

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
July 13, 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 July 13, 2020 commencing at 9:00 a.m.

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

Absent:

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
- J. Anderson, Senior Planner, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services
- A. Panaguiton, Planner, Planning and Development Services
- J. Targett, Development Officer, Planning and Development Services
- S. Khouri, Development Officer, Planning and Development Services
- S. Vishwakarma, 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

Call to Order

The Chair called the meeting to order at 9:00 a.m. with all members present.

2020-07-13-01 (B-1)

Updates/Acceptance of Agenda

MOVED by Member McKylor that the July 13, 2020 Municipal Planning Commission meeting agenda be approved as presented.

Carried

2020-07-13-02 (C-1)

Approval of Minutes

MOVED by Member Boehlke that the June 22, 2020 Municipal Planning Commission meeting minutes be approved as presented.

Carried

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2020-07-13-03 (D-1)

Division 5 – Subdivision Item – Other subdivision

File: PL20190183 (03336027)

Presenter: The Applicant, Steve Grande

MOVED by Member Boehlke that condition 12 for subdivision application PL20190183 as noted in Administration's report be amended to read:

Transportation Offsite Levy C-8007-2020 will be deferred for Lot 1 and taken on Lots 2, 3, and 4.

Carried

MOVED by Member Boehlke that Subdivision Application PL20190183 be approved with the conditions noted in Appendix 'B', as amended:

- A. The application to create three (3) \pm 0.809 hectare (\pm 2.00 acre) parcels with a \pm 3.667 hectare (\pm 9.06 acre) remainder within NW-36-23-28-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 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:

Survey Plans

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

Transportation & Access

- 2) The Owner shall construct a new (paved) mutual approach on Township Road 235A in order to provide shared access to Lots 2 and 3. The Owner shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and County Servicing Standards to which the approach is to be built. The Owner shall also contact County Road Operations for an interim-

construction inspection and a post-construction inspection for final acceptance. In addition, the Owner shall:

- a. Provide an access right of way plan; and
 - b. Prepare and register respective easements on each title, where required.
- 3) The Owner shall upgrade the existing (paved) approach on Township Road 235A in order to provide access to Lot 4. The Owner shall contact County Road Operations to arrange a pre-construction inspection to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded to. The Owner shall also contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.

Developability

- 4) The Owner is to provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within Lot 3;
 - a. Private Sewage Treatment System testing and analysis and/or the newly drilled water well shall be located within the defined contiguous developable acre;
- 5) The Owner shall provide an Erosion & Sedimentation Control (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.
- 6) The Applicant/Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the County Servicing Standards.
 - a. If onsite improvements are required, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County for the construction of the improvements as per the SSIP accepted by the County, which shall be registered on title.
 - b. Should the on-site improvements involve the use of a stormwater pond, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan.

Servicing

- 7) Water is to be supplied by an individual well on Lot(s) 2-4. The subdivision shall not be endorsed until:
 - a. A Phase 2 Aquifer Testing Report that includes Well Driller's reports is provided confirming that the flow in each well exceeds or is equivalent to 1 igpm; and,
 - b. If the results of the testing do not meet the requirements of the *Water Act*, the subdivision shall not be endorsed or registered.
- 8) The Owner is to provide a Level 4 Assessment in accordance with the Model Process Reference Document for Lot (s) 2-4 in accordance with the County Servicing Standards;
 - a. In accordance with Policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards will be required on the future lots as the proposed lots are less than 4 acres in size.
- 9) The Owner shall provide a Level 1 variation assessment for Lot 1.
- 10) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for Lot 2-4 and shall include the following:

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- a. For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment in accordance with Policy 449;

11) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 to 4, indicating:

- a. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

Payments and Levies

12) Transportation Offsite Levy C-8007-2020 will be deferred for Lot 1 and taken on Lots 2, 3, and 4.

Municipal Reserve

13) The provision of Reserve in the amount of 10 percent of the gross area of Lots 2-4 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group file number 03336027, dated May 3, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.

- a. That reserves owing on Lot 1 shall be deferred by caveat; and,
- b. That the existing Deferred Reserve Caveat (Instrument #831 136 439) shall be discharged.

14) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three (3) new lots.

Other

15) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of Atco Gas.

Taxes

16) 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

2020-07-13-04 (D-2)

Division 9 – Subdivision Item – Other subdivision

File: PL20190195 (06836003)

Presenter: The Applicant, Jorie Mckenzie

MOVED by Member Schule that Subdivision Application PL20190195 be approved with the conditions noted in Appendix 'B':

A. The application to create ± 10.00 ac (Lot 1) and a remainder lot (± 149.46 ac) at SE-36-26-04-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 & 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

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

Survey Plans

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

Development Agreement

- 2) The Owner shall enter into a Development Agreement for all infrastructure and improvements required for the development pursuant to Section 655 of the *Municipal Government Act*, and shall include the following:
 - i) Extend Range Road 40 from Highway 567 to the access point of the subject land (approximately 125 m in length) using a Regional Low Volume Standard in accordance with the County Servicing Standards, including but is not limited to:
 - (a) Cul-de-sac at the termination point of Range Road 40;
 - (b) Road approach(es);
 - (c) Appropriate signage; and
 - (d) Dedication of necessary easements and right-of-way.
 - ii) Upgrade the intersection of Range Road 40 and Highway 567 to a Type IIIA standard in accordance with Alberta Transportation's requirements and the approved Traffic Impact Assessment to the satisfaction of Rocky View County and Alberta Transportation;
 - iii) Implementation of the recommendation Erosion and Sediment Control Plan; and
 - iv) Implementation of the recommendations of the Construction Management Plan.

Geotechnical Study

- 3) The Owner shall provide a revised geotechnical report prepared by a qualified professional geotechnical engineer that provides the California Bearing Ratio reflective of actual site conditions and a revised pavement design based on the actual CBR value.

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Payments

- 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*.

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

2020-07-13-05 (D-3)

Division 6 – Subdivision Item – Other subdivision

File: PL20190165 (07104002)

The Chair called for a recess at 9:19 a.m. and called the meeting back to order at 9:35 a.m. with all previously mentioned members present.

MOVED by Member Boehlke that Subdivision Application PL20190165 be approved with the conditions noted in Appendix 'B':

- A. The application to create ± 20.01 ac (Lot 1) and a remainder lot (± 100.96 ac) at SE-04-27-26-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 & 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

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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.

Municipal Reserves

- 2) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Perry Appraisal Associates Ltd, File#030186, dated December 20, 2019, pursuant to Section 666 (3) of the *Municipal Government Act*.

Payments

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

2020-07-13-06 (D-4)

Division 4 – Subdivision Item – Other subdivision

File: PL20200046 (02315006)

Presenter: The Applicant, Larry Marshall

MOVED by Member Schule that Subdivision Application PL20200046 be approved with the conditions noted in Appendix 'C':

- A. That the application to create two \pm 8.5 hectare (21 acre) parcels with a \pm 43.7 hectare (107.99 acre) remainder be approved. The application was evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the County Plan;
 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 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 condition 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

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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 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 be approved subject to the following conditions of approval:

Plan of Subdivision

- 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.

Developability

- 2) The Owner shall construct a new (gravel) approach on Rge. Rd. 282 in order to provide access to Lot 3 (the remainder). The Owner shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach is to be built. The Owner shall also contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.
- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a. The Owner has provided confirmation of a New Well Drilled and a corresponding Well Driller's Report to determine whether an adequate supply of water is available for Lot 2 via a 24 hour pump test;
 - b. Verification is provided that each new well is located within each respective proposed lot boundaries; and,
 - c. It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

Payments and Levies

- 4) The Transportation Off-Site Levy (TOL) shall be deferred by caveat on:
 - a. Lot(s) 1 and 2, as shown on the tentative plan; and
 - b. Lot 3 (the remainder).
- 5) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new Lots.

Municipal Reserve

- 6) The provision of Reserve in the amount of 10 percent of the area of Lot 1 & 2, as determined by the Plan of Survey, are to be deferred by Caveat pursuant to Section 669(2) of the *Municipal Government Act*; and the remainder is to remain deferred without caveat pursuant to Section 663 of the *Municipal Government Act*.

Taxes

- 7) 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:

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- 1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the Owner 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

2020-07-13-07 (E-1)

Division 3 – Development Item – Single detached dwelling with fill

File: PRDP20201271 (04714163)

MOVED by Member McKylor that Development Permit Application PDRP20201271 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That the construction of a dwelling, single-detached, may commence on the subject parcel, in general accordance with the drawings prepared by New Century Design (A1, A3, A5, A7, dated 2020-05-22),(Site Plan, Site Plan w/fill area, dated May 26, 2020) and Site Plan prepared by Jones Geomatics, dated March 18, 2020 that were submitted with the application, as amended and conditions noted herein:
 - i. That the maximum height requirement for the proposed dwelling, single detached is relaxed from **10.00 m (32.80 ft.) to 11.43 m (37.51 ft.)**.
 - ii. That the single-lot regrading (to a depth of approximately 1.30 m (4.27 ft.) and the placement of clean fill, approximately 2000 m³ (70,629.33 cu. ft.), may take place on the subject lands.

Prior to Issuance:

2. 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.
3. That prior to issuance of this permit, the Applicant/Owner shall obtain and submit a building grade slip and analysis, conducted by MPE Engineering Ltd., that verifies that the proposed grading plan aligns with the stormwater management plan for the subdivision.
4. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

Permanent:

5. 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, including the submitted Geotechnical Investigation report, as prepared by Lone Pine Geotechnical Ltd, dated January 30, 2019.
6. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

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7. That the Applicant/Owner shall submit compaction testing results verifying that the fill was placed in accordance with the Geotechnical report accepted by the County.
 8. 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.
 9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands or County road rights-of-way from drainage alteration.
 10. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
 11. That it is the Applicant/Owner's responsibility to ensure that the fill is placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
 12. That the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing from the subject site onto adjacent lands or roadways at all times.
 13. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto the public roadways.
 14. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
 15. That no topsoil shall be removed from the site.
 16. 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. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup

Advisory:

17. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
18. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
19. That a Building Permit and subtrade permits shall be obtained, through Building Services, prior to any construction taking place.
20. That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
21. 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.
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.

Carried

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2020-07-13-08 (E-2)

Division 3 – Development Item – Single detached dwelling with fill

File: PRDP20201042 (04714165)

MOVED by Member Kamachi that Development Permit Application PRDP20201042 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That the construction of a dwelling, single detached, may commence on the subject parcel, in general accordance with the drawings prepared by CCC Design (A-6, A-7, S-1) and submitted with the application.
 - i. That the single-lot regrading (to a depth of approximately 1.20 m (3.28 ft.) and the placement of clean fill, approximately 200 cu. m (7062.93 cu ft.), may take place on the subject lands.

Prior to Issuance:

2. That prior to issuance of this permit, 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 (3.93 ft.) in depth, in accordance with County Servicing standards.
3. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. 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 accepted stormwater letter, as prepared by MPC Engineering Ltd., dated June 2, 2020.
6. The Applicant/Owner shall submit to the County, compaction testing results, upon completion verifying the fill was placed in accordance with the Deep Fills report, accepted by the County.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.
8. That if any fill is to be imported onto the property, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
9. 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.
10. That no topsoil shall be removed from the site.

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11. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
 12. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
 13. 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.
 14. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
 15. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
 16. 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. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

Advisory:

17. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
18. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
19. That a Building Permit and subtrade permits shall be obtained through Building Services, for construction of the dwelling, single detached, prior to any construction taking place.
20. That any over 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 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.
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.

Carried

2020-07-13-09 (E-3)

Division 1 – Development Item – Accessory building

File: PRDP20200872 (03925062)

MOVED by Member Kamachi that Development Permit Application PRDP20200872 be approved with the conditions noted in the Development Permit Report, attached:

Description:

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1. That construction of an accessory building (oversize storage) may commence on the subject site in accordance with the Site Plan and Elevation Drawings prepared by Remuda Building (Project No. Q10820) dated April 15, 2020 as submitted with the application.
 - i. That the maximum building area for the proposed accessory building is relaxed from **80.27 sq. m (864.01 sq. ft.) to 254.18 sq. m. (2,736.00 sq. ft.)** in area.
 - ii. That the maximum total building area for all accessory buildings is relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 254.18 sq. m. (2,736.00 sq. ft.)** in area.
 - iii. That the minimum rear yard setback requirement for the proposed accessory building is relaxed from **7.00 m (22.96 ft.) to 3.04 m (10.00 ft.)**.
 - iv. That the maximum height for the proposed accessory building is relaxed from **7.00 m (22.96 ft.) to 8.94 m (29.33 ft.)**.

Permanent:

2. That the existing trees and terrain shall be retained except as required to meet conditions of this permit and any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover in accordance with the replanting plan submitted with the Application.
3. That there shall be no disturbance of any vegetation within 20.00 m (65.61 ft.) of the buildings except as required to construct the accessory building. To ensure no disturbance, fencing shall be erected no more than 3.00 m (9.84 ft.) from the accessory building to prevent disturbance of the existing vegetation during construction.
4. That the color of the exterior siding and roofing materials of the proposed accessory building shall blend with the natural environment and/or be cohesive to the existing dwelling, single detached.
5. That the proposed accessory building shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
6. That the proposed 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/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order 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.

Advisory:

9. That a Building Permit and applicable sub-trades, for the proposed accessory building, shall be obtained through Building Services, prior to any construction taking place.
 - i. That flood proofing measures shall be followed in accordance with the Alberta Building Code and good engineering practice.
 - ii. That the roofing material shall be constructed of fire resistant materials in compliance with the Alberta Building Code.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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11. 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

2020-07-13-10 (E-4)

Division 7 – Development Item – Single detached dwelling with fill

File: PRDP20201227 (07602009)

MOVED by Member Kamachi that Development Permit Application PRDP20201227 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That construction of a *farm dwelling, single detached*, including *placement of clean fill and topsoil* over approximately 250.0 sq. m (2,691.0 sq. ft.) may take place on the subject lands, SE-02-27-02-05, in accordance with the submitted architectural drawings and Site Plan, including:
 - i. That the maximum fill and topsoil grade within 15.00 m (49.21 ft.) of the farm dwelling, single detached is relaxed from 1.00 m (3.28 ft.) to 1.30 m (4.28 ft.).

Prior-to Issuance:

2. That prior to issuance of the permit, 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 all fill areas greater than 1.20 m (3.93 ft.), in accordance with County Servicing Standards.
3. That prior to issuance of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. The Applicant/Owner shall submit to the County, compaction testing results, upon completion verifying the fill was placed in accordance with the Deep Fills report, accepted by the County
6. That upon completion of the proposed development, the Applicant/ Owner shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
7. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
8. That any topsoil removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.

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9. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
 10. That the Applicant/Owner shall take effective measures to control dust in the re-grading area of the Lands, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That if at any time the removal or handling of topsoil creates a visible dust problem, the removal or handling of topsoil shall cease immediately until remedial measures are taken.
 11. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
 12. That the topsoil shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
 13. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Authority.
 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 condition, shall be implemented and adhered to in perpetuity.

Advisory:

15. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to commencement.
16. That any other government permits, including a Roadside Development Permit through Alberta Transportation, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. That the grading activities shall be completed within twelve (12) months from the date of issuance of this permit.
18. That if this Development Permit is not issued by **January 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

2020-07-13-11 (E-5)

Division 2 – Development Item – Home-based business, type II

File: PRDP20201325 (05716013)

MOVED by Member McKylor that Development Permit Application PRDP20201325 be refused as per the reasons noted:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
2. That the outside storage of Recreational Vehicles is considered as *Outdoor Storage, Recreational Vehicle*, which is not a listed use within the County's Residential Two (R-2) District.

Carried

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2020-07-13-12 (E-6)

Division 2 – Development Item – Single detached dwelling with fill

File: PRDP20201284 (04726007)

MOVED by Member Boehlke that Development Permit Application PRDP20201284 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That the construction of a dwelling, single detached, may take place on the subject site, in general accordance with the submitted site plan and application drawings as prepared by RHM Drafting and Consulting Dated May 26, 2020.
 - i. That single-lot regrading (an area of approximately 344.14 sq. m [3,704.29 sq. ft.] and the placement of clean fill (approximately \pm 1,111.8 cu. m [39,262.84 cu. ft.]), including a grade change up to 1.29 m (4.23 ft.)

Prior to issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a signed affidavit, confirming the removal of the existing dwelling, single detached within 30 days of issuance of building occupancy of the proposed dwelling, single detached.
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 of this permit the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
5. 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:

6. 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.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.
8. That the Applicant/Owner shall submit compaction testing results verifying that the fill was placed in accordance with the Geotechnical report accepted by the County.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands or County road rights-of-way from drainage alteration.

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10. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
 11. That it is the Applicant/Owner's responsibility to ensure that the fill is placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
 12. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto the public roadways.
 13. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
 14. That no topsoil shall be removed from the site.
 15. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 16. That 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.

Advisory:

17. That a Building Permit and subtrade permits shall be obtained through Building Services, for the construction of the dwelling, single detached 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 **February 28, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

The Chair called for a recess at 10:08 a.m. and called the meeting back to order at 10:22 a.m. with all previously mentioned members present.

2020-07-13-13 (E-7)

Division 1 – Development Item – Accessory building

File: PRDP20201316 (03915002)

MOVED by Member Kamachi that Development Permit Application PRDP20201316 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That an accessory building (oversize shop), approximately **302.49 sq. m (3,256.00 sq. ft.) in area**, may be constructed on the subject land in general accordance with the approved plans.
 - i. That the maximum height requirement for the building is relaxed from **7.00 m (22.96 ft.) to 10.66 m (35.00 ft.)**;
 - ii. That the minimum required front yard setback is relaxed from **15.00 m to 12.19 m (40.00 ft.)**.

Permanent:

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for residential occupancy purposes at any time.
4. That the accessory building shall not be used for commercial purposes at any time except for a Home-Based Business, Type II. This approval does not include an *Equestrian Center, Type I or Type II* use and is only approved for residential or agricultural purposes only.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.

Advisory:

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 and sub-trade permits for the accessory building shall be obtained through Building Services, prior to any construction taking place.
9. That any other Federal, Provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Application/Owner.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

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

Carried

2020-07-13-14 (E-8)

Division 4 – Development Item – Show home

File: PRDP20201122 (03215004)

MOVED by Member Schule that Development Permit Application PRDP20201122 be approved with the conditions noted in the Development Permit Report, attached:

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Description:

1. That construction of a dwelling, single-detached (show home) and signage, may be constructed at 7 North Bridges Road in accordance with the site plan provided by Theresa Wood Design dated April 21, 2020 with the application.

Prior to Occupancy:

2. That prior to occupancy of the Show home, municipal and private utility services shall be in place with Construction Completion Certificates (CCC's) issued by the County or the private utility company.
 - a. For those utilities that do not provide standard CCC's, the Applicant/Owner shall provide suitable confirmation from the utility providers that these services are installed and available for use, to the satisfaction of the County.

Permanent:

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

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

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condition, shall be implemented and adhered to in perpetuity including any approved Geotechnical Reports for the subject lands.

Advisory:

15. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place, utilizing the single family dwelling checklist.
 - a. The Applicant/Owner shall ensure that the access to the Show Home meets any Fire Code regulations
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

2020-07-13-15 (E-9)

Division 4 – Development Item – Accessory building

File: PRDP20201437 (03214255)

MOVED by Member Schule that Development Permit Application PRDP20201437 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That the existing accessory building (shed), approximately 9.67 sq. m (104.08 sq. ft.) in area, may remain on the subject parcel, in accordance with the with Real Property Report prepared by W. Pang Surveys Inc., dated October 22, 2018.
 - i. That the minimum side yard setback requirement (west) for the existing accessory building (shed), be relaxed from **0.60 m (1.97 ft.) to 0.38 m (1.25 ft.)**.
 - ii. That the minimum rear yard setback requirement (north) for the existing accessory building (shed), be relaxed from **1.00 m (3.28 ft.) to 0.18 m (0.59 ft.)**.

Advisory:

2. That the Applicant/Owner is advised that the proposed accessory building (shed) is located over an Overland Drainage Right-of-Way (Plan # 091 1276). If in the future, any maintenance that is required within the Right-of-Way or if any structure, building, or object is determined to be impeding drainage, the encroaching structure, building, or object may be removed or relocated by the County at the cost to the Owner.
3. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

2020-07-13-16 (E-10)

Division 4 – Development Item – Single-lot regrading and placement of fill

File: PRDP20201038 (03213006)

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MOVED by Member Schule that Development Permit Application PRDP20201038 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That single-lot regrading and the placement clean fill shall be permitted in general accordance with the drawings submitted with the application and includes:
 - i. Regrading of the western portion of the lands, approximately 8,000.00 sq. m (86,111.28 sq. ft.) in area, with approximately 5,280.00 cu. m (186,461.40 cu. ft.) of fill.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a grading plan conducted and stamped by a professional engineer that shows the pre- and post-development grades as well as the resulting changes in drainage patterns. The plan shall demonstrate that the development will not have a negative impact on existing drainage conditions and/or provide recommendations to mitigate any changes to the existing drainage conditions, to the satisfaction of the County.
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to discuss the proposed approach off Dead Horse Road and 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 application, agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

4. That the Applicant/Owner shall submit compaction testing results and verification by a professional geotechnical engineer that for areas where the depth of fill exceeds 1.2 m has been placed in accordance with the deep fills report accepted by the County.
5. That upon completion of the development proposal, the proposed development graded area (as per the approved site plan), shall be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
6. That upon County request, the Applicant/Owner shall submit as-built drawings, confirming that the post grades align with supporting technical reports as approved with the application.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands and/or adjacent infrastructure from drainage alteration.
8. That the Applicant/Owner shall take effective measures to control dust in the grading areas of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
9. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
10. That any topsoil hauled to or removed from the site, shall be hauled 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 Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.

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11. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
 12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
 13. That any new constructed approach(es) shall be constructed per County standards and a final acceptance inspection shall be completed by County Road Operations.
 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.

Advisory:

15. That the Applicant/Owner 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].
16. That the Applicant shall contact Wheatland County to obtain any required road use agreements, if hauling occurs on Boundary Road.
17. That the County's Noise Bylaw (C-5772-2003) shall be adhered to at all times.
18. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required approvals or consent` from ATCO Pipelines prior to commencement.
19. That the Applicant/Owner shall be responsible to obtain all required Alberta Environment and Parks approvals should the proposed development have a direct impact on the wetland.
20. That all grading activities shall be completed within 12 months from date of permit issue.
21. That if this Development Permit is not issued by **January 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

Adjournment

MOVED by Member Schule that the July 13, 2020 Municipal Planning Commission meeting be adjourned at 10:34 a.m.

Carried



Chair or Vice Chair



Chief Administrative Officer or Designate