

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
June 8, 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 June 8, 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
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office
- J. Anderson, Senior Planner, Planning and Development Services
- N. Mirza, Senior Municipal Engineer, Planning and Development Services
- C. Lombardo, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- A. Panaguiton, Planner, Planning and Development Services
- J. Targett, Development Officer, Planning and Development Services
- S. Thompson, Development Assistant, Planning and Development Services

Call to Order

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

2020-06-08-01 (B-1)

Updates/Acceptance of Agenda

MOVED by Member McKylor that the June 8, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

2020-06-08-02 (C-1)

Approval of Minutes

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

Carried

2020-06-08-03 (D-1)

Division 2- Subdivision Item – Other subdivision

File: PL20190151 (05723010)

MOVED by Member Boehlke that the requirement for a Conceptual Scheme, as per policy 2.3.2.2 of the Central Springbank Area Structure Plan, is waived;

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AND THAT Subdivision Application PL20190151 be tabled sine die pending the submission of all technical requirements including site servicing, transportation, stormwater, and topographical issues are supplied.

Carried

2020-06-08-04 (D-2)

Division 8 – Subdivision Item – Other subdivision

File: PL20190106 (06712023)

MOVED by Member Boehlke that item D-2 be tabled until after E-items are completed this morning.

Carried

2020-06-08-05 (E-1)

Division 6 – Development Item – Cannabis cultivation

File: PRDP20200427 (06135002)

MOVED by Member Boehlke that Development Permit Application PRDP20200427 be approved with the conditions noted in the Development Permit Report, attached:

Description:

- 1) That *Cannabis Cultivation*, within an existing accessory building, 347.83 sq. m (3,744.00 sq. ft.) in building area, may commence on the subject lands in general accordance with the application and site plans submitted with the application.
 - i. That the maximum building area for the existing accessory building (Quonset) is relaxed from **223.0 sq. m (2,400.35 sq. ft.) to 347.83 sq. m (3,744.00 sq. ft.)**.
- 2) That the maximum building area for the existing accessory building (storage) is relaxed from **223.0 sq. m (2,400.35 sq. ft.) to 450.00 sq. m. (4,843.76 sq. ft.)**.
- 3) That the minimum rear yard setback requirement for the existing accessory building (storage) is relaxed from **15.00 m (49.21 ft.) to 2.50 m (3.28 ft.)**.

Permanent:

- 4) That this approval does not include a *Cannabis Retail Store or Cannabis Facility*.
- 5) That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
- 6) That all on-site lighting shall be dark sky (fully shielded or cut-off), and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
- 7) That the Applicant/Owner shall contact County Road Operations to determine if any Road Data permits are required for transport of products, using the County road system for the proposed development, prior to operation.
- 8) That no signage shall be placed on the subject property, related to the approved *Cannabis Cultivation* use. Any future signage related to the development shall require separate development permit approval.
- 9) That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.

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- 10) That no outdoor storage shall be allowed at any time for business use.
 - 11) That three parking stalls shall be maintained on-site at all times for staff.
 - 12) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
 - 13) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 14) That the Applicant/Owner shall be responsible for obtaining a commercial water license from Alberta Environment for the well water use, prior to use and operation.
- 15) That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 16) That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
- 17) 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*].
- 18) That a Building Permit and applicable subtrade permits, for the change of use, shall be obtained through Building Services, prior to any construction taking place.
 - *Note: That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit, if applicable. A Declaration of Use must be filled out and signed under a New Farm Location Permit, or a Building Permit will be required.*
- 19) 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 obtain any required Health Canada and Alberta Health Services approval(s).
 - ii. That all cannabis waste shall be managed in accordance with Alberta Cannabis Waste Management Fact Sheet.
- 20) That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (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.

Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Parks approvals/compensation if any wetland is impacted by the development on the said land.*

Carried

2020-06-08-06 (E-2)

Division 4 – Development Item – Outdoor storage

File: PRDP20200714 (03315003)

MOVED by Member Schule that Development Permit Application PRDP20200714 be approved with the conditions noted in the Development Permit Report, attached:

Description:

- 1) That Outside Storage & Outdoor Storage, Truck Trailer for a transportation and distribution company may be constructed at NW-15-23-28-W4M (232180 Range Road 283) in accordance with the applications and attached drawings, as prepared by B&A, Project: 1910-08-CP-2020MAR24.dwg, Dated March 30, 2020, and includes:
 - i) Dwelling Unit, accessory to the principal business use (dwelling, single detached [existing])
 - ii) Signage (Freestanding Sign)
 - iii) Regrading of the lot and associated work;

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall provide a site plan confirming the removal of the accessory building (Quonset).
- 3) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 4) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations, to discuss the construction/alterations requirements (if required) of the existing south approach, to provide access on Range Road 283 as shown on the Site Plan, in order to provide access to the development and to discuss the reclamation of the existing north approach, in accordance with County Servicing Standards.
 - i) The Applicant/Owner shall submit a Road Approach Application(s) through County Road Operations, if required, and complete all requirements and inspections in accordance with County Servicing Standards.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a Landscaping & Screening Plan in accordance with Section 26 of the Land Use Bylaw C-4841-97 (LUB), Section 6.2 & 6.5 of the Singer Transportation Industrial Storage Yard Master Site Development Plan (MSDP), to the satisfaction of the County.
 - i) The plan shall also identify how the County's Agricultural Boundary Design Guidelines/Considerations have been incorporated into the overall plan, in accordance with Section 6.6 of the MSDP.
- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a Lighting Plan and details, in accordance with Section 27 of the LUB and Section 6.3 of the MSDP, to the satisfaction of the County, identifying any proposed building and site lighting for the property and parking areas and identifying the "dark sky" components and orientation.
- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a Parking Plan in accordance with Section 30 the LUB.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a Signage Plan, in accordance with Section 35 of the LUB and Section 6.4 of the MSDP, detailing the proposing freestanding signage.

Technical Requirements

- 9) That prior to issuance of this permit, the Applicant/Owner shall submit an update to the Transportation Impact Assessment (TIA) [previously submitted with the MSDP], as prepared by Bunt & Associates Engineering Ltd, dated January 1, 2019 that includes the following updates to the satisfaction of the County:
 - i) Updated traffic volumes generated by the development;
 - ii) Left and right turn warrants for the northbound movements at Range Road 283 and Highway 560
 - iii) Signalization warrants for the intersection of Range Road 283 and Highway 560
 - iv) Should any upgrades be recommended as part of the TIA, the Applicant/Owner would be responsible for entering into a Development Agreement with the County for the construction of the upgrades.
- 10) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed Stormwater Design incorporating an Erosion and Sediment Control (ESC) plan, in accordance with the County Servicing Standards, to outline measures to be implemented during the construction of the proposed development and in perpetuity.
 - i) This also includes incorporating revised impervious percentage;
 - ii) All volumes and elevations of ponds;

Fees

- 11) That prior to issuance of this permit, the Applicant/Owner shall submit 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.

Prior to Occupancy

- 12) That prior to site occupancy, the Applicant/Owner shall contact County Road Operations for a post-construction and post-removal inspection of the north for final acceptance.
- 13) That prior to site occupancy, **the Applicant/Owner shall submit** as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of any onsite infrastructure including any stormwater, sanitary or water infrastructure and any other information that is relevant to the approved Stormwater Design.
 - i) Following receipt of 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".
- 14) That prior to occupancy of the site, all landscaping and final site surfaces shall be completed.
 - i) That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

- 15) 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.
- 16) 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 located on the subject site, to facilitate accurate emergency response.
- 17) That dust control shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 18) That during construction, any fill being added or removed from the site shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i) 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 Applicant/Owner.
- 19) That the entire site shall be maintained in a neat and orderly manner at all times. All waste material shall be deposited and confined in weatherproof and animal proof containers within an appropriate enclosure and screened from adjacent properties. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 20) That all landscaping shall be implemented and maintained onsite in accordance with the Landscape Plan.
 - i) All graded areas, unless developed, shall be seeded to native landscape upon development completion.
 - ii) Upon final completion of the proposed Landscaping Plan, all stockpile materials shall be utilized and re-purposed onsite and/or removed from site.
- 21) That the quality and extent of the landscaping shall be maintained over the life of the development, and any deceased vegetation shall be replaced within 30 days, or before June 30th of the next growing season. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
- 22) That the minimum number of parking stalls, including barrier free stalls identified in the required parking plan shall be maintained on site at all times.
- 23) That there shall be no customer or business parking at any time along the adjacent County Road System.
- 24) That water conservation strategies shall be implemented and maintained at all times.
- 25) That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
- 26) That the site shall be adequately serviced with holding tanks with a trucked service and the use of cistern tanks for all commercial uses. The use of the existing field shall be for residential uses only, unless confirmed adequate by the County.
 - i) *Note: That the use of the existing residential well for commercial purposes shall require a Commercial Well License approval through Alberta Environment and Parks, prior to operation.*
 - ii) *Note: The existing Residential use on site shall be adequately serviced in accordance with the County Servicing Standards and maintained in perpetuity*

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- 27) That all on site lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce up light. All developments will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.
 - 28) That all garbage and waste shall be stored in weatherproof and animal proof containers, be in a location easily accessible to containerized garbage pickup, and be screened from view from all adjacent properties and public thoroughfares.
 - 29) That any signage not approved within this condition set shall require a separate Development Permit approval and shall adhere to Section 35 of the Land Use Bylaw, to the satisfaction of the County.
 - 30) That all signage shall be kept in a safe, clean and tidy condition at all times.
 - 31) That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.

Advisory:

- 32) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 33) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
- 34) That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 35) That during construction, the dust control shall be maintained on the site, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 36) That wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- 37) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
- 38) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 39) That if this Development Permit is not issued by June 8, 2021, or by 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.

Carried

2020-06-08-07 (E-3)

Division 2 – Development Item – Bed and breakfast

File: PRDP20201040 (05716013)

MOVED by Member Boehlke that condition 19 for Development Permit Application PRDP20201040 as noted in the development permit report be amended to read:

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That the Applicant shall contact the County yearly, to arrange for an inspection (~~if required~~) to be carried out by the County's Fire Services **Department at 403-230-1401.**

Carried

MOVED by Member Boelhke that Development Permit Application PRDP20201040 be approved with the conditions noted in the Development Permit Report, attached, as amended:

Description:

1. That a Bed and Breakfast home may operate on the subject parcel in accordance with the approved site plan.
 - i. That one (1) mounted identification sign; Details to be submitted prior to installation.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit details on the existing site servicing and provide confirmation, from a certified professional, that the Private Sewage Septic System (PSTS) onsite has adequate capacity service the Bed & Breakfast and is in good operational form, to the satisfaction of the County.

Permanent:

3. That a maximum of three (3) bedrooms may be used for the Bed and Breakfast Home at any time.
4. That there shall be no non-resident employees at any time.
5. That all customer parking shall be located on the subject property, as per the submitted site.
 - i. There shall be no customer parking along the County Road Network at any time.
6. That the Bed and Breakfast Home shall be limited to the dwelling unit.
7. 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, single detached, located on the subject site, to facilitate/ensure accurate emergency response.
8. That the only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
9. That the operation of this Bed and Breakfast Home may generate up to a maximum of four (4) business-related visits per day.
10. That a maximum stay of fourteen (14) days per person shall be permitted.
11. That the operation of this Bed and Breakfast Home shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved and the Bed and Breakfast Home shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
12. That minimal exterior modification of the structure or grounds shall be made and only if such changes are compatible with the character of the area or neighbourhood and pursuant to a Development Permit.
13. That one (1) mounted identification sign, associated with the Bed & Breakfast, may be permitted onsite, upon approval from the County, prior to installation.
 - i. The sign dimensions shall be no larger than 1.00 m (3.28 ft.) in length and 0.60 m (1.97 ft.) high.
 - ii. Sign construction and lettering shall be as follows:

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- sign constructed using 19.00 mm (0.75 in.), high density plywood or 38.00 mm (1.49 in.) solid wood;
 - sign finish consisting of a high density reflective finish or equivalent, with die cut lettering or silk screen lettering;
 - minimum letter size of 10.00 cm (3.93 in.), all upper case, uniform letter style;
14. That no off-site advertisement signage, associated with the Bed and Breakfast Home shall be permitted.
 15. That the operation of the Bed and Breakfast Home shall be subordinate and incidental to the principal use of the dwelling unit as an Owner-Occupied residence.
 16. That this approval does not include *Accommodation Units*, as defined by the County's Land Use Bylaw, C-4841-1997.

Advisory:

17. That there shall be a fire extinguisher on each level of the Bed and Breakfast Home.
18. That there shall be a smoke detector in each bedroom of the Bed and Breakfast Home.
19. That the Applicant shall contact the County yearly, to arrange for an inspection to be carried out by the County's Fire Services Department at 403-230-1401.
20. That a Building Permit shall be obtained through Building Services, for change of use for the Bed & Breakfast use, prior to commencement (if required).
21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required Alberta Health Services permits/approvals, prior to operation.
 - ii. That the Applicant/Owner shall adhere to any registered instruments on title.
22. That if this Development Permit is not issued by **December 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued
23. That this Development Permit shall be valid until **JULY 2, 2022**.

Carried

2020-06-08-08 (E-4)

Division 1 – Development Item – Distillery

File: PRDP20193004 (03913059)

MOVED by Member Kamachi that Development Permit Application PRDP20193004 be approved with the conditions noted in the Development Permit Report, attached:

Description:

- 1) That construction of a *Distillery* may take place on the subject site in general accordance with the Site Plan and Architectural Drawings prepared by Davignon Martin Architecture, dated April 3, 2020, subject to the amendments required in accordance with the conditions of this approval and includes:
 - i) Construction of a distillery building with a footprint of ± 935.00 sq. m (10,068.26 sq. ft.) and total floor area of ± 1,098.98 sq. m (11,829.32 sq. ft.);
 - ii) Uses will include *Offices*, tasting room, lab, meeting room, kitchen

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- i. That the maximum building height requirement is **relaxed from 10.00 m (32.81 ft.) to 12.61 m (41.37 ft.);**
 - iii) *Signs*, including 3 façade signs and onsite/offsite parking wayfinding (as required) as shown on site plans; and
 - iv) That the maximum fence height requirement is relaxed from **2.00 m (6.56 ft.) to 3.00 m (9.84 ft.)**

Prior to Issuance:

Geotechnical

- 2) That prior to the issuance of this permit, the Applicant/Owner shall submit the borehole testing/geotechnical results referred to in the deep fills report completed by Almor Testing Services Ltd, to the satisfaction of the County.

Transportation

- 3) That prior to the issuance of this permit, the Applicant/Owner shall be required to revise the Trip Generation memo (TIA), as prepared by ISL Engineering, dated March 24, 2020 to the satisfaction of the County that includes a signature page and is authenticated to APEGA authentication standards. The revised TIA shall address County Engineering comments dated May 19/20, 2020, and include:
 - i) Tasting room size discrepancy/differences
 - ii) Addressing traffic count concerns to be reflective of normal traffic patterns in the area;
 - iii) Discrepancy in ISL using winery land use for trip generation and zero trip generation for distillery versus the Bundt & Associates ITE rates using drinking establishment and manufacturing
- 4) That prior to the issuance of this permit, the Applicant/Owner shall submit a revised site layout that incorporates the recommendations from the TIA conducted by ISL to the northeast road approach.
 - i) Should upgrades to the local road network be required as a result of the accepted TIA, the Applicant/Owner shall enter into a road construction agreement with the County for the construction of the recommended upgrades as per the TIA that is accepted by the County.

Road Use Agreement & Approaches

- 5) That prior to the 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 permit shall be obtained unless otherwise noted by County Road Operations.
- 6) That prior to the issuance of this permit, the Applicant/Owner shall contact County Road Operations to discuss the proposed road approaches and reclamation of the existing approach.
 - i. The Applicant/Owner shall submit any required documentation, such a Road Approach application and have any required site pre-construction site inspection.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permit shall be obtained unless otherwise noted by County Road Operations.

Servicing

- 7) That prior to the issuance of this permit, the Applicant/Owner shall address the following items related to the submitted development site servicing plan for water and waste water prepared by Veritas Development Solutions dated April 7, 2020, to the satisfaction of the County:
 - i. The County's Utility Operations department shall approve the site-servicing plan.
 - ii. Enter into a development agreement to construct the required upgrades of the service lines and tie-in to the utility mains, as shown in the development site-servicing plan accepted by the County, in accordance with the County Servicing Standards and the Water & Wastewater Utilities Bylaw, to the satisfaction of the County.
- 8) That prior to the issuance of this permit, the Applicant/Owner shall ensure that the on-site wastewater pre-treatment system information prepared by ECONSE Water Purification Systems Inc. is confirmed to the satisfaction of the County's Utility Operations department. Additional details such as system type, performance, and operation and maintenance requirements may be required.
- 9) That prior to the issuance of this permit, the Applicant/Owner shall purchase additional water and wastewater capacity required to service the development, as determined by the water & wastewater servicing assessment, in accordance with the County's Master Rates Bylaw for amounts in excess of the current allocation of 1m³/day.
- 10) That prior to the issuance of this permit, the Applicant/Owner shall enter into an access easement or an utility right-of-way agreement with the County, to allow the County access to the test manhole to obtain samples for verification that the wastewater is in compliance with the County's Water & Wastewater Utilities Bylaw.
- 11) That prior to the issuance of this permit, the Applicant/Owner shall ensure the following items related to the submitted wastewater flow memo prepared by Veritas Development Solutions dated April 22, 2020 are addressed:
 - i. the submitted development site servicing plan shall be confirmed to the satisfaction of the County's Utility Operations department
 - ii. the Applicant/Owner shall submit an authenticated version of the memo in accordance with APEGA authentication standards.
- 12) That prior to the issuance of this permit, the Applicant/Owner shall be required to submit the necessary security for the tie-in to the existing water main, based on estimated construction costs prepared by a qualified professional; if an upgraded water and/or sanitary utilities main, connection and service connection is required, to the satisfaction of the County.
- 13) That prior to the issuance of this permit, the Applicant/Owner shall confirm the location and volume of an onsite water reservoir to be used for fire suppression, to the satisfaction of the County.

Note: That the Bragg Creek Water distribution system is not capable of providing water pressures for fire suppression. Therefore, any fire suppression systems required by the building code must be accommodated with onsite storage and pressurization.

Storm Water Management

- 14) That prior to the issuance of this permit, the Applicant/Owner shall submit a Site-Specific Implementation Plan (SSIP) conducted and stamped by a qualified professional engineer. The SSIP shall include a report that explains the analysis and outlines analysis assumptions, inputs and outputs, and recommendations. The SSIP shall be in accordance with the Greater Bragg Creek MDP and the County Servicing Standards

Note: Any Alberta Environment approvals may be required if any storm water ponds are required.

Fire Prevention

- 15) That prior to the issuance of this permit, the Applicant/Owner shall submit the following, to the satisfaction of County Fire Services:
- i) Verification that the volume of the fire retention tank is engineered and meets the requirements of the sprinkler system as well as the requirements for firefighting;
 - ii) Verification that the drafting hydrant meets specifications for a drafting hydrant in County Servicing Standards; and,
 - iii) Revised site plan showing the parking lot meets the 12.00 m centerline turning radius as specified in the National Building Code.

Construction Management

- 16) That prior to the issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, to the satisfaction of the County. The Plan shall be prepared by a qualified professional, addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, and all other relevant construction management details.

Landscaping

- 17) That prior to the issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan, that includes additional trees and/or landscaping, along the northern property setback, to help buffer the subject development from the adjacent residential properties.

Parking

- 18) That prior to the issuance of this permit, the Applicant/Owner shall submit a revised parking plan demonstrating that the site is compliant with barrier free stall requirements, including stall numbers, dimensions and signage, in accordance with the Alberta Building Code and County's Land Use Bylaw.

Fees & Levies

- 19) That prior to the issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Off-site Levy in accordance with the applicable levy at time of Development Permit approval (Bylaw C-7356-2014), for the total gross acreage of the lands.
- 20) That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County. If accepted, the contribution is calculated at \$800.00 per acre.

Prior to Occupancy:

Geotechnical

- 21) That prior to occupancy of the site, the Applicant/Owner shall submit compaction testing results and as-built drawings of the fill placement that demonstrate the recommendations of the deep fills report has been followed, to the satisfaction of the County.

Landscaping

- 22) That prior to occupancy of the site, all landscaping and final site surfaces shall be completed.
- i. That should permission for occupancy of the site be requested during the months of October through May inclusive and prior to the required landscaping and site surface completion, then

occupancy may be allowed provided that an Irrevocable Letter of Credit is received by the County.

- ii. The Irrevocable Letter of Credit shall be in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces that is not yet completed. A contractor's/engineer's quote shall accompany the Letter of Credit describing the work to be carried out and shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Servicing

- 23) That prior to the occupancy of the site, the Applicant/Owner shall enter into a Customer Servicing Agreement with the County, for the water and wastewater utility services provided to the subject lands.
- 24) That prior to occupancy of the site, after approval of the utilities main connection and service connection designs by the County's Utility Services, the Applicant/Owner shall provide 14 days written notice to the County prior to utility construction commencing. The Applicant/Owner shall arrange to have County personnel present to supervise construction at their expense, in accordance with the County's Water & Wastewater Utilities Bylaw (C-7662-2017).
 - i. All utility construction shall be to the satisfaction of the County.
 - ii. All ground disturbances shall be restored to pre-existing or superior conditions, to the satisfaction of the County.
 - iii. All engineering and construction costs shall be borne by the Applicant/Owner.
- 25) That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings of the site that are certified by a professional engineer. The as-built drawings shall include verification of any as-built stormwater management infrastructure and the test manhole.
 - i. Following receipt of the as-built drawings from the Applicant's consulting engineer, the County shall complete an inspection of the site to verify the stormwater infrastructure has been completed as per the stamped "*examined drawings*".
- 26) That prior to occupancy of the site, the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter and sanitary sewer service connection.

Permanent:

Servicing

- 27) That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw (C-7751-2018) and the Water & Wastewater Utilities Bylaw (C-7662-2017).
 - i. That if the wastewater released from the development is found to be over strength, the Applicant/Owner shall be subject to over strength wastewater surcharge specified within the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw.
- 28) That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.

Construction Management

- 29) That no topsoil shall be removed from the subject property.

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- 30) That during construction, 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.
 - 31) That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent the blowing of dust/small rocks onto the road, and prevent issues with other vehicles on the road.
 - i) 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 Applicant/Owner.
 - 32) That the entire site shall be maintained in a neat and orderly manner at all times. 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.
 - 33) That any flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice and recommendations stated in the Bragg Creek Area Structure Plan.
 - 34) That the Applicant/Owner shall ensure that all habitable floor levels are above the 1 in 100 flood level. Any construction below this flood level may require engineered flood proofing measures.

Note: The 1:100 flood elevation for the site is 1296.09 m

Solid Waste & Recycling Management

- 35) That the garbage containers shall be screened from view from adjacent properties and public thoroughfares. All garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
 - i) That the garbage fence enclosure height is relaxed from **2.00 m (6.56 ft.) to 2.08 m (6.83 ft.)**. This is a variance of 4%

Signage & Lighting

- 36) That any future signage, not included within this application, shall require separate Development Permit approval and shall adhere to the Hamlet of Bragg Creek Design Standards and the Land Use Bylaw.
- 37) That no temporary signage shall be placed on the site at any time except any temporary signs required during development or building construction.
- 38) That all on site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.

Parking

- 39) That the site shall maintain a minimum of 43 parking stalls and one loading bay onsite at all times.
- 40) That no parking shall be permitted on the adjacent County road system at any time.

Landscaping

- 41) That all landscaping shall be installed in accordance with the approved Landscape Plan.
- 42) That the existing trees and terrain shall be retained except as required to meet conditions of this permit and any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover.
- 43) That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.

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- 44) That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season.
- 45) That there shall be no potable water used for irrigation and landscaping purposes, and that no exterior hose bibs shall be installed.

Other

- 46) 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 proposed development located on the subject site, to facilitate accurate emergency response.
- 47) That the proposed two road approaches shall be constructed, and the existing approach shall be reclaimed in accordance with County Servicing Standards and TAC standards. A final acceptance/completion inspection shall be completed by County Road Operations, with any noted deficiencies corrected by the Applicant/Owner.
- 48) 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.
- 49) 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 and includes but is not limited to (as amended):
- i. Geotechnical Investigation Report, as prepared by Almor Testing Services Ltd.);
 - ii. Trip Generation Memo, as prepared by ISL Engineering, dated March 24, 2020;
 - iii. Site Servicing Plans prepared by Veritas Development Solutions dated April 7, and 22, 2020;
 - iv. Site-Specific Implementation Plan, to be prepared by a qualified engineer;
 - v. Erosion & Sediment Control Plan, as prepared by Veritas Development Solutions, dated April 7, 2020;

Advisory:

- 50) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 51) 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.
- 52) 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*].
- 53) That a Building Permit with applicable subtrade permits, shall be obtained through Building Services, prior to any construction taking place and shall require:
- i. The Commercial, Industrial and Institutional application checklist;
 - ii. A 3.2.2 Code Analysis; Hydrant to Siamese distances, Access Routes design including centerline turning radius, stamped plans for the water supply for firefighting design (including cross sections showing elevations [NFPA 1142 & NFPA 13]), alternative solution for principal entrance and fire truck access, engineered flood proofing measures for the structure and fire wall details between the Tasting Room and the Distillery

Note: The Development shall conform to the National Energy Code 2011 and Alberta Building Code & it is recommended that the Applicant/Owner schedule a pre-application meeting with Building Services, to go over in detail, any Building Permit application requirements.

54) That a Building Demolition permit shall be obtained through Building Services, prior to any demolition of any existing building onsite.

55) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner and include:

- i. Any Alberta Health Services (AHS) approvals including:
 - i. a Food Handling Permit Application must be submitted to AHS-EPH, prior to operation of the food related portion of the business.
 - ii. an on-site approval inspection must be completed by AHS-EPH prior to the opening of the food related portion of the business.

Note: If a stormwater pond is required as part of the onsite improvements recommended in the SSIP, the Applicant/Owner shall obtain all necessary approvals and register the pond and discharge with Alberta Environment & Parks (AEP).

56) That for any ground disturbance and surface works within 30.00 m of the existing ATCO Pipelines, the Applicant/Owner shall obtain written approval from ATCO Pipelines, prior to commencement. Note, all proposed work shall be complaint with any ATCO Pipeline requirements.

57) 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 date of issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Authority.

58) That if this Development Permit is not issued by **DECEMBER 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 or for on-site stormwater Infrastructure.

Carried

The Chair called for a recess at 9:46 a.m. and called the meeting back to order at 10:00 a.m. with all previously mentioned members present.

2020-06-08-09 (E-5)

Division 4 – Development Item – Show Home

File: PRDP20201069 (03215004)

MOVED by Member Schule that Development Permit Application PRDP20201069 be approved with the conditions noted in the Development Permit report:

Description:

1. That construction of a dwelling, single-detached (show home), and signage, may be constructed at 14 North Bridges Road, in accordance with the site plan provided by Archi Design Inc. dated March 19, 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.

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

Carried

2020-06-08-10 (E-6)

Division 4 – Development Item – Show Home

File: PRDP20201061 (03215004)

MOVED by Member Schule that Development Permit Application PRDP20201061 be approved with the conditions noted in the Development Permit report:

Description:

1. That construction of a dwelling, single-detached (show home) and signage, may be constructed at 10 North Bridges Road, in accordance with the site plan provided by Tynan Design Ltd. 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.
 - b. 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.

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 10 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.

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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 County paved 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.
 - b. The Applicant/Owner shall ensure that the access to the Show Home meets any Fire Code regulations
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

2020-06-08-11 (E-7)

Division 7 – Development Item – Home-based business, type II

File: PRDP20194654 (06414002)

MOVED by Member Boehlke that Development Permit Application PRDP20194654 be approved with the conditions and requested variances noted in the Development Permit Report, attached:

Description:

- 1) That a Home-Based-Business, Type II, for a repair company (home appliances) may continue to take place on the subject parcel in accordance with the revised site plan.
 - a) That the maximum permitted outside storage area is relaxed from 400.00 sq. m (4,305.56 sq. ft.) to 1,214.06 sq. m (13,068.00 sq. ft.).
- 2) That the maximum height of the fence for the outside storage area is relaxed from 2.00 m (6.56 ft.) to 2.10 m (6.89 ft.).

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Prior to Issuance:

- 3) That prior to issuance of this permit, the Applicant/Owner shall relocate all materials related to the home-based business to the outside storage area as indicated by the approved site plan.
 - a) Once the materials are relocated as per the approved site plan, a site inspection shall be requested by the Applicant/Owner and carried out by the County.
- 4) That prior to issuance of this permit., the Applicant/Owner shall confirm, to the satisfaction of the County, that the outside storage area shall be completely screened by landscaping, buildings and/or solid fencing elements;
 - a) Once the screening components are installed onsite as per the approved site plan, a site inspection shall be requested by the Applicant/Owner and carried out by the County, to ensure that the screening installed on the subject property is adequate and completely screens the outside storage areas.
 - b) If not adequate, the Applicant/Owner shall be required to install additional screening until the outside storage area is completely screened.

Permanent:

- 5) That there shall be no non-resident employees at any time.
 - a) That an employee in this Home-Based Business is a person who attends the property more than once in a seven-day period for business purposes.
- 6) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighborhood or immediate area.
- 7) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent residential dwellings shall be preserved. The Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 8) That the Home-Based Business shall be limited to the dwelling, its accessory buildings and outside storage area.
- 9) That all vehicles or equipment that are used in the Home-Based Business shall be kept within the designated outside storage area.
- 10) That all outside storage that is a part of the Home-Based Business shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and **shall not exceed 1,214.06 sq. m (13,068.00 sq. ft.)**.
- 11) That no outside storage of equipment, goods, materials, commodities, or finished products shall be permitted, except as permitted in a Development Permit.
- 12) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 13) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 14) That any/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 residential properties.
- 15) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

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- 16) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
 - 17) That there shall be no trucks idling or truck traffic associated with the Home-Based Business entering or leaving the subject property between 10:00 p.m. and 7:00 a.m.
 - 18) 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:

- 19) That any other Federal, Provincial or County permits, approvals, and/or compliances, including a Roadside Development Permit from Alberta Transportation, are the sole responsibility of the Applicants/Owners.
- 20) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 21) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
- 22) That if this Development Permit is not issued by **December 31, 2020**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 23) That this Development Permit, if and when issued (once the prior to issuance conditions have been met), shall be valid until **December 31, 2021**.

Carried

2020-06-08-12 (E-8)

Division 4 – Development Item – Home-based business, type II

File: PRDP20200842 (03323008)

MOVED by Member Schule that Development Permit Application PRDP20200842 be tabled until the land use redesignation application is concluded.

Carried

2020-06-08-04 (D-2)

Division 8 – Subdivision Item – Other subdivision

File: PL20190106 (06712023)

The Chair called for a recess at 10:14 a.m. and called the meeting back to order at 10:18 a.m. with all previously mentioned members present.

MOVED by Member Boelhke that item D-2 be lifted from the table.

Carried

MOVED by Member McKylor that Subdivision Application PL20190106 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 3.09 acre) remainder within Lot 9, Plan 9510097 within SE-12-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

1. The application is consistent with the Statutory Policy;

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2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate 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.

Transportation & Access

- 2) The Owner shall upgrade the existing gravel road approach to a mutual standard as shown on the Approved Tentative Plan to provide access to Lots 1 and 2.
- 3) The Owner shall prepare and register an Access Easement Agreement and associated Right of Way Plan for the existing driveway providing access to Lot 1 through Lot 2 as per County Servicing Standards.
- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a. The provision of road acquisition \pm 138 metres in length and \pm 12.5 metres wide (\pm 0.43 ac) to extend from Bunny Hollow Drive to the boundary of Lot 10, Plan 9510097; and,
 - b. That land is to be purchased for \$1 by the County.
- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Servicing

- 6) The Owner is to provide confirmation of tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
 - ii. Documentation proving that water supply has been purchased and secured for proposed Lot 1;

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- iii. Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 7) The Owner is to enter into a Site Improvements / Services Agreement with the County for Lot 1 and shall include the following:
- i) For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment
 - ii) In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc. (May 27, 2019).
- 8) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 and 2, indicating:
- i. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

Payments and Levies

- 9) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 10) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

- 11) 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:

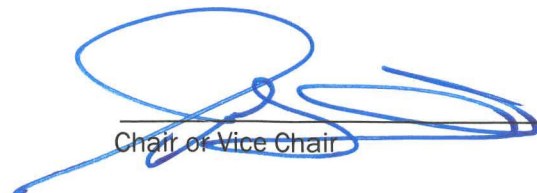
- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried

Adjournment

MOVED by Member Boelhke that the June 8, 2020 Municipal Planning Commission meeting be adjourned at 10:23 a.m.

Carried



Chair or Vice Chair



Chief Administrative Officer or Designate