

ROCKY VIEW COUNTY
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
July 30, 2020

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 30, 2020 commencing at 9:14 a.m.

Present:

Division 5	Member J. Gautreau (Chair)
Division 4	Member A. Schule (Vice Chair)
Division 2	Member K. McKylor
Division 3	Member K. Hanson
Division 6	Member G. Boehlke
Division 8	Member S. Wright

Absent:

Division 1	Member M. Kamachi
Division 9	Member C. Kissel

Also Present:

- A. Hoggan, Chief Administrative Officer
- T. Cochran, Executive Director, Community Development Services Division
- D. Hafichuk, A/Executive Director, Operations
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. MacLean, Planning Supervisor, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- J. Targett, Development Officer, Planning and Development Services
- K. Tuff, Appeals Coordinator, Municipal Clerk's Office
- S. Hope, Policy Coordinator, Municipal Clerk's Office
- B. Duncan, Municipal Engineer, Planning and Development Services
- E. Neilsen, 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 9:14 a.m. with all members present, with the exception of Member Kamachi and Member Kissel.

2020-07-30-01 (B-1)

Updates/Acceptance of Agenda

MOVED by Member McKylor that the July 30, 2020 Municipal Planning Commission meeting agenda be amended as follows:

- Add emergent item F-2 – Legal Demand for Subdivision Item D-2 PL20190089

Carried

MOVED by Member McKylor that the July 30, 2020 Municipal Planning Commission meeting agenda be approved as amended.

Carried

2020-07-30-02 (F-2)

All Divisions – Legal Demand for Subdivision Item D-2 PL20190089

File: N/A

MOVED by Member Schule that the Municipal Planning Commission move into closed session at 9:18 a.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

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Emergent Confidential Closed Session Item F-2 – Legal Demand for Subdivision Item D-2 PL20190089

- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried

The Municipal Planning Commission held the closed session for Emergent Confidential Closed Session F-2 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
T. Cochran, Executive Director, Community Development Services Division

MOVED by Member Schule that the Municipal Planning Commission move into open session at 9:48 a.m.

Carried

MOVED by Member McKylor that Administration be directed to seek a legal opinion on the Carscallen LLP letter dated July 29, 2020.

Carried

2020-07-30-03 (D-2)

Division 5 – Subdivision Item – Other subdivision

File: PL20190089 (04329003)

MOVED by Member McKylor that consideration of Subdivision Application PL20190089 be tabled until the September 3, 2020 Municipal Planning Commission meeting.

Carried

2020-07-30-04 (C-1)

Approval of Minutes

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

Carried

Abstained: Member Hanson

2020-07-30-05 (D-1)

Division 7 – Subdivision Item – Other subdivision

File: PL20190176 (07308011)

MOVED by Member Boehlke that Subdivision Application PL20190176 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 13.35 ha (± 32.99 acre) remainder (Lot 2) at Lot 9, Block 1, Plan 0012395 within NW 08-27-28 W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below.

1. The subject lands hold the appropriate land use designation;

2. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.

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

Survey Plans

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

Transportation and Access

- 2) The Applicant/Owner shall upgrade the existing road approach to a mutual gravel standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 & 2. In addition, the Applicant/Owner shall:
- a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.
- 3) The Applicant/Owner is to enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The agreement shall include:
- a) The provision of approximately 25 m x 630 m (\pm 1.57 hectare/ \pm 3.89 acre) road acquisition along the southern portion of the lands;
 - b) Land is to be purchased for \$1.00 by the County.
- 4) The Applicant/Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 & 2 that restricts the erection of any structure on or within 15m of a future road Right of Way, as shown on the approved Tentative Plan.

Site Servicing

- 5) The Applicant/Owner has provided a Level 2 Assessment in accordance with the Model Process Reference Document for Lot 1;

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- a) The Applicant/Owner shall comply with the improvements recommended in the Model Process Assessment, prepared by Solstice Environmental Management, dated November 11, 2019, and if required enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
 - 6) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1.
 - b) Verification is provided that each well is located within each respective proposed lot's boundaries.
 - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

Developability

- 7) The Owner is to provide and implement a (Site Specific) Stormwater Management Plan, which meets the requirements outlined in the Nose Creek Water Management Plan and the Nose Creek Internal Drainage Areas Study. Implementation of the Stormwater Management Plan shall include:
 - a) Registration of any required easements and / or utility rights-of-way;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
- 8) Should the (Site Specific) Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Municipal Reserves

- 9) 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 (RDS Appraisal Group; File 209985; May 10, 2020), pursuant to Section 666(3) of the Municipal Government Act:
 - a) Reserves for Lot 2 are to be deferred by Caveat pursuant to Section 669(2) of the Municipal Government Act.
- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of Lot 1, as shown on the Plan of Survey.

Payments and Levies

- 11) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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12) 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

2020-07-30-06 (D-3)

Division 1 – Subdivision Item – Other subdivision

File: PL20190168 (05821003)

Presenter: Kim Biddle, on behalf of the Applicant

MOVED by Member Boehkle that condition 2 for subdivision application PL20190168 as noted in Administration's report be amended to read:

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:

- i. Rehabilitation of Range Road 43 from the current termination point to the access point of the subject lands in accordance with the drawing Preparing Subgrade Surface, Granular Base and Other Work Typical Section conducted by Eagle Engineering Corp. **drawing RLU 2 standard** dated July 2020 and the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
 - a) Completing with a cul-de-sac bulb at the termination point of the road;
 - b) Dedication of necessary easements and rights-of-way; and
 - c) Appropriate signage.
- ii. Implementation of the recommendations of the Construction Management Plan.
- iii. Implementation of the recommendations of the Erosion and Sedimentation Control Plan.

Carried

MOVED by Member Boehkle that Subdivision Application PL20190168 be approved with the conditions noted in Appendix 'B', as amended:

- A. That the application to create a ± 32.37 hectare (80.00 acre) parcel with a ± 32.37 hectare (80.00 acre) remainder within SE-21-25-04-W05M has been 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 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 shall 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.

Accessibility to a Road

- 2) Rehabilitation of Range Road 43 from the current termination point to the access point of the subject lands in accordance with the drawing Preparing Subgrade Surface, Granular Base and Other Work Typical Section conducted by Eagle Engineering Corp. drawing RLU 2 standard dated July 2020 and the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- i. Rehabilitation of Range Road 43 from the current termination point to the access point of the subject lands in accordance with the drawing Preparing Subgrade Surface, Granular Base and Other Work Typical Section conducted by Eagle Engineering Corp. dated July 2020 and the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
 - a) Completing with a cul-de-sac bulb at the termination point of the road;
 - b) Dedication of necessary easements and rights-of-way; and
 - c) Appropriate signage.
 - ii. Pre Implementation of the recommendations of the Construction Management Plan.
 - iii. Implementation of the recommendations of the Erosion and Sedimentation Control Plan.
- 3) 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, to the satisfaction of the County.
- 4) 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, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details.

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- 5) The Owner shall enter into an Encroachment agreement for the portion of the cul-de-sac bulb that is encroaching on the subject lands.
 - 6) The Owner shall construct two new gravel approaches on Range Road 43 in order to provide access to Lots 1 and 2. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Cost Recovery

- 7) 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 (transportation).

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

1. Prior to final endorsement of the Subdivision, the Planning Department is directed to present the 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

2020-07-30-07 (E-1)

**Division 5 – Development Item – Shopping Centre, Local
File: PRDP20200869 (04329127)**

Presenter: Wojtek Wardynski, on behalf of the Applicant

MOVED by Member Schule that conditions 13, 16, and 33 for development permit PRDP20200869 as noted in the development permit report be amended to replace bylaw number C-7273-2013 with **C-8009-2020**.

Carried

MOVED by Member Schule that Development Permit Application PRDP20200869 be approved with the conditions noted in the Development Permit Report, attached, as amended:

APPROVAL, subject to the following conditions:

Description:

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- 1) That a shopping centre, local, (Phase 1) may take place in accordance with the application drawings as amended, and includes the following:
 - a) Construction of two buildings:
 - i. Building A: 765.52 sq. m (8,240 sq. ft.), to include 8 units
 - ii. Building B: 428.10 sq. m (4,608 sq. ft.), to include 4 units
 - b) Signage
 - i. One monument sign, backlit: 2.90 m (9.50 ft.) high x 5.49 m (18.00 ft.) wide x 0.46 m (1.50 ft.) depth;
 - ii. 12 fascia signs holders;
 - c) That the maximum floor area for the for the shopping, centre, local is relaxed from 600.00 sq. m (6,458.35 sq. ft.) to 1,193.62 sq. m.(12,848.00 sq. ft.).

Prior to Issuance:

General:

- 2) That prior to the issuance of this permit, the Applicant/Owner shall submit a revised Landscape Plan, in accordance with Section 26 of the Land Use Bylaw (LUB) and Appendix B of the Conrich Area Structure plan (ASP), to the satisfaction of the County and includes:
 - a) Relocation of any trees identified for placement within the road right-of-way to the subject site
 - b) Re-distribution and placement of trees on the subject site for off-numbered clustering;
 - c) Provision of a minimum 3.00 m landscaped area between buildings and adjoining parking area;
- 3) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions and to submit a new road approach application, for the proposed approaches.
 - a) If required, a pre-construction inspection may be required for the proposed approach locations. Note: the approaches shall be constructed in accordance with County Servicing Standards.
 - b) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 4) That prior to the issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan in accordance with Section 30 of the LUB and the in accordance to the National Building Code 2019-AB Edition, Article 3.8.2.5, to the satisfaction of the County identifying:

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- a) The minimum barrier free parking stalls (four [4]), stall dimensions, access aisle and associated signage for the subject site;
 - b) A proposed loading area for both buildings;
- 5) That prior to the issuance of this permit, the Applicant/Owner shall submit revised building elevations in conformance with Appendix B of the ASP, addressing regulation #5, #6, #7, #8 and #9, to the satisfaction of the County.
 - 6) That prior to the issuance of this permit, the Applicant/Owner shall submit a signage plan detailing the location, materials, dimensions and esthetics of the proposed signage onsite, in accordance with Section 35.14 of the LUB, to the satisfaction of the County.
 - 7) That prior to the issuance of this permit, the Applicant/Owner shall submit a lighting plan and details, identifying any proposed building and site lighting for the property and identifying the “dark sky” components and orientation in accordance with Section 27 of the LUB, the South Conrich Conceptual Scheme (CS), and Section 10.17 of the ASP, to the satisfaction of the County.
 - 8) That prior to the issuance of this permit the Applicant/Owner 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 \$1,200.00 calculated at \$800.00 per acre for 1.50 acres.

Geotechnical:

- 9) That prior to the 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, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, in accordance with County Servicing Standards.
- 10) That prior to the issuance of this permit, the Applicant/Owner shall submit a Geotechnical Investigation Report, in accordance with the County’s Servicing Standards, in order to verify that the site is suitable for the proposed buildings/structures, site works, and deep utilities and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc..

Note:

- a) Pavement structure requirements based on site CBR testing results;
- b) For areas with greater than 1.2 m of fill (if any), a Deep Fill report is required.

Transportation:

- 11) That prior to the issuance of this permit, the Applicant/Owner shall submit a Ttraffic Impact Assessment (TIA) in accordance with the Country Servicing Standards, with a detailed scope.
 - a) Should upgrades be required as a result of the TIA, the Applicant/Owner shall be responsible for entering in to a Development Agreement with the County for the construction of the upgrades.

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- 12) That prior to issuance of the permit, the Applicant/Owner shall submit a refundable security in the amount of \$10,000 for each road approach proposed, requiring a security of \$20,000.
- a) Upon final acceptance of the road approaches from the County, the refundable security shall be returned to the Applicant/Owner.

Water Supply, Sanitary/Waste Water:

- 13) That prior to the issuance of this permit, the Applicant/Owner shall submit a detailed servicing analysis that demonstrates the wastewater demands of the proposed development based on use and occupancy. Any required wastewater capacity above the currently allocated capacity shall require the purchase of additional capacity in accordance with the County's Water & Wastewater Offsite Levy Bylaw (C-8009-2020), and Master Rates Bylaw (C-7992-2020)
- a) Confirmation shall be required to ensure that the proposed development can be accommodated with the allocation of wastewater servicing capacity identified in the Cost Contribution and Capacity Allocation Agreement (CCCAA) in place for the subject parcel. If insufficient allocation is present in the CCCAA agreement, then additional capacity will have to be purchased
- 14) That prior to the issuance of this permit, the Applicant/Owner shall enter in to a Customer Servicing Agreement with the County, for the water & wastewater services provided subject lands.
- 15) That prior to the issuance of this permit, the Applicant/Owner shall submit a Servicing Plan which provides a detailed layout of the on-site sanitary sewers, potable water lines, and stormwater infrastructure, in accordance with County Servicing Standards.
- 16) That prior to the issuance of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County Servicing Standards, County Bylaws as amended, that will tie into the Conrich potable water system.
- a) Any required water capacity above the currently allocated capacity shall require the purchase of additional capacity in accordance with the County's Water & Wastewater Offsite Levy Bylaw (C-8009-2020), and Master Rates Bylaw (C-7992-2020).
- 17) That prior to the issuance of this permit, the Applicant/Owner shall enter in to a Cost Contribution and Capacity Allocation Agreement, with the County, for water servicing capacity allocation.
- 18) That prior to the issuance of this permit, the Applicant/Owner shall pay the County for the supply and installation of a water meter and remote transmitter unit. The water meter shall be sized based on calculations to be provided by the Applicant/Owner and confirmed by Utility Operations.

Storm Water Management:

- 19) That prior to the issuance of this permit, the Applicant/Owner shall submit a site-specific stormwater implementation plan (SSIP) for the subject property to demonstrate how stormwater from the site will be managed and integrated with the overall stormwater management system of the Cambridge Park Subdivision.
- a) The Applicant/Owner shall be responsible for any related EPEA and/or Water Act approvals for the on-site stormwater infrastructure

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- 20) That prior to the issuance of this permit, the Applicant/Owner shall submit an Erosion & Sediment Control Plan & Report, which shall be stamped and signed by a qualified professional engineer licensed to practice in the province of Alberta, for onsite construction activities in accordance with County Servicing Standards.
 - 21) That prior to the issuance of this permit, the Applicant/Owner shall submit a detailed Site Grading Plan and a Building Grade Plan, which identifies the original ground and finished grade elevations for the proposed development, which shall be stamped and signed by a qualified professional engineer licensed to practice in the province of Alberta, to the satisfaction of the County.
 - 22) That prior to issuance of this permit, the Applicant/Owner will be required to provide payment of the Stormwater Off-site Levy in accordance with applicable levy at time of Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed in accordance with Bylaw C-8008-2020.

Prior to Occupancy:

- 23) That prior to occupancy of this facility, the Applicant/Owner shall submit Built to design Certificates and As-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built wastewater infrastructure, water infrastructure, as-built stormwater infrastructure including (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP.
 - a) Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".
- 24) That prior to occupancy, the County shall perform an inspection of the site, with final acceptance provided, to verify that the road approaches have been installed in accordance with the County Servicing Standards and approved plans. Note, any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site must be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County.
- 25) That all landscaping, parking, and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
 - a) That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
- 26) That prior to occupancy of this facility, the Applicant/Owner shall contact County Utility Operations for an inspection and approval of the Water Meter, and Sanitary Sewer Service Connection.
- 27) That prior to occupancy of this facility and prior to connecting to the offsite water & waste water mains, the Owner shall enter into a Customer Service Agreement for wastewater use on the subject lands.

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- a) Should the Owner's use require additional servicing capacity, the Applicant/Owner shall be required to provide payment for that additional capacity in accordance with the Master Rates Bylaw C-7992-2020, as amended.

Permanent:

- 28) That any garbage or recycling containers shall be screened from view from all adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.
- 29) That connection to existing sanitary mains & water mains is not permitted without the authorization of the County's Utility Operations.
- 30) That the subject lot shall obtain water from the Conrich Water Distribution system.
- 31) That the subject parcel shall obtain wastewater servicing in accordance with the County's Water and Wastewater Bylaw C-8009-2020.
- 32) That if the Building changes commercial usage, the Applicant/Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
- 33) That this facility shall be subject to water usage/wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-5083-99 and C-8009-2020.
- 34) That any signage not approved within this condition set shall require a separate Development Permit approval and shall adhere Section 35 of the LUB, the CS, and the ASP, to the satisfaction of the County.
- 35) That all signage shall be kept in a safe, clean, and tidy condition at all times.
- 36) That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction.
- 37) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
- 38) That all landscaping shall be in accordance with the landscaping details provided on the Landscape Plan, as revised.
- 39) 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.
- 40) That all on site Lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 41) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each unit located on the subject site, to facilitate accurate emergency response.

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Note, the municipal addresses for this site are include:

Building A: 600 CAMBRIDGE PARK ROAD;
Building B: 500 CAMBRIDGE PARK ROAD;

- 42) That the minimum number of parking stalls, including barrier free stalls identified in the required parking plan shall be maintained on site at all times.
- 43) There shall be no customer or business parking at any time along the adjacent County Road System.
- 44) That water conservation strategies shall be implemented and maintained at all times.
- 45) That no potable water can be used for any irrigation purposes. There shall be no hose bibs installed on the exterior of the building.
- 46) That connection to existing potable water mains is not permitted without the written authorization of the County's Utility Operations.
- 47) That the Applicant/Owner shall extend the County's East Rocky View water system for water servicing, in accordance with the required/signed Cost Contribution and Capacity Allocation Agreement (CCCAA) in place for the subject site.
- 48) The Applicant/Owner shall implement all fire suppression infrastructure in accordance with the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw (ASP 21.6, 23.21).
- 49) That the outside storage of supplies, equipment and materials shall not be permitted.
- 50) That a separate development permit approval is required for the development of Phase 2 of the shopping centre, local, on the subject site.
- 51) That the site shall remain in accordance with the ASP and CS, in perpetuity.
- 52) 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 the required SSIP, as well as the registration of any overland drainage easements and/or restrictive covenants as determined by the plan, to the satisfaction of the County.

Advisory:

- 53) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 54) 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*].
- 55) That the Applicant shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work

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completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- 56) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist and shall include:
- a. The requested 3.2.2. Building Code Analysis;
 - b. The requested dimensioned site plan with dimensions to the hydrant locations, Siamese connection/front entry (if applicable), Access route design and water supply;

Note: The Development shall conform to the National Energy Code 2011 and any Acoustical Requirements of the Alberta Building Code.

- 57) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 58) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 59) That if the Development Permit is not issued by December 31, 2021 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or for any on-site stormwater Infrastructure or the proposed development.

Carried

2020-07-30-08 (E-2)

Division 5 – Development Item – Single-lot regrading
File: PRDP20201265 (04222018)

Presenter: Mike Tessemaker, the property owner

MAIN MOTION

MOVED by Member Schule that Development Permit Application PRDP20201265 be refused as per the reasons noted within the report.

AMENDING MOTION

MOVED by Member Boehlke that the main motion be amended as follows:

THAT Development Permit Application PRDP20201265 be refused as per the reasons noted within the report **and the failure of the applicant to supply the required reports.**

TABLING MOTION

MOVED by Member Wright that the amending motion and the main motion for item E-2 be tabled pending the submission of the technical reports by September 30, 2020.

Carried

2020-07-30-09 (E-3)

Division 5 – Development Item – Home-based Business, Type II

File: PRDP20201460 (05204006)

MOVED by Member Boehlke that Development Permit Application PRDP20201460 be approved with the conditions recommended by Administration noted in the Development Permit Report, attached:

Description:

1. That a Home-Based Business, Type II, for a Vehicle Wholesale Business may operate on the subject parcel in accordance with the approved plans.
 - a. That the maximum allowed outdoor storage area is relaxed from 117.764 sq. m. [1266.267 sq. ft.] to 198.00 sq. m. [2131.25 sq. ft.].
 - b. That the minimum side yard setback requirement, for the outside storage area, is relaxed from 3.00 m to 0.00 m.
 - c. That the minimum front yard setback requirement, for the outside storage area, is relaxed from 45.00 m to 38.00 m.

Permanent:

2. That there shall be no non-resident employees at any time.
3. That the operation of this Home-Based Business may generate up to a maximum of 8 business-related visits per day.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the Home-Based Business shall not otherwise change the residential character and external appearance of the land and buildings.
6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
8. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.
9. That all outside storage that is a 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 198.00 sq. m. [2,131.25 sq. ft.].
10. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.

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11. That only vehicles classified as a “private passenger vehicle” by the *Traffic Safety Act* may be stored within the outside storage area and that at no time shall the applicant/owner utilize the outside storage area for the storage of recreational vehicles or commercial vehicles beyond the quantity allowed by Section 7.13 of Land Use Bylaw C-4841-97.
 12. That the outside storage area shall not contain more than ten (10) private passenger vehicles at any time.
 13. That at no time shall any mechanical/maintenance or electrical work be performed on any stored vehicle within the outside storage area.
 14. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
 15. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
 16. That this Development Permit shall be valid until August 26, 2021.

Advisory:

17. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
18. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Carried

The chair called for a recess at 10:47 a.m. and called the meeting back to order at 10:53 a.m. with all previously mentioned members present.

2020-07-30-10 (E-4)

Division 5 – Development Item – Dwelling, Moved-in

File: PRDP20201338 (05330003)

MOVED by Member Schule that Development Permit Application PRDP20201338 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That a farm dwelling, moved-in, may be placed on the subject lands, in accordance with the submitted site plan and application.

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.

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3. That prior to issuance of this permit, the Applicant/Owner shall submit a refundable security deposit or letter of credit, in the amount of \$10,000.00, to ensure that conditions of this permit are satisfied upon development completion. If conditions of this permit are not satisfied, the County shall use the funds, enter onto the described land, to carry out the work necessary to ensure development completion.
 - i. That upon development completion, the Applicant/Owner shall request a site inspection from the County, to confirm that the development is completed in accordance with the condition. Upon acceptance, the County shall return the security deposit.

Permanent:

4. That the dwelling, moved-in:
 - i. shall be placed on a foundation and the foundation shall be parged;
 - ii. shall have the exterior steps finished to the satisfaction of the building inspector;
 - iii. shall have all damage incurred during the move repaired; and
 - iv. shall have the exterior completely finished.
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, for each dwelling unit located on the subject site to facilitate accurate emergency response.
6. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit, which is used to establish approved final grades unless a development permit has been issued for additional fill and topsoil.
7. That potable water shall be supplied in accordance with the most current edition of the Canadian Drinking Water Guidelines (eg. water cistern).
8. That there shall be adequate sanitary sewer servicing provided for the dwelling, moved-in.
9. 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:

10. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to commencement of any building activity.
11. That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
12. That during construction, the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
13. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].

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14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 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 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 February 28, 2021 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

2020-07-30-11 (E-5)

Division 6 – Development Item – Dwelling, Moved-in

File: PRDP20201727 (07135001)

MOVED by Member McKylor that that Development Permit Application PRDP20201727 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That a Farm Dwelling, Moved-In, may be placed on the subject lands in accordance with the submitted site plan and application.

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 submit a refundable security deposit or letter of credit, in the amount of \$10,000.00, to ensure that conditions of this permit are satisfied upon development completion. If conditions of this permit are not satisfied, the County shall use the funds, enter onto the described lands, and carry out the work necessary to ensure development completion.
 - i. That upon development completion, the Applicant/Owner shall request a site inspection from the County, to confirm that the development is completed in accordance with the condition. Upon acceptance, the County shall return the security deposit.

Permanent:

4. That the Farm Dwelling, moved-in:
 - i. shall be placed on a foundation and the foundation shall be parged;

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- ii. shall have the exterior steps finished to the satisfaction of the building inspector;
 - iii. shall have all damage incurred during the move repaired; and
 - iv. shall have the exterior completely finished.
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, for each dwelling unit located on the subject site to facilitate accurate emergency response.
 6. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit, which is used to establish approved final grades unless a development permit has been issued for additional fill and topsoil.
 7. That potable water shall be supplied in accordance with the most current edition of the Canadian Drinking Water Guidelines (eg. water cistern).
 8. That there shall be adequate sanitary sewer servicing provided for the dwelling, moved-in.
 9. 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:

10. That a Building Permit and applicable sub-trade permits shall be obtained through County Building Services, prior to commencement of any building activity.
11. That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
12. That during construction, the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
13. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. 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.
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.

Carried

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MOVED by Member Boehlke that Development Permit Application PRDP20201385 be approved with the conditions noted in the Development Permit Report, attached:

Description:

1. That a *Golf Course Driving Range* may be constructed on the subject land in general accordance with the Site Plan and drawings submitted with the application, prepared by Modern Dimensions, Project Number: 18-006-04; Dwgs. A101-A104 [as amended], dated May 29, 2020, and includes:
 - i. Construction of a principal driving range building, attached to the temporary Golf Course Clubhouse Facility, approximately 593.57 sq. m (6,389.24 sq. ft.) in gross floor area;
 - ii. Construction of a Driving Range;
 - iii. Associated signage (including wayfinding); and
 - iv. Associated Site Grading

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a lighting plan, to the satisfaction of the County. The lighting plan shall include model types and details for any proposed building lighting for the *Golf Course Driving Range*.

Note: all proposed lighting shall be in accordance with the County dark sky regulations.

3. That prior to issuance of this permit, the Applicant/Owner shall confirm any signage requirements, with all relevant details submitted including dimensions, placement, type etc., required for the proposed *Golf Course Driving Range*.
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 the existing Harmony Master Road Use Agreement [#14-0010-05] remains applicable or if any additional agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
5. That prior to issuance of this permit, the Applicant/Owner shall submit all relevant Range details, including but not limited to, landscaping, fencing, netting, lighting, servicing, grading requirements, irrigation details, to the satisfaction of the County.

Technical:

6. That prior to issuance of this permit, the Applicant/Owner shall submit a detailed Site Plan that includes all proposed surface improvements on the subject site. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features, to the satisfaction of the County.

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7. That prior to issuance of this permit, the Applicant/Owner shall submit a Site-specific Stormwater Implementation Plan (SSIP), in accordance with the Harmony Master Drainage Plans, in accordance with County Servicing Standards. The update to the Golf Course SSIP shall include:
 - i. Recommendations for the registration of overland drainage easements on the subject lands;
 - ii. Copies of proposed right of way plans and easements necessary;
 - iii. Proposed finished site surface/grading and drainage plans;
 - iv. The plan shall address the need for an oil/grit separator for site drainage;
 8. That prior to issuance of this permit, the Applicant/Owner shall submit a site grading plan including cut/fill and final grade elevations for the site to support the proposed development expansion, in accordance with County Servicing Standards.
 9. That prior to issuance of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control Plan (ESC) and report for onsite construction activities in accordance with County Servicing Standards.
Note: That if the disturbed area onsite is greater than 2ha in size, a full ESC Report is required.
 10. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended. The amount collected shall be based on the final site plan's total Development Area per the terms of the Bylaw.

Prior to Occupancy

11. That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built water infrastructure, as-built sanitary infrastructure, as-built pond volumes, liner verification, traplow volumes, inverts and any other information that is relevant to the approved SSIP.
 - i. Following receiving the as-built drawings from the consulting engineer, Rocky View County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

Permanent:

12. 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, or approved with Development Permit #20194368 or the permanent Golf Course Clubhouse application onsite shall be implemented and adhered to in perpetuity, including but not limited to the approved SSIP and ESC.
13. That any event or activity held onsite, shall be in accordance with the definition of *Golf Course, Golf Course Clubhouse Facilities and/or Golf Course Driving Range*, defined within Direct Control District 129.
14. That all landscaping shall be in accordance with the landscaping details provided on the Landscape Plan. The proposed landscape plan shall not alter the approved SSIP design without prior written consent of the County.
15. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round. Any trees that perish shall be replanted by June 30th of the next growing season.

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16. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.

17. That all signage shall be kept in a safe, clean and tidy condition at all times.

18. That no temporary signs shall be placed on the site at any time except any onsite wayfinding (information/directional) signage or any temporary signs required during development or building construction.

19. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address for the temporary *Golf Course Clubhouse Facility/Golf Course Driving Range building*, located on the subject site, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), to facilitate accurate emergency response.

Note: the address for the combined building unit is 34055 HARMONY CIRCLE

20. That there shall be a minimum of 79 parking stalls, including barrier free, maintained on-site at all times, in accordance with the submitted parking plan.

21. That there shall be no customer or business parking at any time along the adjacent roadway. All customer or business parking shall be maintained onsite at all times.

22. That all onsite lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the use of full cut-off (shielded) fixtures that direct the light downward and that no direct glare shall be visible from adjacent properties and roadways.

23. That water conservation strategies shall be implemented and maintained at all times.

24. That if any fencing is required to be installed onsite for wildlife and/or human use management purposes, the fencing shall be installed in accordance with the requirements of the County's Land Use Bylaw regulations.

25. That any/all efforts shall be made, including fencing, landscaping, netting etc., to decrease the potential of golf balls flying onto the adjacent public roadway.

26. That dust control measures shall be implemented at all times to control dust from blowing from the site onto adjacent lands and/or roadways.

27. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.

Advisory:

28. That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

29. That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.

30. That the County Noise Control Bylaw C-5773-2003, as amended, shall be adhered to at all times.

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

Airport Regulations

- i. That the regulations of the Springbank Airport Zoning Regulations shall apply and the Applicant/Owner shall contact Transport Canada to ensure compliance.
- ii. That the Applicant/Owner shall ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.
- iii. That the Applicant/Owner shall contact Calgary Airport Authority Environmental Group for more information on mitigation measures for incompatible land uses and bird hazards.

Alberta Health Services Regulations

- i. That any required health approvals from Alberta Health Services shall be obtained, prior to final occupancy and/or operation of the *Golf Course Driving Range*.
- ii. That the Applicant/Owner shall ensure that the building remains in compliance with the *Public Health Act* at all times.

32. That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking places. The application shall include the Commercial Building Checklist requirements.

- i. A 3.2.2. Building Code Classification; Note: Entire building must be sprinklered with fire alarm.

Note: The building shall conform to the National Building Code 2019 AE and National Energy Code 2017, with documentation/design at Building Permit stage.

33. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

34. That if this Development Permit is not issued by February 28, 2021 or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or for on-site stormwater Infrastructure

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2020-07-30-13 (F-1)

All Divisions - Development Permits for Municipal Planning Commission Consideration

File: N/A

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

Carried

Adjournment

MOVED by Member Schule that the July 30, 2020 Municipal Planning Commission meeting be adjourned at 11:14 a.m.

Carried



Chair or Vice Chair



Chief Administrative Officer or Designate