

*Note: a full ESC report is not required if the site disturbed area is less than 2 hectares.*

*Road Use:*

- 11) 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

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the master Hauling Agreement for Harmony remain applicable or if additional Road Hauling 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:**

- 12) That prior to issuance of this permit, a Geotechnical Investigation in accordance with the County Servicing Standards shall be submitted to verify the site is suitable for the proposed buildings, site works, and deep utilities. *Note, for areas (if any) with greater than 1.2 m of fill a Deep Fill report is required.*

**Prior to Occupancy**

- 13) 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:
  - i) as-built water infrastructures;
  - ii) as-built sanitary infrastructures;
  - iii) as-built site grades, traplow volumes, inverts and any other information that is relevant to the approved drainage plans.

*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:**

- 14) 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.
- 15) 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.
- 16) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
- 17) 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.
- 18) 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.
- 19) 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.
- 20) That there shall be no customer or business parking at any time along the adjacent Road System.
- 21) 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 unit located on the subject site, to facilitate accurate emergency response.

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*Note: The address for this building is 1550 HARMONY CIRCLE*

- 22) That any outside storage of supplies, equipment and/or materials shall be in accordance with the approved site plan and shall be kept within the Beach Building.
- 23) 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.
- 24) That water conservation strategies shall be implemented and maintained at all times.
- 25) That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

- 26) 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.
- 27) 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.
- 28) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 29) 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.*

- 30) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place.
- 31) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- 32) 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.
- 33) That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

***Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.***

Carried

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MOVED by Member McKylor that development permit application PRDP20200706 be approved with the conditions noted in the development permit report, attached:

**Description:**

1. That single-lot regrading and the placement and the stockpiling of clean topsoil, shall be permitted in general accordance with the drawings submitted with the application, as prepared by Sureway Construction Ltd., "*West Calgary Ring Road Temporary Soil Storage Application*"; Dwgs. (5), dated March 2020, as amended through conditions.
  - i. Stockpile of native topsoil, approximately 200 mm
  - ii. Stockpile of imported topsoil, approximately 150,000.00 cu. m

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Weed Management Plan, to ensure compliance with the Alberta Weed Control Act, to the satisfaction of the County.
3. That a \$25,000 Irrevocable Letter of Credit or refundable security shall be deposited with the County, to ensure the site is reclaimed to its natural state, once the stockpiles have been removed/spread from the site. If the site is not reclaimed to its natural state, the County may use the funds and enter onto the described land and carry out the work necessary to meet the condition.
4. That prior to issuance of this permit, the Applicant/Owner shall submit confirmation that all truck hauling routes will be utilizing the Provincial Highway Network (Hwy. 1 & Hwy. 563) and that no County roads will be utilized.
  - i. If County roads will be utilized, the Applicant/owner shall contact County Road Operations with haul details for materials and equipment needed during the 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.
    - 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 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, and all other relevant construction management details.
6. That prior to issuance of this permit, the Applicant/Owner shall submit a geotechnical report, conducted and stamped by a geotechnical engineer and provides recommendations on the placement of the stockpile material as the stockpile height is greater than 1.2m., in accordance with County Servicing Standards.
7. 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, Springbank Master Drainage Plan, to the satisfaction of the County.
8. That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) plan to address impacts and provide mitigation measures (ie. Silt fencing, seeding of topsoil, etc.) that the proposed development may have on the adjacent highway and the stream that runs through the subject land as per County Policy 419 *Riparian Land Conservation and Management*.

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**Permanent:**

9. That upon completion of the development, the Applicant/Owner shall submit written documentation or demonstrate that the large stockpile has been stabilized when the stockpiling work has been completed.
10. That no imported topsoil shall be spread on the subject site unless written confirmation is received by the County or a separate Development Permit application has been issued.
11. That it shall be the responsibility of the Applicant/Owners to ensure the topsoil has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
12. That the Applicant/Owner shall seed or treat the stockpiles with vegetative cover within 45 days of the commencement of the growing season, in accordance with the County Servicing Standards.
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 no native topsoil shall be removed from the site. All imported topsoil shall be removed.
15. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
16. That 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.
17. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands or road infrastructure from drainage alteration.
18. That the stockpiling of topsoil shall not infringe in the Riparian Setback of the Bow River Tributary at any time. The Applicant/Owner shall maintain appropriate riparian area setbacks/buffers from the Tributary at all times.
19. That for 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.
20. That any onsite wayfinding signage shall be kept in a safe, clean, and tidy condition at all times.
  - i. That no temporary signs shall be placed on the site at any time except any temporary signs required during development.
21. 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.
22. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.

**Advisory:**



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23. 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*, if the property is located within Rocky View County, prior to placement.
  24. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
  25. 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*].
  26. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
    - i. The Applicant/Owner shall adhere to any requirements of Alberta Transportation, AT Reference No: RSDP029974;
  27. 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.
  28. That this Development Permit, once issued, shall be valid until **June 30, 2022**.

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

Carried

2020-05-25-17 (E-10)

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

**File: PRDP20200703 (04331006)**

MOVED by Member Schule that Development Permit Application PRDP20200703 be refused as per the reasons noted:

- 1) The amount of outside storage exceeds the maximum amount permitted which is in contravention of Section 21.3(g) of Land Use Bylaw C-4841-97.  
**permitted maximum amount of outside storage – 400.0 sq. m (4,305.7 sq. ft.);**  
**existing amount of outside storage – 3,400.0 sq. m (36,598.0 sq. ft.)**
- 2) The number of business-related visits per day exceeds the maximum permitted number allowed as defined in Section 21.3(b) of Land Use Bylaw C-4841-97.  
**permitted vehicle visits per day - 8; proposed vehicle visits per day - 16**
- 3) The number of employees of the Home-Based Business, Type II exceeds the maximum number of non-resident employees which is in contravention of Section 21.3(e) of Land Use Bylaw C-4841-97.  
**permitted employees - 2; existing number of employees - 12**
- 4) This business is considered as a General Industry, Type II business, which should be in a land use district in which Commercial/Industrial uses are encouraged. Continued operation of this home-based business, type II could negatively impact surrounding/adjacent parcels.
- 5) That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Carried

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**2020-05-25-18 (E-11)**

**Division 6 – Development Item – Farm dwelling, mobile home**

**File: PRDP20200743 (07214001)**

MOVED by Member Boehlke that condition 9 for development permit PRDP20200743 as noted in the development permit report be amended to read:

“That the permit shall be valid until June 24, ~~2020~~ 2026.”

MOVED by Member Boehlke that development permit application PRDP20200743 be approved with the conditions noted in the development permit report, attached, as amended:

**Description:**

- 1) That the farm dwelling, mobile home may be placed on the parcel, in accordance with the approved site plan, application details, and conditions below.

**Permanent:**

- 2) That the Applicant/Owner shall contact County Road Operations and obtain an overweight/over dimension permit for travel on the portions of the County road system for the subject dwelling unit move, as there maybe the presence of County road ban restrictions.
- 3) That the use of the dwelling, mobile home shall be for a residence for full-time farm help.
- 4) That within thirty (30) days of the dwelling, mobile home not being required as a residence for full-time farm help, the dwelling, mobile home shall be removed from the parcel.
- 5) That it is the Applicant/Owner’s responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.

**Advisory:**

- 6) That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, using the Mobile Homes for Farm Help checklist, prior to the placement on the subject parcel.
- 7) That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner including a Roadside Development Permit through Alberta Transportation.
- 8) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
- 9) That the permit shall be valid until **JUNE 24, 2026.**

Carried

**2020-05-25-19 (E-12)**

**Division 5 – Development Item – Accessory building**

**File: PRDP20200762 (04233003)**

MOVED by Member Schule that development permit application PRDP20200762 be approved with the conditions noted in the development permit report, attached:

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**Description:**

1. That construction of an *Accessory Building* (oversize cold storage), approximately **1,635.1 sq. m (17,600 sq. ft.) in area**, may commence on the subject property, in accordance with the submitted site plan and building drawings.

**Permanent:**

2. That the exterior siding and roofing materials of the accessory buildings shall be similar / cohesive to the existing dwelling, single detached and/or area.
3. That the accessory building shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
4. That the accessory building shall not be used for residential occupancy purposes at any time.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
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.

**Advisory:**

7. 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.
8. That the County's Noise Bylaw, C-5772-2003, shall be adhered to at all times.
9. That a Building Permit/Farm Building Location Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

**2020-05-25-20 (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;

AND THAT the Municipal Planning Commission recommend to Council that the Land Use Bylaw be amended to increase the time period of Home-Based Business renewals to 5 years for third and subsequent applications.

Carried

ROCKY VIEW COUNTY  
MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
May 25, 2020

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**Adjournment**

Member Boehlke left the meeting at 11:13 a.m. and did not return to the meeting.  
MOVED by Member Schule that the May 25, 2020 Municipal Planning Commission meeting be adjourned at 11:15 a.m.

Carried  
Absent: Member Boehlke

  
\_\_\_\_\_  
Chair or Vice Chair

  
\_\_\_\_\_  
Chief Administrative Officer or Designate