

SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

Rocky View County
Council Chambers
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

January 30, 2019

A CALL MEETING TO ORDER

B DEVELOPMENT APPEALS

9:00 AM APPOINTMENTS

1. Division 9 File: 07802002; PRDP20184108 Page 2

Appeal against the Development Authority's decision to refuse a development permit for the construction of an accessory building (oversize pole structure) and the relaxation of the maximum height requirement at 270172 Range Road 42, NW-02-27-04-W5M, located approximately 0.81 km (1/2 mile) north of Highway 567 and on the east side of Highway 22.

Appellant: William McArthur
Applicant: Mandy Goodliff
Owners: William McArthur and Lauren McArthur

10:30 AM APPOINTMENTS

2. Division 3 File: 04711031; PL20180049 Page 30

PRELIMINARY MATTER - LATE APPEAL

Appeal against the Subdivision Authority's conditional approval of a Subdivision Application with respect to 242008 Range Road 32, NW-11-24-03-W5M, general location 6.3 kilometers (3.9 miles) west of the city of Calgary, approximately 1.3 km (4/5 mile) west of Range Road 31, and approximately 1.6 kilometers (1 mile) south of Lower Springbank Road.

Appellant/Applicant/Owner: Kevin Peterson

C CLOSE MEETING

D NEXT MEETING: February 20, 2019



PLANNING & DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: January 30, 2019 **DIVISION:** 09

FILE: 07802002 **APPLICATION:** B-2; PRDP20184108

SUBJECT: Construction of an Accessory Building

| | |
|--|---|
| PROPOSAL: Construction of an accessory building (oversize pole structure) and relaxation of the maximum height requirement | GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) north of Hwy. 567 and on the east side of Hwy. 22 |
| APPLICATION DATE: October 10, 2018 | DEVELOPMENT AUTHORITY DECISION: Refused |
| APPEAL DATE: January 3, 2019 | DEVELOPMENT AUTHORITY DECISION DATE: December 31, 2018 |
| APPELLANT: William McArthur | APPLICANT: Mandy Goodliff |
| LEGAL DESCRIPTION: Block 1, Plan 931 0050 (NW-02-27-04-W05M) | MUNICIPAL ADDRESS: 270172 Range Road 42 |
| LAND USE DESIGNATION: Farmstead District (F) | GROSS AREA: ± 7.37 hectares (± 18.21 acres) |
| PERMITTED/DISCRETIONARY USE: Accessory buildings are a permitted when less than 80.00 sq. m (861.11 sq. ft.) and discretionary between 80.00 sq. m (861.11 sq. ft.) and 223.00 sq. m (2,400.35 sq. ft.) | DEVELOPMENT VARIANCE AUTHORITY: The Development Authority may grant a variance up to 25.00% of the maximum height requirement. |
| PUBLIC SUBMISSIONS: The application was circulated to eight adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application. | LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (C-7280-2013) Land Use Bylaw (C-4841-97) |

EXECUTIVE SUMMARY:

This application is for the construction of an accessory building (oversize pole structure), and relaxation of the maximum height requirement. The subject lands are designated Farmstead District and are surrounded by agricultural land. The proposed accessory building (oversize pole structure) is 222.87 sq. m (2,398.95 sq. ft.) in size, which is within the allowable size limits for discretionary accessory buildings as specified in Section 47.3 of the Land Use Bylaw. The proposed building also complies with the minimum setback requirements for the Farmstead District as outlined in Section



47.5 of the Land Use Bylaw. The Farmstead District does not have any restrictions with respect to the maximum number of accessory buildings or the total building area for all accessory buildings. The property is developed for predominately residential purposes with a dwelling and two accessory buildings (barn/quonset & quonset). The accessory building (barn/quonset) is approximately 426.85 sq. m (4,594.57 sq. ft.) in size, while the accessory building (quonset) is approximately 105.91 sq. m (1,140.01 sq. ft.) in size. Based on when these were placed on the property and the regulations at the time, they are legal non-conforming buildings.

The lands fall within an agricultural area of the County and the application was evaluated in accordance with the provisions of the Land Use Bylaw. The assessment of the application determined the following reason for refusal of the application:

- As per Section 47.7 of the Land Use Bylaw (Farmstead District), the maximum height allowable for accessory buildings is 5.50 m (18.04 ft.). The proposed accessory building (oversize pole structure) is 7.75 m (25.42 ft.). As per Section 12.2 of the Land Use Bylaw, the Development Authority may grant up to a 25.00% variance to the maximum height requirement. The variance requested is 40.91%, beyond the scope of the discretion of the Development Authority.

The application was refused by the Development Authority on December 31, 2018, and the decision was appealed by the Appellant/Applicant on January 3, 2019. Reasoning for the appeal is noted in the agenda package.

PROPERTY HISTORY:

| | |
|------------------------|--|
| August 9, 1993 | <p>Board Order 53-93 was issued for a mobile home.</p> <ul style="list-style-type: none"> The application was renewed by the Subdivision and Development Appeal Board subsequently 5 times. The latest renewal was Board Order 84-10, issued on November 23, 2010. On August 21, 2015, the Applicant confirmed that the mobile home was no longer needed, and it was removed from site. |
| January 7, 1993 | Plan 931 0050 was registered, creating the subject lands. |

APPEAL:

See attached report and exhibits.

Respectfully submitted,

Matthew Wilson
Manager Planning & Development

PS/rp



DEVELOPMENT PERMIT REPORT

| | |
|---|---|
| Application Date: October 10, 2018 | File: 07802002 |
| Application: PRDP20184108 | Applicant/Owner: Mandy Goodliff / William & Lauren McArthur |
| Legal Description: Block 1, Plan 931 0050 (NW-02-27-04-W05M) | General Location: Located approximately 0.81 km (1/2 mile) north of Hwy. 567 and on the east side of Hwy. 22 |
| Land Use Designation: Farmstead District (F) | Gross Area: ± 7.37 hectares (± 18.21 acres) |
| File Manager: Paul Simon | Division: 09 |

PROPOSAL:

This proposal is for the construction of an accessory building (oversize pole structure) and relaxation of the maximum height requirement.

Building Dimensions (Sections 47.2 & 47.3)

- Permitted: Accessory building area ≤ 80.00 sq. m (861.11 sq. ft.)
- Discretionary: >80.00 sq. m (861.11 sq. ft.) accessory building area and ≤ 223.00 sq. m (2,400.35 sq. ft.)
- Proposed accessory building: 222.87 sq. m (2,398.95 sq. ft.)

Setback Requirements (Section 47.5)

- Front yard setback from a County road:
 - Required: 45.00 m (147.64 ft.)
 - Proposed accessory building: 99.80 m (327.43 ft.)
- Side yard setback from all other:
 - Required: 6.00 m (19.69 ft.)
 - Proposed accessory building: 97.00 m (318.24 ft.) / Lots
- Rear yard setback from all other:
 - Required: 15.00 m (49.20 ft.)
 - Proposed accessory building: Lots

Height Requirement (Section 47.7)

- Permitted: 5.50 m (18.04 ft.)
- Proposed accessory building: 7.75 m (25.42 ft.)
 - As per Section 12.2 of the Land Use Bylaw, the Development Authority may grant up to a 25% variance to the maximum height requirement. The requested relaxation equates to 40.91%, beyond the variance discretion of the Development Authority. Therefore the application had to be refused.

Additional Information

- The property contains a dwelling and two accessory buildings (barn/quonset & quonset).



- The accessory building (barn/quonset – they are connected) is approximately 426.85 sq. m (4,594.57 sq. ft.) in size.
 - This includes 247.02 sq. m (2,658.90 sq. ft.) for the barn; and
 - 179.83 sq. m (1,935.67 sq. ft.) for the quonset.
- The accessory building (quonset) is approximately 105.91 sq. m (1,140.01 sq. ft.) in size.
- While these buildings are not encroaching on any setbacks, they fall within the discretionary size limit for accessory buildings in the Farmstead District. The County does not have any records for the existing accessory buildings, indicating that they have been on the lands prior to redesignation and subdivision (1993) and were likely used in a previous farming operation for the quarter section. They are shown on the Applicant's site plan (RPR) from January 21, 1993. The County's Land Use Bylaw was updated in 1997, so when these buildings were placed, they would have been regulated under Land Use Bylaw C-1725-84. Under the Agricultural 2 District regulations, accessory buildings less on parcels greater than 4.05 ha (10.00 ac) less than 500 sq. m (5,382.00 sq. ft.) were permitted uses not requiring a development permit. Because these buildings were brought out of compliance due to changes made at the discretion of the County, they can remain as legal, non-confirming buildings.

Note: There are no regulations in the Farmstead District that restrict the total number of accessory buildings or the total building area for all accessory buildings.

Section 12 *Decisions on Development Permit Applications*

- 12.2 (c) *Upon receipt of a completed application for a Development Permit for a use, discretionary, the Development Authority may decide upon an application for a Development Permit, notwithstanding that the proposed development does not comply with required yard, front, yard, side, yard, rear or building height dimensions set out in this Bylaw, if, in the opinion of the Development Authority, the granting of the variance would not:*
- (ii) *materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum building area for an accessory building or does not exceed 10% of the required maximum floor area for an Accessory Dwelling Unit;*

Property History:

- August 9, 1993; Board Order 53-93 was issued for a mobile home.
 - The application was subsequently renewed by the Subdivision and Development Appeal Board five times. The latest renewal was Board Order 84-10, issued on November 23, 2010. On August 21, 2015, the Applicant confirmed that the mobile home was no longer needed, and it was removed from site.
- January 7, 1993; Plan 931 0050 was registered, creating the subject lands.

In summary, the application was refused for the following reason:

1. The height of the proposed accessory building (oversize pole structure) does not meet the maximum height requirement, as defined in Section 47.7 of the Land Use Bylaw.

Required: 5.50 m (18.04 ft.);

Proposed: 7.75 m (25.42 ft.)



STATUTORY PLANS:

The subject land does not fall within any Statutory Plans.

INSPECTOR'S COMMENTS:

No inspection completed at the time this report was prepared.

CIRCULATIONS:

Alberta Transportation

- The proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a Roadside Development Permit from Alberta Transportation.
 - On December 14, 2018, Permit No. RSDP023743 was issued by Alberta Transportation.

Building Services, Rocky View County

- No comments received.

Enforcement Services, Rocky View County

- Recommend that all construction debris and garbage be contained at all times during construction.

OPTIONS:

Option #1

That the appeal against the decision of the Development Authority to refuse to issue a Development Permit for the construction of an accessory building (oversize pole structure) and relaxation of the maximum height requirement at Block 1, Plan 9310050 (NW-02-27-04-W05M) (270172 RANGE ROAD 42) be upheld, that the decision of the Development Authority be revoked, and that the Development Permit be issued, subject to the following conditions:

Description:

- 1) That the construction of an accessory building (oversize pole structure) may take place on the subject lands in accordance with the site plan, drawings submitted with the application (Integrity Built, Drawing No. MDD-IPS-18-346) and conditions of this permit.
- 2) That the maximum height for the accessory building (oversize pole structure) is relaxed from **5.50 m (18.04 ft.) to 7.75 m (25.42 ft.)**.

Permanent:

- 3) That the accessory building shall not be used for commercial purposes at any time, except for the Home-Based Business, Type I, or an approved Home-Based Business, Type II.
- 4) That the accessory building shall not be used for residential occupancy at any time.

Advisory:

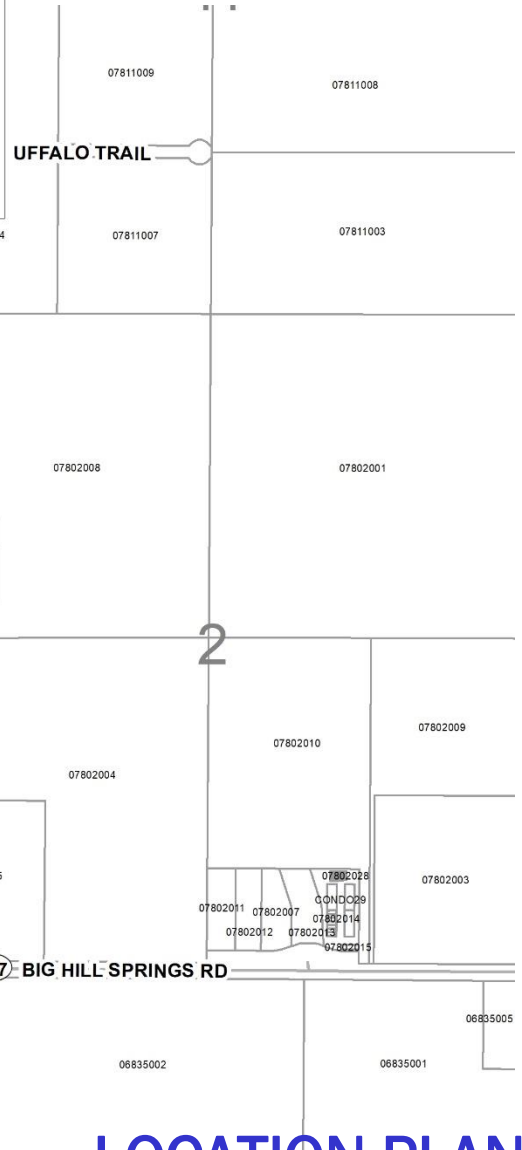
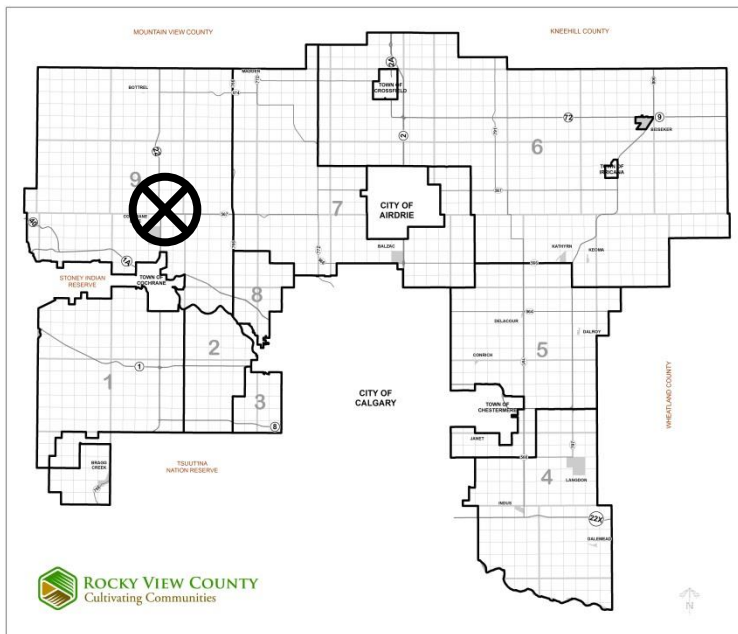
- 5) That any required building permits and/or sub-trade permits for the proposed accessory building shall be obtained through Building Services.
- 6) That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicants/Owners.



Option #2

That the appeal against the decision of the Development Authority to refuse to issue a Development Permit for the construction of an accessory building (oversize pole structure) and relaxation of the maximum height requirement at Block 1, Plan 931 0050 (NW-02-27-04-W05M) (270172 RANGE ROAD 42) be denied, and that the decision of the Development Authority be upheld.

Proposal: Construction of an accessory building (oversize pole structure) and relaxation of the maximum height requirement



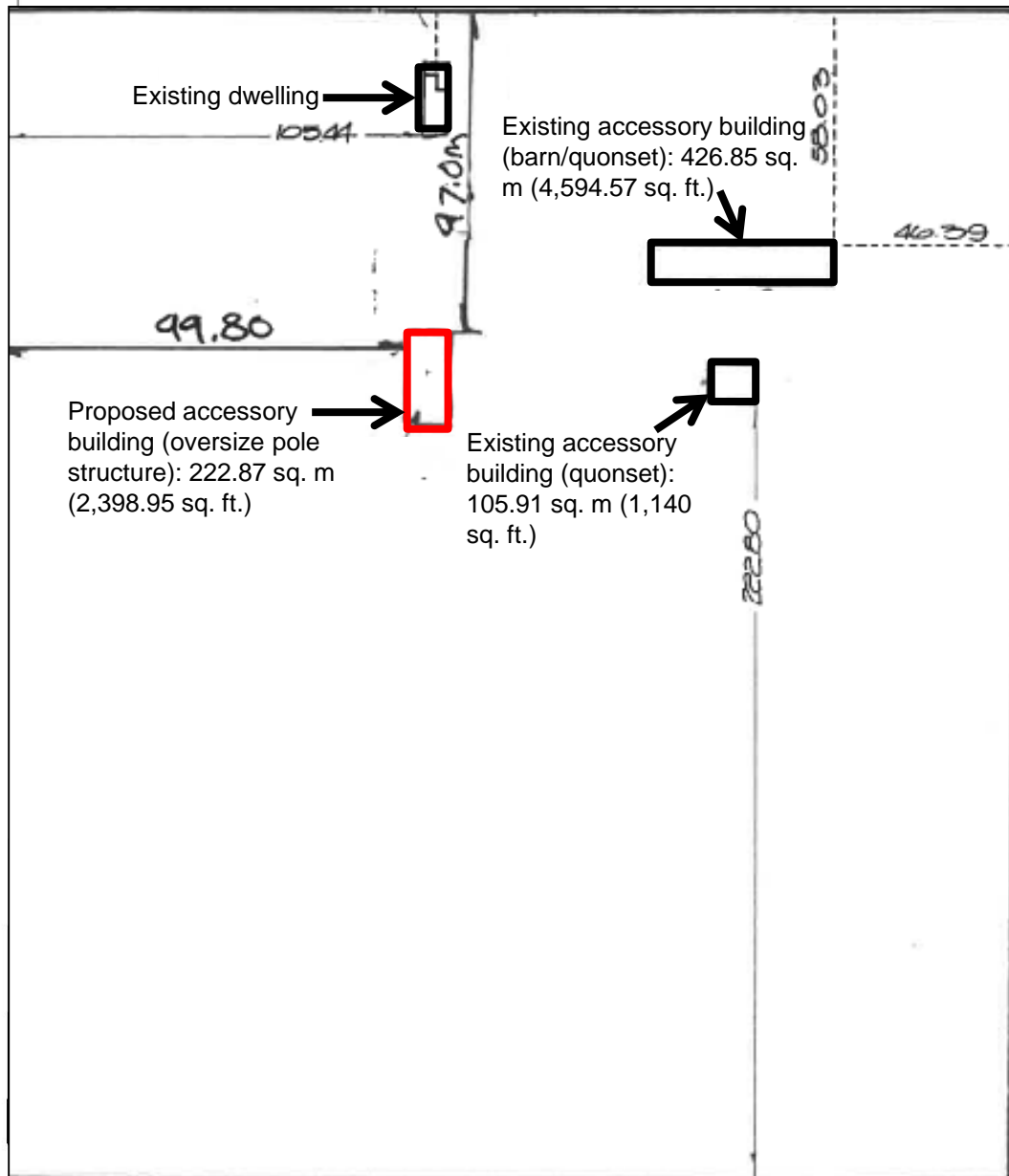
LOCATION PLAN

NW-02-27-04-W05M
Block:1 Plan:9310050

Date: 22-Jan-19

Division # 9

File: 07802002



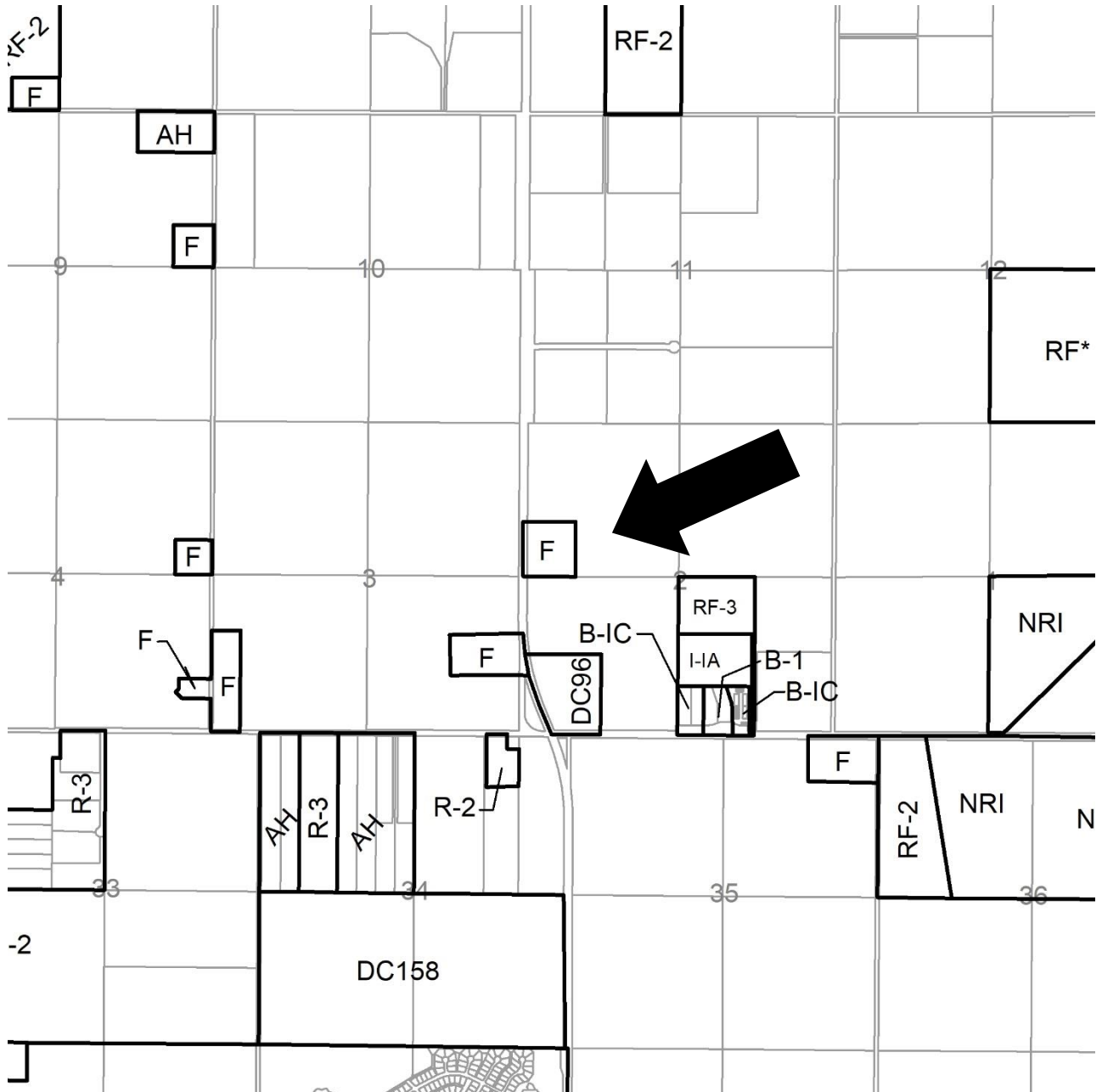
SITE PLAN

NW-02-27-04-W05M
Block:1 Plan:9310050

Date: 22-Jan-19

Division # 9

File: 07802002



| | |
|--------------------------|---------------------------------------|
| Ranch and Farm | B-1 Highway Business |
| RF2 Ranch and Farm Two | B-2 General Business |
| RF3 Ranch and Farm Three | B-3 Limited Business |
| AH Agricultural Holding | B-4 Recreation Business |
| F Farmstead | B-5 Agricultural Business |
| R-1 Residential One | B-6 Local Business |
| R-2 Residential Two | NRI Natural Resource Industrial |
| R-3 Residential Three | HR-1 Hamlet Residential Single Family |
| DC Direct Control | HR-2 Hamlet Residential (2) |
| PS Public Service | HC Hamlet Commercial |
| | AP Airport |

LAND USE MAP

NW-02-27-04-W05M
Block:1 Plan:9310050

Date: 22-Jan-19

Division # 9

File: 07802002



Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO
Spring 2018

NW-02-27-04-W05M
Block:1 Plan:9310050

Date: 22-Jan-19

Division # 9

File: 07802002

Agenda
Page 11 of 80





Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M



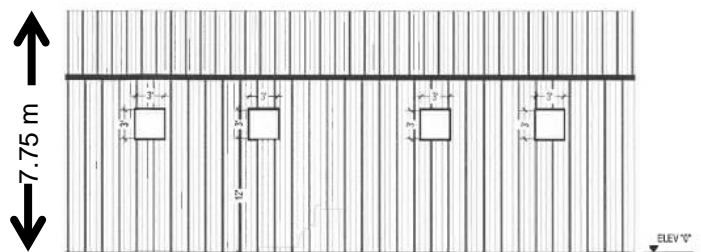
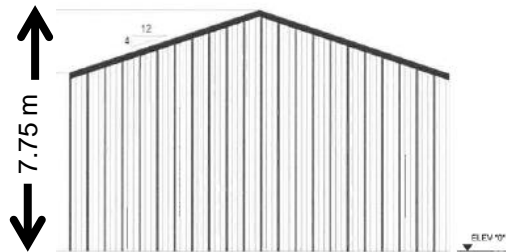
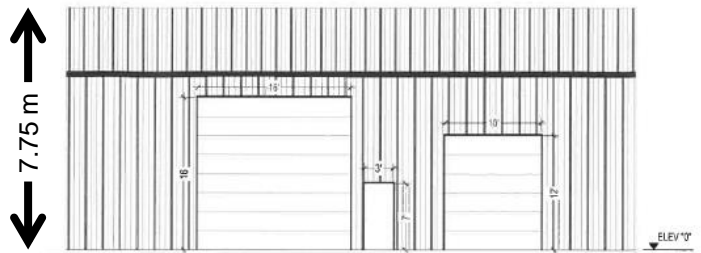
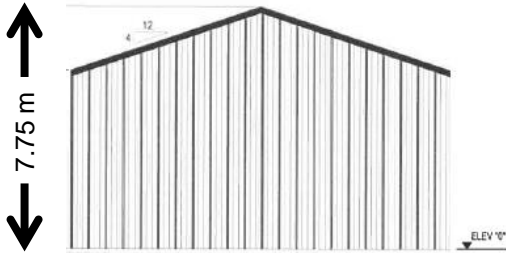
NW-02-27-04-W05M
Block:1 Plan:9310050

Date: 22-Jan-19

Division # 9

File: 07802002

Agenda
Page 12 of 80



*Average Height Calculation: $7.75 \text{ m} \times 4 = 31.00 \text{ m} \div 4 = 7.75 \text{ m}$

ELEVATIONS

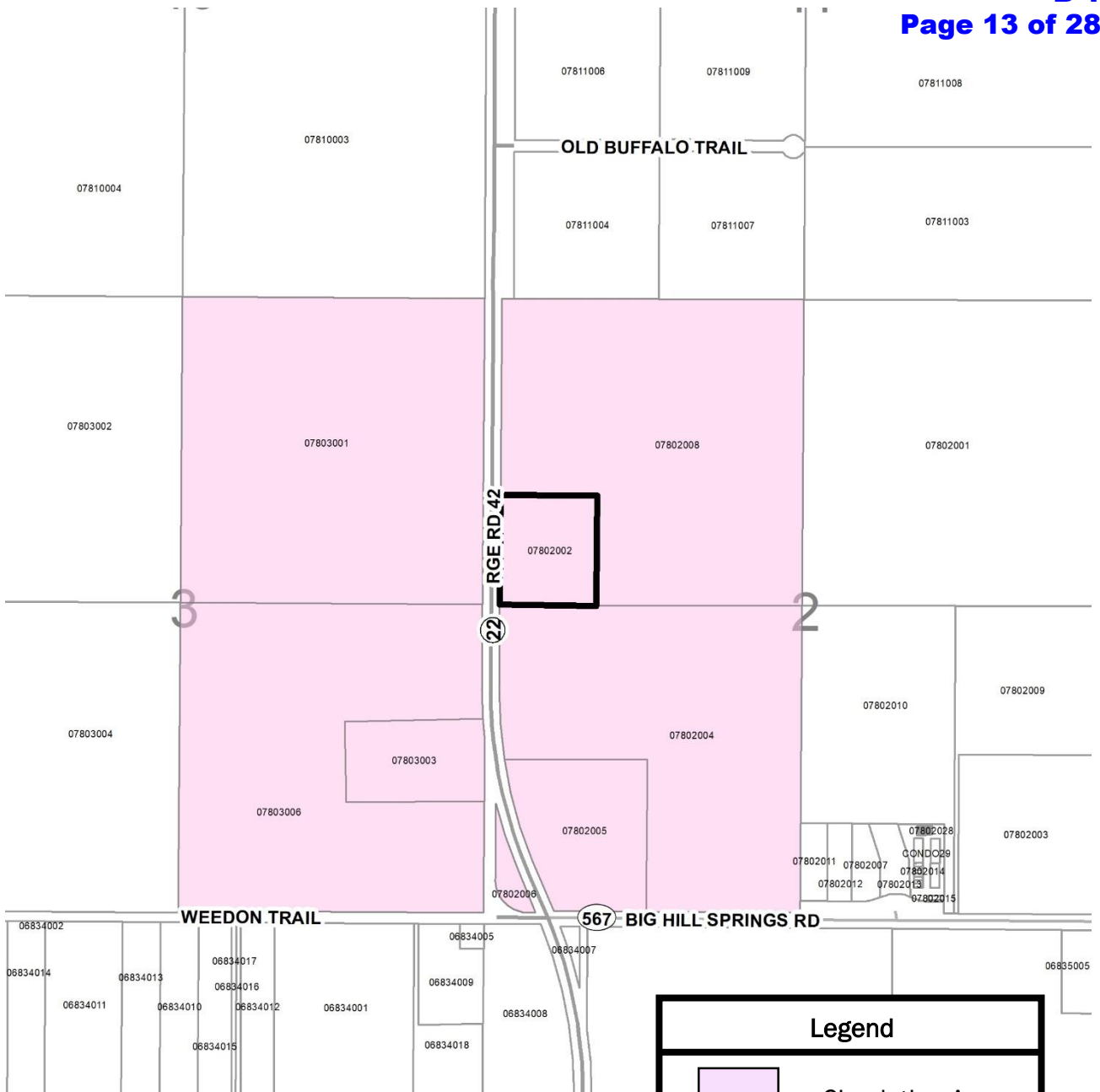




NW-02-27-04-W05M
Block:1 Plan:9310050



Date: 22-Jan-19

Division # 9

File: 07802002



 Letters in Opposition
 Letters in Support

| Legend | |
|---|------------------|
|  | Circulation Area |
|  | Subject Lands |

LANDOWNER CIRCULATION AREA

NW-02-27-04-W05M
Block:1 Plan:9310050

Date: 22-Jan-19

Division # 9

File: 07802002



Notice of Appeal

Subdivision and Development Appeal Board

[illegible]

This information is collected for the Subdivision and Development Appeal Board of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected under the authority of the *Freedom of Information and Protection of Privacy Act*, section 33(c) and sections 645, 678, and 686 of the *Municipal Government Act*. If you have questions regarding the collection or use of this information, contact the Manager of Legislative and Legal Services at 403-230-1401.

Mandy Goodliff
Appellant's Signature

Last updated: November 16, 2017

January 2, 2019

Date

Page 1 of 2

REFUSAL

Mandy Goodliff

Development Permit #: PRDP20184108

Date of Issue: December 31, 2018

Roll #: 07802002

Your Application dated October 10, 2018 for a Development Permit in accordance with the provisions of the Land Use Bylaw C-4841-97 of Rocky View County in respect of:

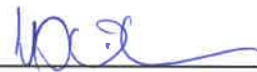
Construction of an accessory building (oversize pole structure) and relaxation of the maximum height requirement.

at Block 1, Plan 931 0050; NW-02-27-04-W05M (270172 RANGE ROAD 42)

has been considered by the Development Authority and the decision in the matter is that your application be **REFUSED** for the following reasons:

1. The height of the proposed accessory building (oversize pole structure) does not meet the maximum height requirement, as defined in Section 47.7 of the Land Use Bylaw.

Required – 5.50 m (18.04 ft.); Proposed – 7.75 m (25.42 ft.)



Matthew Wilson
Manager Planning & Development Services

Please contact Paul Simon at (403) 520-6285 or by email: psimon@rockyview.ca for any further questions.

NOTE: An appeal from this decision may be made to the Subdivision and Development Appeal Board of Rocky View County. Notice of Appeal to the Subdivision and Development Appeal Board from this decision shall be filed with the requisite fee of \$350 with Rocky View County no later than 21 days following the date on which this Notice is dated.



ROCKY VIEW COUNTY
Cultivating Communities

20184108

APPLICATION FOR A DEVELOPMENT PERMIT

| FOR OFFICE USE ONLY | |
|------------------------------|-------------------------|
| Fee Submitted \$465.00 | File Number 07802002 |
| Date of Receipt Oct 10/18 | Receipt # 2018018592 |

Name of Applicant Mandy Goodliff Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

For Agents please supply Business/Agency/ Organization Name [REDACTED]

Registered Owner (if not applicant) William McArthur

Mailing Address [REDACTED]

Postal Code T4C2B4

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NW ¼ Section 02 Township 27 Range 04 West of 05 Meridian

b) Being all / parts of Lot [REDACTED] Block 1 Registered Plan Number 9310050

c) Municipal Address 270172 RGE RD 42, 270176 RGE RD 42

d) Existing Land Use Designation F (FARMSTEAD) Parcel Size 18.21 Acres Division 9

2. APPLICATION FOR

Farm Building

3. ADDITIONAL INFORMATION

a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes [REDACTED] No X

b) Is the proposed parcel within 1.5 kilometres of a sour gas facility?
(Sour Gas facility means well, pipeline or plant) Yes [REDACTED] No X

c) Is there an abandoned oil or gas well or pipeline on the property? Yes [REDACTED] No X

d) Does the site have direct access to a developed Municipal Road? Yes [REDACTED] No X

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I MANDY GOODLIFF hereby certify that [REDACTED] I am the registered owner
(Full Name in Block Capitals)

X I am authorized to act on the owner's behalf

and that the information given on this form
is full and complete and is, to the best of my knowledge, a true statement
of the facts relating to this application.

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]

Date Oct 9, 2018

Owner's Signature [REDACTED]

Date [REDACTED]

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 911 – 32 Ave NE, Calgary, AB, T2E 6X6; Phone: 403-520-8199.

I, MANDY GOODLIFT, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


SignatureOct 9, 2018
Date



| FOR OFFICE USE ONLY | |
|---------------------|-------------|
| Fee Submitted | File Number |
| Date Received | Receipt # |

APPLICATION FOR AN ACCESSORY BUILDING

Name of Applicant Mandy Goodliff Email [REDACTED]
 Mailing Address [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Postal Code [REDACTED] Fax [REDACTED]

1. DETAILS OF ACCESSORY BUILDING

| | <i>Bylaw</i> | <i>Proposed</i> |
|---|---------------------|------------------------|
| <i>Accessory building size maximum</i> | 861.11 sf | 2398.55 sf |
| <i>Accessory building height</i> | 18.04 | 25.41 |
| <i>Number of existing accessory buildings on site</i> | / | 3 |
| <i>Total size of all accessory buildings</i> | / | |

Description of Accessory Buildings:

- a) Building materials Pole Building - Metal Cladding
- b) Exterior colour Dark Red - Black roof
- c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.)
Storage needs
- d) Date when building permits were issued for existing buildings _____
- e) If no permits were issued - list age of buildings Unknown, came with property in 1993

2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

Farm Use Machine Shed

3. ADDITIONAL REQUIREMENTS

The following items must be provided in addition to your application:

- ☐ Elevation drawing(s) / floor plan(s)
☐ Site plan(s) showing all dimensions and setbacks

Signature of Applicant  Date: Oct 10, 2018

DRAWING LIST

| | |
|------|------------------------------|
| S100 | GENERAL NOTES/DETAILS |
| S101 | MAIN FLOOR PLAN |
| S102 | ELEVATIONS |
| S103 | TYPICAL DETAILS AND SECTIONS |
| S104 | TYPICAL DETAILS AND SECTIONS |
| S105 | ROOF BRACING PLAN |
| S106 | TYPICAL BRACING METHODS |
| S107 | INTEGRITY TENSION STRAP |
| S108 | PILE LAYOUT PLAN |

DRAWING SPECIFICATIONS

1. GENERAL NOTES

- General Specifications - All construction to adhere to the latest edition of the National Building Code of Canada, as well as to local codes and bylaws, over-riding any errors or omissions to these drawings.
- Typical details apply throughout, unless noted otherwise
- All dimensions are imperial units
- All trades responsible to check plans and notes prior to commencing construction and to report any discrepancies to designers
- Construction Contractor is responsible for safety in and about the project site during construction, and the design and erection of temporary structures, from work, false work, shoring, temporary bracing, ect. required to complete this work. (including sequencing and temporary bracing/bridging of roof trusses during erection.)
- Mechanical/Electrical/Plumbing (by others) to be installed as per current codes.
- All window and door rough openings to be as per Manufacturers specs.

2. DISCREPANCIES AND MODIFICATIONS

- Report any discrepancies to the Consultant before proceeding with the work.
- Modifications or additions to the structure beyond its design will void these drawings

3. GRAVEL

- Crushed Gravel to be clean, angular crusher run natural stone, free from silt, clay and organic matter
- All gravel to be filled and compacted with 40mm crushed gravel

4. METALS

- All bolts, nuts and washers to ASTM A325
- All Wall and Roof Cladding to be Forma Steel FC36 29 ga. metal

5. WOOD SPECIES

- All construction material to be SPF No. 1/No. 2 - S.Dry, unless otherwise noted.
- All Oriented Strand Board (OSB) to CSA CAN3-04370-M85

6. WOOD TRUSSES

- Prefabricated wood trusses and joists to profiles, dimensions and loads shown on design drawings. Supplier to design trusses with due consideration of transportation, fabrication and erection, under Part 4 of the National Building Code. Shop drawings to bear seal of professional Engineer
- Design Loading on Prefabricated wood trusses to be approved by the Professional Engineer of Record

7. LAMINATED POSTS

- Posts material to be PF No. 1/No. 2 OR Hem-Fir No. 1/No. 2 or better - S.Dry, unless otherwise noted

8. STRUCTURAL LAMINATED VENEER LUMBER

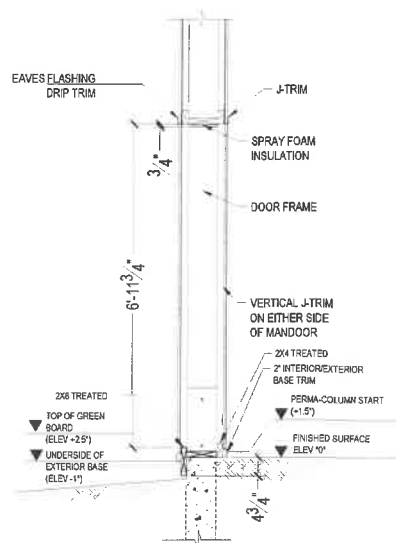
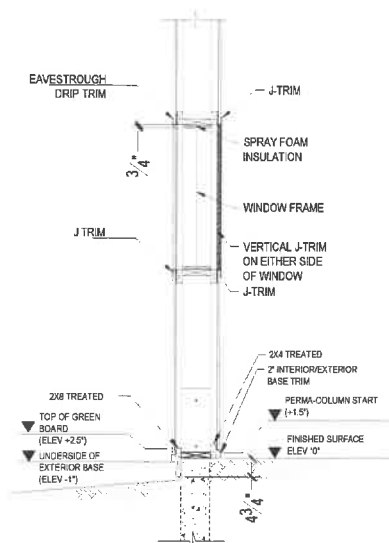
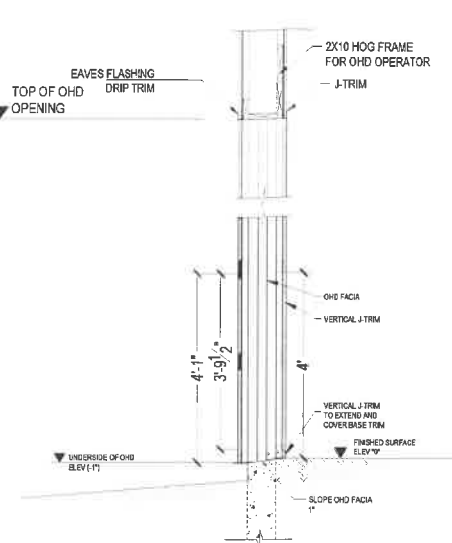
- All specified LVL Beams, Headers and columns to be manufactured by West Fraser LVL
- All multiple member LVL beams to be nailed as per manufacturers specifications and details.

9. GRADING

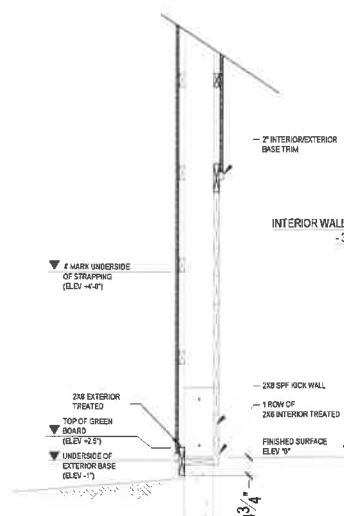
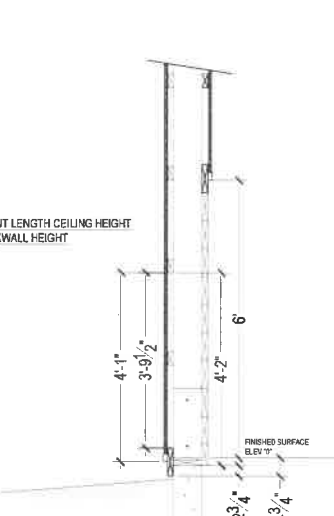
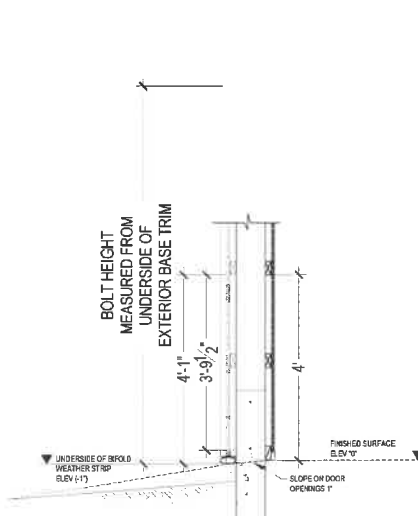
- Final exterior grade to be finished below top of Elevation "0" / Minimum 2% slope away from the building
- Design assumes adequate soil bearing capacity and compaction strength

10. VENTING

- Roof to be vented as per the latest edition of the National Building Code of Canada
- Ventilation of the Attic to be Gable Vents, Ridge Venting and any mechanical vents required

MANDOOR TRIM
3/4"=1'WINDOW TRIM
3/4"=1'OHD DOOR TRIM
3/4"=1'

METAL CLADDING DETAILS

KICKWALL TRIM
3/4"=1'KICKWALL TRIM
3/4"=1'BI-FOLD DOOR TRIM
3/4"=1'

STRUCTURAL ASSEMBLIES

ROOF ASSEMBLIES

ROOF / CEILING (Metal Cladding):
 -Forma Steel FC36 high tensile 29 ga. metal roof
 -2x6 exterior strapping - 24" o/c.
 -Pre-Eng. Trusses @ 72" o/c.
 -Insulation - min. R40 - blown-in.
 -6 mil vapour barrier.
 -Forma Steel FC36 29 ga. metal ceiling.

WALL ASSEMBLIES

EXTERIOR OF WALLS (Metal Clad):
 -Forma Steel FC36 high tensile 29 ga. vertical metal siding.
 -2x4 exterior wall strapping 24" o/c.
 -Post and beam structure (as shown).
 -Insulation - R28 friction fit - stapled.

INTERIOR OF WALLS:
 -6 mil vapour barrier
 -2x4 interior strapping @ 24" o/c.
 -Forma Steel FC36 high tensile 29 ga. vertical metal cladding.

DESIGN/CLIMATIC LOADING

Design Includes Part 4 - Structural Design only as per the latest applicable Building Code

Importance Category: Low

Location: Cochrane, AB
 Climatic/Design Loading:
 Wind q= 0.48 kPa
 Snow S= 0.98 kPa

- NOTES:
- FOR GENERAL NOTES SEE DRAWING S100
 - DO NOT SCALE DRAWINGS

ENGINEERING FIRM:



This drawing is an instrument of service and the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for additional work, or for completion of this project by others without written consent from Modern Dimensions Design.



BUILDER OR CONTRACTOR:

RECORD OF ISSUE

| | | |
|----|------------|------------------|
| 1 | 2016-09-07 | FOR REVIEW |
| 2 | 2016-09-10 | FOR CONSTRUCTION |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PROPOSED PROJECT:

BILL & LAUREN MCARTHUR
Cochrane, AB

ENGINEER/ARCHITECT SEAL:

P2P #: 11898

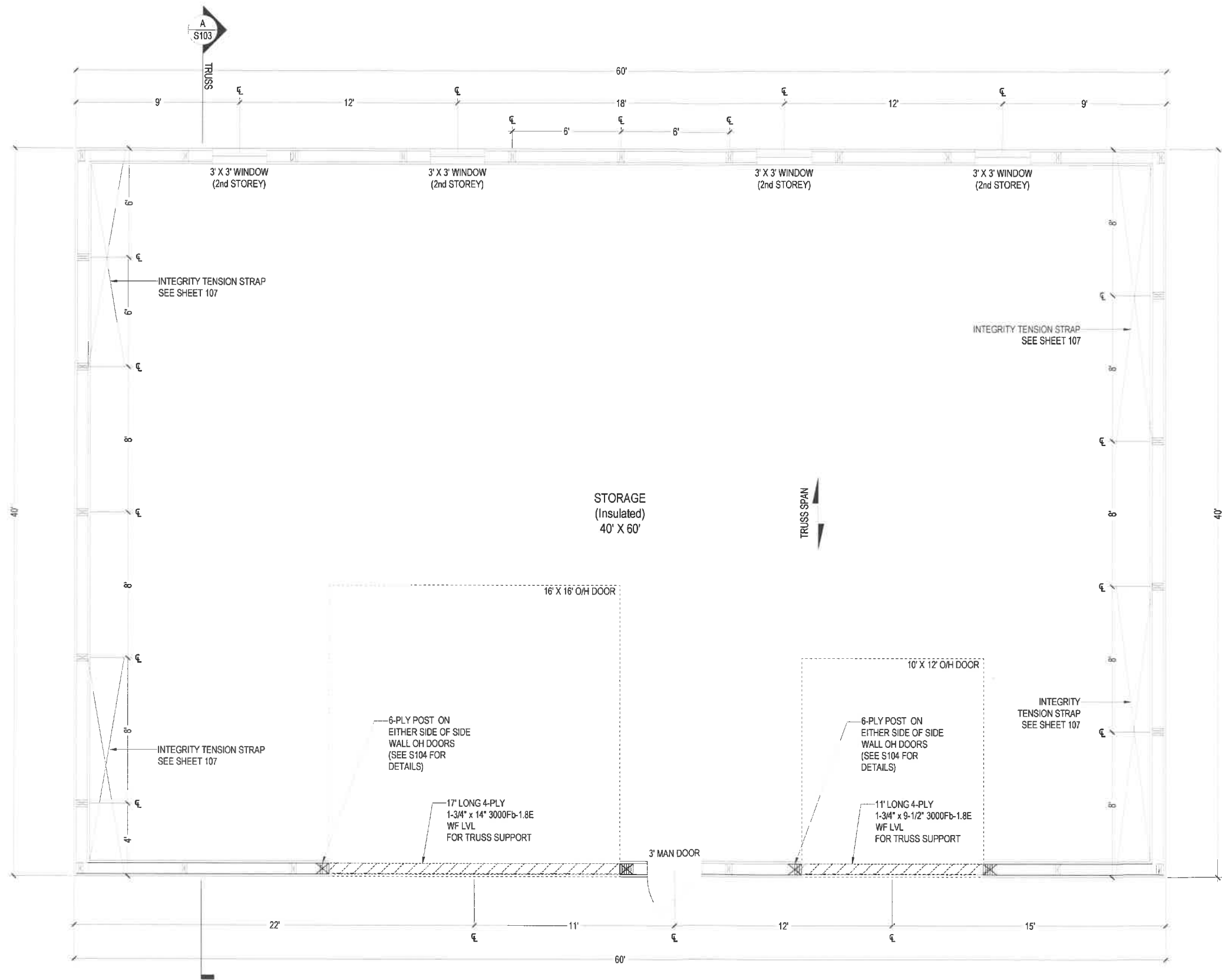


DRAWING DESCRIPTION:

Cover Page

| | |
|-------------------------|-------------------------------|
| DATE: 2016-09-07 | JOB NUMBER: MOD-IFS-16-346 |
| CHECKED: C.R. | DESIGNED: K.O. |
| DRAWING NUMBER: S100 | REVISION 2 |

Scale to Paper Size A0: 841mm x 1189mm



1
S101
MAIN FLOOR PLAN
SCALE: 1/2"=1'

- NOTES:
1. FOR GENERAL NOTES SEE DRAWING S100
 2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM:



This drawing is an instrument of service and the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, in addition to this project, or for completion of this project by others without written consent from Modern Dimensions Design.



BUILDER OR CONTRACTOR:

RECORD OF ISSUE

| | | |
|----|------------|------------------|
| 1 | 2018-09-07 | FOR REVIEW |
| 2 | 2018-09-10 | FOR CONSTRUCTION |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PROPOSED PROJECT:

BILL & LAUREN MCARTHUR
Cochrane, AB

ENGINEER/ARCHITECT SEAL:

P2P #: 11898

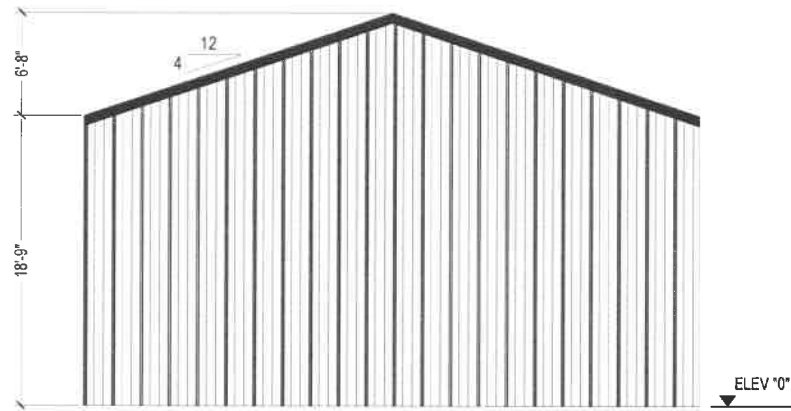


DRAWING DESCRIPTION:

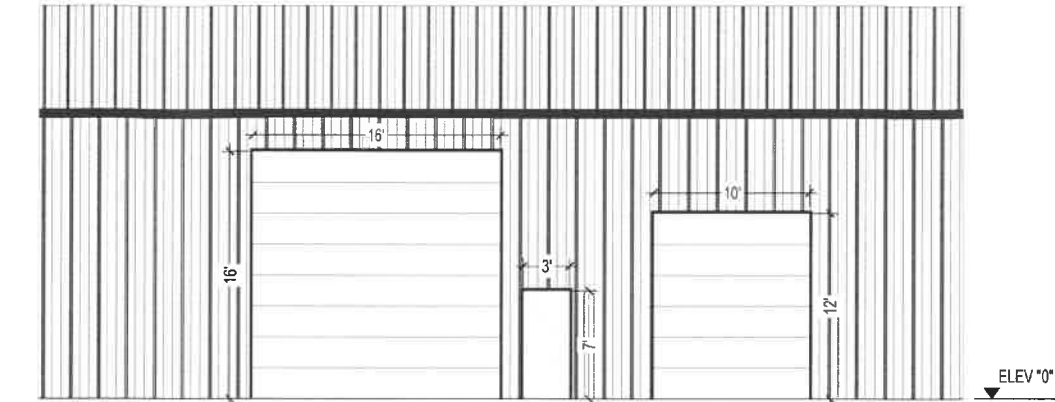
Main Floor Plan

| | |
|-------------------------|-------------------------------|
| DATE: 2018-09-07 | JOB NUMBER: MDO-IPS-18-348 |
| CHECKED: C.R. | DESIGNED: K.O. |
| DRAWING NUMBER: S101 | REVISION: 2 |

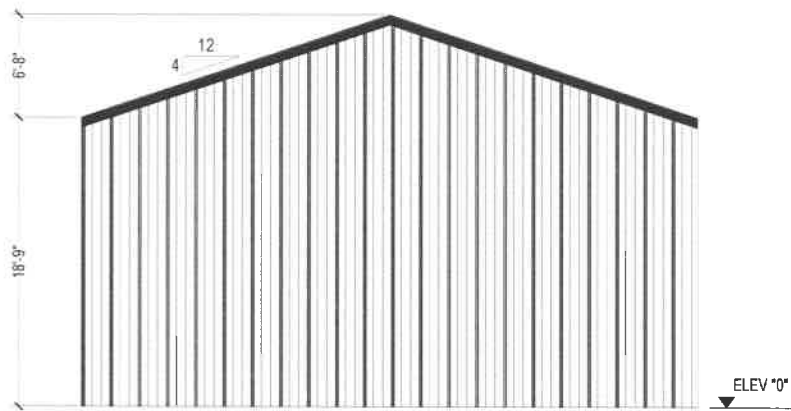
Scale to Paper Size A0: 841mm x 1189mm



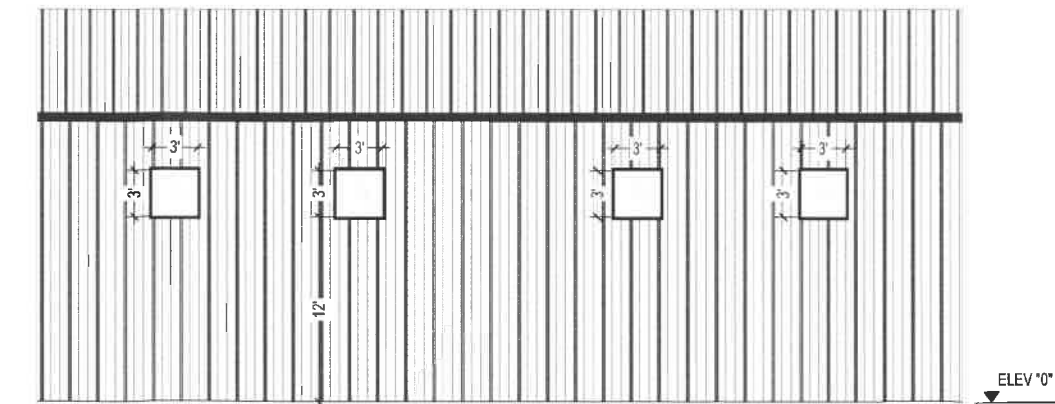
1 GABLE WALL ELEVATION
S102 SCALE: 1/4"=1'



2 EVE WALL ELEVATION
S102 SCALE: 1/4"=1'



3 GABLE WALL ELEVATION
S102 SCALE: 1/4"=1'



4 EVE WALL ELEVATION
S102 SCALE: 1/4"=1'

- NOTES:
1. FOR GENERAL NOTES SEE DRAWING S100
 2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM:

MODERN DIMENSIONS
DESIGN INC.

804 K. 25, SUITE 3, H.B. 1, DOWNS, AB T1S1A2
WEB: WWW.MODERNDIMENSIONSDESIGN.COM
EMAIL: INFO@MODERNDIMENSIONSDESIGN.COM
TEL: 403-612-4696

This drawing as an instrument of service is the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for additions to this project, or for completion of this project by others without written consent from Modern Dimensions Design.



BUILDER OR CONTRACTOR:

| RECORD OF ISSUE | | |
|-----------------|------------|------------------|
| 1 | 2018-09-07 | FOR REVIEW |
| 2 | 2018-09-10 | FOR CONSTRUCTION |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PROPOSED PROJECT:

BILL & LAUREN MCARTHUR
Cochrane, AB

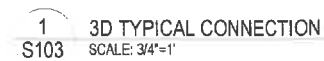
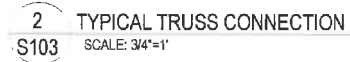
ENGINEER/ARCHITECT SEAL:

P2P #: 11888

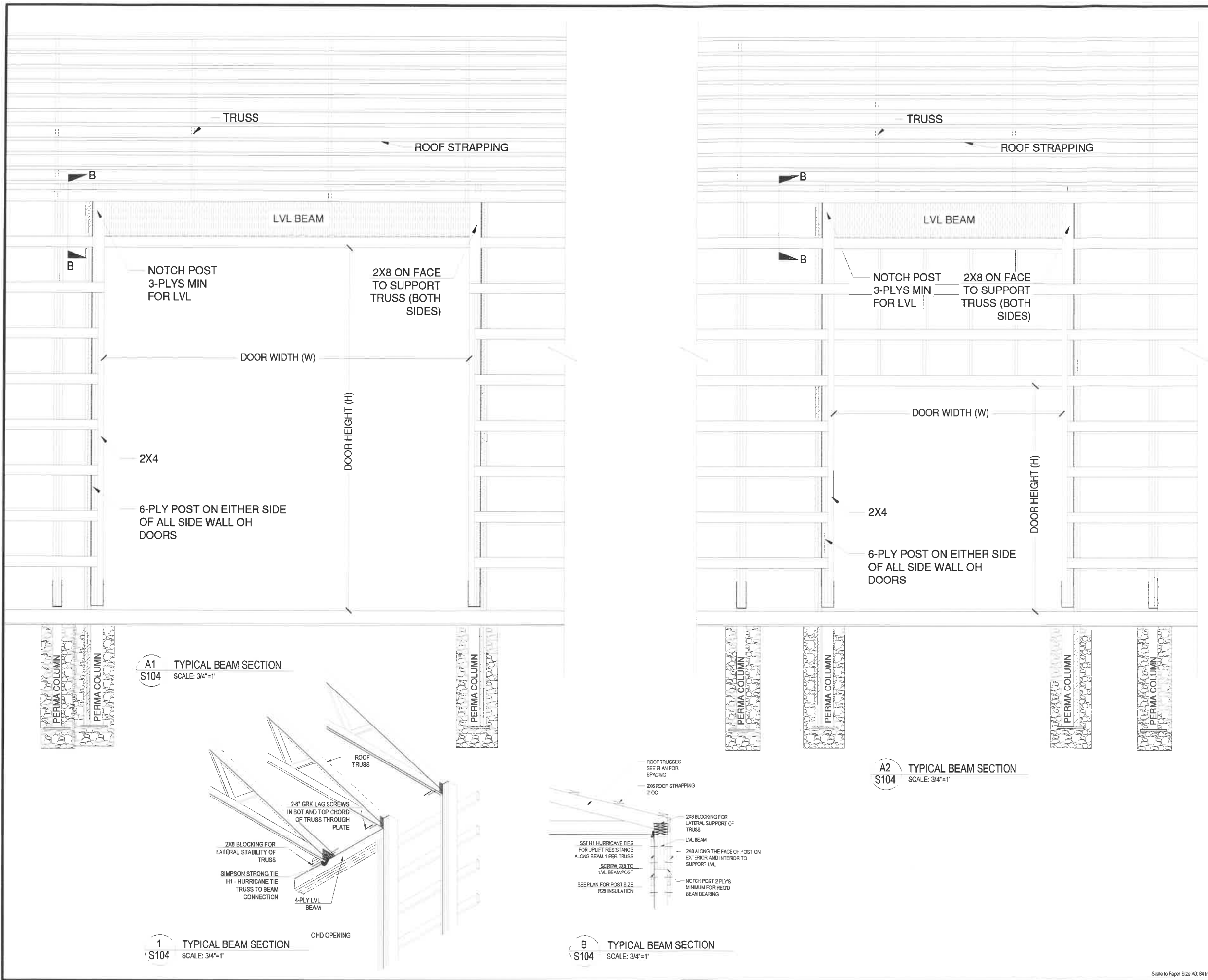
PROFESSIONAL ENGINEER/ARCHITECT
BRANDEN KUI
2018-09-14

| DRAWING DESCRIPTION: | | | |
|----------------------|----------------|--|--|
| Elevations | | | |
| DATE: | JOB NUMBER: | | |
| 2018-09-07 | MOD-IPS-18-346 | | |
| CHECKED: | DESIGNED: | | |
| C.R. | K.O. | | |
| DRAWING NUMBER: | REVISION | | |
| S102 | 2 | | |

Scale to Paper Size A0: 841mm x 1189mm



- REVIS



NOTES:
1. FOR GENERAL NOTES SEE DRAWING S100
2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM:
MODERN DIMENSIONS DESIGN INC.
BOX 25, RTE 5, R12, COCHRANE, AB T1S 1A2
WEB: www.moderndimensionsdesign.com
EMAIL: info@moderndimensionsdesign.com
TEL: 403-612-4696

This drawing is an instrument of service in the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for purposes (bids, specs, or for comparison of this project) by others without written consent from Modern Dimensions Design Inc.



BUILDER OR CONTRACTOR:

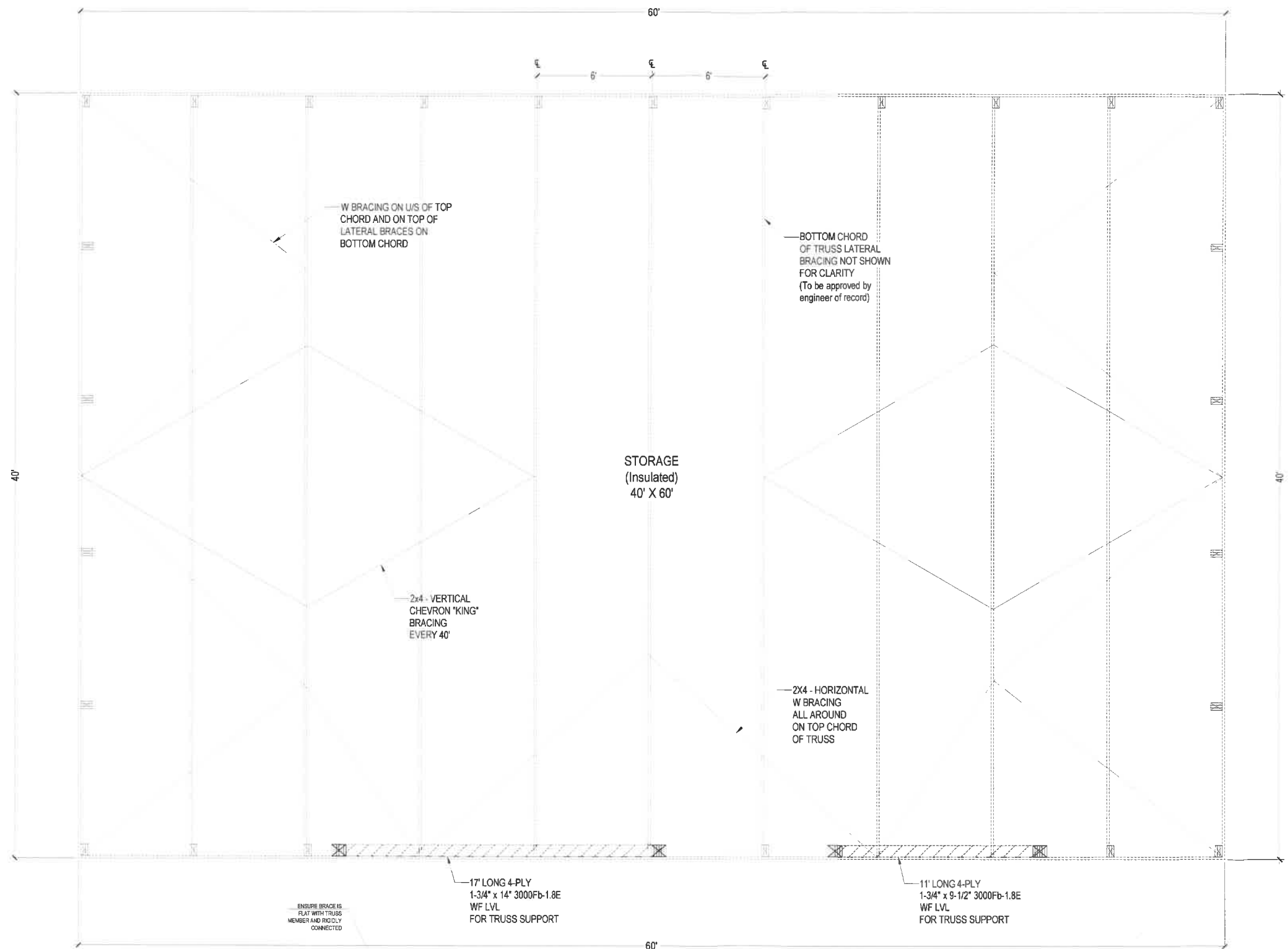
| RECORD OF ISSUE | | |
|-----------------|------------|------------------|
| 1 | 2018-09-07 | FOR REVIEW |
| 2 | 2018-09-10 | FOR CONSTRUCTION |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PROPOSED PROJECT:
BILL & LAUREN MCARTHUR
Cochrane, AB

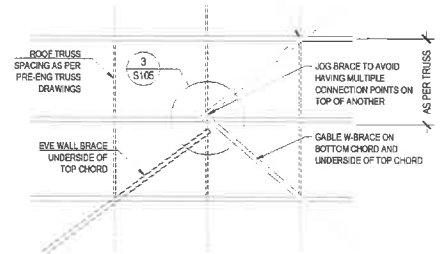
ENGINEER/ARCHITECT SEAL:
P2P #: 11898
PROFESSIONAL ENGINEER
BRANDEN KID
2018-09-14

| DRAWING DESCRIPTION: | |
|-------------------------|-------------------------------|
| Section and Details | |
| DATE: 2018-09-07 | JOB NUMBER: MOD-IPS-18-346 |
| CHECKED: C.R. | DESIGNED: K.O. |
| DRAWING NUMBER: S104 | REVISION 2 |

Scale to Paper Size A0: 841mm x 1189mm

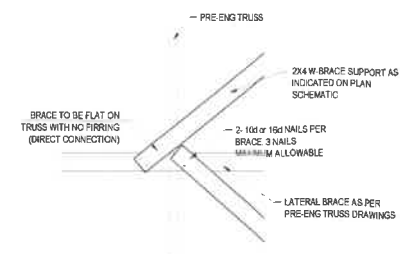


BRACING PLAN IS FOR SCHEMATIC PURPOSES ONLY. ALL BRACING TO VARY DEPENDING ON TRUSS WEB LOCATIONS AND TO BE APPROVED BY THE ENGINEER OF RECORD



2 ROOF BRACING BEST PRACTICES
S105 SCALE: 1/4"=1'

1 ROOF PLAN
S105 SCALE: 1/2"=1'



3 ROOF BRACE CONNECTION DETAILS
S105 SCALE: 1"=1'

- NOTES:
1. FOR GENERAL NOTES SEE DRAWING S100
 2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM:

MODERN DIMENSIONS
DESIGN INC

BOX 25, SITE 5, RD. 2407CE, AB T1S1A2
WEB: WWW.MODERNDIMENSIONSDESIGN.COM
EMAIL: INFO@MODERNDIMENSIONSDESIGN.COM
TEL: 403-612-4686

This drawing is an instrument of service to the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for addition to this project, or for completion of this project by others without written consent from Modern Dimensions Design.



BUILDER OR CONTRACTOR:

| RECORD OF ISSUE | | |
|-----------------|------------|------------------|
| 1 | 2018-09-07 | FOR REVIEW |
| 2 | 2018-09-10 | FOR CONSTRUCTION |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PROPOSED PROJECT:

BILL & LAUREN MCARTHUR
Cochrane, AB

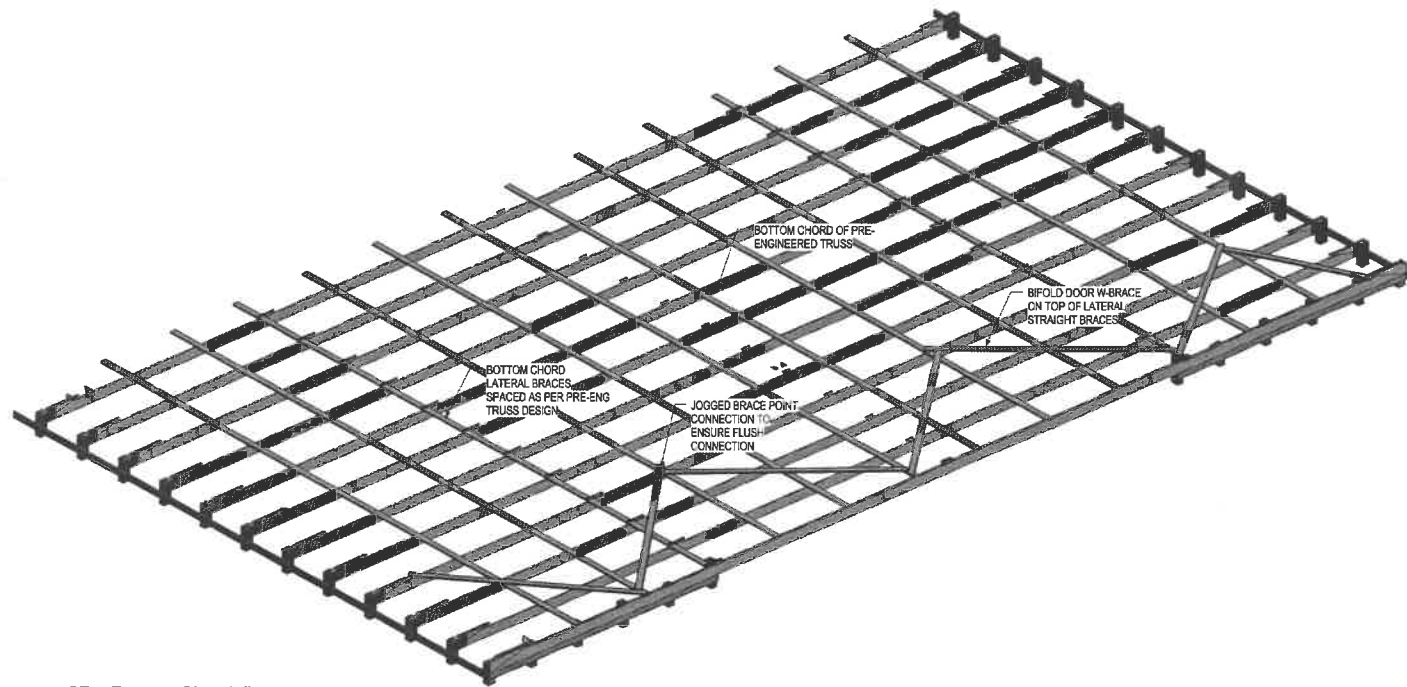


DRAWING DESCRIPTION:

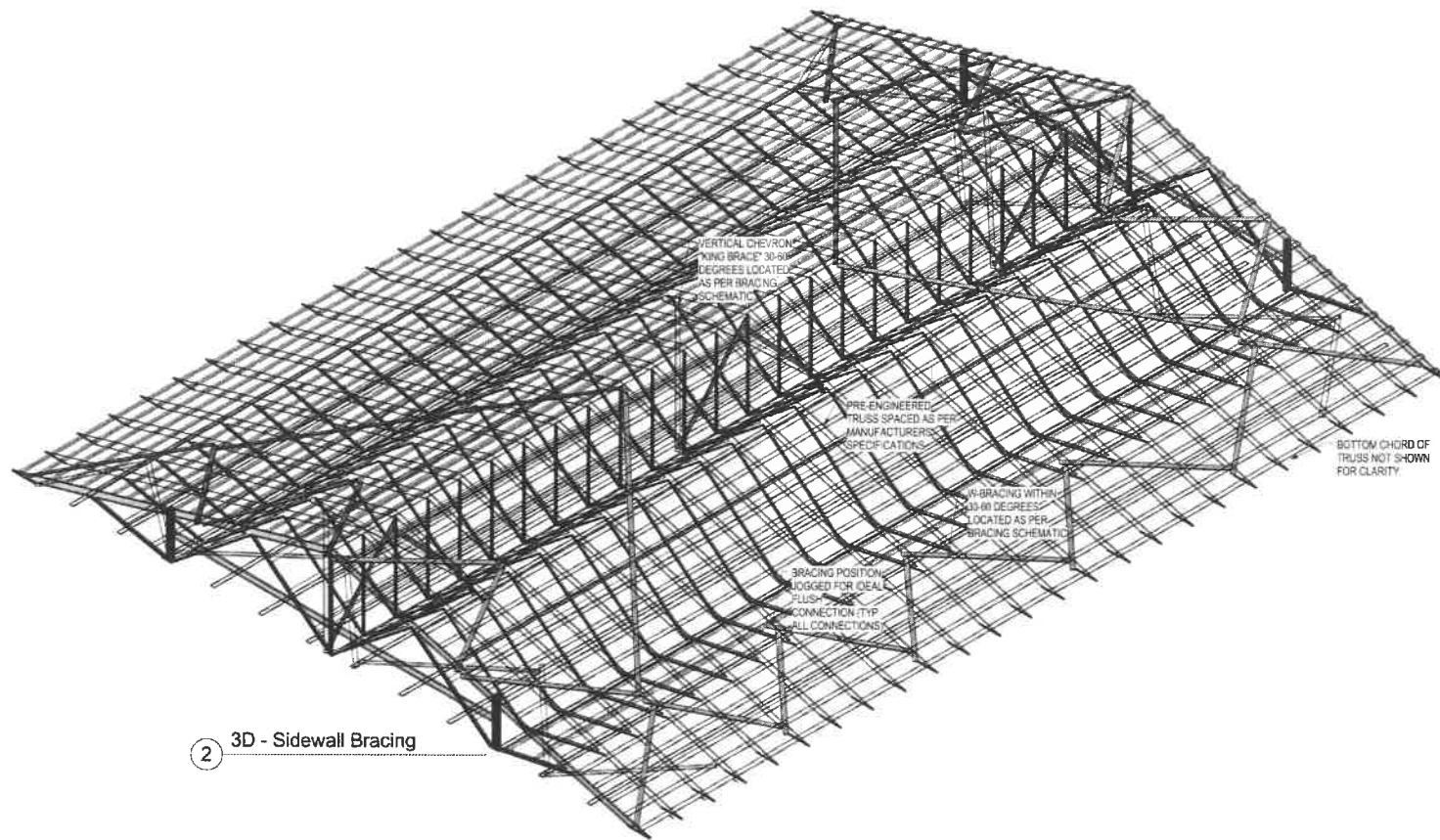
Truss Bracing Plan

| | |
|-------------------------|-------------------------------|
| DATE: 2018-09-07 | JOB NUMBER: MOD-IPS-18-346 |
| CHECKED: C.R. | DESIGNED: K.O. |
| DRAWING NUMBER: S105 | REVISION: 2 |

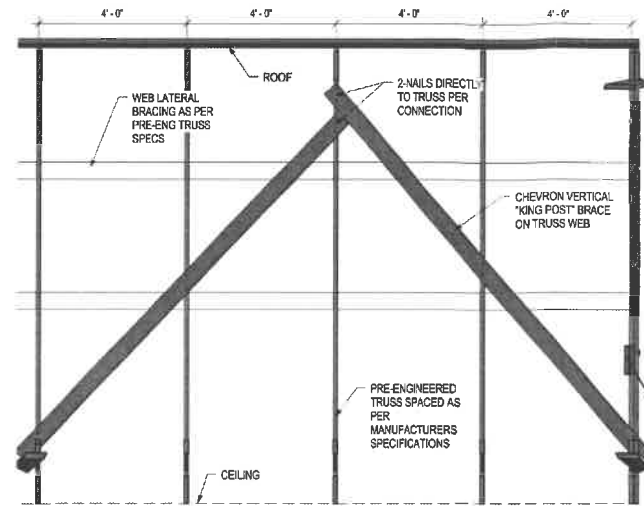
Scale to Paper Size A0 841mm x 1189mm



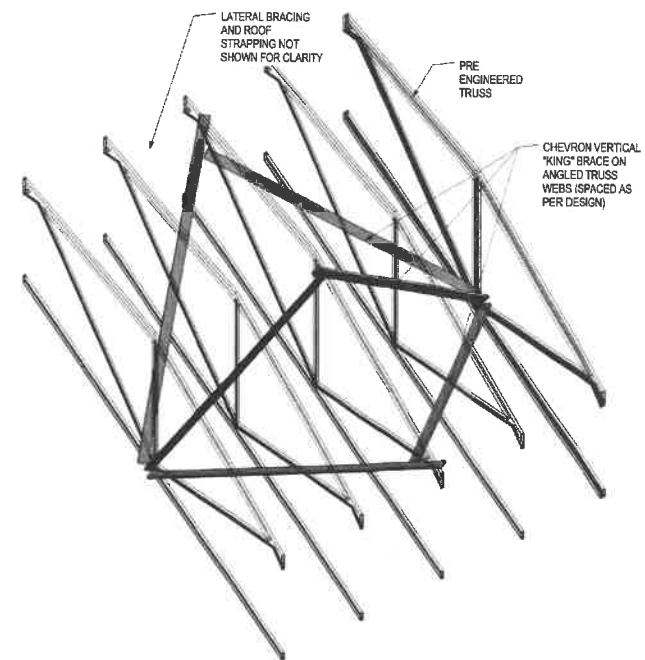
1 3D - Bottom Chord Truss Bracing



2 3D - Sidewall Bracing



3 Chevron Brace Details
1 : 20



4 3D - Chevron Brace

BRACING PLAN IS FOR SCHEMATIC PURPOSES ONLY. ALL BRACING TO VARY DEPENDING ON TRUSS WEB LOCATIONS AND TO BE APPROVED BY THE ENGINEER OF RECORD

- NOTES:
1. FOR GENERAL NOTES SEE DRAWING S100
 2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM:

MODERN DIMENSIONS
DESIGN INC.
BOX 20, SITE 3, HWY. 2, COCHRANE, AB T1A 1A2
WEB: WWW.MODERNDIMENSIONSDESIGN.COM
EMAIL: INFO@MODERNDIMENSIONSDESIGN.COM
TEL: 403-612-6695

This drawing is an instrument of service. It is the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for additions to this project, or for completion of this project by others without written consent from Modern Dimensions Design.



BUILDER OR CONTRACTOR:

RECORD OF ISSUE

| | | |
|----|------------|------------------|
| 1 | 2018-09-07 | FOR REVIEW |
| 2 | 2018-09-10 | FOR CONSTRUCTION |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PROPOSED PROJECT:

BILL & LAUREN MCARTHUR
Cochrane, AB

ENGINEER/ARCHITECT SEAL:

P2P #: 11898

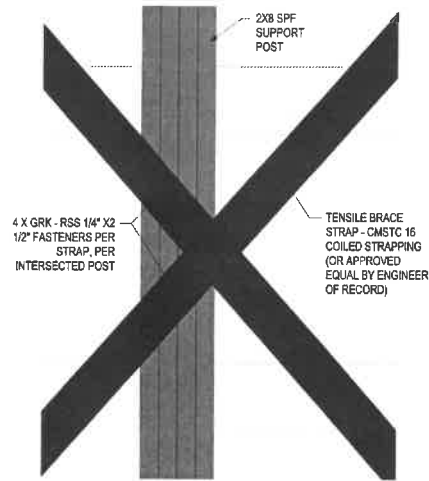


DRAWING DESCRIPTION:

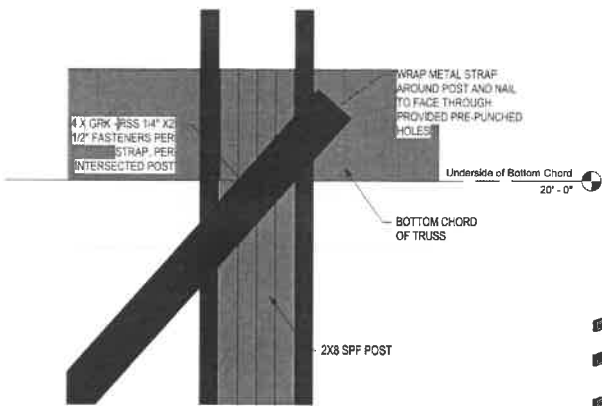
Typical Bracing Details

| | |
|-------------------------|------------------------------|
| DATE: 2018-09-07 | JOB NUMBER: MDD-PS-18-348 |
| CHECKED: C.R. | DESIGNED: K.O. |
| DRAWING NUMBER: S106 | REVISION 2 |

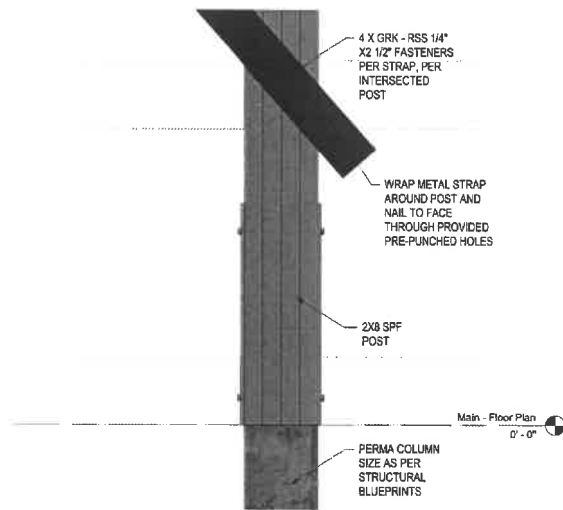
Scale to Paper Size A0: 841mm x 1192mm



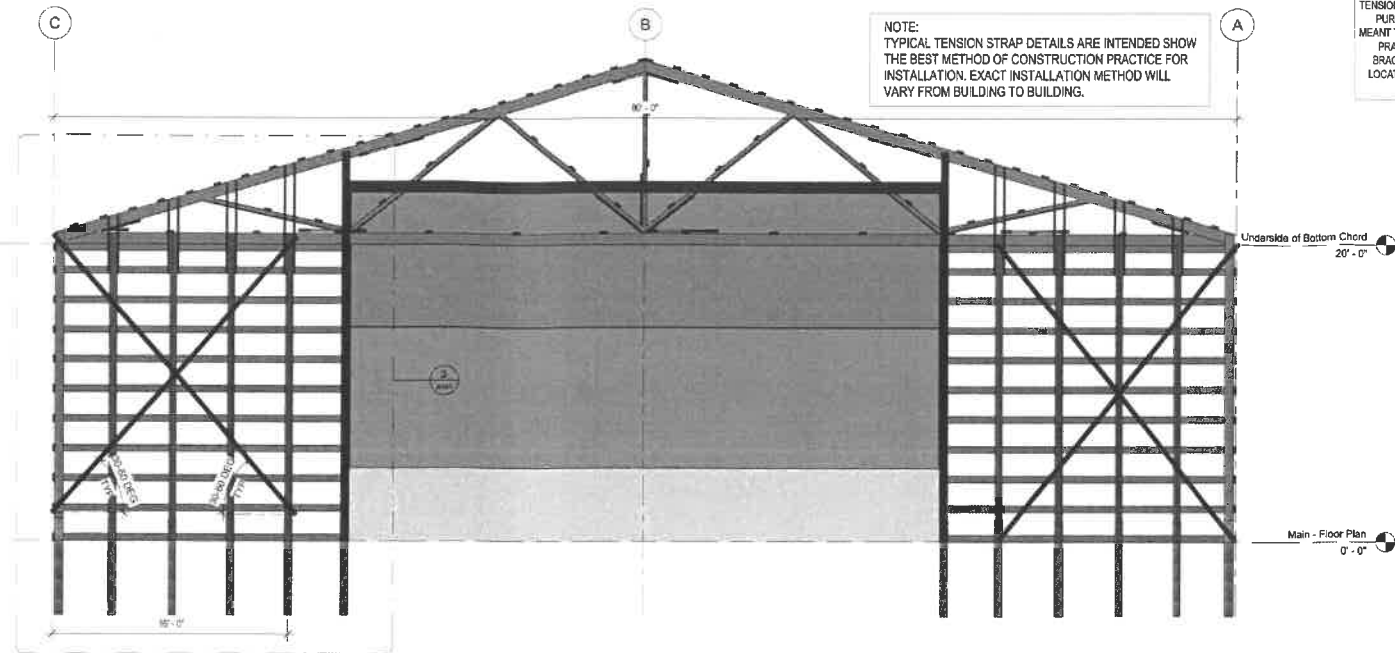
4 Tensile Strap - Cross Connection
1:5



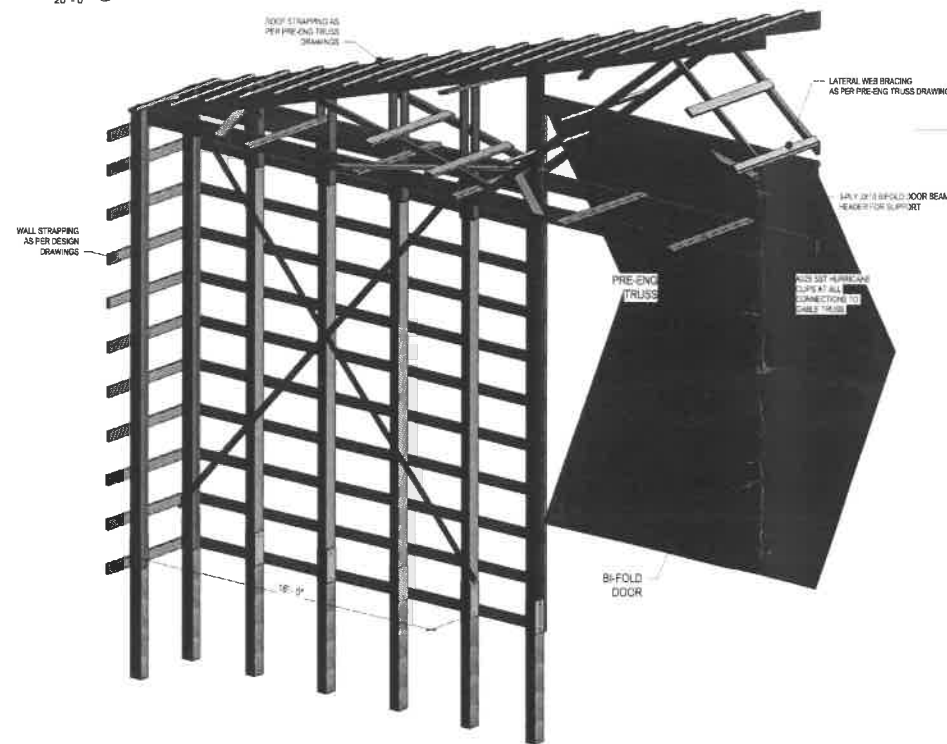
5 Strap - Top Connection
1:5



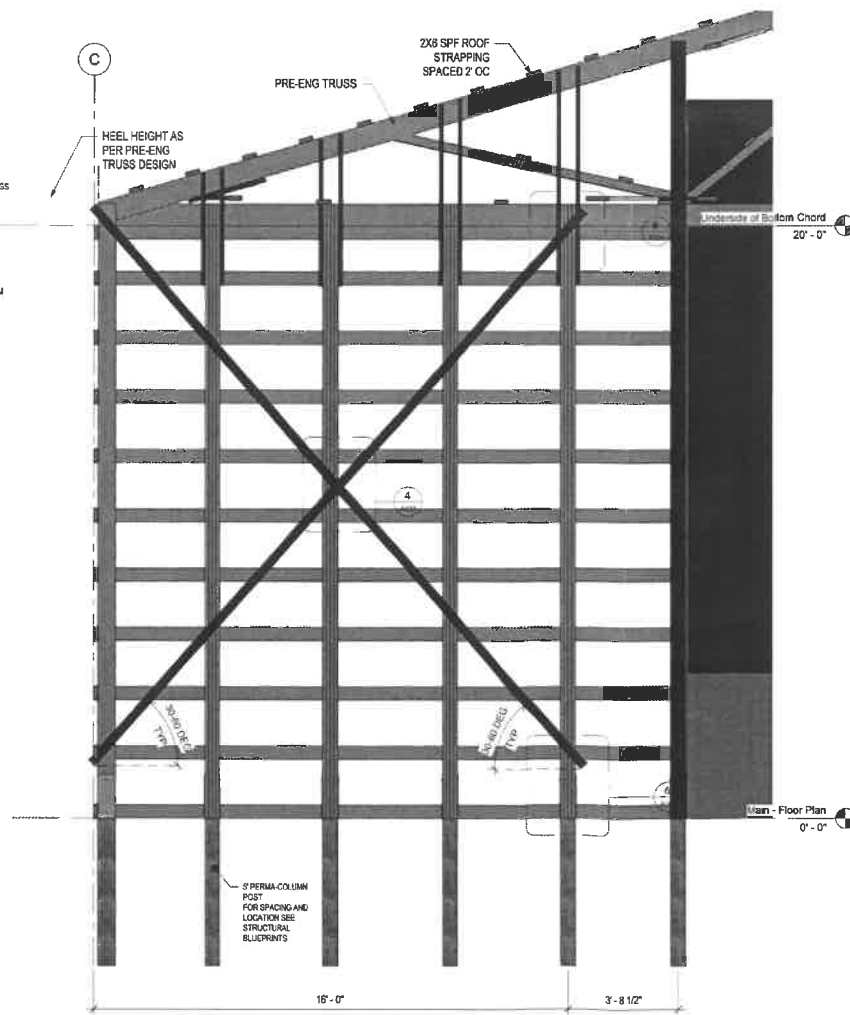
6 Strap - Bottom Connection
1:5



2 Section 1
1:50



7 3D Integra Strap



3 Strap - Full Section
1:25

- NOTES:
1. FOR GENERAL NOTES SEE DRAWING S100
 2. DO NOT SCALE DRAWINGS

ENGINEERING FIRM:
MODERN DIMENSIONS DESIGN INC.
BOX 25, SITE 5, HWY. 401/104, AB T1S 1A2
WEB: WWW.MODERNDIMENSIONSDESIGN.COM
EMAIL: INFO@MODERNDIMENSIONSDESIGN.COM
TEL: 403-612-4656

This drawing is an instrument of service and the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects, for additions to this project, or for completion of this project by others without written consent from Modern Dimensions Design.



BUILDER OR CONTRACTOR:

| RECORD OF ISSUE | |
|-----------------|-----------------------------|
| 1 | 2018-09-07 FOR REVIEW |
| 2 | 2018-09-10 FOR CONSTRUCTION |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

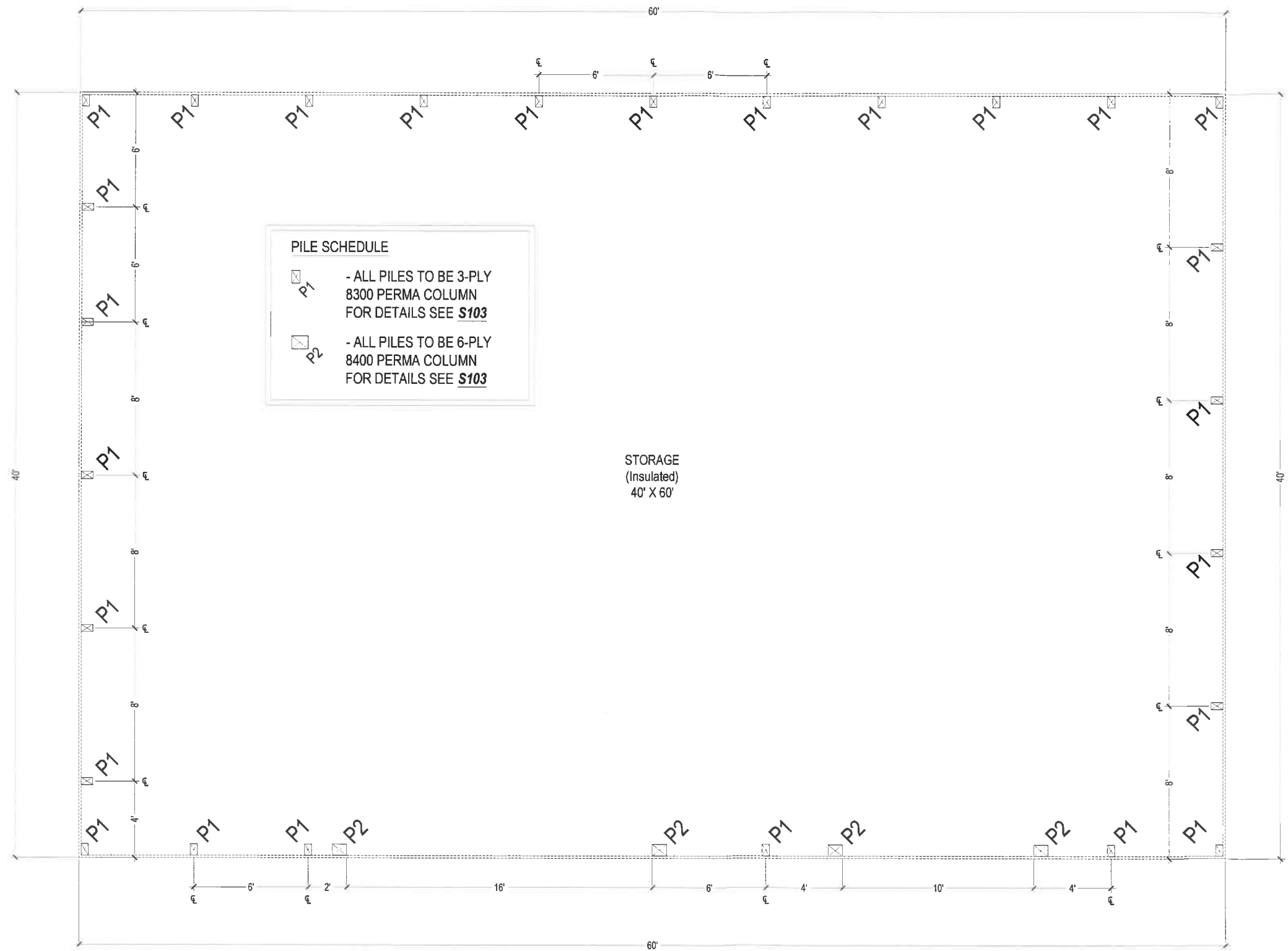
PROPOSED PROJECT:
BILL & LAUREN MCARTHUR
Cochrane, AB



DRAWING DESCRIPTION:
Integrity Typical Tension Strap

| | |
|-------------------------|-------------------------------|
| DATE: 2018-09-07 | JOB NUMBER: MDD-IPS-18-345 |
| CHECKED: C.R. | DESIGNED: K.O. |
| DRAWING NUMBER: S107 | REVISION: 2 |

Scale to Paper Size A0: 641mm x 1193mm



1 PILING PLAN
S108 SCALE: 1/2"=1'

- NOTES
- FOR GENERAL NOTES SEE DRAWING S100
 - DO NOT SCALE DRAWINGS
 - FOUNDATION DESIGN ASSUMES ADEQUATE SOIL BEARING CAPACITY AND COMPACTION STRENGTH

ENGINEERING FIRM:

MD
MODERN DIMENSIONS
DESIGN INC.

BOX 25, SITE 3, RR2, COCHRANE, AB T1B 1A2
WEB: WWW.MODERNDIMENSIONS.COM
EMAIL: INFO@MODERNDIMENSIONS.COM
TEL: 403-512-4596

This drawing is an instrument of service in the property of Modern Dimensions Design Inc. and may not be reproduced without written consent. All designs and other information shown on these drawings shall not be used on other projects for additions to this project, or for completion of this project by others without written consent from Modern Dimensions Design.

INTEGRITY
BUILDINGS

BC-AB BUILDING SK-AB

INTEGRITYBUILT.COM

BUILDER OR CONTRACTOR:

| RECORD OF ISSUE | |
|-----------------|-----------------------------|
| 1 | 2018-09-07 FOR REVIEW |
| 2 | 2018-09-10 FOR CONSTRUCTION |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

PROPOSED PROJECT:

BILL & LAUREN MCARTHUR
Cochrane, AB

ENGINEER/ARCHITECT SEAL:

P2P #: 11898

PROFESSIONAL ENGINEER
BRANDEN KIDD
AB
2018-09-14

| DRAWING DESCRIPTION: | |
|-------------------------|-------------------------------|
| Piling Plan | |
| DATE: 2018-09-07 | JOB NUMBER: MDD-IPS-18-346 |
| CHECKED: C.R. | DESIGNED: K.O. |
| DRAWING NUMBER: S108 | REVISION: 2 |

Scale to Paper Size A0: 841mm x 1189mm

SUMMARY TABLE

| | | Building Area (sq. m) | Front Yard Setback (m) | Side Yard Setback (m) | Side Yard Setback (m) | Rear Yard Setback (m) | Height (m) |
|-----------------------------|-------------------------|-----------------------|------------------------|-----------------------|-----------------------|-----------------------|------------|
| Bylaw Requirement | | 80.00 | County Road | Other | Other | Other | 5.50 |
| | | ≤ 223.00 | 45.00 | 6.00 | 6.00 | 15.00 | |
| | | | | | | | |
| Dwelling/Accessory Building | | | | | | | |
| 1 | Oversize Pole Structure | 222.87 | 99.80 | 97.00 | lots | lots | 7.75 |
| | Variance Required? | N/A | N/A | N/A | N/A | N/A | 40.91% |

PLANNING & DEVELOPMENT SERVICES

| | | | |
|-----------------|---|---------------------|------------|
| TO: | Subdivision & Development Appeal Board | DIVISION: | 3 |
| DATE: | January 30, 2019 | APPLICATION: | PL20180049 |
| FILE: | 04711031 | | |
| SUBJECT: | Subdivision Item – Residential One District | | |

| | |
|--|---|
| PROPOSAL: To create a ± 0.82 hectare (± 2.02 acre) parcel (Lot 1) with a ± 1.37 hectare (± 3.39 acre) remainder parcel. (Lot 2) | GENERAL LOCATION: Located 6.3 kilometers (3.9 miles) west of the city of Calgary, approximately 1.3 km (4/5 mile) west of Range Road 31, and approximately 1.6 kilometers (1 mile) south of Lower Springbank Road. |
| LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M | GROSS AREA: ±2.24 hectares (5.54 acres) |
| APPLICANT: Kevin Peterson OWNER: Kevin and Jolene Peterson | RESERVE STATUS: Municipal Reserves were provided on the panhandle of proposed Lot 1 (Plan 0611508); they are owing on the balance of the lands in question. |
| LAND USE DESIGNATION: Residential One District (R-1) | LEVIES INFORMATION: Transportation Off-Site Levy is applicable in this case |
| DATE APPLICATION DEEMED COMPLETE: May 17, 2018 | APPEAL BOARD: Subdivision & Development Appeal Board |
| TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability (Sedulous Engineering, May 2018) • Conceptual Level Site-Specific Storm Water management Plan Report Private Site (Sedulous Engineering, May 1, 2018) • Slope Stability Assessment – Revision 1 (E2K Engineering Ltd., March 19, 2018) • Slope Stability Assessment – Revision 2 (E2K Engineering Ltd., April 26, 2018) • Slope Stability Assessment – Revision 3 (E2K Engineering Ltd., September 19, 2018) | LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan (C-7280-2013) • Central Springbank Area Structure Plan (Bylaw C-5354-2001) |

EXECUTIVE SUMMARY:

On December 11, 2018, Council approved application PL20180049. The conditions of approval satisfy the requirements of the *Municipal Government Act*, the Subdivision and Development Regulations, statutory plans, bylaws, and County policies.

On January 11, 2019, the Applicant appealed Council's decision to include conditions numbered 9 and 12, which read:



- 9) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, 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 appraisal¹, pursuant to Section 666(3) of the *Municipal Government Act*.
- 12) The Owner shall legally amend the existing Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created (Lot 1), requiring that each individual Lot Owner is a member of the Home Owners' or Lot Owners' Association:
 - a) The HOA agreement shall specify the future maintenance obligations of the Homeowners' Association for on-site pathways and community landscaping, residential solid waste collection at minimum.

The Applicant requested that Council remove the requirement for Municipal Reserves and Transportation Off-site Levy. Council declined the request for removal of Municipal Reserves, but amended the requirement for Transportation Off-site Levy to the proposed new parcel only, excluding the remainder parcel with the existing single family dwelling. The conditions of approval from Council are attached to this report (Appendix 'B')

The Applicant has provided reasons for appeal, which are included in the Notice of Appeal attached to this report (Appendix 'C').

Home Owner's Association

The existing development in Grand View Estates is part of a Homeowners' Association (HOA), which is responsible for maintenance of the trail system, among other community benefits. As with the other landowners in the Grand View Estates subdivision, those using the facilities and services are members of the HOA. Lot 1 would be required to join the existing HOA immediately, as it would access the existing Grand View Estates subdivision via the existing panhandle access point that was created with the original approval of the Grand View Estates in 2006.

The remainder parcel, Lot 2, containing the existing single family residence, would not be required to join the HOA, but would instead be required to use the existing access through the adjacent parcel to the north.

Municipal Reserve

The requirement to provide municipal reserve at the time of subdivision is enacted in section 661 of the *Municipal Government Act*. Reserves are collected when a parcel has limited further subdivision potential under current statutory policies; therefore, reserve is to be collected on both Lots 1 and 2. As the resulting parcels cannot be subdivided any further, Municipal Reserves are now required. Further, Legal and Land Administration recommended that reserves be provided by taking cash in lieu.

Summary

As detailed in the original staff report (Appendix 'A'), Administration recommended approval of this subdivision application, subject to specific conditions of approval presented for Council's consideration that were intended to satisfy the requirements of the *Municipal Government Act*, the Subdivision and Development Regulations, statutory plans, bylaws, and County policies. Administration does not recommend the removal of any of the conditions as approved by Council, as each has been included to ensure that the Subdivision Authority's obligations under the *Municipal Government Act* have been met.

Administration is prepared to discuss this application and provide further information at the appeal hearing.

¹ R Home Appraisals, File 18106047 dated October 25, 2018



Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'M. Wilson', written over a horizontal line.

Matthew Wilson
Manager, Planning & Development Services

ON/rp

APPENDICES:

- APPENDIX 'A': Original December 11, 2018 Staff Report
- APPENDIX 'B': Transmittal of Decision (December 19, 2018)
- APPENDIX 'C': Notice of Appeal Form
- APPENDIX 'D': Map Set



PLANNING & DEVELOPMENT SERVICES

TO: Subdivision Authority
DATE: December 11, 2018
FILE: 04711031
SUBJECT: Subdivision Item - Residential One District

DIVISION: 3
APPLICATION: PL20180049

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, the policies found within the Central Springbank Area Structure Plan (CSASP), and the Grand View Estates Conceptual Scheme and was found to be compliant:

- The application is consistent with the Central Springbank Area Structure Plan (CSASP);
- The proposal is consistent with the Grand View Estates Conceptual Scheme;
- The subject lands hold the appropriate land use designation; and
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 0.82 hectare (2.02 acre) parcel (Lot 1), with a ± 1.37 hectare (3.39 acre) remainder (Lot 2).

The subject lands consist of a 5.54 acre parcel that currently accesses Range Road 32 via an existing access easement agreement with the adjacent lot to the north. The parcel currently contains a dwelling, which is located within the boundaries of proposed Lot 2. Servicing to the existing dwelling is provided via private sewage treatment system (PSTS) and water connection to Westridge Utilities. Lot 1 is proposed to be serviced by the same means. Proposed Lot 1 has panhandle access to Grandview Rise, which would require construction of an approach. The subject lands hold the Residential One District land use designation, which allows for the creation of a 2.00 acre parcel.

The applicant prepared a slope stability assessment in consideration of the steep slopes located on the southern portion of the parcel, which was used by both the Level 3 PSTS Assessment and Conceptual Stormwater Management Plan to provide guidance on setbacks for septic (15 m) and structure (10m) from the crest of the slope, and the recommendations were accepted and included as conditions of approval as appropriate.

The applicant would also be required to join the existing Homeowner's Association for proposed Lot 1. Lot 2 would not be required to join the Homeowner's Association, as access to the parcel is separate. The Applicant would be required to update the existing access easement for Lot 2 with the adjacent landowner, stating that only Lot 2 shall use the access.

Administration determined that the application meets policy.

PROPOSAL To create a ± 0.82 hectare (± 2.02 acre) parcel (Lot 1) with a ± 1.37 ha (± 3.39 acre) remainder parcel. (Lot 2)

GENERAL LOCATION Located 6.3 kilometers (3.9 miles) west of the city of Calgary, approximately 1.3 km (4/5 mile) west of Range

¹ Administration Resources

Oksana Newmen, Planning & Development Services
 Erika Bancila, Planning & Development Services



| | |
|--|--|
| | Road 31, and approximately 1.6 kilometers (1 mile) south of Lower Springbank Road. |
| LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M | GROSS AREA: ±2.24 hectares (5.54 acres) |
| APPLICANT: Kevin Peterson OWNER: Kevin and Jolene Peterson | RESERVE STATUS: Municipal Reserves were provided on the panhandle of proposed Lot 1 (Plan 0611508); they are owing on the balance of the lands in question. |
| LAND USE DESIGNATION: Residential One District | LEVIES INFORMATION: Transportation Off-Site Levy is applicable in this case |
| DATE APPLICATION RECEIVED: May 9, 2018 DATE DEEMED COMPLETE: May 17, 2018 | APPEAL BOARD: Subdivision and Development Appeal Board |
| TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability (Sedulous Engineering, May 2018) • Conceptual Level Site-Specific Storm Water management Plan Report Private Site (Sedulous Engineering, May 1, 2018) • Slope Stability Assessment – Revision 1 (E2K Engineering Ltd., March 19, 2018) • Slope Stability Assessment – Revision 2 (E2K Engineering Ltd., April 26, 2018) • Slope Stability Assessment – Revision 3 (E2K Engineering Ltd., September 19, 2018) | LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • Central Springbank Area Structure Plan (Bylaw C- C-5354-2001) • County Plan (C-7280-2013) |

PUBLIC & AGENCY SUBMISSIONS:

Five letters in opposition to the application were received out of 106 landowners notified (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'B'.

HISTORY:

| | |
|-----------------------|---|
| May 8, 2018 | Redesignation from Residential Two to Residential One District (PL20170186) |
| May 5, 2006 | Plan 0611520 was registered, consolidating a portion of plan 0611508 (road panhandle) with Lot 4, Block 1, Plan 9510791 (subject lands) |
| March 31, 1995 | Building Permit 1995-BP-4528 was issued for a single family dwelling. |
| March 29, 1995 | Plan 9510791 was registered, creating a 1.62 ha parcel and a 2.03 ha (subject lands) parcel. |

TECHNICAL CONSIDERATIONS:

This application was evaluated in accordance with the matters listed in Section 7 of the Subdivision and Development Regulation, which are as follows:

a) The site's topography

The topography of the lands contain a relatively flat portion, as well as a portion of steep terrain. The flat portion, generally around 3% slope, is located at the top of a slope that extends downwards to Springbank Creek. The existing home is located on the flat portion, and the proposed building area for Lot 1 is also located in the flat area. The sloped area varies from 15% to 30% slope, and is covered in trees and associated undergrowth. The slope area is not developed, and remains unused and undisturbed. Furthermore, the sloped area located on the southern portion of the property is under a restrictive covenant. Restrictions require that the lands not be developed or used for anything other than single family residential purposes, and that no buildings or structure except a deck or patio shall be constructed within the designated area.

Conditions: None

b) The site's soil characteristics

Discussions with County Engineering staff yielded that the area is prone to impacts by underground springs. The applicant submitted two geotechnical reports by E2K Engineering that reference a February 2018 Geotechnical investigation completed by Lone Pine Geotechnical Ltd. The Level III PSTS Analysis also notes that the soil structure is of medium texture and has good structure, which is moderately well drained and has good to moderate permeability.

In summary, the reports found that using a 10 m setback from the slope would "meet or exceed the required industry standard stability safety factors", and that the proposed residence on Lot 1 can be constructed with a minimum setback of 10m from the crest of the slope. The report goes on to note that if a smaller setback was required for the proposed development, additional options such as retaining walls, slope reinforcement, or deep foundation could be explored. The report also noted that "both the current and proposed conditions were modeled to show that the addition of a home at this location would not affect the overall stability of the slope."

The report noted that no additional fill should be added to the property within 10 m of the crest of the slope, that drainage should be maintained so that no ponding of water could occur near the top of the slope, that septic fields should be kept away from the crest of the slope by a minimum of 15 m, that any re-configuration of the topography of the land should be verified prior to modification, and that any changes to the loading conditions from either the house or additional grade supported elements in the yard should be reviewed by a professional geotechnical expert.

Based on review of the submitted reports, Administration has determined that soil characteristics are not an issue with either the proposed subdivision or the subsequent construction of a single family residence on the site when abiding by the recommendations in the geotechnical studies.

Conditions: None

c) Stormwater collection and disposal

The Conceptual Level Site-Specific Storm Water Management Plan Report prepared for the site indicates that the proposed Lot 1 is suitable for the intended purposes of the subdivision from a stormwater perspective. It concludes that no formal stormwater pond or other stormwater infrastructure is required for the development.

Condition: 8

d) Any potential for flooding, subsidence, or erosion of the land

As discussed above, steep slopes exist on the southern portion of the subject property. Guidelines regarding development of the site include setbacks from the slope. The presence of an existing restrictive covenant also adds security to slope impacts from development.

The slope stability assessment also noted that since historical slope movement has somewhat stabilized, as evidenced by many years of stable conditions, and with improved drainage, movement that occurred in the past is not expected to occur outside of a significant precipitation event.

The Level III PSTS Assessment noted that the site appears to be well drained with no evidence of standing water, and that the Elbow River is approximately 280 m to the southwest. In consideration of these points, the report concluded that the lands are not identified as being in a floodway, flood fringe, or overland flow flood fringe as per the AEP Flood Hazard Mapping, and that the lands did not flood during recent heavy precipitation events (i.e. 2005, 2007, or 2013 as per information received from the landowner).

The Landowner/Applicant also stated a willingness to plant willow stakes along the steep southern slope in an effort to support slope stability.

Condition: None

e) Accessibility to a road

The subject lands consist of a 5.54 acre parcel that currently accesses Range Road 32 via an existing access easement agreement with the adjacent lot to the north.

Proposed Lot 1 has panhandle access to Grandview Rise, which would require construction of an approach.

Transportation Offsite Levy

Payment of the Transportation Offsite Levy is required for the total gross acreage of the lands proposed to be subdivided and is required to be provided through the conditions of subdivision approval, in accordance with Bylaw C-7356-2014:

- Base Levy = \$4,595/ac x 5.54 ac = \$25,456
- Special Area 4 Levy = \$11,380/ac x 5.54 ac = \$63,045

Estimated TOL payment = \$25,456 + \$63,045 = \$88,501

Conditions: 4, 5, 10

f) Water supply, sewage and solid waste disposal

The Applicant has entered into a Water Supply Agreement with Doran Consulting Services Ltd. for supply of water from the Westridge Utility System. Westridge has committed to the provision of potable water to the future lot development. The existing home is also provided water service by Westridge.

A Level 3 Private Sewage Treatment System Assessment was submitted, which indicates that the proposed new parcel is suitable for a PSTS. Specifically, the report recommends the use of a packaged sewage treatment system for the new lot due to the relatively high density in the surrounding area, and in order to adhere to County Policy. The Central Springbank ASP also states that parcels greater than 2 acres in size having suitable site conditions may employ a private sewage system. (Section 2.8.3)

The Level 3 Assessment notes that the existing septic field for the existing house may need to be relocated in order to meet the recommended setbacks from the property line. The Applicant



ROCKY VIEW COUNTY
Cultivating Communities

agreed to relocate it should it be necessary and indicated that the existing septic system is in good working order.

The proposed septic system (and potential relocation of the existing one) must also observe a 15 m setback from the crest of the slope.

The Applicant currently transports their own solid waste off-site to their business site for disposal. The applicant indicated that the HOA does not currently include solid waste as part of the servicing, as multiple waste pickup services are in operation through private contracts with homeowners in the subdivision.

The Applicant is in discussions with the Grand View Estates Home Owner's Association regarding membership, and based on feedback from the Applicant, both sides have a preliminary understanding regarding the scope of the agreement terms. The County would require that the new parcel join the HOA, and that the existing home-site parcel would continue to gain access through the access agreement with the parcel to the north, not through Grand View Estates.

Conditions: 3, 6, 12

g) The use of the land in the vicinity of the site

The subject site is located within the Grand View Estates Conceptual Scheme, which is residential and is consistent with the Central Springbank Area Structure Plan. To the north is the entirety of the Grand View Estates residential area, to the east and south is a large residential parcel with adjacent ranch and farm use, and to the west is agricultural use.

Residential parcels in Grand View Estates are designated Residential One District, with minimum parcel sizes of 1.98 acres. Therefore, as this site is of the same land use designation, the proposed parcels at 2.02 and 3.39 acres are consistent with land use and parcel sizes in the area.

As the site is included in "Area B" of the Grand View Estates Conceptual Scheme (Bylaw C-5936-2004), the proposed subdivision and subsequent anticipated residential development of Lot 1 is consistent with land use in the area.

Conditions: None

h) Other matters

While Municipal Reserve was provided for the panhandle portion of Lot 1 (0.156 hectares) when the subject lands were originally subdivided, the reserve calculations did not include the remainder of the subject parcel. Municipal Reserves were calculated based on Area 'A' of the Grand View Estates subdivision, and did not include Area 'B'. As such, Municipal Reserves are required for the subject parcel, excluding the panhandle.

- Lot 2: 3.39 acres X 10% = 0.339 acres owing to be provided by cash in lieu (approximate calculation \$61,773.33, final amount to be determined by plan of survey), in accordance with the Appraisal Report prepared by R Home Appraisals, file 1816047, dated October 17, 2018, in the amount of \$182,222.22 per acre.
- Lot 1 (excluding panhandle of 0.39 acres) = [2.02 - 0.39 = 1.63]: 1.63 acres X 10% = 0.163 acres owing to be provided by cash in lieu (approximate calculation \$29,702.22, final amount to be determined by plan of survey), in accordance with the Appraisal Report prepared by R Home Appraisals, file 1816047, dated October 17, 2018, in the amount of \$182,222.22 per acre.

Condition: 9



POLICY CONSIDERATIONS:

Interim Growth Plan

The lands are within the Central Springbank Area Structure Plan, which is contemplated in the Interim Growth Plan. As such, this application is consistent.

Intermunicipal Development Plan

The lands are within the Policy Area of the Rocky View County/City of Calgary Intermunicipal Development Plan, and in accordance with the policies of that document, the City of Calgary was notified of the application. The City has no concerns with the proposal.

County Plan

The lands are located in an area designated as Country Residential, which requires development to proceed in accordance with the Central Springbank Area Structure Plan. As this proposed subdivision is in conformance, the site is consistent with the County Plan.

Land Use Bylaw

The Residential One District land use designation allows for parcels a minimum of 0.80 hectares (1.98 acres) in size and is intended for primarily residential purposes. The proposed parcel meets the minimum size provision, and the proposal is in alignment with the provisions of the Land Use Bylaw.

Central Springbank Area Structure Plan

The Central Springbank ASP identifies the subject lands as “New Residential Areas.” Section 2.9.2 of the Central Springbank ASP identifies the general residential development policies and requires a conceptual scheme for this area; the Grand View Estates Conceptual Scheme (GVECS) was adopted in 2005 and is applicable to the subject lands.

Section 2.9.4 of the Central Springbank ASP provides guidance on development in the New Residential Areas. Policies 2.9.4(e) and 2.9.4(f) of the ASP are the most relevant to this development proposal. Policy 2.9.4(e) requires a minimum parcel size of 0.8 hectares (2.0 acres), and policy 2.9.4(f) requires a maximum of 64 lots per quarter section. This application proposes lots that are greater than 2 acres in size, and given that the subject lands span across two quarter sections, the proposal does not exceed the maximum requirement of 64 lots per quarter. Therefore, the application is consistent with the Central Springbank ASP.

Policy 4.3.3 of the conceptual scheme requires that redesignation and subdivision proposals that seek to create more than two lots be supported by an Outline Plan. As the application only seeks the ultimate creation of two lots, and given that the proposed parcel sizes do not allow for further subdivision, an Outline Plan is not required at this time.

Grand View Estates Conceptual Scheme

The proposed subdivision would result in parcels of 0.82 hectares (2.02 acres) and 1.37 hectares (3.39 acres). The Conceptual Scheme requires a minimum parcel size of 0.8 hectares (1.98 acres), and requires the maximum number of residential parcels on a quarter section to be 64. The proposed subdivision aligns with these requirements.

The GVECS requires that redesignation and subdivision proposals that seek to create more than two lots be supported by an Outline Plan. As the application only seeks the ultimate creation of two lots (one new lot), and given that the proposed parcel sizes do not allow for further subdivision, an Outline Plan is not required.

The Applicant provided a subdivision design that is consistent with the relevant plans and existing development and addresses all technical concerns in accordance with these policies.

The existing development in Grand View Estates (Area A) is part of a Homeowners' Association (HOA),



which is responsible for maintenance of the trail system, among other community benefits. In collaboration with the existing HOA, Lot 1 would be required to join the existing HOA immediately, while Lot 2 would be required to use the existing access through the adjacent parcel to the north.

The proposed subdivision is compliant with the relevant Conceptual Scheme policies in terms of parcel size and servicing, and the remainder would be required to comply with as appropriate.

Grand View Estates Outline Plan

The Grand View Estates Conceptual Scheme includes an Appendix that pertains specifically to the subject site, and the Grand View Estates Subdivision. Section 1.2 notes that only Area A is subject to the rules of the Outline Plan, and Area B (which includes the subject property) would be required to complete their own background and site analysis prior to redesignation and subdivision. Policy 1.2.1 states that, as part of the redesignation and subdivision process, Area B shall be required to demonstrate that any further subdivision is feasible and consistent with the GVECS and the Central Springbank ASP. The proposed subdivision complies with this policy.

The Outline Plan also calls out the panhandle proposed for access of the subject parcel to “ultimately provide access and to integrate the two existing residential parcels into Grand View Estates”, and to be used for water, sanitary sewer, and private utilities. This was already accomplished, and Municipal Reserve was paid on this portion.

CONCLUSION:

The application meets the spirit and intent of the Central Springbank ASP, and the subject lands hold the appropriate land use designation for the intended parcel sizes. It appears as though a suitable building envelope is provided on proposed Lot 1. The most significant technical issue with the application pertains to stormwater management and placement of the septic system. Necessary setbacks from the steep slope for septic and structures would be provided as outlined in the technical and geotechnical studies, and as such, these technical issues are appropriately addressed through the conditions of approval.

OPTIONS:

- Option #1: THAT Subdivision Application PL20180049 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20180049 be refused per the reasons noted.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

ON/rp

APPENDICES:

- APPENDIX 'A': Approval Conditions
APPENDIX 'B': Application Referrals
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner comments



APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create an ± 0.82 hectare (± 2.02 acre) parcel (Lot 1) with a ± 1.37 hectare (± 3.39 acre) remainder (Lot 2) from Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations. Having considered adjacent landowner submissions, 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 Central Springbank Area Structure Plan;
 2. The subject lands hold the appropriate land use designation; and,
 3. The technical aspects of the subdivision proposal were considered, and there are no technical limitations to the proposal.
- 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 is approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 2, in accordance with the The Alberta Private Sewage Systems Standard of Practice 2009.

Development Agreement – Site Improvements/Services Agreement

- 3) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall:
 - a) Be in accordance with the Level 3 Private Sewage Treatment Systems (PSTS) Assessment of Site Suitability of Lot 1, Block 1, Plan 0611520 prepared by Sedulous Engineering for the construction of a packaged Private Sewage Treatment System; and
 - b) Be in accordance with the Slope Stability Assessment (Revision 3) prepared by e2K Engineering Ltd.



Transportation and Access

- 4) The Owner shall construct a new paved approach on Grandview Rise in order to provide access to Lot 1. 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, with those lots using the access route, and then be required to join the Homeowner's Association.
- 5) The Applicant/Owner shall enter into an Access Easement Agreement with the adjacent landowner at Lot 3, Block 1, Plan 9510791, within SW-14-24-3-W5M to provide access to Lot 2 only, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right-of-way plan.

Water Servicing

- 6) The Owner is to provide confirmation of tie-in for connection to the Westridge Utility System, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing the following information:
 - Documentation proving that water supply has been purchased for proposed Lot 1;
 - Documentation proving that all necessary water infrastructure is installed.

Erosion and Sediment Control Plan

- 7) The Owner is to provide a Sediment Control Plan.

Stormwater Conditions

- 8) The Owner is to provide and implement a Site Specific Stormwater Management Plan, which meets the requirements outlined in the Springbank Master Drainage Plan.:
 - a) 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;
 - b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

Municipal Reserves

- 9) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, 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 appraisal², pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.
 - a) From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 11) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new Lot.

² R Home Appraisals, File 18106047 dated October 25, 2018

*Homeowners Association*

- 12) The Owner shall legally amend the existing Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created (Lot 1), requiring that each individual Lot Owner is a member of the Home Owners' or Lot Owners' Association:
 - a) The HOA agreement shall specify the future maintenance obligations of the Homeowners' Association for on-site pathways and community landscaping, residential solid waste collection at minimum.

Taxes

- 13) 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.



APPENDIX B: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|--|---|
| <i>School Authority</i> | |
| Rocky View Schools | No objection. |
| Calgary Catholic School District | No response. |
| Public Francophone Education | No response. |
| Catholic Francophone Education | No response. |
| <i>Province of Alberta</i> | |
| Alberta Environment | Not required for circulation. |
| Alberta Transportation | Not required for circulation. |
| Alberta Sustainable Development (Public Lands) | Not required for circulation. |
| Alberta Culture and Community Spirit (Historical Resources) | Not required for circulation. |
| Alberta Energy Resources Conservation Board | No response. |
| Alberta Health Services | <p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application is proposing to subdivide the subject lands to create a 2.02 acre parcel with 3.39 remaining. We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. The application indicates that potable water will be supplied by Westridge Utilities. AHS recommends that it is confirmed that the existing water system will be able to meet any increased water demand resulting from this proposed development. 2. Any existing or proposed private sewage disposal systems should be completely contained within the proposed property boundaries and must comply with the setback distances |



| AGENCY | COMMENTS |
|-----------------------|--|
| | <p>outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p> <p>Please call (403) 912-8459 or e-mail carol.brittain@ahs.ca if you have any questions.</p> |
| <i>Public Utility</i> | |
| ATCO Gas | No response. |
| ATCO Pipelines | No concerns. |
| AltaLink | No response. |
| FortisAlberta | <p>Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.</p> <p>Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.</p> |



| AGENCY | COMMENTS |
|---|--|
| Telus Communications | No response. |
| Direct Energy | Not circulated. |
| TransAlta | No response. |
| Calgary Airport Authority | Not required for circulation. |
| <i>Adjacent Municipality</i> | |
| The City of Calgary | No objection. |
| <i>Other External Agencies</i> | |
| EnCana Corporation | No response. |
| Enmax | No response. |
| <i>Rocky View County Boards and Committees</i> | |
| Agricultural Service Board Farm Members and Agricultural Fieldman | Not required for circulation. |
| Rocky View West Recreation Board | Cash in lieu. |
| <i>Internal Departments</i> | |
| Legal and Land Administration | This location has not been identified for future Municipal Reserve acquisition to support public park, open space, pathway or trail development; therefore, the Municipal Lands office recommends the taking cash in lieu of land dedication for any outstanding reserves owing associated with lands subject to this application. |
| Development Authority | No objections or comments. |
| GeoGraphics | No response. |



| AGENCY | COMMENTS |
|---|--|
| Bylaw and Municipal Enforcement | No comments. |
| Fire Services | <p>Having reviewed the circulation, The Fire Service has only one comment which is to ensure that the grade of the driveway does not exceed the grade required in the RVC Servicing Standards or the Alberta Building Code.</p> <p>No further comments at this time.</p> |
| Planning & Development Services - Engineering | <p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Due to steep slopes present on the property, the Applicant has been required to prepare a Slope Stability Assessment. <ul style="list-style-type: none"> A slope stability Assessment dated March 19, 2018 has been prepared by E2K and an updated report dated April 26. To assess the global stability of the site, two sections deemed representative worst-case scenarios were analyzed. The report demonstrated that the addition of a home positioned with a setback of 10 m from the crest of the slope, will not affect the stability of the slope. A safety factor of 1.6 was calculated, which is above the industry standard of 1.5. The area is known to have high groundwater levels and there were slope movements in the past (2005). Since then, it is expected the area has somewhat stabilized, now has improved drainage patterns and therefore the same movement is not expected to occur outside of a significant precipitation event (1:50 or 1:100). The Geotechnical Engineer's opinion is that the proposed development will not have a negative impact on the slopes and the slopes condition would be the same as under post-development. The subject lands have a restrictive covenant in place with the following stipulations: <ul style="list-style-type: none"> The lands shall not be developed or used other than for single family residential purposes; No buildings or structure except a deck or patio shall be constructed within the Area Required for Restrictive Covenant Purposes, Plan 9412692. The Applicant has demonstrated the new lot has over 1 acre |



| AGENCY | COMMENTS |
|--------|--|
| | <p>developable area through Figure 4, prepared by Sedulous Engineering dated September 18, 2018.</p> <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> The applicant currently has access to RGE RD 32 through a registered access easement agreement with the owner of the north adjacent lot (instrument 171 1489); As a condition of Subdivision endorsement, the applicant will be required to build a single paved road approach connecting to Grandview Rise Road, as per Rocky View County standards; Prior to the installation of the approaches, the developer shall make a road approach application with the Road Operations Department; As a condition of Subdivision, if a mutual (shared) access is to be used benefitting the existing as well as new parcel, the applicant shall provide a Right-of-Way Plan and Access Easement Agreement to register on the title of each parcel. <ul style="list-style-type: none"> It is noted the panhandle does not meet current Rocky View County standards of 12.5 m due to the existing approximately 10 m ROW; The applicant has registered access easement agreement benefitting the owner of the south adjacent lot (Kestrel Farms) for RR 32 access (instrument 941 2691). It is noted this is the main/most used access to Kestrel Farms lands. <p>As a condition of Subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy (TOL) in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of 5.54 acres. The estimated levy payment owed at time of subdivision endorsement is \$88,501 (Base = \$4,595/ac x 5.54 ac = \$25,456; Special Area 4 = \$11,380/ac x 5.54 ac = \$63,045).</p> <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> As a condition of Subdivision, the owner shall enter into a Site Improvements/ Services Agreement (SISA) with the County to ensure construction of a Packaged Sewage Treatment System to the satisfaction of the County; The SISA will also ensure recommendations of the April 26th 2018 Slope Stability Assessment Report prepared by E2K Engineering are followed at future Development Permit/Building Permit stage. <ul style="list-style-type: none"> As per Policy 449, for residential developments relying on PSTS, where lot sizes are equal to, or greater than, |



| AGENCY | COMMENTS |
|--------|---|
| | <p>1.98 acres but less than 3.95 acres the County requires the use of Packaged Sewage Treatment Plant on individual lots which meet the Bureau de Normalisation du Quebec (NBQ) standards for treatment and the requirements set out in Procedure 449;</p> <ul style="list-style-type: none"> ○ Septic fields should be kept away from the crest of the slope by a minimum 15 m setback. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant/ Owner had entered into a Water Supply Agreement with Doran Consulting Services for the Supply of Water from the Westridge Utility System. A confirmation letter dated January 2, 2018 has been provided that the water supply is available for the proposed Lot 2 and 3; • As a condition of subdivision, the Owner is to provide confirmation of the tie-in for connection to Westridge Utility. This includes providing the following information: <ul style="list-style-type: none"> ○ Documentation proving that water supply has been purchased for the newly created lot; ○ Documentation proving that water supply infrastructure requirements including servicing to the properties have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • As a condition of Subdivision, a site specific storm water management report (SSIP) report will be required in accordance with the Springbank Master Drainage Plan prepared 2016 MPE Engineering. The report has to demonstrate site drainage will not negatively impact the site slope stability. Should the SSIP indicate that improvements are required the Applicant/Owner shall enter into a Site Improvement/Services Agreement with the County for the implementation of specific improvements; • Any re-configuration of the topography of the land should be verified by E2K prior to modification, to ensure slope stability meets the required safety factor. <ul style="list-style-type: none"> ○ The applicant has submitted a conceptual level site specific storm water management report (SSIP) prepared by Sedulous Engineering, dated May 1, 2018. The report indicates the land that is proposed to be subdivided, is suitable for the purpose for which the subdivision is intended, from a storm water management perspective and no formal stormwater pond or other formal stormwater infrastructure is required for this |



| AGENCY | COMMENTS |
|----------------------------|--|
| | <p>development. Also, the site conforms to the MDP criteria.</p> <ul style="list-style-type: none"> ○ Drainage should be maintained so that no ponding water can occur near the top of the slope. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • As a condition of subdivision, an Erosion and Sediment Control plan will be required. ○ Approximately 3000 m³ of the southwest portion of the remainder parcel is labeled as riparian area in the Alberta Merged Wetland Inventory. A very small portion of the newly created lot falls in the riparian area category. These lands fall within Section 41 regulation of the current land use bylaw in effect (Bylaw C-4841-97) and also form part of the restrictive covenant area. |
| Transportation Services | <p>Property access must be from Grandview Rise and not from private driveway to the south.</p> <p>Application for approach off Grandview Rise has been approved.</p> |
| Capital Project Management | No concerns. |
| Utility Services | <p>Because this parcel falls within the Central Springbank ASP, (formerly) Agricultural Services has no concerns.</p> |

Circulation Period: June 6, 2018 – July 9 2018



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Date Mailed: Wednesday, December 19, 2018

Peterson, Kevin

File: PL20180049

RE: SUBDIVISION TRANSMITTAL OF DECISION

Pursuant to a decision of the Subdivision Authority for Rocky View County on December 11, 2018, your Subdivision Application was conditionally approved. The conditions of approval are outlined below:

- A. That the application to create an ± 0.82 hectare (± 2.02 acre) parcel (Lot 1) with a ± 1.37 hectare (± 3.39 acre) remainder (Lot 2) from Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. Having considered adjacent landowner submissions, 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 Central Springbank Area Structure Plan;
 - 2) The subject lands hold the appropriate land use designation; and,
 - 3) The technical aspects of the subdivision proposal were considered, and there are no technical limitations to the proposal.
- 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 is approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

the following in relation to the new property lines:

- a) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 2, in accordance with the The Alberta Private Sewage Systems Standard of Practice 2009.

Development Agreement – Site Improvements/Services Agreement

- 3) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall:
 - a) Be in accordance with the Level 3 Private Sewage Treatment Systems (PSTS) Assessment of Site Suitability of Lot 1, Block 1, Plan 0611520 prepared by Sedulous Engineering for the construction of a packaged Private Sewage Treatment System; and
 - b) Be in accordance with the Slope Stability Assessment (Revision 3) prepared by e2K Engineering Ltd.

Transportation and Access

- 4) The Owner shall construct a new paved approach on Grandview Rise in order to provide access to Lot 1. 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, with those lots using the access route, and then be required to join the Homeowner's Association.
- 5) The Applicant/Owner shall enter into an Access Easement Agreement with the adjacent landowner at Lot 3, Block 1, Plan 9510791, within SW-14-24-3-W5M to provide access to Lot 2 only, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right-of-way plan.

Water Servicing

- 6) The Owner is to provide confirmation of tie-in for connection to the Westridge Utility System, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Documentation proving that water supply has been purchased for proposed Lot 1;
 - b) Documentation proving that all necessary water infrastructure is installed.

Erosion and Sediment Control Plan

- 7) The Owner is to provide a Sediment Control Plan.

Stormwater Conditions

- 8) The Owner is to provide and implement a Site Specific Stormwater Management Plan, which meets the requirements outlined in the Springbank Master Drainage Plan.:
 - a) 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;



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

- b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

Municipal Reserves

- 9) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, 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 (R Home Appraisals; File 18106047 dated October 25, 2018), pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.
 - a) From the total gross acreage of Lot 1 to be subdivided as shown on the Plan of Survey; and
 - b) That payment of the Transportation Off-Site Levy on Lot 2 to be subdivided as shown on the Plan of Survey be deferred.
- 11) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new Lot.

Homeowners Association

- 12) The Owner shall legally amend the existing Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created (Lot 1), requiring that each individual Lot Owner is a member of the Home Owners' or Lot Owners' Association:
 - a) The HOA agreement shall specify the future maintenance obligations of the Homeowners' Association for on-site pathways and community landscaping, residential solid waste collection at minimum.

Taxes

- 13) 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*.

Prior to the submission of any final documents, we advise that it is the applicant's responsibility to ensure that all conditions of approval have been met and all approval fees paid within ONE YEAR of the approval date, and that the Municipality has received documented evidence to this effect.

Pursuant to the *Municipal Government Act*, and in keeping with the instructions set out in the attached



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2403-230-1401
questions@rockyview.ca
www.rockyview.ca

Notice of Appeal form, an appeal or dispute from this decision, or the conditions, may be commenced within 21 days from the date of this letter by:

- a) the applicant;
- b) a Government Department where a referral is required pursuant to the Subdivision and Development Regulation; and/or
- c) a school authority with respect to Reserve

An appeal to this decision rests with the Subdivision and Development Appeal Board. Use of the attached Notice of Subdivision Appeal form is required for submission of the appeal.

DUE TO THE POSSIBILITY OF APPEALS, any development or steps necessary to meet the conditions of approval should not occur within 21 days from the date of this letter.

The Subdivision Authority reserves the right to make corrections to any technical or clerical errors or omissions to this decision.

Should you have any questions or concerns, please contact Oksana Newmen at 403-520-7265 for assistance and quote the file number as noted above.

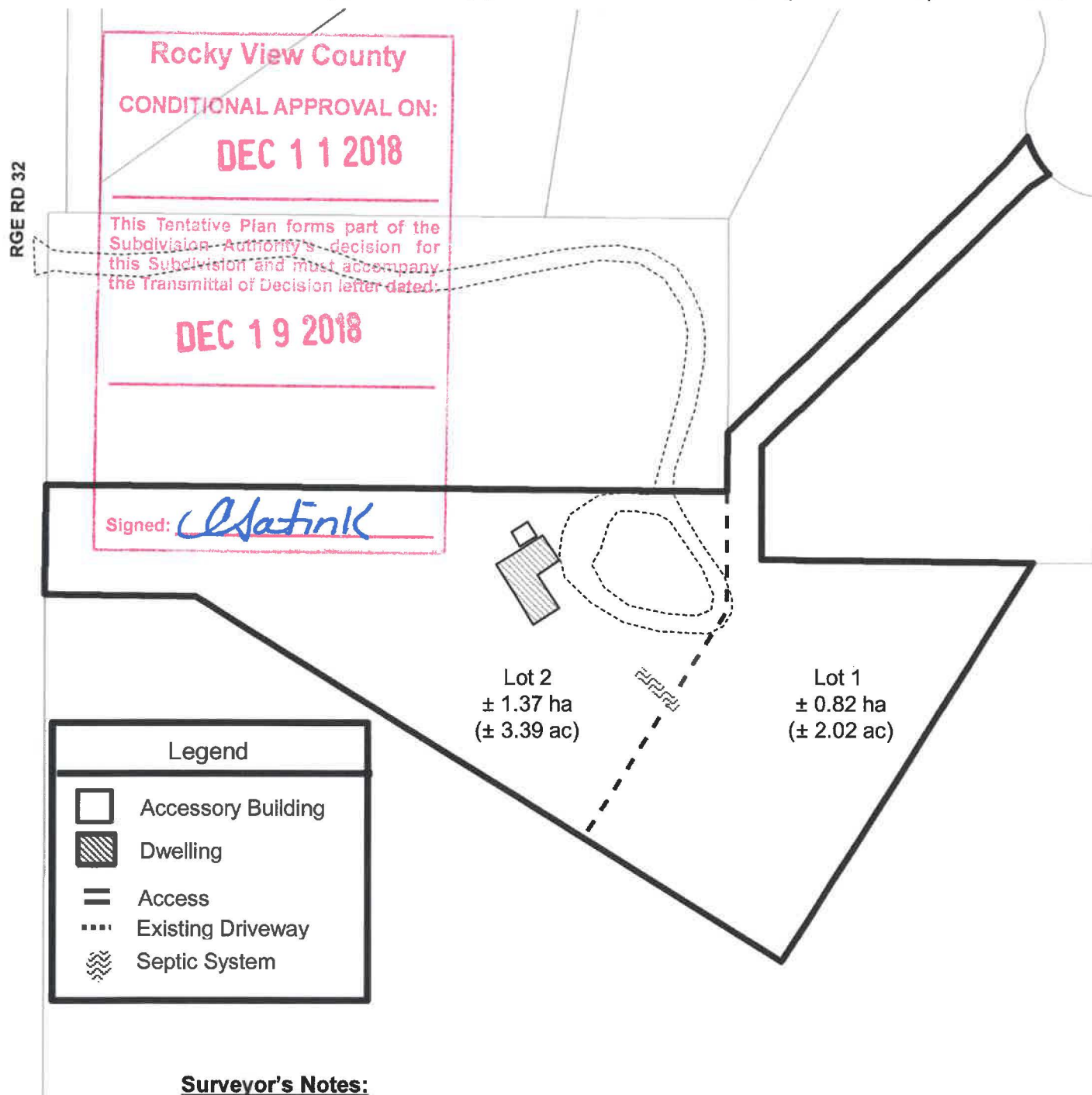
A handwritten signature in blue ink that reads "Charlotte Satink".

Charlotte Satink
Municipal Clerk
403-520-1651
csatink@rockyview.ca

cc: Peterson, Kevin & Jolene

Subdivision Proposal:

To create a ± 0.82 hectare (± 2.02 acre) parcel with ± 1.37 hectare (± 3.39 acre) remainder.

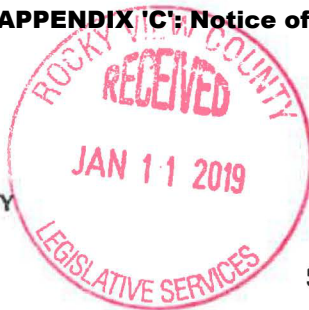
**TENTATIVE PLAN**

Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018Division # 3File: 04711031



ROCKY VIEW COUNTY
Cultivating Communities



Notice of Appeal

Subdivision and Development Appeal Board

Appellant Information

Name of Appellant(s)

Mailing Address

Municipality

Province

Postal Code

Home Phone #

Business Phone #

Email Address

Site Information

Municipal Address

Legal Land Description (lot, block, plan and/or quarter-section-township-range-meridian)

Development Permit, Subdivision Application, or Stop Order #

Roll #

I am appealing: (check one box only)

Development Authority Decision

☐ Approval

☒ Conditions of Approval

☐ Refusal

Subdivision Authority Decision

☐ Approval

☐ Conditions of Approval

☐ Refusal

Decision of Enforcement Services

☐ Stop Order

Reasons for Appeal (attach separate page if required)

① - Municipal reserves were paid according to County Admin up to & including rezoning.

In addition the method of calculation for land value was fractionalized & skewed to over double the value.

② Appealing the requirement to gain Grandview Home Owners Assoc. I am a Rockyview tax payer accessing a Rockyview Roadway.

This information is collected for the Subdivision and Development Appeal Board of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and sections 645, 678, and 686 of the Municipal Government Act. If you have questions regarding the collection or use of this information, contact the Manager of Legislative and Legal Services at 403-230-1401.

Appellant's Signature

Date

Last updated: November 16, 2017

Page 1 of 2

[REDACTED]

| | |
|------------|------------|
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |

[REDACTED]

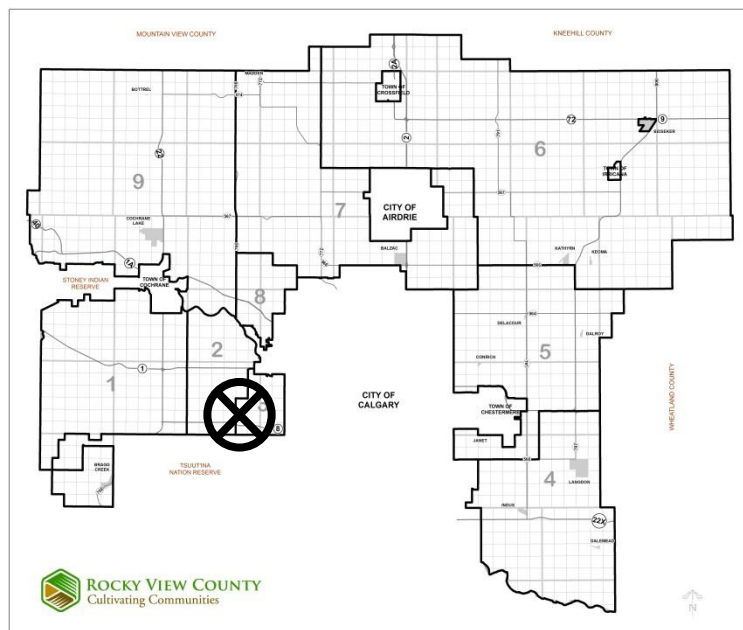
From: holtnusery [REDACTED]
Sent: Friday, January 11, 2019 8:01 AM
To: Oksana Newmen
Subject: Fw: Kevin Peterson Appeal - Jan 11, 2019

Oksana
Find attached my notice of appeal
Not sure whether it was the mail strike or Christmas but
I only received the letter 1st of this week
Kevin

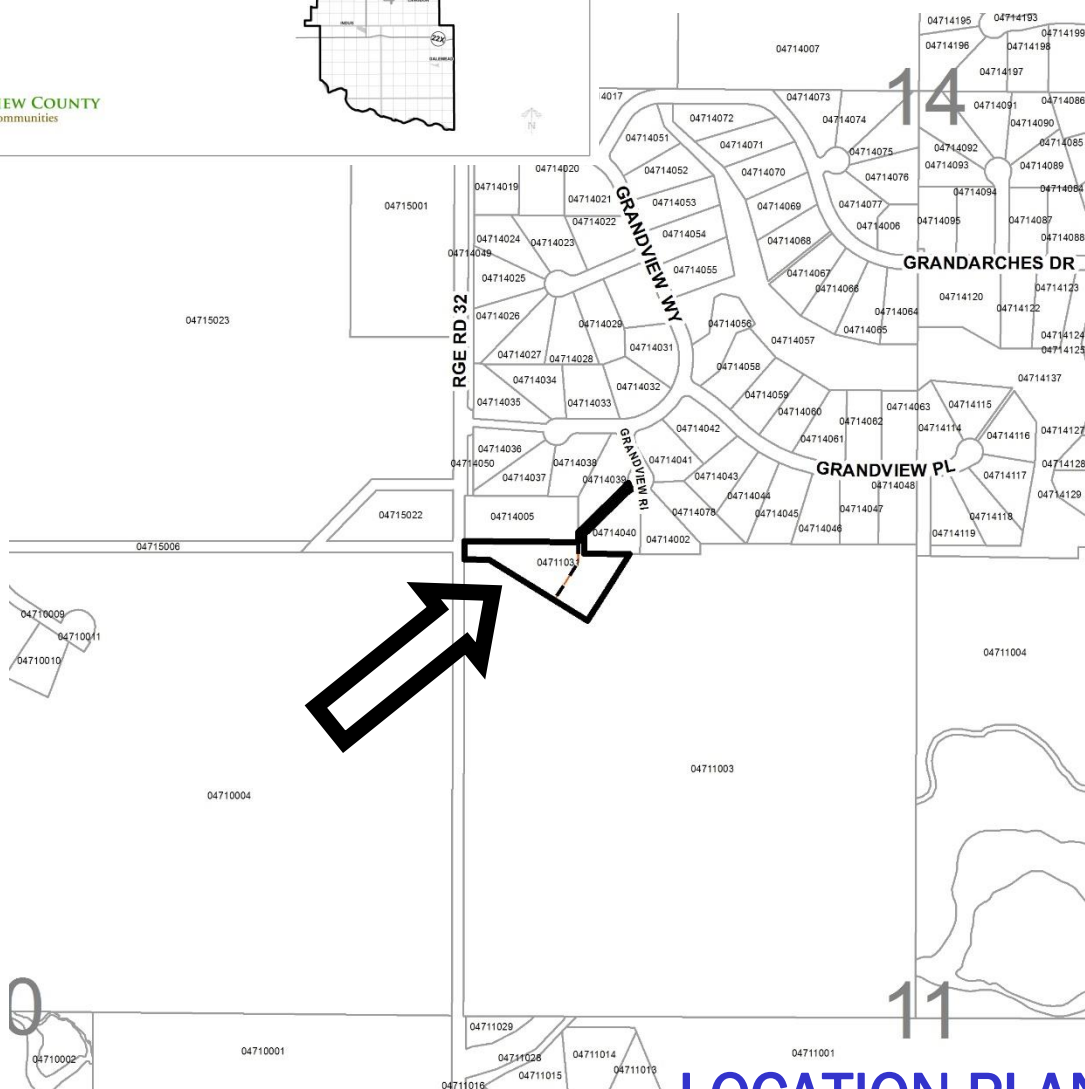
----- Forwarded Message -----

From: Jolene M [REDACTED]
To: [REDACTED]
Sent: Friday, January 11, 2019, 07:54:28 AM MST
Subject: Kevin Peterson Appeal - Jan 11, 2019

Scanned with TurboScan.



ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN

Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

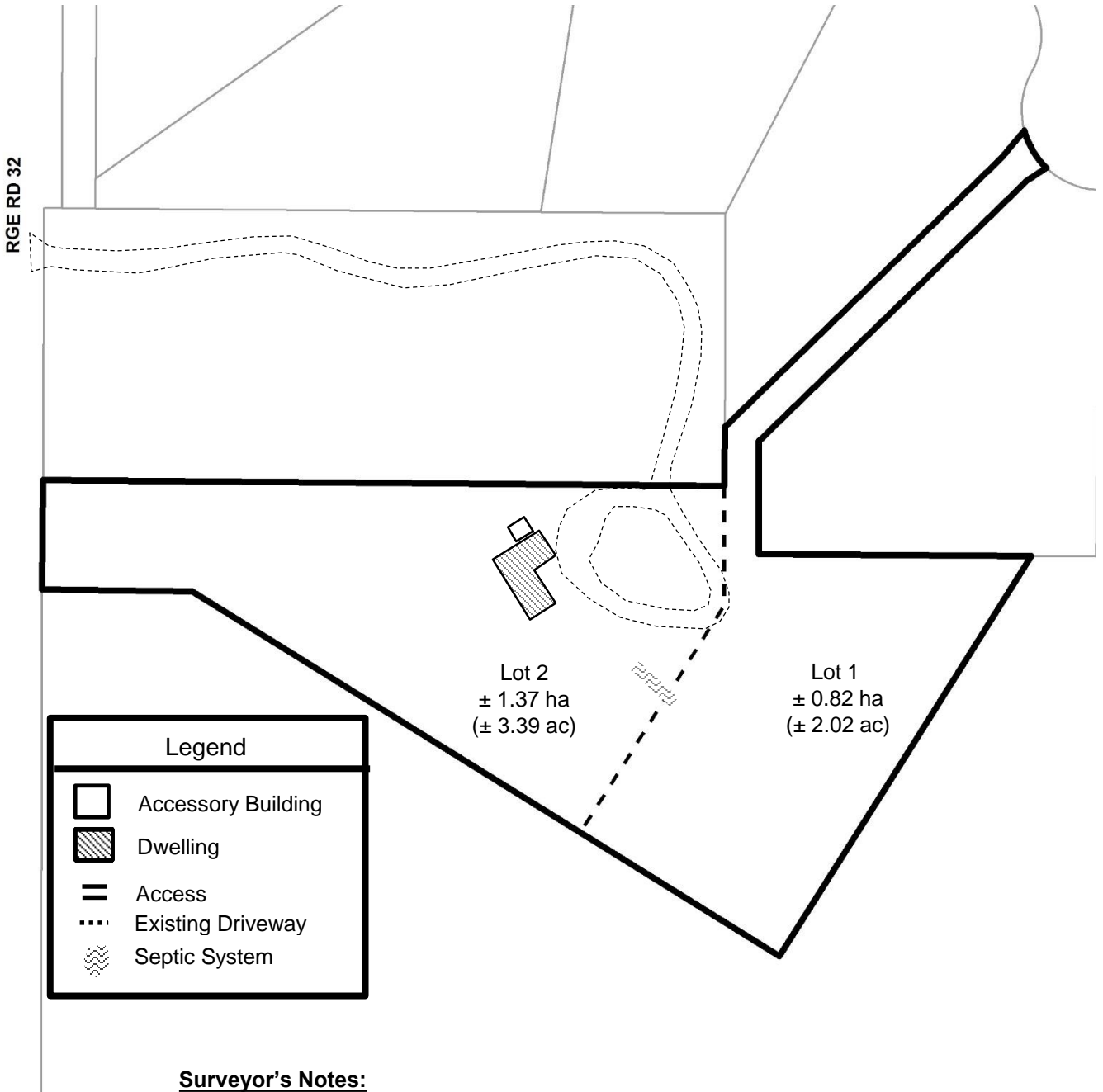
Division # 3

File: 04711031

Agenda
Page 57 of 80

Subdivision Proposal:

To create a ± 0.82 hectare (± 2.02 acre) parcel with ± 1.37 hectare (± 3.39 acre) remainder.

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

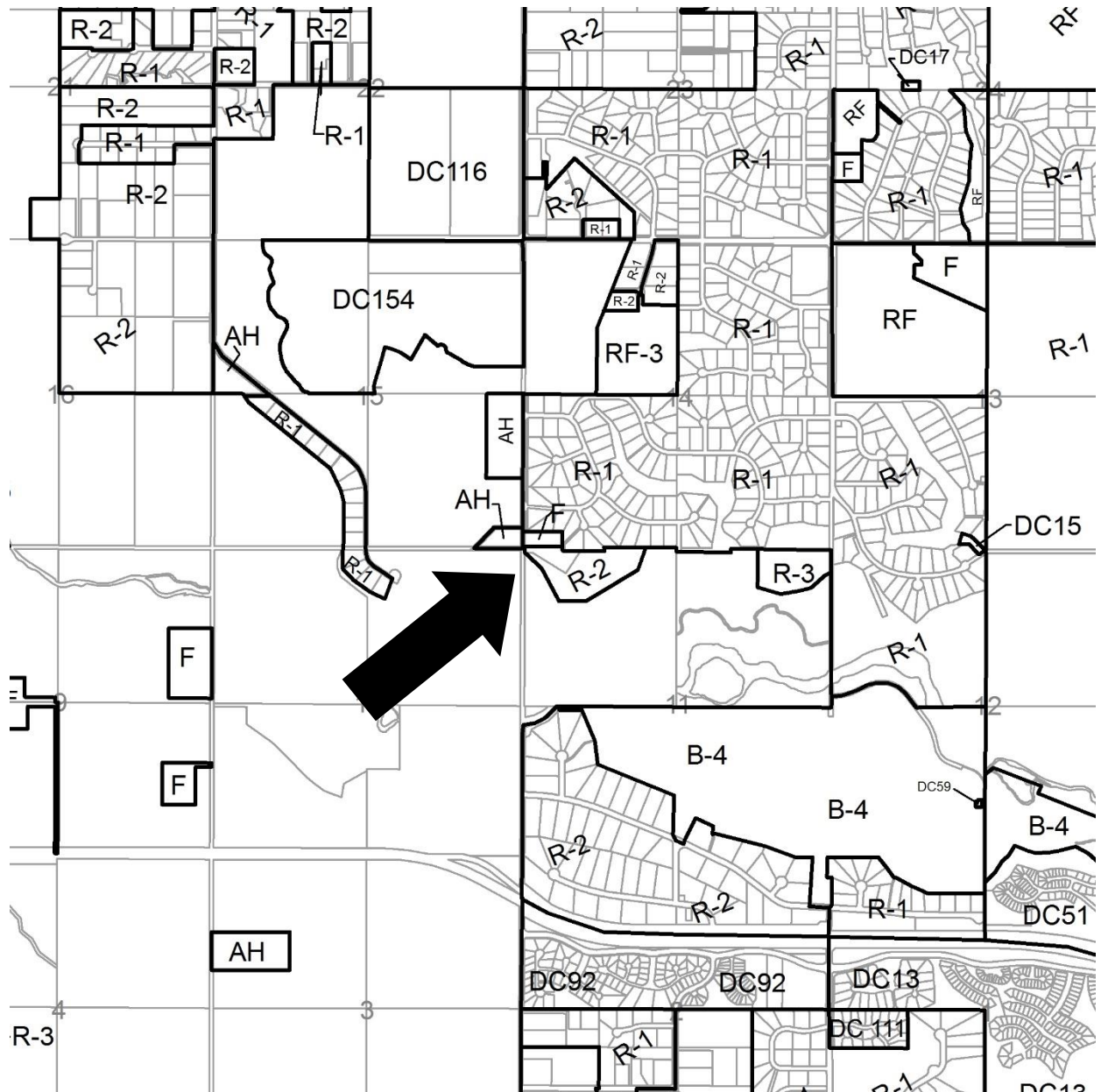
Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

Division # 3

File: 04711031

Agenda
Page 58 of 80



| | |
|--------------------------|---------------------------------------|
| Ranch and Farm | B-1 Highway Business |
| RF2 Ranch and Farm Two | B-2 General Business |
| RF3 Ranch and Farm Three | B-3 Limited Business |
| AH Agricultural Holding | B-4 Recreation Business |
| F Farmstead | B-5 Agricultural Business |
| R-1 Residential One | B-6 Local Business |
| R-2 Residential Two | NRI Natural Resource Industrial |
| R-3 Residential Three | HR-1 Hamlet Residential Single Family |
| DC Direct Control | HR-2 Hamlet Residential (2) |
| PS Public Service | HC Hamlet Commercial |
| | AP Airport |

LAND USE MAP

Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

Division # 3

File: 04711031

Agenda
Page 59 of 80



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2016

**Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M**

Date: May 23, 2018

Division # 3

File: 04711031

Agenda
Page 60 of 80





Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

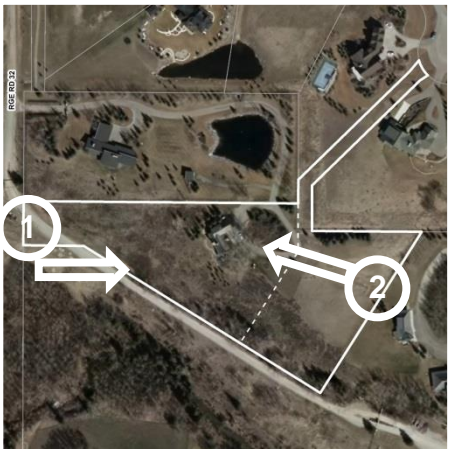
Division # 3

File: 04711031

Agenda
Page 61 of 80



1



2



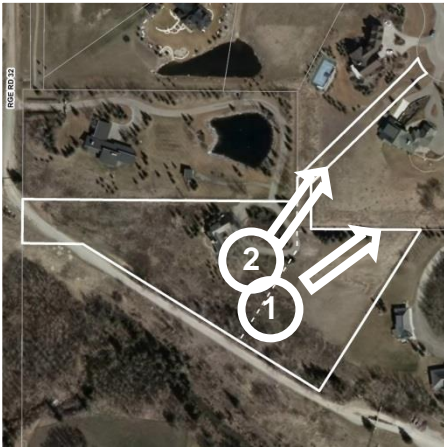
Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M





①

②

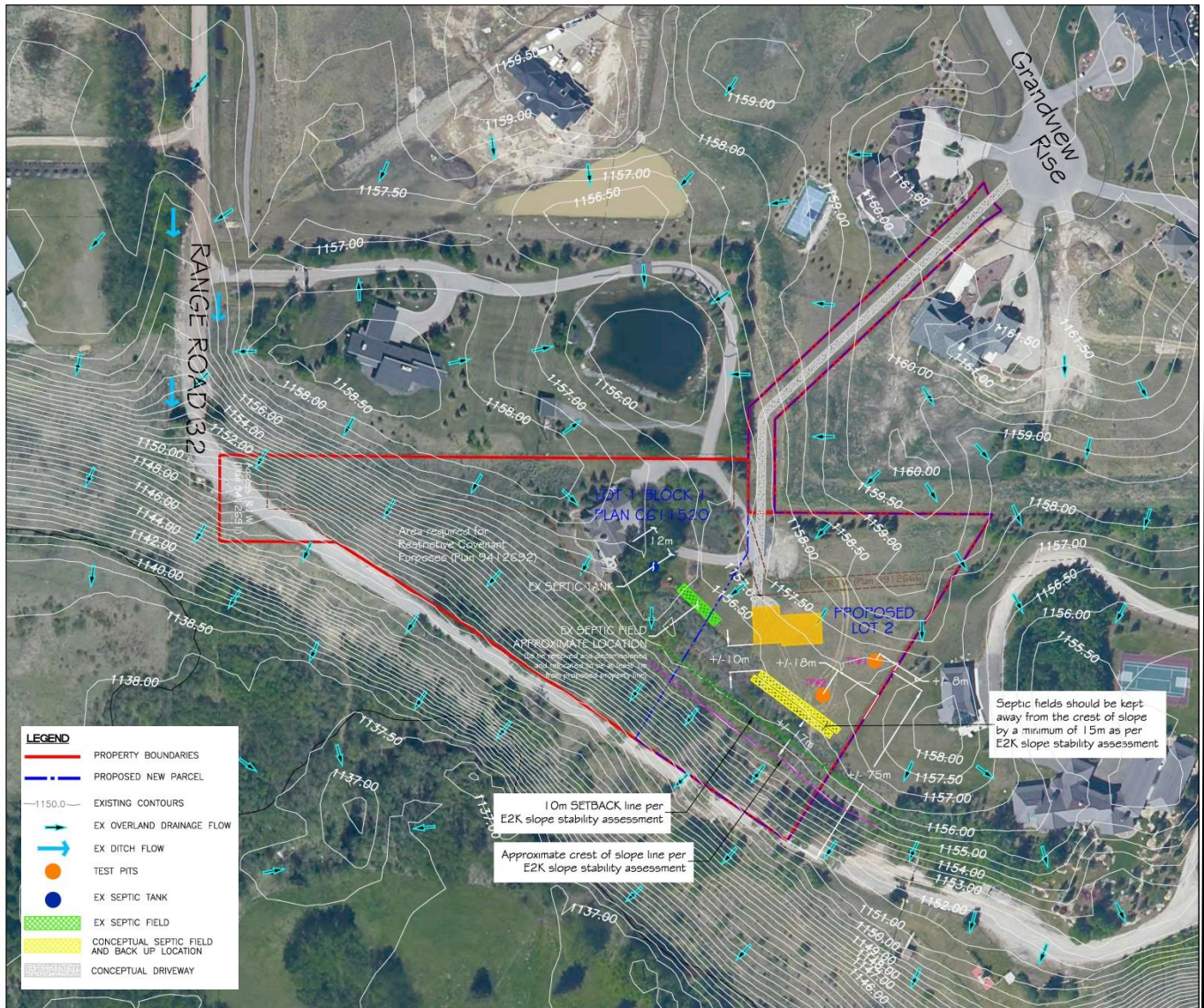


Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

Division # 3

File: 04711031



LEVEL 3 PSTS MAP

(By Sedulous Engineering)

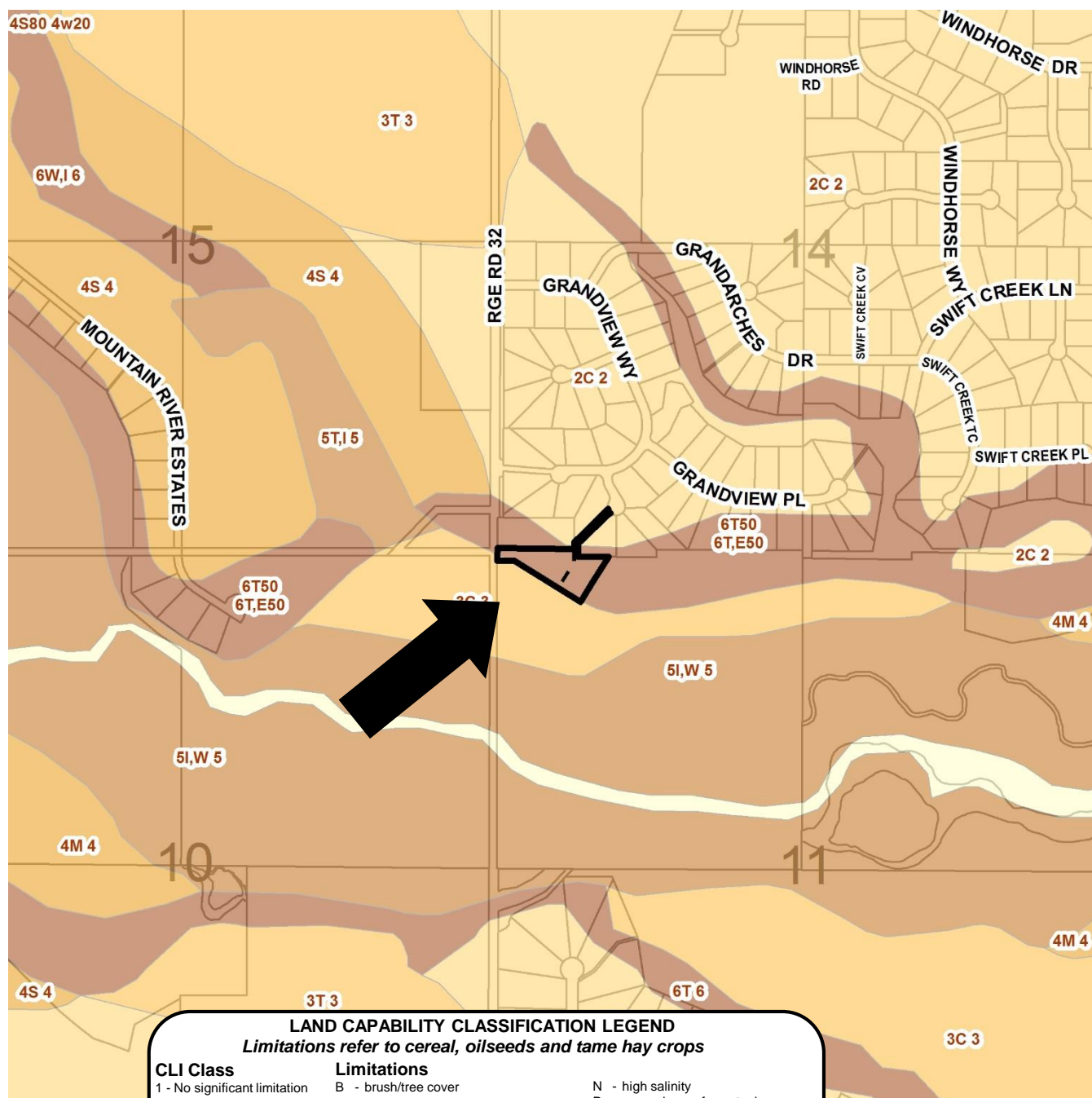
Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

Division # 3

File: 04711031

Agenda
Page 64 of 80



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP

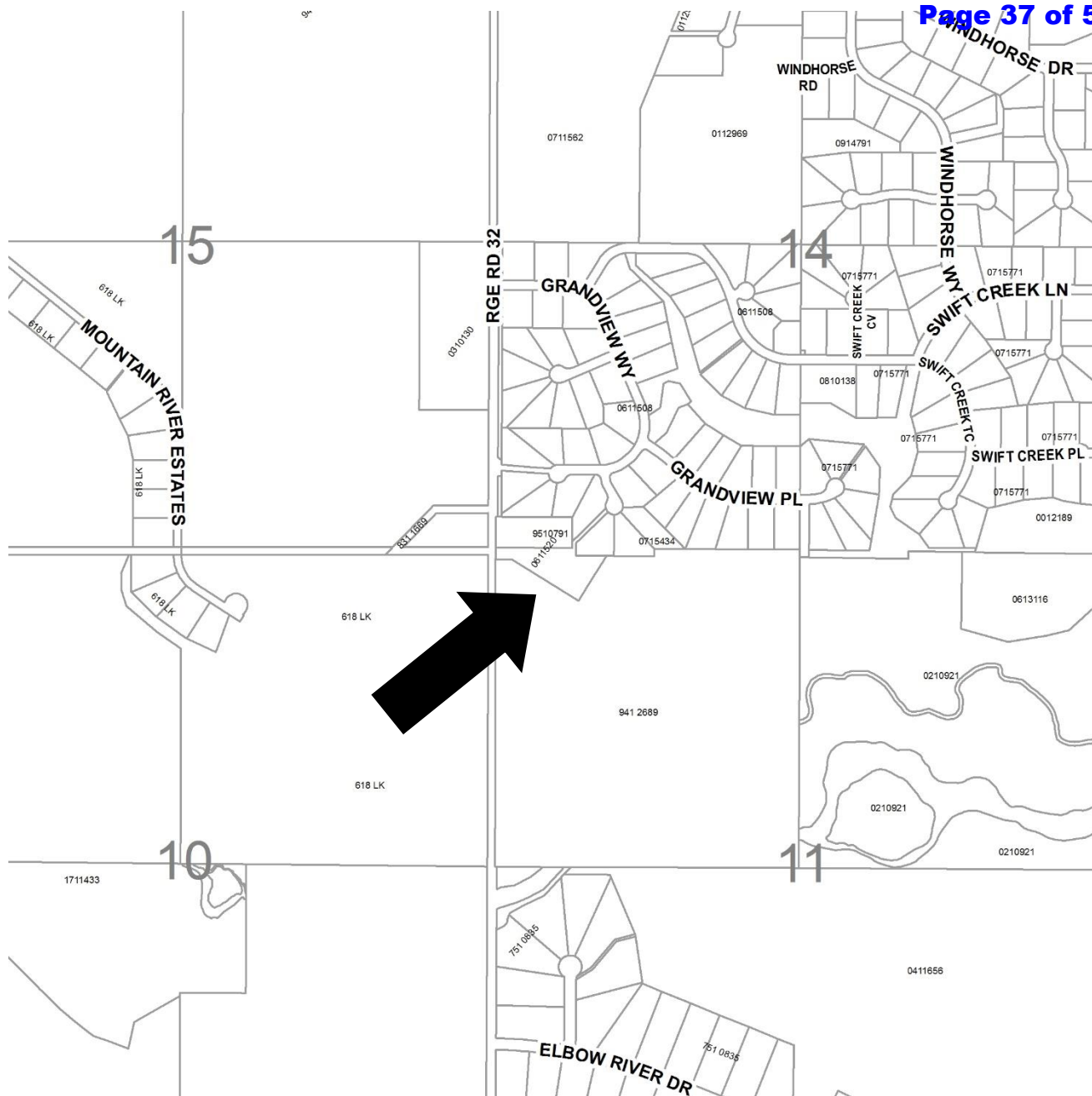


Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

Division # 3

File: 04711031



Legend – Plan numbers

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

Division # 3

File: 04711031

Agenda

Page 66 of 80

LANDOWNER CIRCULATION AREA

Lot:1 Block:1 Plan:0611520
NW-11-24-03-W05M

Date: May 23, 2018

Division # 3

File: 04711031



| FOR OFFICE USE ONLY | |
|--------------------------------|-------------------------|
| Date of Receipt May 9, 2018 | File Number 04711031 |
| Fee Submitted \$325.- | Accepted by |

Agenda
Page 68 of 80

PLANNING SERVICES FORM 3.6

4. LOCATION OF LAND TO BE SUBDIVIDED

- (a) The land is situated in the municipality of **ROCKY VIEW COUNTY**. ☒ YES
- (b) Is the land situated immediately adjacent to the municipal boundary? ☐ YES ☒ NO
If "yes", the adjoining municipality is _____
- (c) Is the land situated within 0.8 kilometres of the right-of-way of a highway? ☐ YES ☒ NO
If "yes", the highway is Number _____
- (d) Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? _____ NO
If "yes", state its name _____
- (e) Are there any oil or gas wells on or within 100 metres of the subject property(s)? ☐ YES ☒ NO
- (f) Is the proposed parcel within 1.5 kilometres of a sour gas facility? ☐ YES ☒ NO
- (g) Is the sour gas facility ☐ active, ☐ abandoned, or currently being ☐ reclaimed?
- (h) Is there an abandoned oil or gas well or pipeline on the property? ☐ YES ☒ NO

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe: (a) Existing use of the land RESIDENTIAL - R2

(b) Proposed use of the land RESIDENTIAL - R1

(c) The designated use of the land as classified under a Land Use Bylaw R2

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

- (a) Describe the nature of the topography of the land (flat, rolling, steep, mixed)
FLAT on terrace, slopes on ridge
- (b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots etc., sloughs, creeks, etc.) GRASS AND TREES
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) _____

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

Describe any buildings (historical or otherwise), and any structures on the land and whether or not they are to be demolished or moved. HOUSE WITH ATTACHED GARAGE, AND SMALL SHED

8. WATER AND SEWER SERVICES

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.

PSTS, AND CONNECTION TO WESTRIDGE UTILITIES

9. PROPOSED LOTS

- (a) Number of parcels being created 2
- (b) Size of parcels being created 1.371 Ha (3.4 Ac) and 0.824 (2.0 Ac)

PLANNING SERVICES FORM 3.6

N/A - MR IS ALREADY TAKEN

10. MUNICIPAL RESERVE STATUS

(a) Disposition of Municipal Reserve, please check appropriate box:

- | | |
|--|---|
| <input type="checkbox"/> Deferral | <input type="checkbox"/> If dedicated, area of Reserves and designation |
| <input type="checkbox"/> Deferral to balance | <input type="checkbox"/> Cash in lieu of land, value to be determined by appraisal. |

PLANNING SERVICES FORM 3.6

11. MANDATORY SUPPORTING INFORMATION – SUBDIVISION

PART A: General requirements

- ☒ Application forms.
- ☐ Authorization from owner of the parcel for the making of the application.
- ☒ Proposed plan of subdivision or other instrument.
- ☒ Payment of fees.
- ☒ Land title for all properties affected by the subdivision must be within 30 days of the date of application.
- ☐ Description of the use or uses proposed for the land that is the subject of the application.
- ☒ Signed appraisal agreement and time extension agreement (if applicable)
- ☒ Information provided by the Alberta Energy Regulator (AER) as set out in AER Directive 079, *Surface Development in Proximity to Abandoned Wellbores*, identifying the location or confirming the absence of any abandoned wells within the proposed subdivision, and if an abandoned well is identified in the information a map showing the actual wellbore location of the abandoned well, and a description of the minimum setback requirements in respect of an abandoned well in relation to existing or proposed building sites as set out in AER Directive 079, *Surface Development in Proximity to Abandoned Wellbores*. not required for a boundary realignment.

Note: It should be noted that while every effort is made to ensure that applicants are provided with clear information regarding the requirements for applications, that over the course of the application assessment process, particularly following a full technical review and also following the receipt of submissions from agencies and landowners, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

PLANNING SERVICES FORM 3.6

PART B: For subdivision of land for **Residential Purposes** (other than a residential first parcel out or farmstead)

Wastewater - *will be by PSTS, see attached Level 2 PSTS report by Sedulous Engineering Inc.*

☒ ~~N/A~~ Where the County determines that the subject land is in proximity to a piped wastewater system, the Applicant shall provide evidence that the system has sufficient capacity to accommodate the proposed development in accordance Alberta Environment Sustainable Resource Development (AESRD) requirements.

OR

☒ ~~N/A~~ Where the County determines that a regional or decentralized wastewater system is required, the Applicant shall provide a Wastewater Treatment & Disposal Plan which details facility construction, management, operation and ownership including demonstrating that the necessary applications have been made to AESRD and providing a copy of that application to the County.

Conditions of subdivision may include but not be limited to:

- A requirement to connect to a piped wastewater system capable of servicing the site in accordance with AESRD standards.
- A requirement to develop or make upgrades to a wastewater treatment and disposal system capable of accommodating the development in accordance with AESRD and Rocky View County standards and requirements. This may be under a Development Agreement.
- A requirement to register instruments detailing wastewater systems limitations and Home Owner's Association obligations.
- Payment of relevant Levies.

Water supply - *water will be supplied by Westridge Utilities, the lot has an existing service.*

☒ ~~N/A~~ Where the Applicant proposes that the subject land is in proximity to a piped water supply system, the Applicant shall provide evidence that the system has sufficient capacity to accommodate the proposed development in accordance with AESRD requirements.

OR

☒ ~~N/A~~ Where the County determines that a regional or decentralized water supply system is required, the Applicant shall provide a Water Supply Plan which details facility construction, management, operation and ownership including demonstrating that the necessary applications have been made to AESRD and providing a copy of that application to the County.

Conditions of subdivision may include but not be limited to:

- A requirement to connect to a piped water supply system capable of servicing the site in accordance with Alberta Environment standards.
- A requirement to develop or make upgrades to a water treatment and supply system capable of accommodating the development in accordance with Alberta Environment and Rocky View County standards and requirements. This may be under a Development Agreement.
- A requirement to register instruments detailing water systems limitations and Lot Owners Association obligations.
- Payment of relevant levies.

PLANNING SERVICES FORM 3.6

- Provision of confirmation from the private water supply provider that connection rights have been secured.

Water supply and wastewater treatment and disposal (no piped services)

N/A A Supply Evaluation (Phase 1) OR Water Well Driller's Report (demonstrating a minimum supply rate of 1 IGPM) to determine the likelihood of installing a successful well. Alternatively, the Applicant shall demonstrate that the proposed parcel is capable of connection to piped water supply with sufficient capacity and in accordance with provincial requirements.

- ☒ Where the County has determined that a piped wastewater system is not available for connection and a regional or decentralized system is either not proposed or not required, the Applicant shall provide a Private Sewage Treatment System (PSTS) Report in accordance with the County's Servicing Standard which demonstrates, based on on-site soil analysis, the capacity of the lands to cater for treatment and disposal of wastewater.

Conditions of subdivision may include but not be limited to:

- A requirement to enter into a Development Agreement regarding the type of private sewage treatment system to be installed as part of the development of a new dwelling.
- A requirement to install a well/s and demonstrate in accordance with the County's Servicing Standards that the well is adequate to supply each new dwelling.
- Payment of relevant levies.
- Confirmation from the a private water supply provider that connection has been secured for the subject parcels.
- Provision of a Supply Evaluation (Phase II).

Stormwater management

- ☒ A statement from a suitably qualified stormwater Engineer (P.Eng) regarding the necessity for a detailed stormwater management report or plan including the general rationale for this position. If the statement indicates that a Site Specific Stormwater Implementation Plan (where the subdivision involves fewer than 10 lots) or Stormwater Management Report (where the subdivision involves 10 or more lots) is required, the Plan / Report with recommendations regarding any required works to manage stormwater shall be provided including identification of downstream conveyance requirements. Regardless of the statement prepared by a stormwater engineer, the County may determine the required technical reporting associated with stormwater management.

N/A ☐ A Subcatchment Master Drainage Plan (SCMDP) in accordance with the County Servicing Standards, if required.

Conditions of subdivision may include but not be limited to:

- A requirement to comply with the recommendations of a Site Specific Stormwater Implementation Plan / Stormwater Management Report prepared for the site (including constructing stormwater management facilities under a Development Agreement).
- A requirement to make amendments to the Site Specific Stormwater Implementation Plan / Stormwater Management Report to address deficiencies in the plan or report or meet standards of practice including standards set by the County's servicing standards.
- Registration of easements to secure downstream conveyance and accept upstream disposal arrangements.

PLANNING SERVICES FORM 3.6

- Any other stormwater management requirements deemed necessary on the basis of the County's Servicing Standards.

Geotechnical matters - see attached PSTS report from Sedulous Engineering Inc.

☐ A statement from a suitably qualified professional (P.Eng) regarding the necessity for a Geotechnical Report including the general rationale for this position. An assessment of subsurface characteristics of the land (Geotechnical Report) that is to be subdivided including but not limited to, susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-site sewage disposal facilities. These matters may be addressed in the PSTS. Should the statement identify the requirement for the preparation of a Geotechnical Report, then a Geotechnical Report shall be prepared. Notwithstanding the preceding comments, a Geotechnical Report shall be prepared in the following circumstances:

- ☐ The County requires preparation of a Geotechnical Report.
- ☐ The proposal includes the construction of a road, stormwater pond, infrastructure or civil works for other public facilities including municipal reserve.

Conditions of subdivision may include but not be limited to:

- A requirement to enter into a Development Agreement for carrying out civil works or road construction on the site.
- The protection of areas susceptible to geotechnical constraints for development.
- Any other requirements deemed necessary on the basis of the County's Servicing Standards.

Traffic Impacts - see attached statement from Sedulous Engineering Inc.

☒ A statement from a suitably qualified traffic engineer (P.Eng) regarding the necessity for a Traffic Impact Assessment (TIA) including the general rationale for this position. Should the statement identify the requirement for the preparation of a TIA, then a TIA shall be prepared. Notwithstanding the preceding comments, a TIA shall be prepared if:

☐ The County requires preparation of a Traffic Impact Assessment in order to process the application;

Conditions of subdivision may include but not be limited to:

- A requirement to make the necessary improvements identified under the Traffic Impact Assessment under Development Agreement.
- Make the necessary road dedications including road widening dedications.
- A requirement to construct new roads under Development Agreement.
- Installation of approaches to service new lots.
- Registration of any necessary permanent or temporary instruments to provide for appropriate access and road service delivery management.
- Any other requirements deemed necessary on the basis of the County's Servicing Standards.

Biophysical Impact Assessment - no wetlands on site

☒ Where there is evidence of wetlands (or mapped wetlands regardless of status) on the parcel proposed for subdivision, a statement from a suitably qualified person (P.Eng) regarding the necessity for a Biophysical Impact Assessment. If the statement indicates that a Biophysical Impact Assessment is required, or the County so determines, a Biophysical Impact Assessment with recommendations regarding any required works to facilitate the development. Alternatively, the Applicant shall provide a Biophysical Impact Assessment.

PLANNING SERVICES FORM 3.6

Conditions of subdivision may include but not be limited to:

- A requirement to comply with the recommendations of the Biophysical Impact Assessment;
- Dedication of any relevant Environmental Reserve or Environmental Reserve Easements; and
- Compliance with any AESRD requirements for wetland dedication or compensation.

Slope Stability - slopes are less than 30%, see PSTS report that shows development plan for lot.

- ☐ If there is evidence that the subject land has slopes equal to, or in excess of, 15% (with greater than 2m of vertical rise), the Applicant shall incorporate a site plan identifying future dwelling/building sites, PSTS and Water Well locations within a minimum developable area of 1 acre together with private access roads. Where there is evidence of slopes equal to, or in excess of, 15% (with greater than 2m of vertical rise) on the site and development (future building construction, filling or excavation or the construction of private access or roads) is to incorporate this portion of the lands, or development is to be in close proximity to these sloped areas, a Slope Stability Assessment prepared by a suitably qualified professional (P.Eng) shall be provided which shall incorporate recommendations for the management of these areas with respect to the proposed development. **no development is proposed the sloped area as there is restrictive covenant on it anyway.**

OR

- ☒ **N/A** If there is evidence that the subject land has slopes equal to, or in excess of, 30% (with greater than 3m of vertical rise), the Applicant shall incorporate a site plan identifying future dwelling/building sites, PSTS and Water Well locations within a minimum developable area of 1 acre together with private access roads. Where there is evidence of slopes equal to or in excess of 30% (with greater than 3m of vertical rise) on the site and development (future building construction, filling or excavation or the construction of private access or roads) is to incorporate this portion of the lands, or development is to be in close proximity to these sloped areas, a Slope Stability Analysis prepared by a suitably qualified professional (P.Eng) shall be provided which shall incorporate recommendations for the management of these areas with respect to the proposed development.

Conditions of subdivision may include but not be limited to:

- A requirement to comply with the recommendations of the Slope Stability Assessment or Slope Stability Analysis.

Environmental Site Assessment

- ☒ **N/A** If a proposed residential parcel is adjacent to rail lands or there is any evidence of site history which may have contributed to the contamination of the site, the Applicant shall provide an Environmental Site Assessment.

Conditions of subdivision may include but not be limited to:

- ☒ **N/A** A requirement to comply with the recommendations of the Environmental Site Assessment including any site reclamation required.

Other matters

- ☒ **N/A** Any other technical reports determined to be necessary in order to assess the suitability of land for subdivision including those items identified within the County Servicing Standards.

PLANNING SERVICES FORM 3.6

Terms, conditions and additional notes regarding subdivision applications

The following terms, conditions and additional notes are not limiting on the Subdivision Authority or the County in the requirement of supporting information for an application or the imposition of conditions on a subdivision approval.

- (a) *Boundary realignments*: requirement for applications regarding boundary realignments do not typically demand additional technical studies, unless the application is considered to significantly reduce the size of one of the parcels the subject of the application such that technical considerations need to be addressed (for example, a residential lot is reduced in size as a result of redesignation and boundary realignment for R-2 to R-1 demanding a higher level of proof for servicing). However, the County reserves the right to request additional technical reports if it is considered that previous servicing (including wastewater, stormwater, traffic and water supply) arrangements are insufficient.
- (b) **It should be noted that all information provided with an application is available for public review and comment.**
- (c) General statement about conditions:
 - 1. The Subdivision Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, or Master Site Development Plan policy or County Servicing Standard.
 - 2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan.
 - 3. The Subdivision Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
 - 4. As a condition of subdivision approval, the Subdivision Authority may include the requirement to update technical reports submitted with the application.
 - 5. The Subdivision Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
 - 6. The Subdivision Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed subdivision. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.
 - 7. The Subdivision Authority shall determine any outstanding municipal reserve dedications, cash-in-lieu payments or deferrals.
- (d) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

PLANNING SERVICES FORM 3.6

(e) General statement about technical reports:

1. Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(f) All costs of development are borne by the landowner or developer including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, reserve payments, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land and the registration of any and all documents to create separate title for proposed parcels. Further, that it is the landowner's and developer's responsibility to identify and consider all costs of development.

(g) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(h) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

12. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I KEVIN PETERSON

(Print Full Name)

hereby certify that



I am the registered owner



I am authorized to act on behalf of
the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **SUBDIVISION APPLICATION PLANNING SERVICES FORM 3.6**

Address [REDACTED]

(Signed) SEE BELOW

Phone Number [REDACTED]

Date OCT 27 2017

13. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision approval.

Applicant / Owner's Signature

KEVIN PETERSON





PLANNING SERVICES APPRAISAL AGREEMENT

APPLICANT: KEVIN PETERSON

LEGAL
DESCRIPTION: LO1 BLOCK 1 PLAN 0611520/ SW1/4; 14; 24; 3; 5/ NW1/4 11; 24; 3; 5

Section 667(1)(a) of the Municipal Government Act states that

If money is required to be provided in place of municipal reserve, school reserve or municipal and school reserve, the applicant must provide

- (a) *a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made*

In accordance with Section 667(1)(a) of the Municipal Government Act the applicant agrees:

☒ To provide Rocky View County with a market value appraisal of the subject property within 35 days of the subdivision application fees being paid

or

☐ To pay the subdivision appraisal fee (refer to Master Rates Bylaw) and have Rocky View County obtain the market value appraisal on your behalf

OCT 27 2017
Date


Applicant's Signature



ROCKY VIEW COUNTY
Cultivating Communities

Planning Services

File Number

Time Extension Agreement for Subdivision Applications

APPLICANT: KEVIN PETERSON

LEGAL
DESCRIPTION: LO1 BLOCK 1 PLAN 0611520/ SW1/4; 14; 24; 3; 5/ NW1/4 11; 24; 3; 5

Section 6 of the Subdivision and Development Regulations requires Rocky View County to make a decision on a completed application within **60 days** of its receipt, unless an agreement is entered into with the applicant to extend this period.

In order to permit Rocky View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60 day period has expired.

If you concur with our request, please complete the agreement set out below and forward it to:

ROCKY VIEW COUNTY
Planning and Development Services
911 – 32nd Avenue N.E.
Calgary, Alberta T2E 6X6

In accordance with Section 681 (1)(b) of the Municipal Government Act,

I/We, KEVIN PETERSON

hereby enter into an agreement with Rocky View County to extend the time prescribed under Section 6 of the Subdivision and Development Regulations

OCT 27 2017
Date

Applicant's Signature

