

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
June 22, 2020

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A regular meeting of Rocky View County Municipal Planning Commission was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on June 22, 2020 commencing at 9:02 a.m.

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

Absent:	Division 1	Member M. Kamachi
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Also Present:

- A. Hoggan, Chief Administrative Officer
- T. Cochran, Executive Director, Community Development Services Division
- B. Reimann, Executive Director, Operations
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. MacLean, Planning Supervisor, Planning and Development Services
- N. Mirza, Municipal Engineer, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- A. Panaguiton, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Targett, Development Officer, Planning and Development Services
- S. Khouri, Development Officer, Planning and Development Services
- W. Van Dyck, Development Officer, Planning and Development Services
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office
- E. Neilsen, Development Assistant, Planning and Development Services
- N. Robertson, Development Assistant, Planning and Development Services
- S. Thompson, Development Assistant, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:02 a.m. with all members present with the exception of Member Kamachi.

2020-06-22-01 (B-1)

Updates/Acceptance of Agenda

MOVED by Member Schule that the June 22, 2020 Municipal Planning Commission meeting agenda be amended as follows:

- Add emergent item F-1 – Development Permit Applications to be sent to Municipal Planning Commission
- Add emergent item F-2 – Municipal Planning Commission Procedures and Dates
- Add emergent item E-11 –

AND THAT the June 22, 2020 Municipal Planning Commission meeting agenda be approved as amended.

Carried

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2020-06-22-02 (F-2)

Municipal Planning Commission Procedures and Dates

MOVED by Member Boehlke that applicants be permitted to address the Municipal Planning Commission regarding their development or subdivision application for a maximum of five minutes without requiring a resolution of the Municipal Planning Commission.

Carried

MOVED by Member Boehlke that the Municipal Planning Commission meetings be scheduled for Thursdays following a regular Council meeting effective the week of July 27, 2020.

Carried

2020-06-22-03 (C-1)

Approval of Minutes

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

Carried

2020-06-22-04 (F-1)

Development Permit Applications to be sent to Municipal Planning Commission

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

Carried

2020-06-22-05 (D-1)

Division 7 – Subdivision Item – Other subdivision

File: PL20200017 (06416004)

MOVED by Member McKylor that Subdivision Application PL20200017 be approved with the conditions noted in Appendix 'B':

- A. The application to create nine ≥ 1.98 acres Residential One parcels (Units 1-9), one ± 4.17 acres Ranch and Farm remainder (Unit 10), two private roads (Units 11-12), one ± 3.53 acres Environmental Reserve Easement (ERE) parcel (Unit 13), and one ± 7.93 acres Municipal Reserve (MR) parcel at NE-16-26-29-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:
 - 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation;
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific

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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.
- 2) The Owner shall dedicate, by Plan of Survey, a 5 m wide strip of land for road widening along the entire northern boundary frontage with Township Road 263.
- 3) The Owner shall dedicate, by Plan of Survey, a 8 m wide strip of land for road widening along the entire eastern boundary frontage with Range Road 293.

Transportation

- 4) The Owner shall provide an updated Traffic Impact Assessment to reflect current on-site and off-site development and network conditions, detailing the related required improvements and intersection types to the County's satisfaction:
 - a) The Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements, if the recommendations of the Traffic Impact Assessment identify improvements are required.
- 5) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.

Development Agreement

- 6) The Owner shall 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:
 - Design, dedication and construction of two private internal roads, as shown on the Tentative Plan with associated infrastructure including the following:
 - Intersection treatments in accordance with the final approved TIA;
 - Additional offsite upgrades, if any, in accordance with the final approved TIA;
 - Approaches to each lot;
 - Cul-de-sacs;
 - Pathways;
 - Construction of a piped potable water distribution system, and service connections to each lot;
 - Construction of a fire suppression and distribution system designed to meet minimum fire flows as per County Standards and Bylaws;
 - Construction and implementation of stormwater management facilities and piped stormwater collection system in accordance with the recommendations of the approved Stormwater Management Plan, and the registration of any overland drainage easements and/or restrictive

covenants, as determined by the Stormwater Management Plan, all to the satisfaction of the County and Alberta Environment and Parks;

- Design and construction of landscaping features for all Municipal Reserve Lots, public pathways and public roadways, open space, all in accordance with an approved Landscaping Plan;
- The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.
- Dedication of necessary easements and right of ways for utility line assignments;
- Mailboxes are to be located in consultation with Canada Post;
- Installation of power, natural gas and telephone lines;
- Implementation of the recommendations of the Construction Management Plan;
- Implementation of the recommendations of the Geotechnical Report;
- Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
- Alberta Environment & Parks approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
- Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
- The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

Stormwater

- 7) The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines.
 - a) All improvements shall be constructed under a Development Agreement.
 - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
- 8) The Owner shall provide Erosion and Sediment Control Plans in accordance with the County's Servicing Standards.

Site Servicing

- 9) The Owner shall provide detailed construction drawings, for a new potable water distribution and fire suppression system (including the registration of necessary easements), offsite connection(s) to the existing system, and service connections to each new lot.
- 10) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to all 8 new residential lots (Units 1-3 and Units 5-9).
- 11) The Owner shall provide an updated Level 4 PSTS Assessment in accordance with the Model Process Reference Document for 8 new residential lots (Units 1-3 and Units 5-9):
 - a) If the recommendations of the Model Process Assessment require improvements, then a Development Agreement (Site Improvements / Services Agreement) shall be entered into.

Site Developability

- 12) The Owner shall provide an updated Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within each of the proposed parcels based on the final development layout:
 - a) Private Sewage Treatment System testing and analysis shall be located within the defined contiguous developable acre;
- 13) The Owner shall provide an updated Slope Stability Analysis addressing the suitability of the land for the development as proposed, including access locations, PSTS systems and final building sites:
 - a) The Owner shall provide for the implementation of the recommendations of the Slope Stability Analysis;
 - b) Registration of any required easements and / or restrictive covenants;
- 14) The Owner shall prepare and register a Restrictive Covenant on the land title of Units 3, 4, 5, 6, 8, 9, and 10, prohibiting development of residences within the AVPA NEF 30 contour area. This shall include pertinent details regarding parcel-specific prohibitions and development requirements for each lot.

Bareland Condominium Board

- 15) The Owner shall legally establish a Bareland Condominium Board for Hays Hills Estates, pursuant to *Condominium Property Act*;
 - a) The Bareland Condominium Board shall be responsible for maintaining public land (MR land) and privately-owned open spaces (ERE land) and other amenity lands, including on-site pathway/trail systems, landscaping, solid waste collection, stormwater facilities, private internal roads, and other features associated with these lands;
 - b) Upon registration of the Condominium Plan, the Owner shall cause the Bareland Condominium Board to register Bylaws, satisfactory to the County.

Architectural Controls

- 16) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls.

Solid Waste Management Plan

- 17) The Owner shall provide a Solid Waste Management Plan that will outline the responsibility of the Developer and Bareland Condominium Board for management of solid waste.
- 18) The Waste Management Plan shall also identify how construction waste will be controlled and diverted to landfill.

Site Construction

- 19) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, dust control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, and other construction management details. Other specific requirements include:
 - a) Weed management during the construction phases of the project
 - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment
 - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

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- 20) The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of ATCO Gas, FortisAlberta and Telus Communications.
 - 21) The Owner shall provide a Landscaping Plan for all Municipal Reserves and Homeowners Association owned open space:
 - a) Development of the approved Landscaping Plans shall be included within the requirements of the Development Agreement.

Payments and Levies

- 22) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020, prior to endorsement of the subdivision. The County shall calculate the total amount owing on the new lot, as shown on the Plan of Survey.
- 23) The Owner shall pay the Rocky View County Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 prior to endorsement of the subdivision.
- 24) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of ten (10) new lot.

Taxes

- 25) 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

2020-06-22-06 (D-2)

Division 8 – Subdivision Item – Other subdivision

File: PL20200047 (05618004)

MOVED by Member Schule that Subdivision Application PL20200047 be approved with the conditions noted in Appendix 'B':

- A. The application is for Watermark Phase 6 Subdivision, to create 17 residential lots, 1 Municipal Reserve (MR) lot, and internal roads within SW-18-25-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation; 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

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subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

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

Survey Plan

- 1) Subdivision 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.
- 2) The Owner is to dedicate by Plan of Survey, a 5m wide strip of land along entire southerly boundary of the subject land until reach Bears paw Road for future Township Road 252 widening.

Development Agreement

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include the following:
 - a) Construction of a public internal road system including all related infrastructure (sidewalks, curb and gutter, lighting, signage, etc.) complete with cul-de-sacs and the registration of any necessary easements, as shown on the Tentative Plan.
 - b) Construction of the potable water distribution system and all related infrastructure such as fire hydrants, and service stubs to all proposed lots. The water distribution system is to be extended from the existing distribution system within Phase I serviced by Blazer Water Systems.
 - c) Construction of wastewater collection system and all related infrastructure such as service stubs to all proposed lots. The wastewater collection system is to be tied into the existing collection system within Phase I that takes wastewater to the Bears paw Regional Wastewater Treatment Plant.
 - d) Construction of the stormwater collection system including all necessary infrastructure required to support the proposed phase in accordance with the recommendations of an approved Stormwater Management Plan, the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan and provision of necessary Alberta Environment registration documentation for the stormwater infrastructure system if required.
 - e) Design and construction of Landscaping features for all Municipal Reserve lands, public pathways and public roadways, and pave the pathway connection to the internal roadway, in accordance with the approved Landscaping and Lighting Plan.
 - f) Mailbox locations are to be located in consultation with Canada Post.
 - g) Provide for the installation of any power, natural gas, telephone and all other utility lines, and provide the County with written confirmation that said utilities have been, or are to be installed, to the satisfaction of the utility providers.
 - h) Implementation of the recommendations of the Construction Management Plan.
 - i) Implementation of the recommendations of the Erosion & Sedimentation Control Plan.
 - j) Provide for the installation of streetlights to service the proposed subdivision to the satisfaction of the County.

Site Servicing

- 4) The Owner shall obtain confirmation from the owner of water distribution system ensuring:
 - a) The completion of all paperwork for water supply allocation.
 - b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision.
 - c) The allocation and reservation of the necessary capacity.
 - d) The obligations of the applicant and/or utility to bring water lines to the subdivision (i.e. water utility to construct water line to limits of subdivision and applicant is to construct all internal water lines or, water utility will be responsible for all connections to individual lots, etc.).
 - e) Access for fire hydrant maintenance, fire fighting, and testing for fire protection flow requirements.
 - f) Adequate supply of water for required fire flow.
- 5) The Owner shall design a central water fire suppression distribution system including fire hydrants for firefighting purposes for the subdivision meeting the requirements of the *Safety Code Act*; in addition, construction of the fire suppression system shall be included within the Development Agreement.
- 6) The Owner shall register the existing Development Agreement for the Bearspaw Regional Wastewater Treatment Plant and Outfall Line on the title of the proposed new lots.
- 7) The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of ATCO Pipelines, TransAlta, Telus Communications and Enmax.

Stormwater

- 8) The Owner shall provide and implement a Site-Specific Stormwater Management Plan. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Site Construction

- 9) The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment; construction and management details. Specific other requirements include:
 - a) Weed Management Plan during the construction phases of the project;
 - b) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.
- 10) The Owner shall provide an Erosion and Sedimentation Control Plan prepared by a qualified professional in accordance with the County Servicing Standards.

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Municipal Reserve

- 11) The provision of Reserve is to be provided by the dedication of ± 0.24 hectares (± 0.58 acres) Municipal Reserve land as shown on the Approved Tentative Plan, to be determined by Plan of Survey;
 - a) ± 4.17 hectares (± 10.32 acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within SW-18-25-02-W05M, pursuant to Section 669 of the *Municipal Government Act*.
- 12) The Owner shall provide a Landscaping and Lighting Plan for the MR lot, detailing planting and other related improvements for the subdivision.

Homeowners Association

- 13) The Owner shall amend the existing Homeowners' Association (HOA) agreement to include the proposed new lots in Phase 6, as it covers the future maintenance obligations of the HOA through the existing Maintenance/Operation Agreement with the County.
- 14) The Owner shall amend the Solid Waste Management Plan to include the proposed lots, and outline the responsibility of the Developer and/or HOA for solid waste management.

Architectural Controls

- 15) The Owner shall prepare and register a Restrictive Covenant on the title of the proposed new lot, requiring that each Lot Owner be subject to the development's Architectural Controls.

Payments and Levies

- 16) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 6 as shown on the Plan of Survey.
- 17) The Owner shall pay the County subdivision endorsement fee for creating 17 new residential lots, in accordance with the Master Rates Bylaw.

Taxes

- 18) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the 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

2020-06-22-07 (D-3)

Division 4 – Subdivision Item – Other subdivision

File: PL20200048 (03215004)

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

- A. The application is for Bridges of Langdon Phase 1 Subdivision, to create 87 residential lots ranging from ± 603 m² (± 0.16 ac) to ± 1299 m² (± 0.32 ac), 4 municipal reserves lots, and internal roads within NE 15-

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23-27-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:

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

Plan of Survey

- 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.
- 2) The Owner is to dedicate, by Plan of Survey, a 3 m wide portion of land for Center Street road widening along the eastern boundary of Phase 1.

Development Agreement

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
 - The north/south collector road from the northern boundary of the site to the east/west internal Collector Road constructed to an Urban Residential Collector standard (400.2), with the exception of asphalt structure and curbs/gutters;
 - Access onto Centre Street, complete with appropriate curb returns and culvert;
 - temporary graveled cul-de-sacs;
 - sidewalks on both sides of the collector roads;
 - landscaped boulevards;
 - curb and gutters;
 - trapped lows and catch basins tied to the stormwater collection system;
 - signage and pavement markings; and
 - dark sky street lighting.
 - b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:

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- cul-de-sacs;
 - sidewalks abutting one side of the internal roads;
 - curb and gutters;
 - trapped lows and catch basins tied to the stormwater collection system;
 - signage and pavement markings; and
 - dark sky street lighting.
- c) Design and construction of a 2.5 m wide paved pathway on the west side of Centre Street from the intersection of the site access onto Centre Street to the northern boundary of the subject lands, in accordance with the County Servicing Standards and the Langdon Centre Street Design Guidelines.
- d) Design and construction of a Temporary gravelled access road in accordance with Figure 400.20 of the County Servicing Standards from the west boundary of Phase 1 to the new Sanitary Lift Station.
- e) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- f) Design and construction of a new Sanitary Lift Station and force main tying into the East Rocky View Wastewater Transmission Main, sized to service Phase I and future phases of the development, all in accordance with requirements of the County Servicing Standards, which includes but is not limited to:
- a wet well to accommodate the interim and ultimate pumps and flows to be received by the lift station;
 - a pump system, including a single standby pump, to convey flows to the East Rocky View Wastewater Transmission Main;
 - pump controls, including the external generation set;
 - a single connection point to the East Rocky View Wastewater Transmission Main;
 - a blower/heater unit to prevent icing of the wet well; and
 - inlet and outlet piping.
- g) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- h) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
- i) Design and construction of a single box culvert at Centre Street and Railway Avenue to replace the existing cross grade culverts in accordance with the Langdon Comprehensive Stormwater Review and the requirements of the County Servicing Standards, and shall include but not be limited to:
- rehabilitation and restoration of Centre Street due to the placement of the culvert;
 - appropriate traffic accommodation during the installation of the culvert;
 - rip-rap at both the inlet and outlet of the culvert; and
 - rehabilitation and re-seeding of the disturbed areas of the Railway Avenue ditch.
- j) Implementation of the recommendations of the updated Traffic Impact Assessment;
- k) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- l) Dedication of necessary easements and rights-of-way for utility line assignments;

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- m) Mailboxes to be located in consultation with Canada Post Corporation;
 - n) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
 - o) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
 - p) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

Stormwater

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Pond Report for the Bridges of Langdon Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 5) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Transportation

- 6) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
 - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 7) The Applicant/Owner shall receive approval for a road naming application from the County.

Site Servicing

- 8) The Owner shall provide confirmation from Langdon Water Works Ltd. ensuring:
 - a) the completion of all paperwork for water supply allocation;
 - b) the payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) the allocation and reservation of the necessary capacity;
 - d) the obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 9) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.

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- 10) The Owner shall provide a Wastewater Lift Station Design Report including:
- a) All technical requirements and design considerations (pressure at tie-in location, minimum flows, impacts to the overall system, etc.) for connection into the County's East Rocky View Wastewater Transmission Main;
 - b) Pump sizing rationale;
 - c) Metering information and data transmission;
 - d) Infrastructure Improvement Plan based on the future buildout of the development;
 - e) Lifecycle costs;
 - f) Operating and maintenance costs; and
 - g) Maintenance and operation requirements for the Lift Station.
- 11) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 12) The Applicant/Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots created in this Phase based upon the servicing need identified in the Wastewater projections report.

Site Construction

- 13) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
- a) Weed management during the construction phases of the project;
 - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment;
 - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;

Municipal Reserve

- 14) The provision of Reserve is to be provided by the dedication of ± 0.26 hectares (± 0.65 acres) of land, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan:
- a) ± 12.03 hectares (± 29.72 ac acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within NE & SE-15-23-27-W4M, pursuant to Section 669 of the Municipal Government Act.

Cost Recovery

- 15) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
- a) This Agreement shall apply to the construction of off-site infrastructure (stormwater, wastewater, and transportation).

Utility Right of Way

- 16) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement in favor of the County:
- a) from the western boundary of the Development Area to the new Sanitary Lift Station, to provide legal access to the lift station until such time that future phases of the development are subdivided and lands appropriately dedicated;

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- b) for all temporary cul-de-sac bulbs to provide legal access to the cul-de-sacs until such time that the future phases of the development are subdivided and lands appropriately dedicated.
 - 17) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement in favor of the Langdon Waterworks:
 - a) from the southern boundary of the Development Area along the alignment of the new watermain to the intersection of Centre Street and Boulder Creek Drive, to provide legal access to the watermain until such time that future phases of the development are subdivided and lands appropriately dedicated.

Others

- 18) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 19) The Owner shall provide a Solid Waste Management Plan that will outline the responsibility of the Developer for management of solid waste.
- 20) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls, which require exterior building criteria, water conservation strategies, and landscaping provisions.
- 21) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
 - a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and
 - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.
- 22) As a condition of Subdivision, the Owner/Applicant shall enter into an Optional Amenities Agreement with the County for any signage. The term of this agreement shall extend until the registration of the tentative plan of the final phase of the Bridges of Langdon development. After registration of the approved subdivision, the County reserves the right to either:
 - a) accept the sign or
 - b) authorize the removal of the sign and reclamation of the site at the Developer's expense.

Payments and Levies

- 23) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey
- 24) The Owner shall pay the Stormwater Off-Site Levy Bylaw in accordance with Bylaw C-8008-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 25) The Owner shall pay the Water and Waste Off-Site Levy Bylaw in accordance with Bylaw C-8009-2020 prior to endorsement of the subdivision. At the time that the Applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County for the Applicant to pay for the actual costs for the required upgrades to the Langdon

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Wastewater Treatment Plant. The Applicant will be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

- 26) The Owner shall pay the County subdivision endorsement fee for creating 87 new residential lots, in accordance with the Master Rates Bylaw.

Taxes

- 27) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the 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

2020-06-22-08 (D-4)

Division 1 – Subdivision Item – Other subdivision

File: PL20190184 (04833002)

MOVED by Member Boehlke that Subdivision Application PL20190184 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 32.37 hectare (80.00 acre) parcel with a ± 32.37 hectare (80.00 acre) remainder at NW-33-24-04-05 has been evaluated in terms of Section 654 of the Municipal Government Act, Section 7 and 14 of the Subdivision and Development Regulation, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
- a. The application is consistent with Section 7 and 14 of the Subdivision and Development Regulation;
 - b. The subdivision conforms to the provisions of the relevant statutory plans;
 - c. The subject lands hold the appropriate land use designation;
 - d. The technical aspects of the subdivision proposal have been considered, and, where required, 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

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- 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.

Access

- 2) The Owner shall construct a road approach off of Township Road 250 that provide access to the Lot 1.
 - a) Existing road approaches may require to be upgraded or removed and reclaimed to the satisfaction of the County.
 - b) The panhandle access to Township Road 250 shall be a minimum of 12.5 m in width.
- 3) Should a shared approach and/or access to Lot 1 be provided through Lot 2, the Owner shall prepare and register an Access Easement Agreement and associated Right of Way Plan for the proposed approach providing access to Lot 1 through Lot 2 as per the County Servicing Standards.
- 4) Should the proposed road approach and/or road approach upgrades encroach on the riparian setback and/or is in close proximity to a wetland, the Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County.

Payments and Levies

- 5) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

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*.

Carried

2020-06-22-09 (D-5)

Division 1 – Subdivision Item – Other subdivision

File: PL20190185 (04833001)

MOVED by Member Schule that Subdivision Application PL20190185 be approved with the conditions noted in Appendix 'B':

- A. The application to create a \pm 41.28 hectare (102.00 acre) parcel with a \pm 32.37 hectare (80.00 acre) remainder at Lot: 1 Block: 4 Plan: 0810061, E-32-24-04-W05M, has been evaluated in terms of Section 654 of the *Municipal Government Act*, Section 7 and 14 of the *Subdivision and Development Regulation*, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - a. The application is consistent with Section 7 and 14 of the *Subdivision and Development Regulation*;
 - b. The subdivision conforms to the provisions of the relevant statutory plans;
 - c. The subject lands hold the appropriate land use designation;
 - d. The technical aspects of the subdivision proposal have been considered, and, where required, 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

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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.

Access

- 2) The Owner shall construct road approaches off of Township Road 250 that provide access to the proposed lots.
- a) Existing road approaches may be upgraded or removed and reclaimed to the satisfaction of the County.
 - b) The panhandle access to Township Road 250 shall be a minimum of 12.5 m in width.
- 3) Should the proposed road approaches be in close proximity to a wetland, the Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County.

Payments and Levies

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

Taxes

- 5) 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*.

Carried

The Chair called for a recess at 9:36 a.m. and called the meeting back to order at 9:46 a.m. with all previously mentioned members present.

2020-06-22-10 (E-1)

Division 8 – Development Item – Retaining wall

File: PRDP20200987 (05724013)

MOVED by Member Mckylor that Development Permit Application PRDP20200987 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That the single-lot regrading and placement of clean fill, associated to the construction of the proposed addition, for an area of approximately 132.90 sq. m. (1,430.52 sq. ft.), may take place on the subject site, in general accordance with the submitted site plan and application drawings as prepared by Benedek Design Ltd. Dated April 24, 2020.

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- i. That approximately, 363.16 m³ of fill may be imported to the subject site.

Prior to issuance:

2. That prior to issuance, the applicant/owner shall submit a slope stability analysis conducted and stamped by a professional geotechnical engineer that provides recommendations on the construction of the retaining wall in relation to the slope's stability as well as provide any required slope stability measures and/or setback requirements.
3. That prior to issuance, the applicant/owner shall submit a Deep Fill report conducted and stamped by a professional geotechnical engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m in depth.
4. That prior to issuance, the applicant/owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional engineer that is in accordance with the Bearspaw - Glenbow Master Drainage Plan and the County Servicing Standards, to the satisfaction of the County.
5. That prior to issuance, the applicant/owner shall submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the retaining wall and in perpetuity, to prevent any sediment from reaching the natural drainage course.
6. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

7. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including any recommendations of the SSIP, Grading plan and Slope Stability Analysis.
8. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after building construction is complete, as part of site restoration.
10. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
11. 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.
12. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. 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.
14. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with final grades as approved with the application.

15. That until vegetation is established in the fill area, the Applicant 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.

i. That any undeveloped graded areas shall be seeded and/or landscaped;

16. 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:

17. That a Building Permit and subtrade permits shall be obtained through Building Services, for the construction of the addition to the dwelling, single detached and retaining walls on the subject property.

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

19. That 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.

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

21. 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 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.

22. 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: 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.

Carried

2020-06-22-11 (E-2)

Division 4 – Development Item – Commercial kennel

File: PRDP2020978 (02326003)

MOVED by Member Schule that Development Permit Application PRDP20200978 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That a commercial kennel (private dog park) may operate on the subject property in accordance with the approved site plan submitted with the application and the following details:

- i. Outside dog enclosures/dog runs enclosed by a 1.52 m (5.00 ft.) high chain link fence; and
- ii. Signage, in accordance with the Signage plan.

Prior to Issuance:

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2. That prior to issuance of this development permit, the Applicant/Owner shall submit a signage plan, detailing the proposed signage dimensions, details, and location for the development, to the satisfaction of the County. *Note, if any signage is located within 0.80 km (0.49 miles) of Hwy.22X, approval from Alberta Transportation will be required.*
 3. That prior to issuance of this development permit, the Applicant/Owner shall submit a revised site and screening plan, to the satisfaction of the County, that details for the commercial kennel operation:
 - i. the location of the garbage enclosures/bins and proposed screening elements from adjacent properties and highway motorists.
 - ii. the type of the portable restrooms, and the proposed screening elements from adjacent properties and highway motorists.
 4. That prior to issuance, the Applicant/Owner shall submit details on how potable water is to be sourced for the commercial kennel operation, to the satisfaction of the County.

Permanent:

Operational:

5. That a maximum of 10 dogs may be allowed on the subject site at any one time.
6. That all dogs will be removed from the property by 9:00pm to 8:00am on the weekdays and 9:00pm to 9:00am on weekends.
7. That any signage approved within the Signage plan shall be kept in a safe, clean, and tidy condition at all times. It shall not be flashing, electronic or animated at any time.

Fencing & Enclosures:

8. That the kennel area shall be enclosed with fencing, which shall be maintained at all times.
9. That all outside runs or fencing shall be a minimum of 1.20 m (5.00 ft.) in height.

Servicing:

10. That all waste shall be stored in a dry state in metal or plastic containers, and shall be disposed of off-site in a manner satisfactory to the County.

Advisory:

11. That the Applicant/Owner shall adhere to the County's Animal Control Bylaw [C-5758-2003] and the Noise Bylaw [C-5772-2003] at all times.
12. That any personally-owned dogs of the Applicant/Owner, shall be registered and licensed annually with Rocky View County, as per the Master Rates Bylaw.
13. That any other government permits, including a Roadside Development permit through Alberta Transportation, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
15. 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

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permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

16. 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.

Carried

2020-06-22-12 (E-3)

Division 5 – Development Item – Single-lot regrading

File: PRDP20201384 (03331018)

MOVED by Member Schule that Development Permit Application PRDP20201384 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That single-lot regrading, for stormwater infrastructure improvements shall be permitted in general accordance with the drawings submitted with the application, site plan [as prepared by Eli Consulting Inc., Cad File E-19-16; dated May 30, 2020] and includes:
 - i. Regrading of the gravel yard;
 - ii. Removal of the existing concrete curb along the west property;
 - iii. Construction of grass drainage ditches;
 - iv. Landscaping Modifications.

Permanent:

2. That all conditions of Development Permit 2005-DP-11426 shall remain in effect, unless otherwise noted within the subject approval conditions.
3. That no native topsoil shall be removed from the site.
4. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
5. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues. That no materials shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
6. 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.
7. 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.
8. That upon completion of the proposed development and/or request of the County, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.

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9. That the proposed development graded area, as per the approved site and landscaping plan, shall be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
10. That all landscaping shall be in accordance with the amended landscaping details and installed onsite as per the amended Landscape Plan.
11. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round, including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
12. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
14. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including the approved Stormwater Memo, as prepared by Eli Consulting Inc. dated June 03, 2020.

Advisory:

15. That the subject development shall conform to the County's Noise Bylaw [C-5773-2003] in perpetuity.
16. 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].
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
18. That if the development authorized by this Development Permit is not completed within 18 months of the date of issuance, the permit is deemed to be null and void.

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

Carried

2020-06-22-13 (E-4)

Division 8 – Development Item – Childcare facility

File: PRDP20201014 (05632030)

MOVED by Member Boehlke that Development Permit Application PRDP20201014 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That a Child Care Facility may operate within the existing dwelling, single-detached on the subject property in accordance with the Site Plan, Floor Plans, Parking Plan, Signage Plan, and business details submitted with the application.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a revised Site Plan showing the required parking stall dimensions in accordance with Section 30.1(k) of Land Use Bylaw C-4841-97

and the minimum number of barrier free parking stalls, signage and dimensions in accordance with the Alberta Code Building.

3. That prior to issuance of this permit, the Applicant/Owner shall submit a Trip Generation Assessment memo, prepared by a qualified professional, to assess the impacts of the proposed development on the surrounding transportation network based on the estimated trip generation, in accordance with County Servicing Standards.
 - i. If any upgrades to the local road network are identified, the Applicant/Owner shall be required to enter into a Development Agreement with the County for implementation of said upgrades.
4. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Transportation Offsite Levy Bylaw at time of approval, for the total development area associated with proposed Child Care Facility. Total acreage will be based on the final site plan.

Permanent:

5. That a maximum of 24 children may attend the Child Care Facility at any one time.
6. That there shall be no overnight stays related to the Child Care Facility at any time.
7. That the hours of operation for the Child Care Facility may be Monday to Friday, from 7:00 a.m. to 6:00 p.m.
8. That all parking shall be restricted to on-site and that no parking shall be permitted within the County road allowance.
9. That a minimum of six (6) parking stalls shall be maintained on-site at all times.
10. That all lighting shall be located, oriented, and shielded to prevent adverse effects on adjacent properties, be dark-sky compliant with County policies and shall be compatible with the surrounding area.
11. 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:

12. That a Building Permit and applicable sub-trade permits shall be obtained for any additional renovations that may be required to accommodate the Child Care Facility. The application shall include a 3.2.2. Building Code Classification, as the proposed use is considered an A-2 occupancy.
13. That the Applicant/Owner shall contact Rocky View County Fire Services to arrange for an inspection or inspection program.
 - i. That the Applicant/Owner shall adhere to all Building Code and Fire Code requirements for the operation of the Child Care Facility, including the appropriate number of fire extinguishers and smoke detectors and installation of emergency lighting.
14. 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 weatherproof and animal-proof containers, located within the buildings or adjacent to the side or rear of buildings and disposed of at an approved disposal facility.
15. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
16. That any other federal, provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

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17. That if this Development Permit is not issued by **December 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

2020-06-22-14 (E-5)

Division 1 – Development Item – Accessory building

File: PRDP20201068 (03902019)

MOVED by Member Schule that Development Permit Application PRDP20201068 be approved with the conditions noted in the Development Permit Report, attached:

Description:

- 1) That construction of the proposed accessory building (seacan with attached carport), approximately 33.45 sq. m (360 sq. ft.) in area, may take place on the subject property, in general accordance with the submitted site plan and application.
- 2) That the total number of accessory buildings is relaxed from **two (2) to three (3)**.

Prior to Issuance:

- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a slope stability assessment, conducted and stamped by a professional engineer, that addresses development within the steep slope on the subject land, in accordance with County Servicing Standards.

Permanent:

- 4) That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
- 5) That the accessory building shall not be used for commercial purposes at any time, except for a home-based business, type I.
- 6) That the accessory building shall not be used for residential occupancy purposes at any time.
- 7) 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 accessory building under construction that is used to establish approved final grades, unless a Development Permit has been issued for additional fill.
- 8) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations of the Slope Stability Assessment.

Advisory:

- 9) That during construction of the accessory building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 10) That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 11) That a Building Permit shall be obtained through Building Services prior to any construction taking place, using the Accessory Building checklist.
- 12) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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- 13) 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.
 - 14) That if this Development Permit is not issued by **December 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

2020-06-22-15 (E-6)

Division 1 – Development Item – Accessory building

File: PRDP20201082 (03902018)

MOVED by Member Boehlke that Development Permit Application PRDP20201082 be approved with the conditions noted in the Development Permit Report, attached:

Description:

- 1) That construction of the proposed accessory building (detached garage), approximately 72.46 sq. m (780.00 sq. ft.) in area, may take place on the subject property, in general accordance with the submitted site plan and application.

Prior to Issuance:

- 2) That prior to issuance, the Applicant/Owner will be required to submit a slope stability assessment conducted and stamped by a professional engineer that addresses development within the steep slope on the subject land, in accordance with County Servicing Standards.

Permanent:

- 3) That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
- 4) That the accessory building shall not be used for commercial purposes at any time, except for a home-based business, type I.
- 5) That the accessory building shall not be used for residential occupancy purposes at any time.
- 6) 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 accessory building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
- 7) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations of the Slope Stability Assessment.

Advisory:

- 8) 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.

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- 9) That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
 - 10) That a Building Permit shall be obtained through Building Services prior to any construction taking place, using the Accessory Building checklist.
 - 11) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - 12) 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.
 - 13) That if this Development Permit is not issued by **December 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

2020-06-22-16 (E-7)

Division 8 – Development Item – Private riding arena

File: PRDP20201071 (06618003)

MOVED by Member Schule that Development Permit Application PRDP20201071 be approved with the conditions noted in the Development Permit Report, attached:

Description

1. That a Private Riding Arena, approximately 1,783.74 sq. m (19,200.00 sq. ft.) in area, may be constructed on the parcel in accordance with the approved site plan, as submitted with the application.
 - i. That the minimum front yard setback requirement for the Private Riding Arena is relaxed from **45.00 m (147.63 ft.) to 30.48 m (100.00 ft.)**.

Prior to Issuance

2. That prior to issuance of this permit, the Applicant/Owner shall contact Road Operations to:
 - i. To discuss 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 submit a New Road Approach Application, for the proposed paved approach off Township Road 262. *Note, the Applicant/Owner shall construct the approach as per County Servicing Standards, submit any required securities and complete all required inspections, including a pre, interim and post inspection.*
 - iii. 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.
3. 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.

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Permanent:

4. That the Applicant/Owner shall maintain adequate parking arrangements onsite to accommodate any visiting traffic. At no time shall there be any parking within the County Road Right of Way.
5. That the subject property shall be properly fenced and maintained at all times when livestock are present, and no livestock shall be allowed on unfenced areas.
6. That the Applicant/Owner shall take effective measures to control dust in the area so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
7. That the Applicant/Owner shall implement appropriate Erosion and Sediment Control (ESC) measures during the construction of the proposed development and infrastructure in accordance with County's servicing standards.
8. That the Manure Management Plan as submitted with the application shall be practiced at all times.
 - i. That if there is a build-up of manure, that manure must be removed immediately.
9. That there shall be no more than 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed development under construction unless a Development Permit has been issued for additional fill.
10. That the Private Riding Arena shall be adequately serviced for water and wastewater servicing, in accordance in the County's Servicing Standards.
11. 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:

12. That a Farm Building Location Permit and applicable sub-trades shall be submitted, through Building Services, prior to commencement of construction.
13. 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*].
14. That the subject development shall conform to the County's Noise Bylaw [C-5773-2003] in perpetuity.
15. That it is recommended that Applicant/Owner to obtain a Premises Identification number through the Province of Alberta.
16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. 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.
18. 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.

Carried

2020-06-22-17 (E-8)

Division 9 – Development Item – Accessory building

File: PRDP20201092 (07815009)

MOVED by Member Schule that Development Permit Application PRDP20201092 be approved with the suggested conditions noted in the staff report:

Description:

1. That construction of the accessory building (shop), approximately 416.20 sq. m (4,480.00 sq. ft.) in area, may be constructed on the subject land in general accordance with the approved Site Plan and submitted application.
 - i. That the maximum height requirement for the building is relaxed from **5.50 m (18.04 ft.)** to **7.92 m (26.00 ft.)**.

Permanent:

2. That the accessory building shall not be used for residential occupancy purposes at any time.
3. That the accessory building shall not be used for commercial purposes at any time.
4. 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 development that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

Advisory:

5. That during construction of the 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.
6. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
7. That a Building Permit / Farm Building Location Permit for the accessory building shall be obtained through Building Services, prior to any construction taking place.
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 Officer.
9. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.

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

Carried

2020-06-22-18 (E-9)

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

File: PRDP20201027 (07317002)

MOVED by Member Boehlke that condition 15 for development permit PRDP20201027 as noted in the development permit report be amended to read:

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That this Development Permit shall be valid until **June 30, 2023 2025**.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20201027 be approved with the conditions noted in the report, as amended:

Description:

1. That a Home-Based Business, Type II, for a utility contract company may continue to operate on the subject parcel in accordance with the approved plans.
 - i. That the number of non-resident employees is **relaxed from two (2) to five (5)**.

Permanent:

2. That there shall be no more than five (5) non-residential employees at any time.
 - i. That an employee for this Home-Based Business is a person who attends to the property more than once in a seven-day period for business purposes.
3. That the operation of this Home-Based Business, Type II, may generate up to a maximum of eight (8) business-related visits per day.
 - i. That for the purposes of this permit, one business-related visit would include one (1) pick-up/entry into the site and one (1) drop-off/exit from the site.
4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
5. That the operation of the Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. 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 shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That the Home-Based Business shall be limited to the dwelling, approved accessory buildings and outside storage area, as identified on the site plan submitted with the application.
8. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the identified outside storage area.
9. 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 385.55 sq. m (4,150.00 sq. ft.)**.
10. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the property.
11. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
12. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

13. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

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

i. That Roadside Development Permit RSDP024886 shall be adhered to at all times.

15. That this Development Permit shall be valid until **June 30, 2025**.

Carried

2020-06-22-19 (E-10)

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

File: PRDP20200855 (04333069)

MOVED by Member Boehlke that condition 15 for development permit PRDP20200855 as noted in the development permit report be amended to read:

That this Development Permit shall be valid until **July 13, 2023 2025**.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20200855 be approved with the conditions noted in the report, as amended:

Description:

1. That a Home-Based Business, Type II, for the operation of a transportation company, with outside storage of three trucks, may continue to operate in general accordance with the Site Plan submitted with the application.
 - i. That the maximum permitted outside storage area is relaxed from **157.94 sq. m (1,700.00 sq. ft.)** to **399.48 sq. m (4,300.00 sq. ft.)**.

Permanent:

2. That the Home-Based Business, Type II, shall not change the residential character and external appearance of the land and buildings.
3. That the number of non-resident employees shall not exceed two (2) at any time.
 - i. That an employee in this Home-Based Business, Type II, is a person who attends the property more than once in a seven day period for business purposes.
4. That the Home-Based Business, Type II, shall only operate between 7:30 a.m. to 4:30 p.m., Monday to Friday.
5. That the Home-Based Business, Type II, shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the Home-Based Business, Type II shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
6. That the Home-Based Business, Type II, shall be limited to the dwelling, accessory buildings, and outdoor storage area.
7. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the property.
8. That all outside storage that is part of the Home-Based Business, Type II, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **399.48 sq. m (4,300.00 sq. ft.)**.

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9. That all vehicles, trailers, or equipment that are used in the Home-Based Business, Type II, shall be kept within a building or the outside storage area.
 10. That no off-site advertisement signage associated with the Home-Based Business, Type II, shall be permitted.
 11. That the operation of this Home-Based Business, Type II, may generate up to a maximum of four business-related visits per day.
 12. That the operation of this Home-Based Business, Type II, shall be secondary to the residential use of the subject parcel.
 13. That it is advised: if it is confirmed by the County, that the Applicant's use of the Township Road 244A, as a truck access route is damaging the road, the Applicant/Owner shall be responsible for the cost of the road repair work and, depending on the extent of the road damage, may be required by the County to upgrade the road, at the Applicant's cost, to a suitable cross-section that can support its continued use as a truck access route.

Advisory:

14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That this Development Permit shall be valid until **July 13, 2025**.

Carried

2020-06-22-20 (E-11)

Division 6 – Development Item – Accessory building

File: PRDP20201508 (0823001)

MOVED by Member Boehlke that Development Permit Application PRDP20201508 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That construction of an accessory building (oversize pole shed), approximately **668.90 sq. m. (7,200.00 sq. ft.)** in area, may commence on the subject land in general accordance with the drawings submitted by LP Design (drawings A-1, A-2, A-3, dated May 12, 2020) and Terramatics Technologies (Plot Plan, File # 2025338, dated May 25, 2020).
2. That a **grade change up to 1.56 m (5.11 ft.)**, for construction of the accessory building (oversize pole shed) may occur, in accordance with the approved Site Plan.

Permanent:

3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
4. That the Applicant/Owner shall contact County Road Operations, to detail haul details to determine if a Road Use Agreement and/or Roaddata permits are required for use of the County road system, (if required) for the hauling of fill/topsoil material onto the property.
 - i. Written confirmation shall be received from County Road Operations, confirming the status of this condition. Any agreement or permit shall be issued by the County, unless otherwise confirmed by County Road Operations.
5. That the proposed, dwelling single detached, PRBD20201474 shall be constructed, with dwelling occupancy issued through Building Services.

Advisory:

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

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

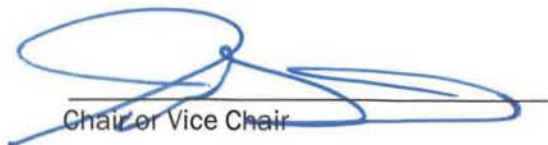
Carried

Adjournment

MOVED by Member Schule that the June 22, 2020 Municipal Planning Commission meeting be adjourned at 10:28 a.m.

Carried

Absent: Member Boelhke



Chair or Vice Chair



Chief Administrative Officer or Designate