

# SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

**June 26, 2019**

**ROCKY VIEW COUNTY  
COUNCIL CHAMBERS  
262075 ROCKY VIEW POINT  
ROCKY VIEW COUNTY, AB  
T4A 0X2**

**A CALL MEETING TO ORDER**

**B DEVELOPMENT APPEALS**

## **9:00 AM APPOINTMENTS**

**1. Division 5 File: 05308012; PRDP20191252 Page 4**

This is an appeal against the Development Authority's decision to REFUSE a development permit for the construction of an oversized garage (accessory building), the relaxation to the size and height of an accessory building, and relaxation of the total building area for all accessory buildings at 251203 Sunshine Road, NW-08-25-28-W4M, located 0.4 kilometres (1/4 mile) south of Township Road 252, and on the west side of Sunshine Road.

Appellants: Zoulfikar Hammoud  
Applicant/Owner: Zoulfikar & Kadsir Hammoud

**2. Division 5 File: 04223007; PRDP20190770 Page 21**

This is an appeal against the Development Authority's decision to CONDITIONALLY APPROVE a development permit for a Commercial Kennel (30 dogs and 30 cats) and signage at 271105 Inverlake Road, NE-23-24-27-W4M, located approximately 0.81 kilometres (1/2 mile) east of Highway 9, on the south side of Inverland Road.

Appellant: W. Andrew Greenslade  
Applicants/Owners: Jackie & Al Emro

## **10:30 AM APPOINTMENTS**

**3. Division 7 File: 06414007; PRDP20191670 Page 66**

This is an appeal against the Development Authority's decision to REFUSE a development permit for a Home-Based Business, Type II, for an indoor car storage business at 291144 Township Road 262, SW-14-26-29-W4M, located approximately 0.81 kilometers (1/2 mile) east of Range Road 292 and immediately north of Highway 566.

Appellant/Applicant: Rodney Potrie - Planning Protocol 3 Inc.  
Owners: Gurbax and Surinder Bedi, Harpinder & Ranbir Mahil

# SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

ROCKY VIEW COUNTY  
COUNCIL CHAMBERS  
262075 ROCKY VIEW POINT  
ROCKY VIEW COUNTY, AB  
T4A 0X2

June 26, 2019

**4. Division 7 File: 06532016; PRDP20190865/PRDP20190867 Page 97**

This is an appeal against the Development Authority's decision to CONDITIONALLY APPROVE two development permits for a Commercial Kennel (12 dogs) at 14221 and for the construction of an accessory building (kennel building), and the relaxation of the maximum height requirement at 14221 Big Hill Springs Road, NW-32-26-01-W5M, located at the southeast junction of Big Hill Springs Road and Panorama Road, approximately 3.21 kilometres (2 miles) west of the city of Airdrie.

Appellants: Wendy Stewart  
Applicant: Victoria Thiessen  
Owner: Tyler & Marianne Harrison

## 1:00 PM APPOINTMENTS

**5. Division 8 File: 05630099; PRDP20190868 Page 148**

This is an appeal against the Development Authority's decision to CONDITIONALLY APPROVE a development permit for single-lot regrading, to allow for remediation of an existing wetland bank at Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M, located approximately 0.4 kilometres (1/4 mile) north of Highway 1A and on the east side of Bearspaw Road.

Appellants: Gary and Donna Jopling  
Applicants: Quantum Place Developments  
Owners: Fidelis Management Ltd.

**6. Division 5 File: 05335020; PRDP20190986/PRDP20190950 Page 177**

This is an appeal against the Development Authority's decision to CONDITIONALLY APPROVE two development permits for a Home-Based Business, Type II for automobile sales, and single-lot regrading, for the construction of a parking pad at 255095 Range Road 281, SE-35-25-28-W4M, located on the west side of Range Road 281, approximately 2.0 kilometres (1 1/4 miles) north of Township Road 254.

Appellants: John Gehring and Janet Gehring  
Applicants/Owners: Abdul Aziz Ghulam Sakhi, Farooq Gholamsakhi, Shirzad Farooq, Mahjon Abdulali, Feriba Abdul Razak



# SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

June 26, 2019

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

## 2:30 PM APPOINTMENTS

7. Division 5 File: 08731001; PRDP20185188

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**Please Note: The hearing date for these appeals may change**

**The Board received an Adjournment Request (see page 395). On June 26<sup>th</sup> the Board shall determine if the appeal hearing will be moved to a different day or proceed as scheduled.**

This is an appeal against the Development Authority's decision to CONDITIONALLY APPROVE a development permit for a Campground (81 RV stalls) and Tourism Uses/Facilities (Recreational), the construction of a tourist building including Accommodation Units that is compatible with available servicing (16 rooms), and the relaxation of the maximum building height requirement at 285049 Range Road 35, SE-31-28-03-W5M, located 0.81 kilometres (1/2 mile) south of Mountain View County, approximately 1.61 kilometres (1 mile) north of Highway 574 and on the west side of Range Road 35.

Appellants: Maxine McArthur, Patrick and Karen Singer, and Elaine Watson

Applicant/Owner: Chloe Cartwright

**C CLOSE MEETING**

**D NEXT MEETING: July 17, 2019**



**ROCKY VIEW COUNTY**  
Cultivating Communities

## PLANNING & DEVELOPMENT SERVICES

**TO:** Subdivision and Development Appeal Board

**DATE:** June 26, 2019

**DIVISION:** 5

**FILE:** 05308012

**APPLICATION:** B-1; PRDP20191252

**SUBJECT:** Oversized Accessory Building

<b>PROPOSAL:</b> Construction of an accessory building (oversized garage), relaxation to the size of an accessory building, height of an accessory building, and total building area for all accessory buildings requirements	<b>GENERAL LOCATION:</b> Located 0.4 km (1/4 mile) south of Twp. Rd. 252, and on the west side of Sunshine Road.
<b>APPLICATION DATE:</b> April 23, 2019	<b>DEVELOPMENT AUTHORITY DECISION:</b> Discretionary – Refused
<b>APPEAL DATE:</b> June 10, 2019	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> May 30, 2019
<b>APPELLANT:</b> Zoulfikar & Kadsir Hammoud	<b>APPLICANT:</b> Zoulfikar & Kadsir Hammoud
<b>LEGAL DESCRIPTION:</b> Lot 3, Block 4, Plan 0412583, NW-8-25-28-W4M	<b>MUNICIPAL ADDRESS:</b> 251203 Sunshine Road
<b>LAND USE DESIGNATION:</b> Residential Two District (R-2)	<b>GROSS AREA:</b> ± 3.00 acres
<b>DISCRETIONARY USE:</b> Accessory Buildings over 225.00 sq. m (2,421.87 sq. ft.) are a discretionary use.	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> The Development Authority has a 25.00% variance discretion within the Land Use Bylaw with regard to building height, and a 10.00% variance with regard to building size.
<b>PUBLIC SUBMISSIONS:</b> The application was circulated to 41 adjacent landowners. No letters had been received at the time this report was prepared, although the Appellant has provided a petition in support of the appeal.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>• County Plan (C-7280-2013)</li> <li>• Land Use Bylaw (C-4841-97)</li> </ul>



## EXECUTIVE SUMMARY:

The proposal is for construction of an accessory building (oversized garage), relaxation to the size of an accessory building, height of an accessory building, and total building area for all accessory buildings requirements. The structure is proposed to feature a “buckskin and charcoal” metal siding exterior. The structure is proposed to be used for the storage of recreational vehicles, bicycles, tractor, as well as a shop area.

The accessory building (oversized garage) is proposed to be 278.71 sq. m (3,000.00 sq. ft.) in size, with a height of 7.62 m (25.00 ft.). It is located in accordance with all setback requirements, and there are no other accessory buildings on-site.

The Residential Two District (R-2) allows accessory buildings up to 225.00 sq. m (2,421.87 sq. ft.) in size as a discretionary use. The maximum total area for all accessory buildings is also 225.00 sq. m (2,421.87 sq. ft.). The maximum height of an accessory building is 7.00 m (22.96 ft.).

Relaxations are required for the height (8.86%) and size (23.87%) of the accessory building, and for the total building area for all accessory buildings (23.87%). The Development Authority is granted a 25.00% variance discretion within the Land Use Bylaw with regard to building height, and a 10.00% variance with regard to building size. As such, the application was refused on May 30, 2019.

On June 10, 2019, the Appellant appealed the decision of the Development Authority. The reasons for the appeal are noted in the agenda package.

## PROPERTY HISTORY:

2004	Plan 0412583 is registered, resulting in the creation of the subject lands.
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## APPEAL:

See attached report and exhibits.

Respectfully submitted,

Sean MacLean  
Supervisor, Planning & Development

SK/lt



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> April 23, 2019	<b>File:</b> 05308012
<b>Application:</b> PRDP20191252	<b>Applicant/Owner:</b> Zoulfikar & Kadsir Hammoud
<b>Legal Description:</b> Lot 3, Block 4, Plan 0412583, NW-8-25-28-W4M	<b>General Location:</b> Located 0.4 km (1/4 mile) south of Twp. Rd. 252, and on the west side of Sunshine Road.
<b>Land Use Designation:</b> Residential Two District (R2)	<b>Gross Area:</b> 3.00 acres
<b>File Manager:</b> Stefan Kunz	<b>Division:</b> 5

### PROPOSAL:

The proposal is for construction of an accessory building (oversized garage), relaxation to the size of an accessory building, height of an accessory building, and total building area for all accessory buildings requirements.

The Applicant is proposing construction of an accessory building (oversized garage) on site. The structure is proposed to feature a “buckskin and charcoal” metal siding exterior. The structure is proposed to be used for the storage of recreational vehicles, bicycles, tractor, as well as a shop area.

#### ***Residential Two District Requirements:***

- Accessory Building size as a discretionary use
  - 225.00 sq. m (2,421.87 sq. ft.)
- Number of Accessory Buildings
  - 3
- Setbacks (m)
  - Front – 15
  - North Side – 3
  - South Side – 3
  - Rear – 30
- Accessory Building Height
  - 7.00 m (22.96 ft.)
- Total area for all accessory buildings
  - 225.00 sq. m (2,421.88 sq. ft.)

#### ***Proposed Accessory Building:***

- Building size
  - 278.71 sq. m (3,000.00 sq. ft.)
  - 18.29 m (60.00 ft.) x 15.24 m (50.00 ft.)
- Setbacks (m)
  - Front – 73.15 m (240.00 ft.)
  - North Side – 31.09 m (102.00 ft.)
  - South Side – 18.29 m (60.00 ft.)
  - Rear – 30.48 m (100.00 ft.)
- Accessory Building Height
  - 7.62 m (25.00 ft.)



- Total area for all accessory buildings
  - 278.71 sq. m (3,000.00 sq. ft.)

**Refusal Information:**

	<b>Proposed</b>	<b>Requirement</b>	<b>Relaxation</b>
<b>Height</b>	7.00 m (22.96 ft.)	7.62 m (25.00 ft.)	8.86%
<b>Size</b>	278.71 sq. m (3,000.00 sq. ft.)	225.00 sq. m (2,421.87 sq. ft.)	23.87%
<b>Total Building Area</b>	278.71 sq. m (3,000.00 sq. ft.)	225.00 sq. m (2,421.87 sq. ft.)	23.87%

- The requested relaxations are outside of the Development Officer's relaxation power granted within Section 12.1 of the LUB, which allows:
  - Up to 10% for building size relaxations
  - Up to 25% for building height relaxations
  - As such, the application is refused.

**STATUTORY PLANS:**

- Municipal Development Plan; and
- Land Use Bylaw.

**INSPECTOR'S COMMENTS:**

- June 12, 2019
  - 1 dwelling, no accessory buildings
  - No construction started
  - Some regrading activities/material on-site
  - No screening in place
  - Similar building in neighbouring property

**CIRCULATION COMMENTS: Circulated May 3, 2019, due May 24, 2019**

Building Services Review (NA)

- No comment received.

Development Compliance Review (May 24, 2019)

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

Planning & Development - Engineering Review (May 22, 2019)

- Ensure access is provided via Sunshine Road, not Range Road 285.
- No other concerns.

Utility Services Review (May 9, 2019)

- No concerns



Transportation Services Review (May 14, 2019)

- Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
- Applicant to confirm access to development / subdivided lots.
- Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.

**OPTIONS:**

Option #1 (this would grant the requested relaxations)

The appeal against the decision of the Development Authority to refuse to issue a Development Permit for construction of an accessory building (oversized garage), relaxation to the size of an accessory building, height of an accessory building, and total building area for all accessory buildings requirements on Lot 3, Block 4, Plan 0412583, NW-8-25-28-W4M, be upheld, that the decision of the Development Authority be revoked, and that a Development Permit be issued, subject to the following conditions:

**Description:**

- 1) That the construction of an accessory building (oversized garage) approximately 278.71 sq. m (3,000.00 sq. ft.) in size may proceed in accordance with the site plan submitted with the application and Conditions 2, 3, and 4.
- 2) That the maximum size of the accessory building is relaxed from **225.00 sq. m (2,421.88 sq. ft.) to 278.71 sq. m (3,000.00 sq. ft.)**.
- 3) That the maximum height of the accessory building is relaxed from **7.00 m (22.96 ft.) to 7.62 m (25.00 ft.)**.
- 4) That the total building area for the all accessory buildings is relaxed from **225.00 sq. m (2,421.88 sq. ft.) to 278.71 sq. m (3,000.00 sq. ft.)**.

**Permanent:**

- 5) That the accessory building (oversized garage) shall not be used for commercial purposes at any time, except for a Home-Based Business Type I.
- 6) That the accessory building (oversized garage) shall not be used for residential occupancy at any time.

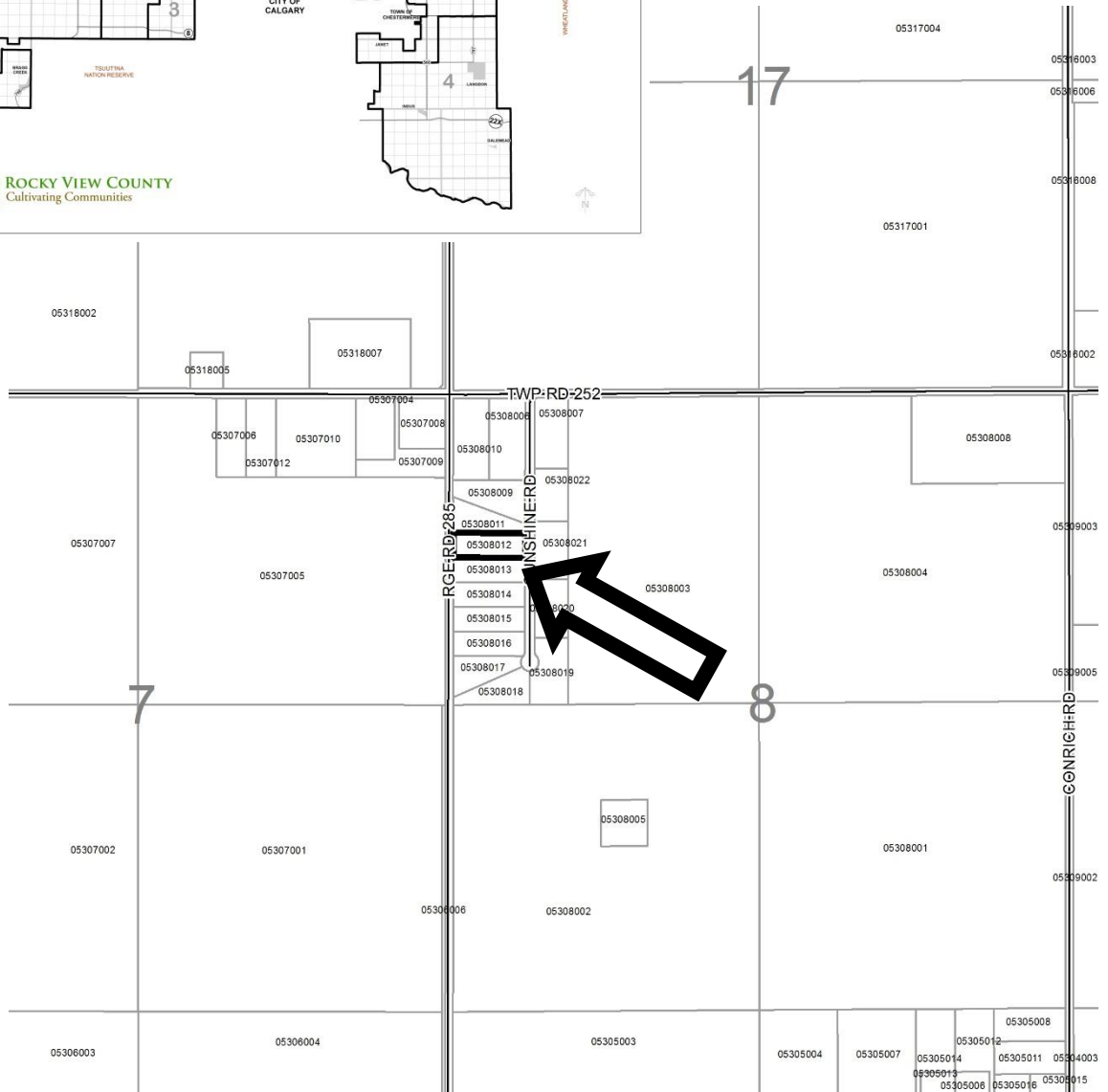
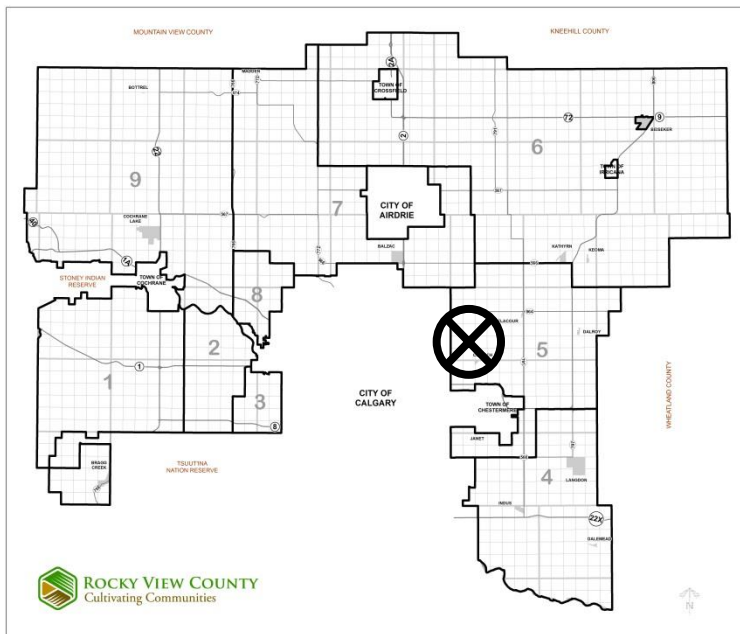
**Advisory:**

- 7) That if required, a Building Permit for the proposed accessory building (oversized garage) shall be obtained.
- 8) That during construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 9) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.



Option #2 (this would not allow the building to remain)

The appeal against the decision of the Development Authority to refuse to issue a Development Permit for construction of an accessory building (oversized garage), relaxation to the size of an accessory building, height of an accessory building, and total building area for all accessory buildings requirements on Lot 3, Block 4, Plan 0412583, NW-8-25-28-W4M, be denied, that the decision of the Development Authority be confirmed.



## LOCATION PLAN



**NW-08-25-28-W04M**  
**Lot:3 Block:4 Plan:0412583**

**Date: June 11, 2019**

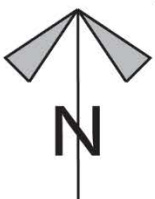
**Division # 5**

**File: 05308012**





## SITE PLAN



NW-08-25-28-W04M  
Lot:3 Block:4 Plan:0412583

Date: June 11, 2019

Division # 5

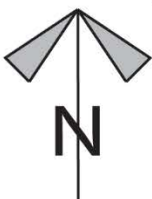
File: 05308012



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

**AIR PHOTO**

*Spring 2018*



NW-08-25-28-W04M

Lot:3 Block:4 Plan:0412583

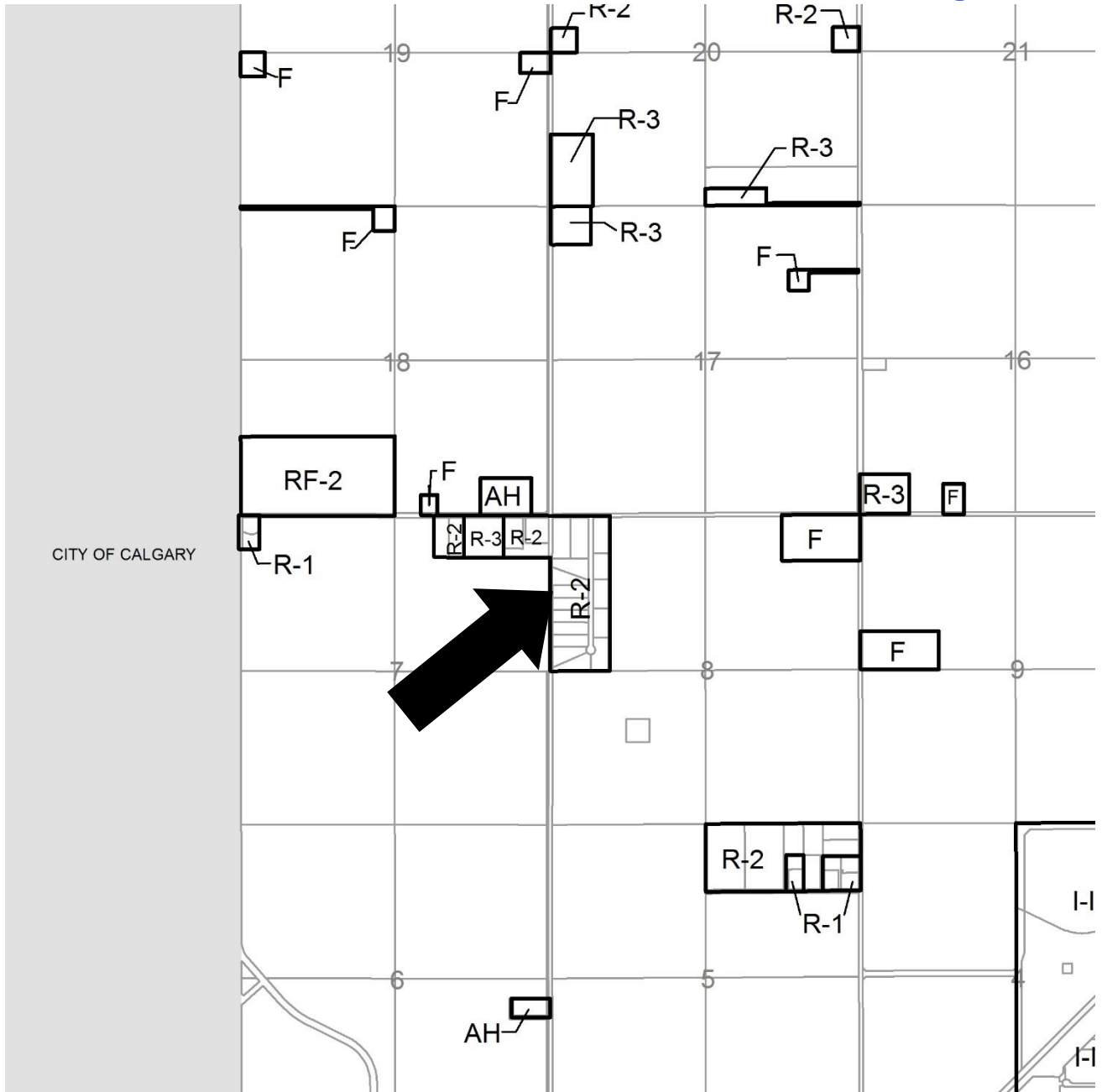
Date: June 11, 2019

Division # 5

File: 05308012

**Agenda**

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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-08-25-28-W04M

Lot:3 Block:4 Plan:0412583

Date: June 11, 2019

Division # 5

File: 05308012





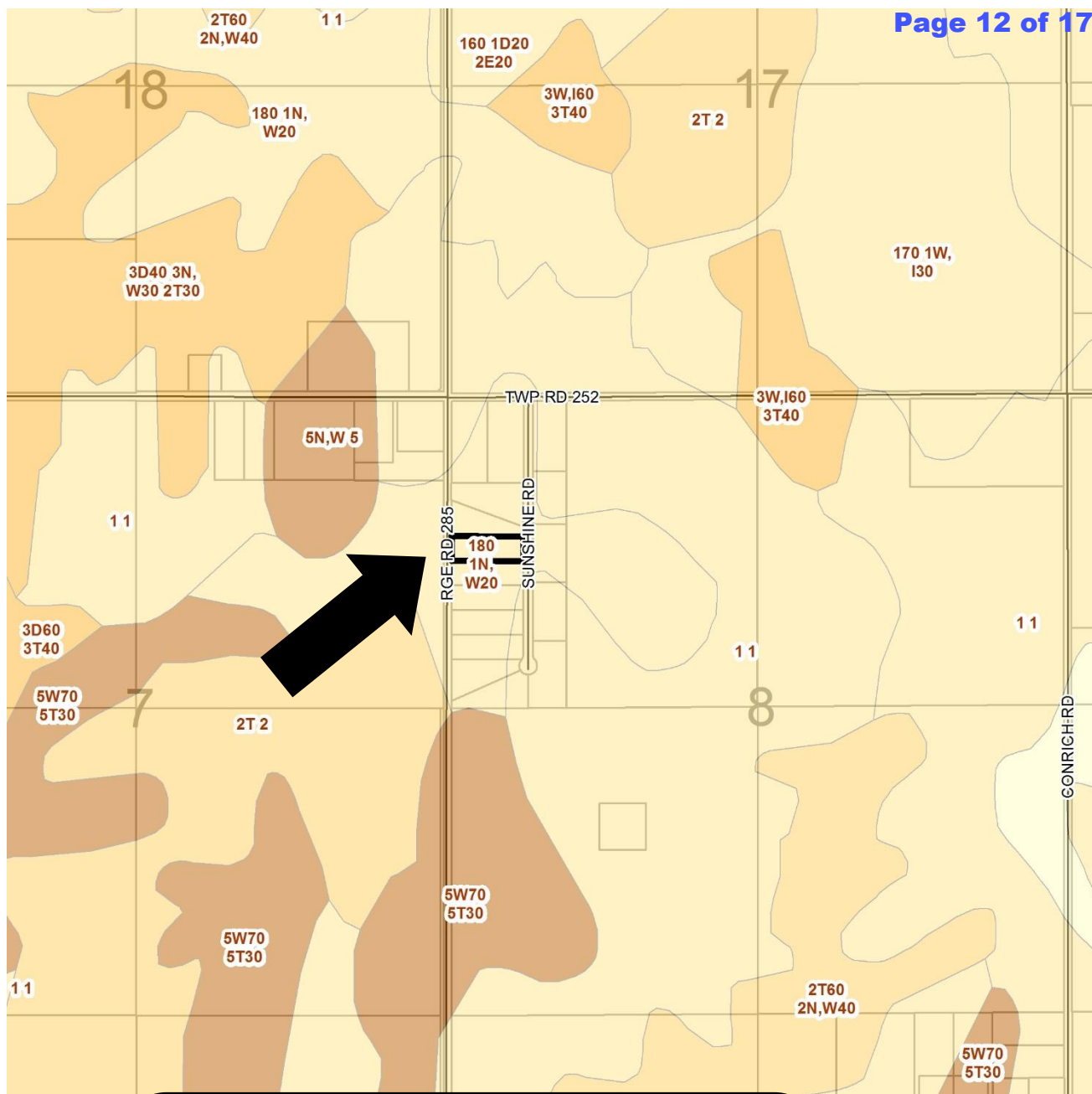
# TOPOGRAPHY

*Contour Interval 2 M*



Lot:3 Block:4 Plan:0412583

**Agenda**  
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### 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

NW-08-25-28-W04M

Lot:3 Block:4 Plan:0412583

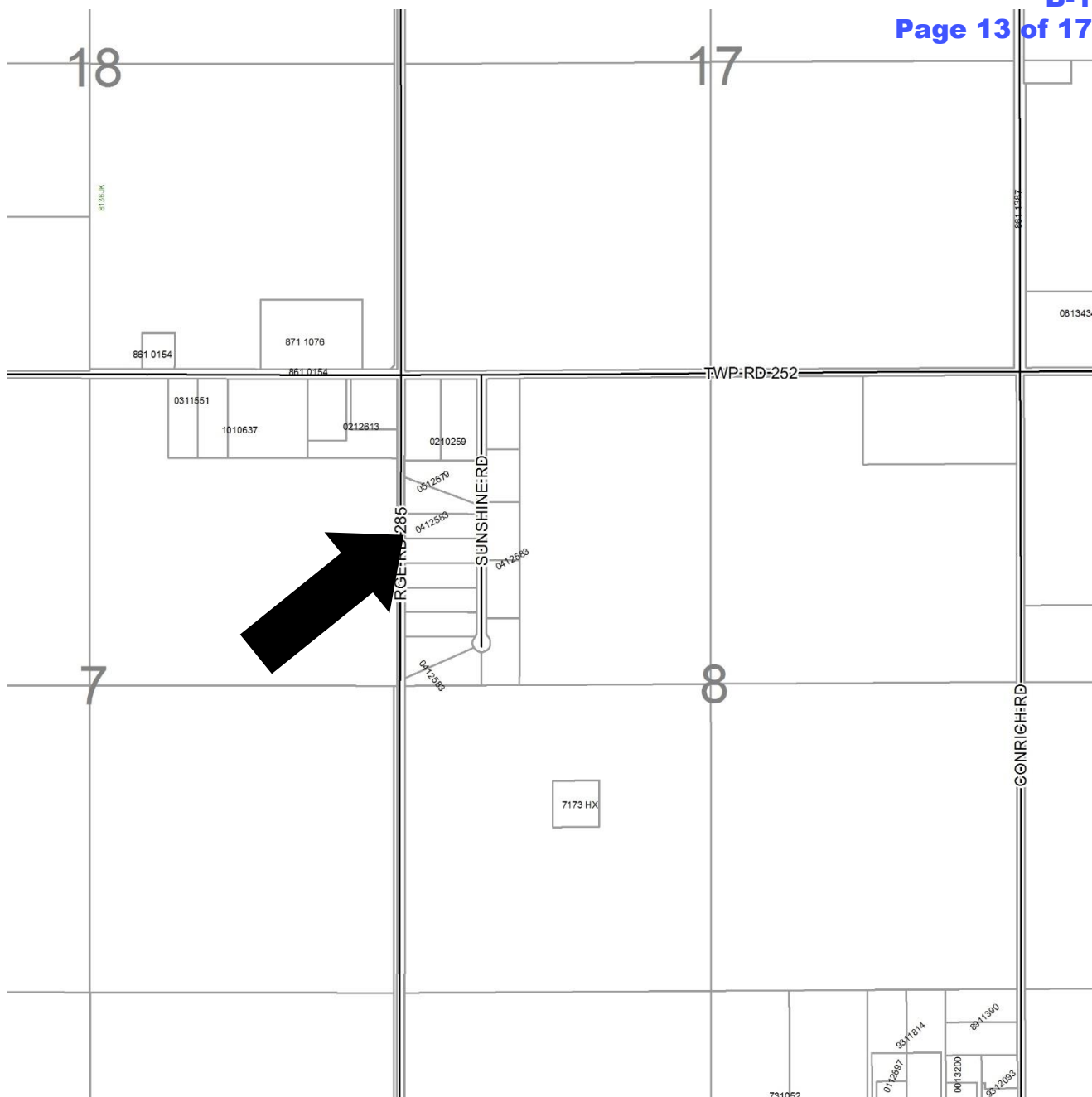
Date: June 11, 2019

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Agenda

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**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

NW-08-25-28-W04M

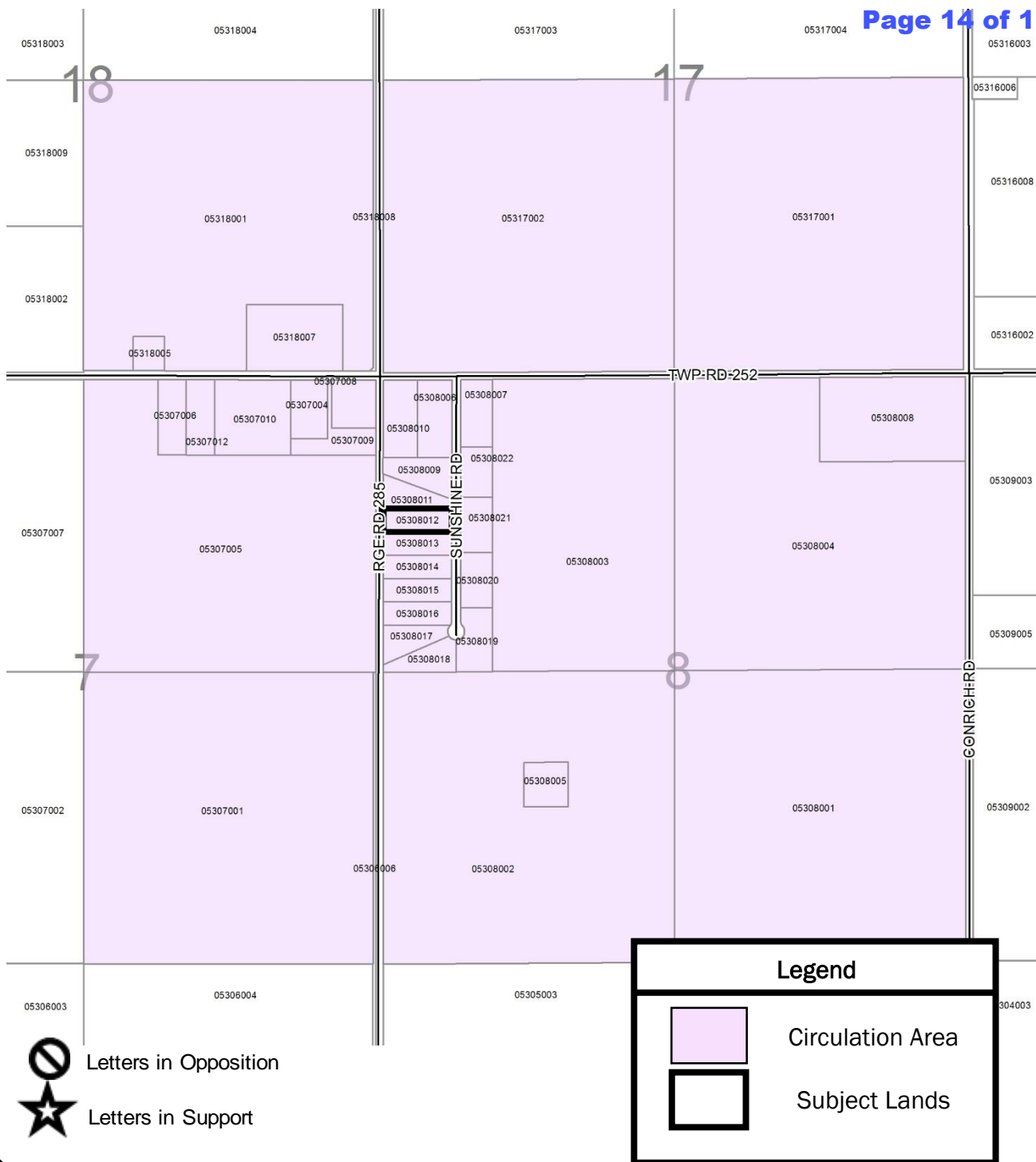
Lot:3 Block:4 Plan:0412583

Date: June 11, 2019

Division # 5

File: 05308012

**Agenda**  
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## LANDOWNER CIRCULATION AREA

NW-08-25-28-W04M

Lot:3 Block:4 Plan:0412583

Date: June 11, 2019

Division # 5

File: 05308012

Agenda

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## Notice of Appeal

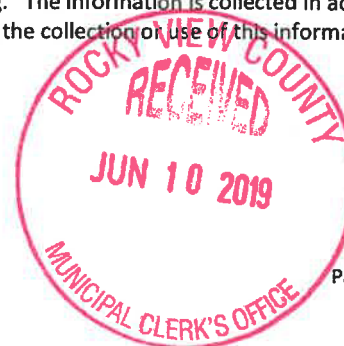
**Subdivision and Development Appeal Board  
Enforcement Appeal Committee**

<b>Appellant Information</b>			
Name of Appellant(s) <u>Zoufekar Hammoud</u>			
Mailing Address	Municipality	Province	Postal Code
<div style="background-color: black; width: 100%; height: 1.2em;"></div>	<div style="background-color: black; width: 100%; height: 1.2em;"></div>	<div style="background-color: black; width: 100%; height: 1.2em;"></div>	<div style="background-color: black; width: 100%; height: 1.2em;"></div>
Alternate Phone #		Email	
<div style="background-color: black; width: 100%; height: 1.2em;"></div>		<div style="background-color: black; width: 100%; height: 1.2em;"></div>	
<b>Site Information</b>			
Municipal Address		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)	
<u>RR6, Lcd 9, site 18</u>		<u>lot 3, Block 4, plan 0412583 NW-8-25-28</u>	
Property Roll #	Development Permit, Subdivision Application, or Enforcement Order #		
<u>05308012</u>	<u>PROP 20191252</u> <span style="float: right;"><u>WYM</u></span>		
<b>I am appealing: (check one box only)</b>			
<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
<b>Reasons for Appeal (attach separate page if required)</b>			
<p><u>This Accessory building will be mainly used for storing equipments, RV, four motorcycles, 12 bicycles, tractor, Dune Buggy, 3 ATVs, a lift will be installed for car maintenance and hobby mechanical work by me and my kids who has hobbies and that means more bikes and more toys the require storage and shelter. I will be storing lots of tools and an indoor Trampoline. please reconsider your decision.</u></p>			

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

June 10, 2019  
Date





### Support for the Development Accessory Building on 251203 Sunshine RD

I am working on getting an accessory building erected on the back of my property. This Building will be used, as a workshop for a hobby, installing a vehicle's lift, storing equipment, vehicles, bikes, tractor, dune Buggy, RV and other valuables as they come.

Please show your support as a neighbor by signing this form below with you information in it, to help me get this approved by the county.

Name	Signature	Phone	Date
Sandeep Randhawa	Sandeep M.	[REDACTED]	Apr 17, 2019
And Nylen	[Signature]	[REDACTED]	APR 17, 2019.
Locke Poitras	[Signature]	[REDACTED]	April 20/19
Leon Mcrooney	[Signature]	[REDACTED]	APR 20, 2019
Cynthia Mcrooney	[Signature]	[REDACTED]	APR 20, 2019
ROBERT PICKENS	[Signature]	[REDACTED]	APR 23/2019

I will be using this along the application going to the county with my application for accessory building development.



## REFUSAL

Zoulfikar & Kadsir Hammoud

**Development Permit #: PRDP20191252**

**Date of Issue: May 30, 2019**

**Roll #: 05308012**

**Your Application** dated April 23, 2019 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 (oversized garage),  
relaxation to the size of an accessory building,  
relaxation to the height of an accessory building,  
and relaxation of the total building area for all accessory buildings**

at Lot 3, Block 4, Plan 0412583, NW-8-25-28-W4M; (251203 SUNSHINE ROAD)

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 size of the accessory building exceeds the requirement as defined in Section 50.3 of Land Use Bylaw C-4841-97.  
**Required – 225.00 sq. m (2,421.88 sq. ft.); Proposed – 278.71 sq. m (3,000.00 sq. ft.).**
- 2) The height of the accessory building exceeds the requirement as defined in Section 50.7 of Land Use Bylaw C-4841-97.  
**Required – 7.00 m (22.96 ft.); Proposed – 7.62 m (25.00 ft.).**
- 3) The total building area for the all accessory buildings exceeds the requirement as defined in Section 50.9 of Land Use Bylaw C-4841-97.  
**Required – 225.00 sq. m (2,421.88 sq. ft.); Proposed – 278.71 sq. m (3,000.00 sq. ft.).**

Matthew Wilson  
Manager, Planning Services

**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 \$350.00 with Rocky View County no later than 21 days following the date on which this Notice is dated.

## PLANNING & DEVELOPMENT

**TO:** Subdivision and Development Appeal Board

**DATE:** June 26, 2019 **DIVISION:** 05

**FILE:** 04223007 **APPLICATION:** B-2; PRDP20190770

**SUBJECT:** Commercial Kennel

<b>PROPOSAL:</b> Commercial Kennel (30 dogs and 30 cats) and one fascia sign.	<b>GENERAL LOCATION:</b> Located approximately 0.81 km (1/2 mile) east of Hwy. 9, on the south side of Inverland Rd.
<b>APPLICATION DATE:</b> March 14, 2019	<b>DEVELOPMENT AUTHORITY DECISION:</b> Discretionary – Approved
<b>APPEAL DATE:</b> May 31, 2019	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> May 14, 2019
<b>APPELLANT:</b> W. Andrew Greenslade	<b>APPLICANT:</b> Jacqueline M & Alden N Emro
<b>LEGAL DESCRIPTION:</b> Lot 1, Block 1, Plan 8410558 (NE-23-24-27-W04M)	<b>MUNICIPAL ADDRESS:</b> 271105 Inverlake Rd.
<b>LAND USE DESIGNATION:</b> Ranch and Farm District (RF)	<b>GROSS AREA:</b> ± 53.38 acres
<b>DISCRETIONARY USE:</b> Kennels, commercial are a discretionary use in the Ranch and Farm District.	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Section 12.2 of the Land Use Bylaw allows the Development Authority to grant a maximum of 25% variance of the required distance or height. No variances to buildings are required for this application.
<b>PUBLIC SUBMISSIONS:</b> The proposal was circulated to 16 adjacent landowners. One letter in support and no letters in opposition was received.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>• County Plan (C-7280-2013)</li> <li>• Land Use Bylaw (C-4841-97)</li> </ul>

## EXECUTIVE SUMMARY:

The proposal is for a Commercial Kennel (30 dogs and 30 cats) and installation of one fascia sign. The kennel will accommodate cats and small, medium, and large breeds of dogs. To support the operation, the existing accessory building (south of the detached garage) will be used as the dog building/reception area (approximately 297.29 sq. m (3,200.00 sq. ft.) in size, and a new building approximately 22.30 sq. m (240.00 sq. ft.) in size will be constructed to house cats.



Soundproofing of the dog kennel building will be achieved using spray foam insulation on the ceiling and exterior walls, with sound absorption panels installed throughout. There will be three outdoor dog runs, with a total area of less than 1 acre. Each will have perimeter fencing with a 6.00 ft. fence – east/west fences will have concrete “Lego Blocks” with a roller on top to ensure dogs cannot get over the fence.

Water supply will be provided through the use of a cistern, and solid waste will be collected and removed to a regulated facility. Further, dog runs will be treated with an anti-odour spray.

There will be one designated parking area to the east of the dog kennel building which can accommodate approximately eight vehicles.

On May 14, 2019, the Development Authority conditionally approved the application. On May 31, 2019, the decision was appealed for the reasons noted within the agenda package.

**PROPERTY HISTORY:**

<b>August 23, 2018</b>	<p>Board Order 47-18 was issued.</p> <ul style="list-style-type: none"> <li>• The Development Authority had approved a permit for a Commercial Kennel, which was appealed by an adjacent landowner. The Board upheld the appeal and revoked the decision of the Development Authority. As per Section 16 of the Land Use Bylaw, the Owner had to wait 6 months to re-apply.</li> <li>• The current application differs from the original in the following ways: <ul style="list-style-type: none"> <li>• Reduced hours of operation;</li> <li>• Increased fencing height around dog runs;</li> <li>• Increased size of dog runs; and</li> <li>• Addition of separate building for cat boarding.</li> </ul> </li> </ul>
<b>May 18, 1984</b>	Plan 8410558 was registered, creating the subject lands.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

Sean MacLean  
Supervisor, Planning & Development

PS/lt

## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> March 14, 2019	<b>File:</b> 04223007
<b>Application:</b> PRDP20190770	<b>Applicant/Owner:</b> Jackie & Al Emro
<b>Legal Description:</b> Lot 1, Block 1, Plan 8410558 (NE-23-24-27-W04M)	<b>General Location:</b> Located approximately 0.81 km (1/2 mile) east of Hwy. 9, on the south side of Inverland Rd.
<b>Land Use Designation:</b> Ranch and Farm District	<b>Gross Area:</b> ± 53.38 acres
<b>File Manager:</b> Paul Simon	<b>Division:</b> 5

### PROPOSAL:

The proposal is for a Commercial Kennel (30 dogs and 30 cats) and one fascia sign.

#### Development Proposal:

- Commercial kennel and signage, with a maximum of 30 dogs boarded during the day and 30 dogs overnight. Maximum of 30 cats boarded overnight;
- This property is surrounded by Ranch and Farm quarter sections;
- There are no wetlands located onsite;
- There is no oil & gas infrastructure on the property;
- The property is accessed off Inverlake Road;
- This application is for a commercial kennel entitled, "Dogs n Cats Boarding."
- According to the application this kennel includes boarding of dogs and cats, with no more than 60 animals (30 cats and 30 dogs) at a time;
- The Kennel will accommodate small, medium and large breed dogs;
- Hours of Operation:
  - Seven days a week for boarding activities;
  - Open to public:
    - Monday – Friday:
      - 8:00 a.m. - 10:00 a.m. and 4:00 p.m. – 6:00 p.m.
    - Saturday:
      - 8:00 a.m. - 10:00 a.m.
    - Sunday:
      - 4:00 p.m. - 6:00 p.m.
- Total of six employees:
  - Two residents and four non-residents.
- One sign is requested in relation to the kennel: 2.22 sq. m (24.00 sq. ft.) [1.22 m (4.00 ft.) x 1.83 m (6.00 ft.)], located on fence facing west, which will read, "Dogs n Cats Boarding" and list the hours of operation and contact information in smaller writing;
- Waste water will be managed on-site with a sewage holding tank and field;
- Solid waste is to be collected in bins and removed off-site to a regulated collection area.





**Buildings, Enclosures & Fencing:**

- To support the kennel operation, there will be one existing accessory building (south of detached garage) used as a dog building/reception; and one new building for cats.
- The indoor dog/reception accessory building is 12.19 m (40.00 ft.) in length and 24.38 m (80.00 ft.) in width, with an overall building area of 297.29 sq. m (3,200.00 sq. ft.);
  - This building will have a storage/reception area, dog kennels, a food preparation area, dog wash area, and a laundry room.
  - This building is within the allowable size limits for a permitted accessory building and does not require a Development Permit.
- The new cat building will be 12.00 ft. X 20.00 ft. (240.00 sq. ft.).
  - This building will have storage and cat kennels.
  - This building is within the allowable size limits for a permitted accessory building and does not require a Development Permit.
- Soundproofing of the dog kennel building will be achieved using spray foam insulation on the ceiling and exterior walls, with sound absorption panels installed throughout;
- There will be three outdoor dog runs, with a total area of less than 1 acre;
  - Each will have perimeter fencing with a 6.00 ft. fence – east/west fences will have concrete “Lego Blocks” with a roller on top to ensure dogs cannot get over the fence.

**Parking:**

- There is one (1) area designated for parking;
- This area is a large area and is located to the east of the dog kennel building and can accommodate approximately eight (8) vehicles.

**Water and Wastewater:**

- Water supply for the kennel will be supplied through a cistern;
- Wastewater will be provided using the septic system;
- Solid waste will be collected and removed to a regulated facility;
- Dog runs will be treated with an anti-odour spray.

**Development History:**

- August 23, 2018 – Board Order 47-18 was issued.
  - The Development Authority had approved a permit for a Commercial Kennel, which was appealed by an adjacent landowner. The Board upheld the appeal and revoked the decision of the Development Authority. As per Section 16 of the Land Use Bylaw, the Owner had to wait 6 months to re-apply.
- Plan 8410558 was registered, resulting in the creation of the subject parcel.

**STATUTORY PLANS:**

- This property does not fall under any approved Area Structure Plan, Conceptual Scheme, or IDP. However, given the proximity to the boarder or Wheatland County, the County was circulated for comments. Therefore, the application was assessed in accordance with the County’s Municipal Development Plan (MDP) and Land Use Bylaw.

**County Plan (Bylaw C-7280-2013)**

- The County’s MDP does not have any relevant considerations for commercial kennels, and therefore the appropriate document to evaluate the application under if the Land Use Bylaw.

**Land Use Bylaw C-4841-97:**

*Section 8, Definitions: KENNELS means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock and norway rats;*

*Section 43.10 – Ranch and Farm District – Discretionary Uses: Kennels*

- The appropriate use is discretionary in the applicable land use district, and therefore requires approval through a Development Permit.

*Section 43.12 – Minimum Requirements*

- Required: yard, front setback: 45.00 m (147.64 ft.) from County Road;
- Required: yard, side setback: 6.00 m (19.69 ft.) from all others;
- Required: yard, rear setback: 15.00 m (49.21 ft.) from all others;
- Proposed: All setbacks in accordance with regulations.

*Section 35.1 In considering a Development Permit application for signs, or advertising material, the Development Authority may consider such factors as:*

- (a) *location of the proposed signage;*
- (b) *distance from roadway;*
- (c) *size;*
- (d) *height;*
- (e) *method of illumination;*
- (f) *such other considerations as the Development Authority may deem to be relevant.*

- It is the interpretation of the Development Authority that the sign is appropriate for the activity as per the evaluation factors in Section 35.1 of the Land Use Bylaw.

*Section 35.7 No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road, highway unless the prior approval of Alberta Transportation has been obtained, if required.*

- Alberta Transportation was circulated, and as the lands are greater than 800m from Highway 9 to the west, a Roadside Development Permit is not required.

*Section 35.8 All signs shall be kept in a safe, clean and tidy condition, and may be required to be renovated or removed if not properly maintained.*

- Will be a condition of approval.

**INSPECTOR'S COMMENTS:**

No inspection completed at time report was prepared.

**CIRCULATIONS:**

Wheatland County:

- No concerns.

CNR:

- No comments on this application.

**Alberta Transportation:**

- The proposed development is located greater than 800 metres of the intersection of Highway 9 and Inverlake Road, a Roadside Development Permit from Alberta Transportation is not required.

**Planning and Development - Engineering:****General**

- 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.

**Geotechnical - Section 300.0 requirements:**

- Engineering has no requirements at this time.

**Transportation - Section 400.0 requirements:**

- The proposed development is expected to have an impact to the local road network, however, it does not appear to be significant enough to warrant a Traffic Impact Assessment.
- There is an existing gravel road approach off of Inverlake Road that provides access to the subject land.
- The application will need to be circulated to Alberta Transportation for review and comment since the development is within the 1.6 km setback from Highway 9.
- The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval. The applicant will be required to submit a revised site plan identifying the development area of the proposal.
  - The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw)

**Sanitary/Waste Water - Section 500.0 requirements:**

- Engineering has no requirements at this time.
- The applicant indicated that the subject lands will be serviced by means of the existing septic system.

**Water Supply And Waterworks - Section 600.0 & 800.0 requirements:**

- Engineering has no requirements at this time.
- The applicant indicated that the subject lands will be serviced by means of an existing cistern.

**Storm Water Management – Section 700.0 requirements:**

- Engineering has no requirements at this time.
- The proposed development is expected to have minimal impact to stormwater drainage.

**Environmental – Section 900.0 requirements:**

- Engineering has no requirements at this time.
- The proposed development is located in an area that has been previously developed.





- There appears to be no wetlands or other environmentally sensitive areas on the subject lands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

#### Building Services:

- New building permit application for cat kennel and change of use and interior renovation permit application for the dog kennel.

#### Development Compliance:

- Recommend that the applicant be required to comply with the Canadian Veterinary Medical Association Codes of Practice for Kennel and Cattery Operations at all times while animals are being boarded;
- Recommend that all garbage be stored in weather and animal proof containers.

#### Fire Services & Emergency Management:

- The Fire Service has no comments other than to state that the Fire Service does not endorse the use of spray foam as an insulation. It is a flammable solid which increases the risk to fire life safety to all animals in the Quonset. Please use an alternative insulation.

#### Capital Project Management:

- No concerns.

#### Utility Services:

- No concerns.

#### Transportation Services:

- Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance.
- Applicant to be reminded no business signage to be installed within the County Road Allowance
- Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.

### **OPTIONS:**

#### Option #1 (this would allow the commercial kennel to operate onsite)

That the appeal against the decision of the Development Authority to approve a Development Permit for a Commercial Kennel (30 dogs and 30 cats) at Lot 1, Block 1, Plan 8410558; NE-23-24-27-W04M (271105 Inverlake Rd.) be denied, and that a Development Permit be approved, subject to the following conditions:

#### **Description:**

- 1) That a commercial kennel (up to 30 dogs and 30 cats) may operate on the subject property in accordance with the approved site plan submitted with the application and the following details:
  - i. Construction of one (1) building, approximately 22.30 sq. m (240.00 sq. ft.). in size, for the commercial kennel operations;
  - ii. Use of an existing building (Quonset), approximately 297.29 sq. m (3,200.00 sq. ft.) in size, for the commercial kennel operations;
  - iii. Outside dog enclosures/dog runs enclosed by a 1.83 m (6.00 ft.) high fence; and



- iv. One entry sign, approximately 1.22 m (4.00 ft.) x 1.83 m (6.00 ft.), mounted on the fence line as per the application.

**Prior to Issuance:**

*Fees & Levies:*

- 2) That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy for the 'Development Area' in accordance with the Transportation Offsite Levy Bylaw.

- v. A revised Site Plan shall be submitted, identifying the 'Development Area' of the proposal.

*Note: the 'Development Area' shall include the driveway access, all structures (buildings), the storage and display areas directly associated with the use, the required landscaping and parking areas as defined in the Land Use Bylaw, and any other area used for development purposes.*

**Permanent:**

*Operational:*

- 3) That a maximum of 30 dogs and 30 cats shall be allowed on the subject site at any one time.
- 4) That all dogs shall be kept indoors between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 9:00 a.m. on weekends.
- 5) That any dogs that cause a nuisance by barking shall be kept indoors at all times.
- 6) That dogs residing on-site in the kennel operation shall not run outside at large at any time.
- 7) That the sign shall be kept in a safe, clean, and tidy condition at all times.
- 8) That there shall be no business parking on the County Road Allowance at any time.
- 9) That the site shall be maintained in a neat and orderly fashion at all times.
- 10) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

*Fencing & Enclosure:*

- 11) That the kennel area containing any outside runs shall be enclosed with fencing, which shall be maintained at all times.
- 12) That any outside runs fences shall be a minimum of 1.20 m (3.90 ft.) in height.

*Sound Proofing:*

- 13) That the kennel building walls shall be insulated to a Sound Transmission Class minimum rating of 45 to ensure sound reduction prior to any dogs occupying the kennel building.
  - i. That it is recommended by the County that Spray Foam Insulation is not utilized for insulation/sound proofing as it is a flammable solid which increases fire risk.
- 14) That upon request from the County, the Applicant/Operator shall engage a qualified Acoustical Engineer to monitor the sound levels at the nearest residence, not at this property. Any recommendations from that report shall be implemented by the Applicant/Operator, to the satisfaction of the County.

*Servicing:*

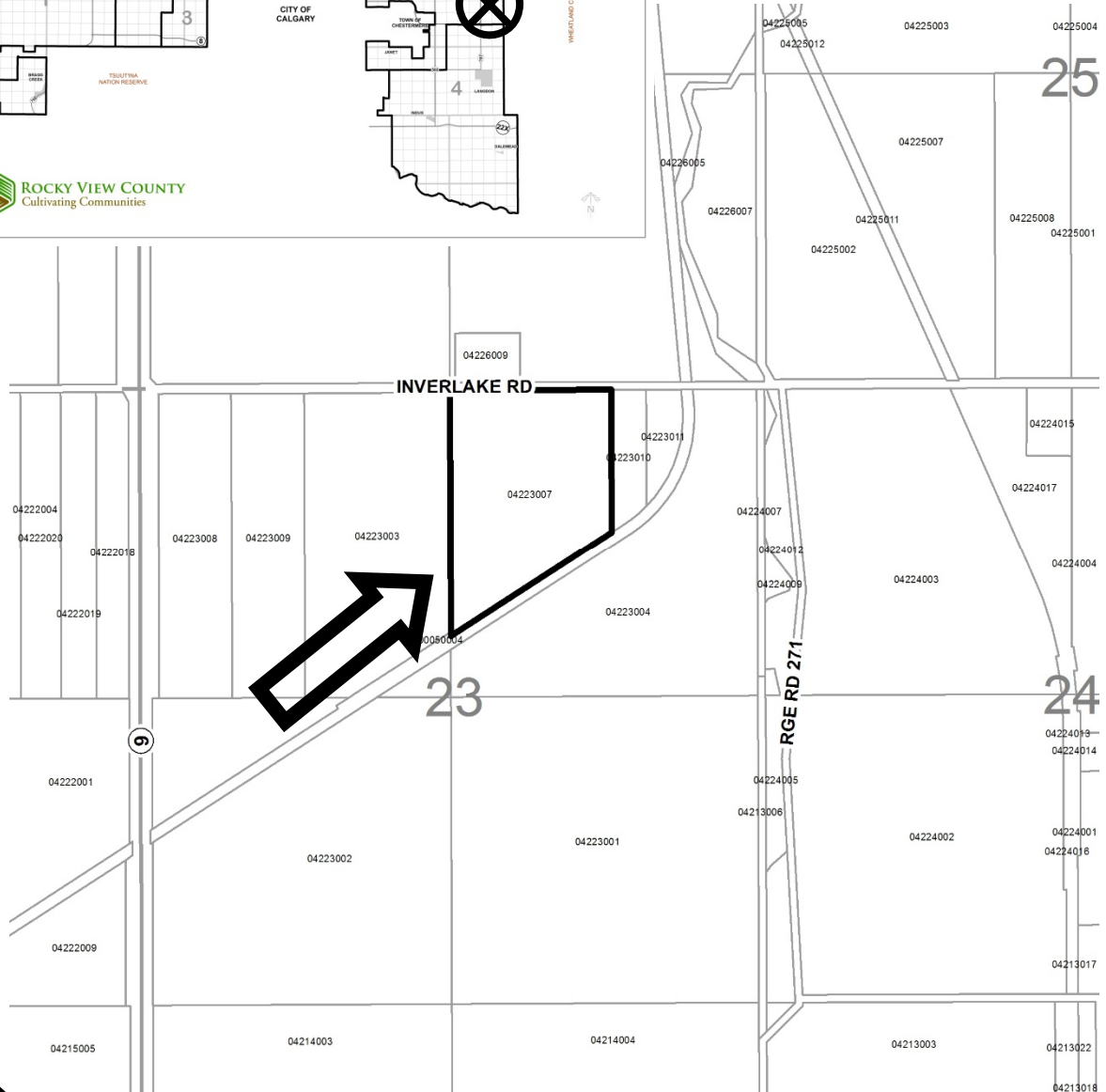
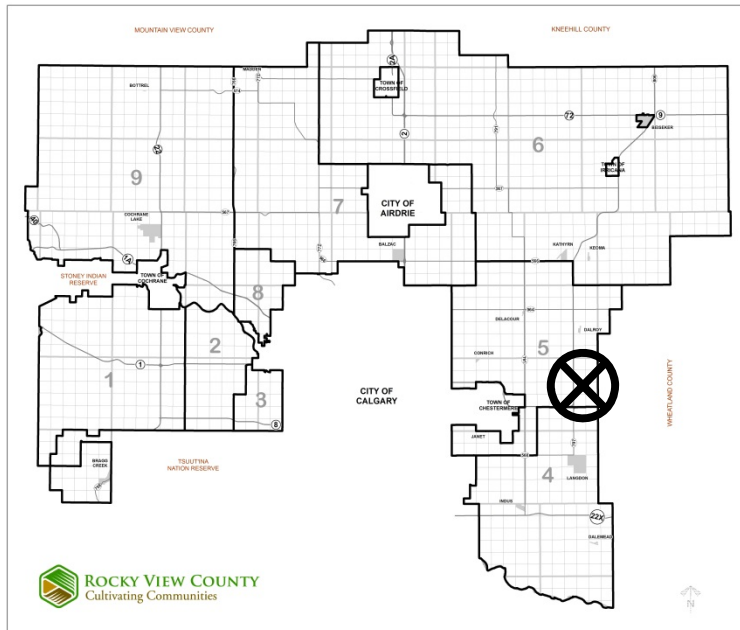
- 15) That the Kennel operation shall be serviced by use of cisterns/holding tanks, with a trucked-in/trucked-out service for water and wastewater in conjunction to sue of the onsite septic system.
- 16) That all water used for cleaning of pens and washing of animals shall be collected and disposed of in accordance with Provincial Regulations.
- 17) That all waste shall be:
  - ii. stored in a dry state in metal or plastic animal proof containers;
  - iii. located within a building or adjacent to a building, adequately screened from adjacent properties; and
  - iv. disposed of off-site, or by a commercial service in a manner satisfactory to the County.

**Advisory:**

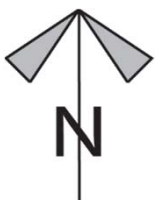
- 18) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 19) That any personally-owned dogs of the Applicant/Owner, shall be registered and licensed annually with the County, as per the Master Rates Bylaw.
- 20) That the Applicant/Owner shall obtain a Hobby Kennel licence, for the kennel operation, through the County, as per the Master Rates Bylaw.
- 21) That the Applicant/Owner should adhere to the Canadian Veterinary Medical Association Codes of Practice for Kennel and Cattery Operations at all times, while animals are being boarded;
- 22) That a Building Permit and associated Sub-trade permits shall be obtained through Building Permits prior to any construction taking place for the remedial work to convert the existing Quonset to a Boarding Kennel, and for construction of the proposed new building using the Commercial Building checklist requirements.
- 23) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
- 24) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 25) That if this Development Permit is not issued by **December 31, 2019** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #2 (this would not allow the commercial kennel to operate onsite)

That the appeal against the decision of the Development Authority to approve a Development Permit for a Commercial Kennel (30 dogs and 30 cats) at Lot 1, Block 1, Plan 8410558; NE-23-24-27-W04M (271105 Inverlake Rd.) be upheld, and that the decision of the Development Authority be revoked.



## LOCATION PLAN

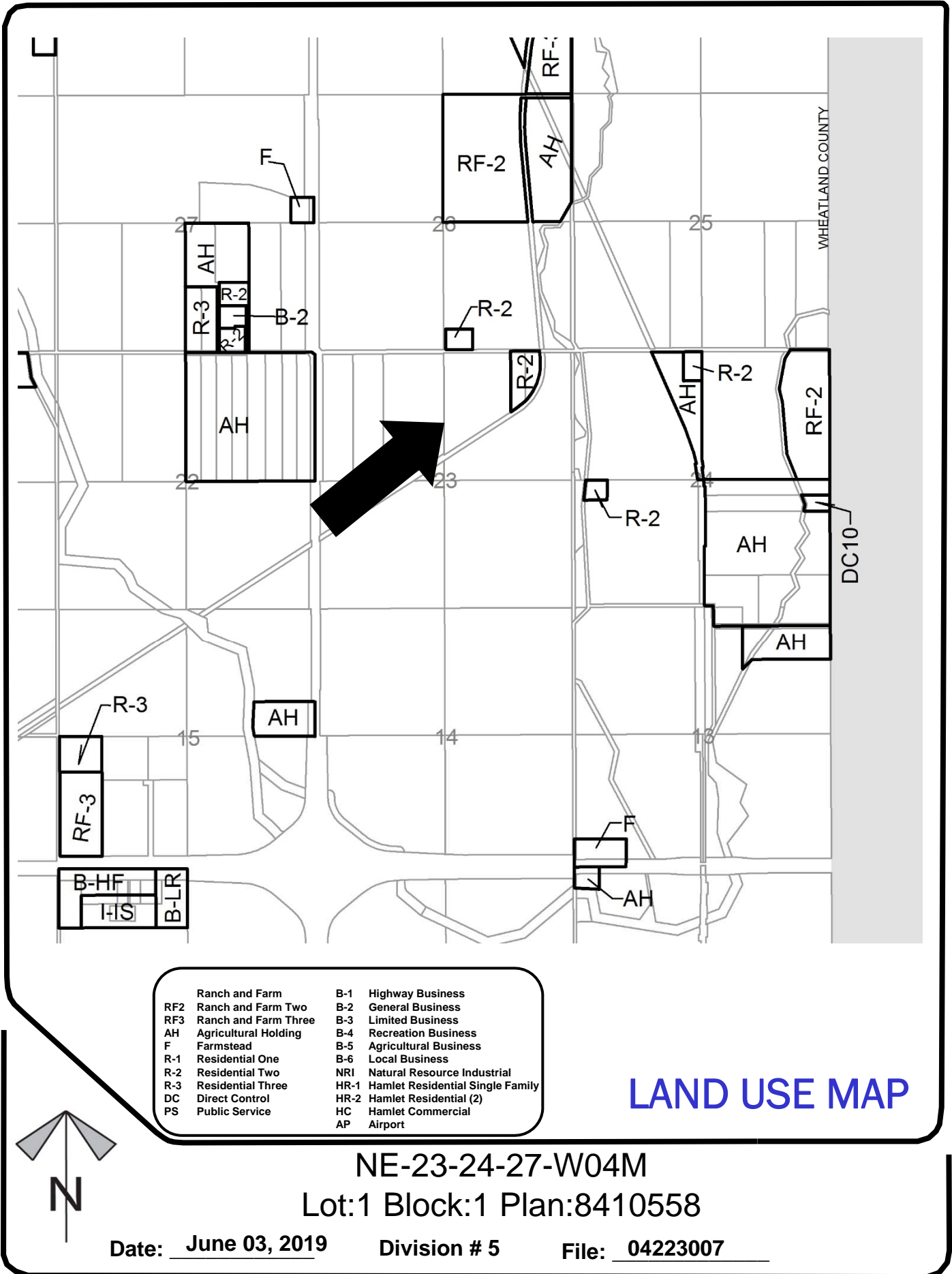


NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

Date: June 03, 2019

Division # 5

File: 04223007



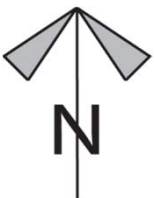




Note: Post processing of raw aerial  
photography may cause varying degrees  
of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*



NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

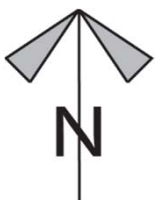
Date: June 03, 2019

Division # 5

File: 04223007



## APPLICANT SITE PLAN



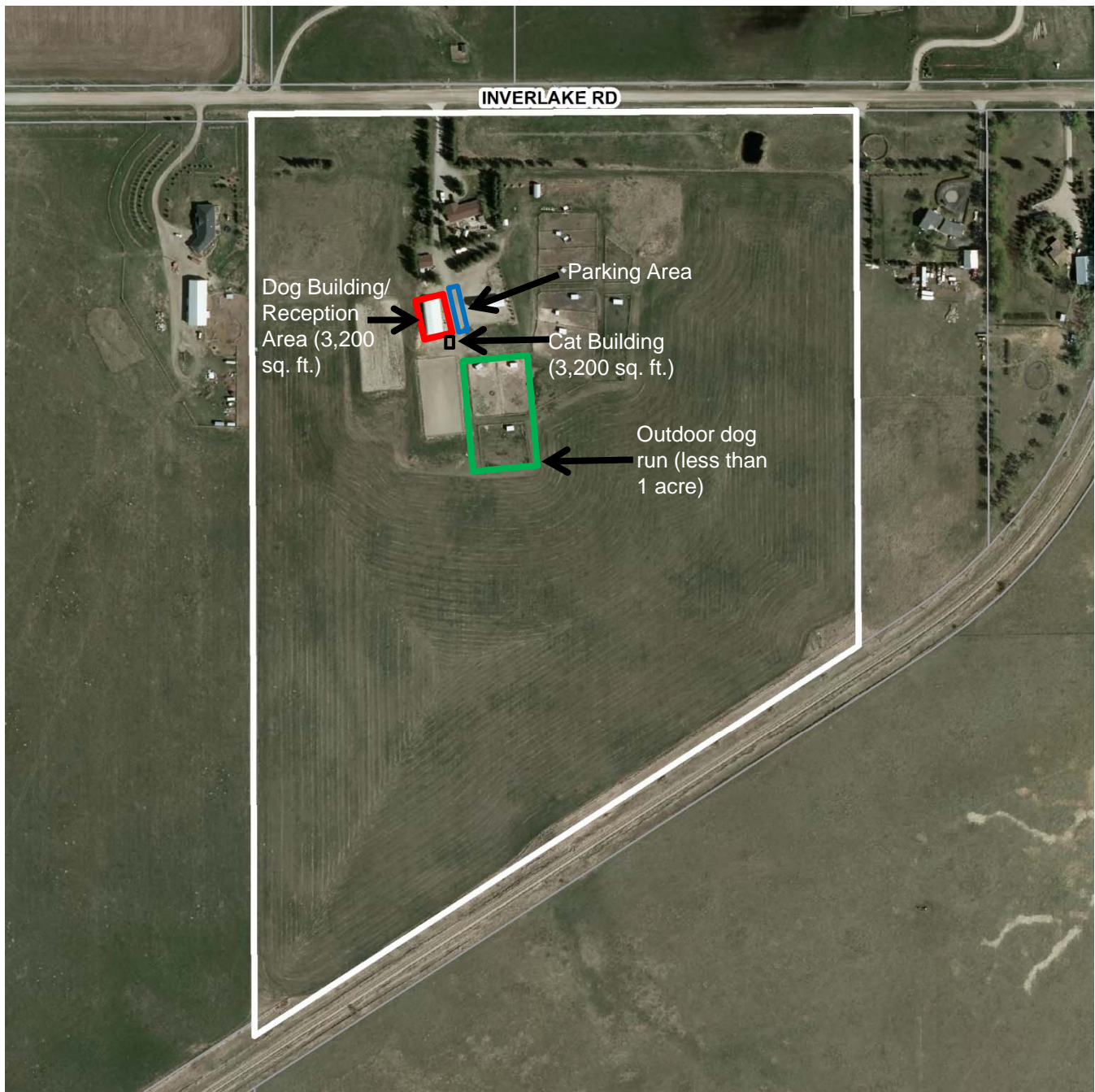
NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

Date: June 03, 2019

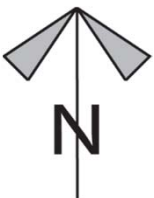
Division # 5

File: 04223007





## ADMINISTRATIVE SITE PLAN



NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

Date: June 03, 2019

Division # 5

File: 04223007



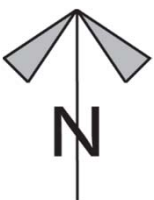


**SITE ACCESS FROM INVERLAKE ROAD**



**LOOKING  
SOUTH**

## **SITE INSPECTION PHOTOS (2018)**



NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

Date: June 03, 2019

Division # 5

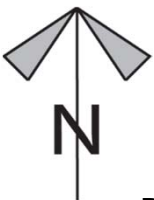
File: 04223007



**LOOKING SOUTH (QUONSET TO BE USED FOR DOG BOARDING)**



## **SITE INSPECTION PHOTOS (2018)**



NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

Date: June 03, 2019

Division # 5

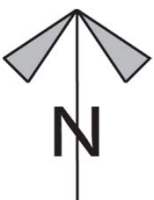
File: 04223007





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*

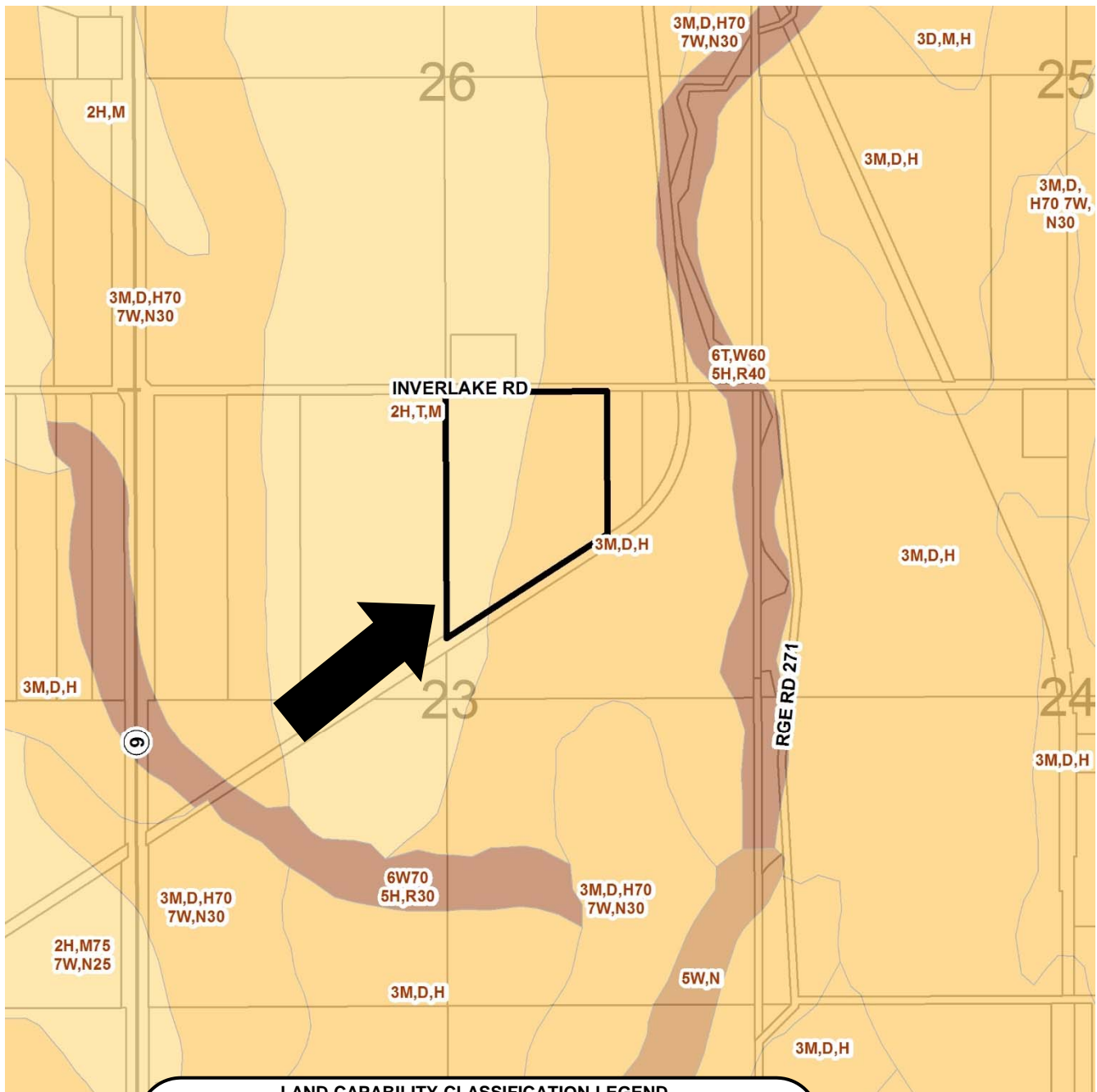


NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

Date: June 03, 2019

Division # 5

File: 04223007



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

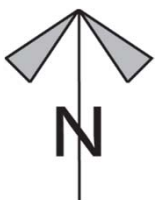
**CLI Class**

- 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**

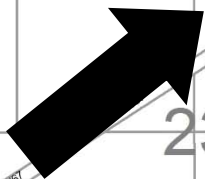


NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

Date: June 03, 2019

Division # 5

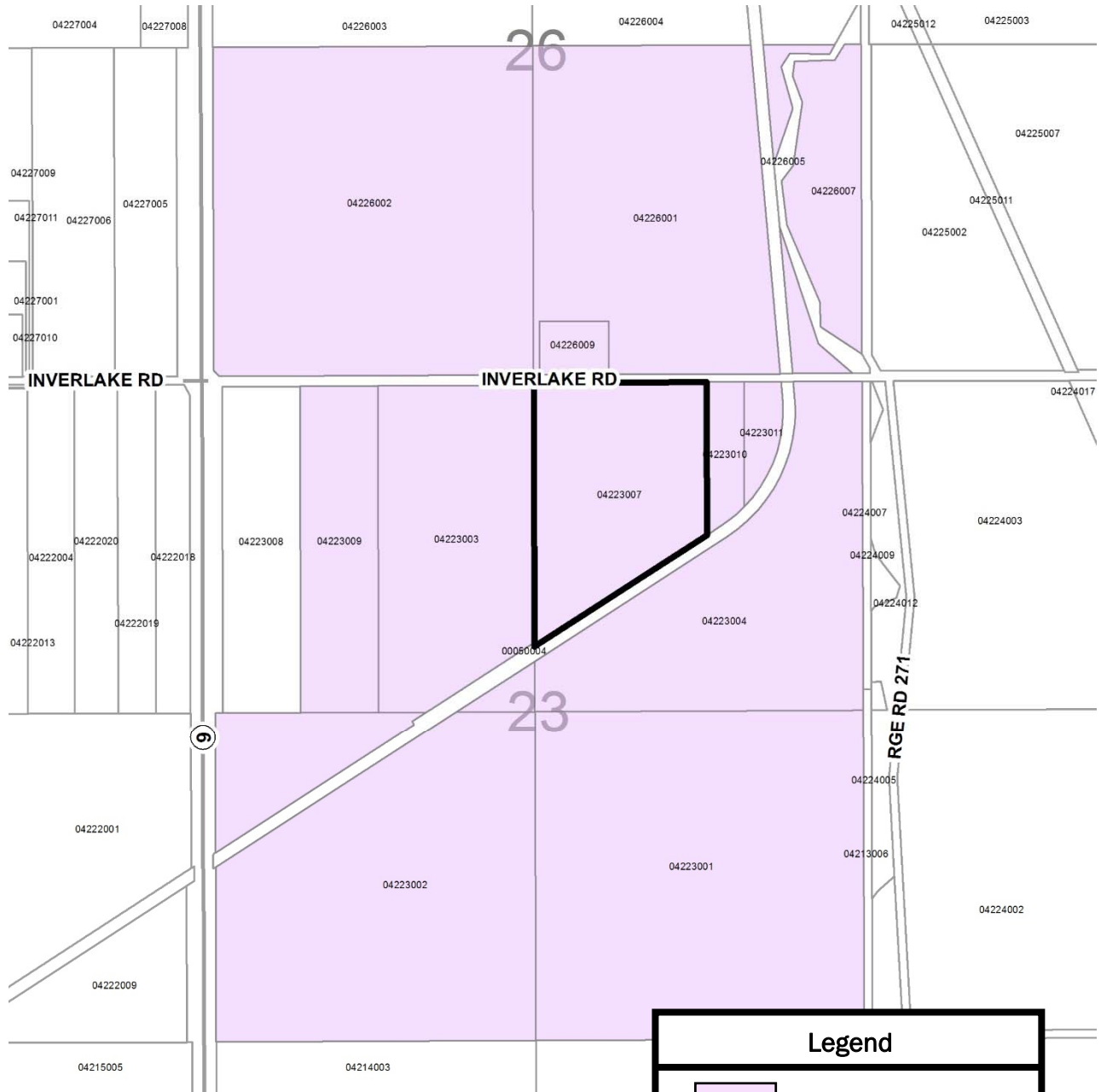
File: 04223007



- 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

Lot:1 Block:1 Plan:8410558

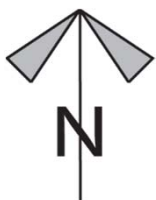
**File:** 04223007



⊘ Letters in Opposition  
★ Letters in Support

Legend	
	Circulation Area
	Subject Lands

## LANDOWNER CIRCULATION AREA



NE-23-24-27-W04M  
Lot:1 Block:1 Plan:8410558

Date: June 03, 2019 Division # 5 File: 04223007





## Notice of Appeal

**Subdivision and Development Appeal Board  
Enforcement Appeal Committee**

<b>Appellant Information</b>			
Name of Appellant(s) <b>W. Andrew Greenslade</b>			
Mailing Address [REDACTED]		Municipality [REDACTED]	Province [REDACTED]
Postal Code [REDACTED]			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
<b>Site Information</b>			
Municipal Address <b>271105 Inverlake Rd.</b>		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <b>NE-23-24-27W4</b>	
Property Roll # <b>04223007</b>		Development Permit, Subdivision Application, or Enforcement Order # <b>PRDP20190770</b>	
<b>I am appealing: (check one box only)</b>			
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
<b>Reasons for Appeal (attach separate page if required)</b>			
Please see attached.			

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

  
Appellant's Signature

May 31, 2019

Date



A kennel in this proximity to our primary residence and farm/ranch operation is anticipated to have a negative overall impact, therefore, I am appealing this application for the following reasons:

**Noise Pollution**

We use the east edge of our property the most as this is the location of our house, shop, and corrals. We are in our yard often during the day and as a result it is believed that the noise from the kennel will be constant, excessive, and violate our right to quiet enjoyment of our property. This daytime noise will be worsened by having outdoor runs that are operational during daytime hours. In addition, the impact on our operation will be negative given the location of the kennel relative to our corrals. Our corrals are where our horses are kept year round and cattle are fed and watered once the hay is off. It is anticipated that the kennel will hold up to 30 dogs and 30 cats which will be a source of constant irritation to our animals. We also have a well-trained dog on our property and she seldom barks. With a kennel next door I fear that this will change her behaviour and even if she is contained effectively it will be difficult to deter her from barking with the kennel animals.

**Odor and Disease**

Given the number of animals, even under the best care, there will be an odor to this operation which will be unavoidable for us and other neighbors. Also, with 60 animals in tight quarters from various back grounds, there will likely be a spread of disease, this will also impact our animals due to proximity.

**Traffic**

Inverlake Road is a gravel road that runs along the north edge of our property and our laneway. This road gets used and is already stressed. In the worst case scenario, all animals at the kennel would be there for "day care" which would assume each day the animal would be dropped off and picked up increasing the traffic on the gravel road to 120 additional vehicles per day. Regardless of the frequency of pick-up and delivery, the increase in traffic will have a negative impact on road quality. There will be an increased requirement for dust control, frequency of grading and graveling as well as overall maintenance.

**Negative Aesthetics**

Our east deck looks directly at the building that is anticipated to hold the kennel and dog runs. Dogs and cats are nice animals however at this count it will be a nuisance and be aesthetically displeasing. We have attempted to compensate this with trees however, this has not yet been effective to date.

**Value Deterioration**

We believe developing this kennel will create a massive destruction to our property value and to other homes in similar proximity due to all the reasons stated above. For example, we specifically moved here due to the peaceful environment and the traditional farm and ranch use. When researching this property I came to the Rocky View office and reviewed the history of the area and surrounding properties. Upon this research it was found that additional subdivisions in the area have been disallowed and I was lead to believe that nuisance businesses were discouraged in the area. This made our place an ideal property for our operation. In the event we knew there was a kennel next door we would not have considered the property. As a result of this kennel our buyer's universe will be very limited and in turn valuation will be drastically impacted.

Further to the above, since we received notice of this permit we have made efforts to visit various kennels and have found that most of them are not operated with neighbors in this close of proximity. The noise is excessive, the smell is an irritant, and outward appearance is unpleasant. The location of this kennel is in the center of a quiet, peaceful neighborhood with traditional farming and ranching as the primary use of land in the area and it is viewed that a kennel in this close proximity will have a very negative impact on all people and animals involved. As such, it is our request this application permit be revoked.



**THIS IS NOT A DEVELOPMENT PERMIT**

Please note that the appeal period *must* end before this permit can be issued and that any  
Prior to Issuance conditions (if listed) *must* be completed.

**NOTICE OF DECISION**

Emro, Alden N & Jacqueline M

Page 1 of 3

Tuesday, May 14, 2019

Roll: 04223007

**RE: Development Permit #PRDP20190770**

**Lot 1 Block 1 Plan 8410558, NE-23-24-27-04; (271105 INVERLAKE ROAD)**

The Development Permit application for Kennels (Commercial [30 dogs and 30 cats]) and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That a commercial kennel (up to 30 dogs and 30 cats) may operate on the subject property in accordance with the approved site plan submitted with the application and the following details:
  - i. Construction of one (1) building, approximately 22.30 sq. m (240.00 sq. ft.) in size, for the commercial kennel operations;
  - ii. Use of an existing building (Quonset), approximately 297.29 sq. m (3,200.00 sq. ft.) in size, for the commercial kennel operations;
  - iii. Outside dog enclosures/dog runs enclosed by a 1.83 m (6.00 ft.) high fence; and
  - iv. One entry sign, approximately 1.22 m (4.00 ft.) x 1.83 m (6.00 ft.), mounted on the fence line as per the application.

**Prior to Issuance:**

*Fees & Levies:*

2. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy for the 'Development Area' in accordance with the Transportation Offsite Levy Bylaw.
  - i. A revised Site Plan shall be submitted, identifying the 'Development Area' of the proposal.

*Note: the 'Development Area' shall include the driveway access, all structures (buildings), the storage and display areas directly associated with the use, the required landscaping and parking areas as defined in the Land Use Bylaw, and any other area used for development purposes.*

**Permanent:**

*Operational:*

3. That a maximum of 30 dogs and 30 cats shall be allowed on the subject site at any one time.





Emro, Alden N & Jacqueline M Page 2 of 3  
#PRDP20190770

4. That all dogs shall be kept indoors between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 9:00 a.m. on weekends.
5. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
6. That dogs residing on-site in the kennel operation shall not run outside at large at any time.
7. That the sign shall be kept in a safe, clean, and tidy condition at all times.
8. That there shall be no business parking on the County Road Allowance at any time.
9. That the site shall be maintained in a neat and orderly fashion at all times.
10. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

*Fencing & Enclosure:*

11. That the kennel area containing any outside runs shall be enclosed with fencing, which shall be maintained at all times.
12. That any outside runs fences shall be a minimum of 1.20 m (3.90 ft.) in height.

*Sound Proofing:*

13. That the kennel building walls shall be insulated to a Sound Transmission Class minimum rating of 45 to ensure sound reduction prior to any dogs occupying the kennel building.
  - i. That it is recommended by the County that Spray Foam Insulation is not utilized for insulation/sound proofing as it is a flammable solid which increases fire risk.
14. That upon request from the County, the Applicant/Operator shall engage a qualified Acoustical Engineer to monitor the sound levels at the nearest residence, not at this property. Any recommendations from that report shall be implemented by the Applicant/Operator, to the satisfaction of the County.

*Servicing:*

15. That the Kennel operation shall be serviced by use of cisterns/holding tanks, with a trucked-in/trucked-out service for water and wastewater in conjunction to sue of the onsite septic system.
16. That all water used for cleaning of pens and washing of animals shall be collected and disposed of in accordance with Provincial Regulations.
17. That all waste shall be:
  - i. stored in a dry state in metal or plastic animal proof containers;
  - ii. located within a building or adjacent to a building, adequately screened from adjacent properties; and
  - iii. disposed of off-site, or by a commercial service in a manner satisfactory to the County.

*Advisory:*

18. That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
19. That any personally-owned dogs of the Applicant/Owner, shall be registered and licensed annually with the County, as per the Master Rates Bylaw.



# ROCKY VIEW COUNTY

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

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

Emro, Alden N & Jacqueline M Page 3 of 3  
#PRDP20190770

20. That the Applicant/Owner shall obtain a Hobby Kennel licence, for the kennel operation, through the County, as per the Master Rates Bylaw.
21. That the Applicant/Owner should adhere to the Canadian Veterinary Medical Association Codes of Practice for Kennel and Cattery Operations at all times, while animals are being boarded;
22. That a Building Permit and associated Sub-trade permits shall be obtained through Building Permits prior to any construction taking place for the remedial work to convert the existing Quonset to a Boarding Kennel, and for construction of the proposed new building using the Commercial Building checklist requirements:
23. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
24. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
25. That if this Development Permit is not issued by **December 31, 2019** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 4, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**



ROCKY VIEW COUNTY  
Cultivating Communities

20190770

## APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$725	File Number 04223007
Date of Receipt March 14/19	Receipt #

Name of Applicant Al Emro & Jackie Emro Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax none

For Agents please supply Business/Agency/ Organization Name n/a

Registered Owner (if not applicant) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

### 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE  $\frac{1}{4}$  Section 23 Township 24 Range 27 West of 4 Meridian
- b) Being all / parts of Lot 1 Block 1 Registered Plan Number 8410558
- c) Municipal Address 271105 Inverlake Road
- d) Existing Land Use Designation RF Parcel Size 53 Ac. Division \_\_\_\_\_

### 2. APPLICATION FOR

Kennel for 30 dogs + 30 cats only on our land, see attached Kennel development permit application for more information and a sign.

### 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes \_\_\_\_\_ 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 \_\_\_\_\_ No \_\_\_\_\_
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No X
- d) Does the site have direct access to a developed Municipal Road? Yes X No \_\_\_\_\_

### 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

ALDEN EMRO  
I JACQUELINE EMRO hereby certify that ✓ I am the registered owner  
(Full Name in Block Capitals)

\_\_\_\_\_ 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 J Emro

Date Mar 14, 2019.

Owner's Signature J Emro Al Emro

Date March 11, 2019

## 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, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.*

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

  
SignatureMarch 11, 2019  
Date





**ROCKY VIEW COUNTY**  
Cultivating Communities

## APPLICATION FOR KENNELS (COMMERCIAL AND HOBBY)

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Business \_\_\_\_\_

Address of Business 271105 Inverlake Road, Box 14, Site 6, RR7

Calgary, AB Postal Code T2P 2G7

Telephone (B) [REDACTED] (H) [REDACTED] Fax N/A

### 1. KENNEL DETAILS

- a. Name of kennel? \_\_\_\_\_
- b. Type of kennel (e.g. boarding, breeding, training, hobby)
- c. Number of dogs to be boarded 30 dogs; 30 cats
- d. Breed? (only if breeding kennel) N/A
- e. Size of animals? Small/Medium/Large

### 2. OPERATION

What are your days of operation? Sunday to Saturday What are your hours of operation? Mon-Fri 8-10am + 4-6pm  
Sat 9-11; Sun 4-6

### 3. EMPLOYEES

Total number of employees 6 Number of residential employees 2 Number of non- residential employees 4

### 4. SIGNAGE

Will a sign be required? Yes/No If yes - Please provide detailed sketches of the proposed sign on a separate sheet

### 5. ADDITIONAL INFORMATION REQUIRED

How will you soundproof the kennel building(s)? Spray foam insulation, sound absorption panels throughout the dog building for dogs; cat building will be smaller and insulated and drywalled.

Method of solid waste disposal? collected in bins, removed and trucked offsite to a regulated collection area.

Method of waste water disposal collected; using eco friendly and septic friendly/safe cleaners and products, disposed of in septic system and waste removed via truck to a regulated site.

Signature of Applicant Al Emu Omu Date March 11, 2019

PLEASE SEE REVERSE FOR ADDITIONAL INFORMATION

FOR OFFICE USE ONLY

☒ PARCEL INFORMATION AND LAND USE MAPS

☒ LAND USE DESIGNATION RF

☒ PROPOSED DEVELOPMENT Kennerl

☒ AIR PHOTO

☐ CONCEPT PLAN/ASP INFO. Which one? \_\_\_\_\_

*Print off any relevant sections of the ASP/Cp's in regards to the above*

☐ PRE-APPLICATION MEETING/AIMTRAC NOTES

*If applicable, provide a copy of any notes if a pre-app meeting was held before application was received*

	Road Type	Bylaw	Proposed
Front Yard Setback Minimum			
Side Yard Setback Minimum			
Rear Yard Setback Minimum			
Height Maximum			
Principal Building Size			

☐ ADMINISTRATION MUST VERIFY APPLICATION IS COMPLETE AND ACCURATE

Comments

-name has not been finalized yet.  
-DP previously applied for (same use) but appealed and refused.  
-changes to operations and site are proposed  
on this application

Sandra  
 Staff Signature



### Summary

**Roll Number** 04223007  
**Legal Desc** NE-23-24-27-W04M  
**Divison** 05  
**Lot Block Plan** Lot:1 Block:1 Plan:8410558  
**Linc Number** 14303937  
**Title Number** 181081750  
**Parcel Area** 53.38000  
**Municipal Address** 271105 INVERLAKE ROAD  
**Contact Information** Emro, Alden N & Jacqueline M  
**Land Use Information** RF (RANCH AND FARM)

### Plan

#### Planning Applications Information

Application No.	Name	Status	Planner	Application Date
90328				Saturday, December 29, 1990
2006730	Collins/Greer	Closed - Refused	MartinoV	Friday, December 22, 2006
2006367	Collins/Greer	Closed - Refused	richardb	Thursday, June 15, 2006

#### Area Structure Plan

{There is no related Area Structure Plan}

#### Conceptual Scheme

{There is no related Conceptual Scheme}

### Permit

#### Building Permit

Permit Number	Permit Type	Date Issued
PREL20181815	Electrical	Wed May 16, 2018
PRGS20143928	Gas	Fri Oct 03, 2014
PRPS20141649	Private Sewage	Tue Jun 03, 2014
FBL20130607_1202	Building	Fri Jun 07, 2013
2013-GP-14128	Gas	Mon Jun 03, 2013
2012-GP-13565	Gas	Tue Nov 13, 2012
FBL20120214_1097	Building	Tue Feb 14, 2012

PRDP20141301  
2009-DP-13862  
2009-DP-13778  
2006-DP-12210  
PRDP20181755

Thursday, October 8, 2015  
Thursday, February 18, 2010  
Tuesday, November 24, 2009  
Tuesday, September 19, 2006

Misc

**Dog License**

Document No.	Tag	Name	Breed	Color	Sex	Birth Date	Payment Date
11030	13543	Cisco	Golden Doodle	Blonde	Male	Thu Oct 14, 2010	Wed Mar 09, 2011
12612	15709	Maya	Goldendoodle	Black	Female	Mon Jan 01, 1900	Thu Oct 03, 2013

Alert

{There is no related Development Enforcement Data}

Geospatial Boundary

Boundary	Category
Division	5
Area Structure Plan	No ASP
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	Gurbir Nijjar
Water Coop	No Water Coop
Gas Coop Service	ATCO GAS
No. of Lots Within 600 M	6
No. of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Chestermere-Conrich
Fire District	LANGDON
Primary Fire Station	111
Secondary Fire Station	107
Tertiary Fire Station	116

Geospatial Adjacency

Boundary	Category	Distance
Closest Highway	HWY9 ROCKYVIEW	796.94
Closest Gravel Pit	River Pit	26185.47 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:8018.89 M
Closest Road Name	INVERLAKE RD( Surface Type:Gravel )	9.88 M
Closest Railway	CNR	15.24 M
Closest Western Irrigation Districts	Within 10Km	290.01 M
Closest Waste Water Treatment	Within 10Km	6440.25 M

Closest Municipality

WHEATLAND COUNTY

2012.29 M

Page 32 of 45

Closest Confined Feeding Operation

Within 10 KM

159.68 M





23





Jackie & Al Emro



March 12, 2019

Rocky View County  
Planning and Development  
262075 Rocky View Point  
Rocky View County, Alberta  
T4A 0X2

Regarding: Development Permit Application for a Kennel (Commercial) and a Sign  
271105 Inverlake Road, Rocky View County

Attached for processing are Development Permit Applications for a dog and cat boarding facility of not more than 60 animals (comprised of 30 dogs and 30 cats) and a sign at 271105 Inverlake Road, Rocky View County.

This will be an overnight boarding kennel that will be open 7 days a week with business hours of two 2 hour time slots open to the public Monday to Friday and 2 hours only on Saturdays and Sundays as follows:

- Monday to Friday 8am to 10am and 4pm to 6pm
- Saturday 8am to 10am
- Sunday 4pm to 6pm

The indoor kennel building is a 40'x80' existing quonset that was constructed in 2012. It will be renovated to include a reception area, dog kennels, food preparation area, dog wash area and laundry/bathroom facility.

Parking for 8 vehicles will be along the East side of the kennel building.

Soundproofing of the dog kennel building will be spray foam insulation on the ceiling and exterior walls; sound absorption panels will be installed throughout.

Dog runs to include three outdoor areas grouped together to the south of the hay barn, the total area will be less than 1 acre. All areas outside of the kennel building will be fenced with a 6' fence, see site plan. The dog run fences will also include the following for the perimeter fences:

- East and West fences to be concrete 'Lego block' walls with a 'roller' on top of them (should a dog attempt to climb the fence, the dog will not be able to gain leverage on the roller, the roller will roll and the dog will remain on the inside of the wall); as the blocks are 30" thick, digging under the fence will not be possible. The wall will absorb sound and it is not transparent so as



to keep the dog's attention to the inside of the dog run and neighbours and the neighbouring animals will not be affected as they will not see the dogs and sound will be minimized.

- North fence will be a privacy fence built below ground level with a roller on the top of it.
- South fence will be an anti-climb agriculture fence, with a roller at the top and built below ground level.

While entering and exiting the kennel with their owners, dogs will be required to be on leash and cats will be required to be in a small animal carrier at all times.

The water supply for the kennel will be provided from a cistern; for waste water disposal, eco friendly, septic safe cleaners will be used and waste water will be processed through the septic system. Solid waste will be collected and removed to a regulated facility. Dog runs will be treated with an anti-odour spray.

The cat building will be a new building approximate 12' x 20' located to the south and east of the dog kennel building and include 2 play areas and cat kennels.

The sign will be attached to the fence along the driveway, facing West on Inverlake Road, the sign will be 4'x6', see attached.

Up to 3 employees will be working at any one time together, and rotating all 4 to 6 employees throughout the week.

Inverlake Road is treated for dust control from the paved #9 Hiway to Boundary Road, the Rocky View County boarder therefore dust will be very minimal.

Please call with any questions you may have.

Sincerely,

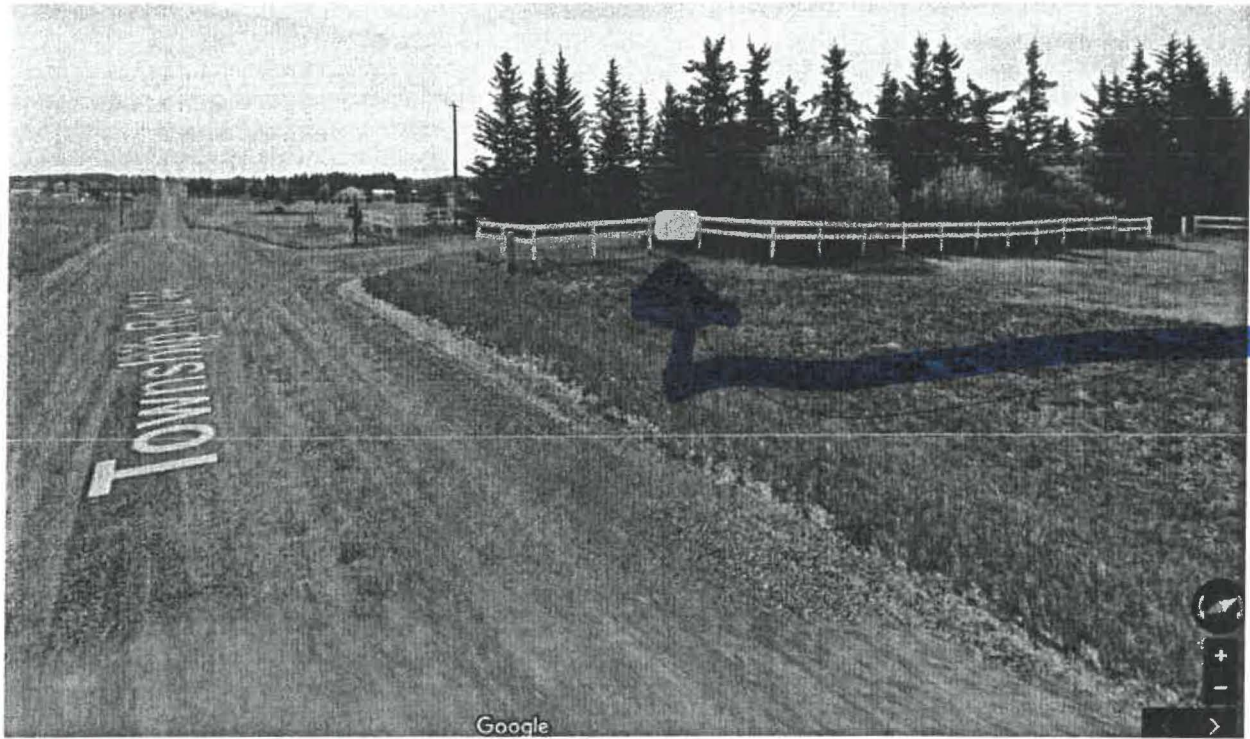


Al Emro

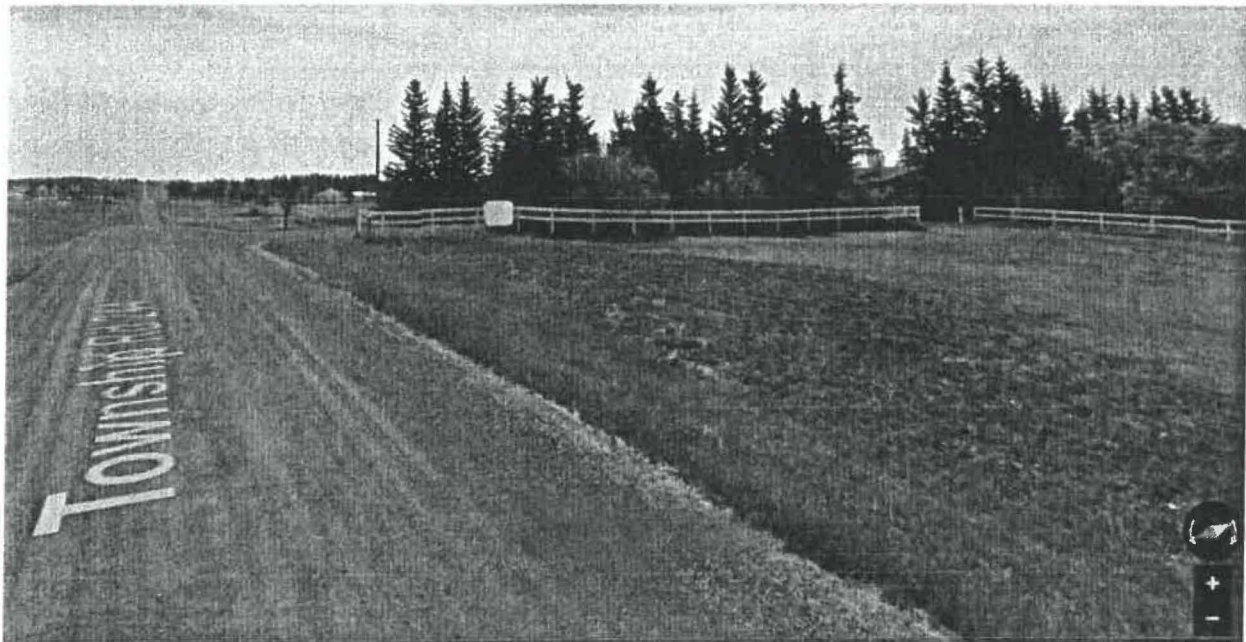


Jackie Emro

Attachments

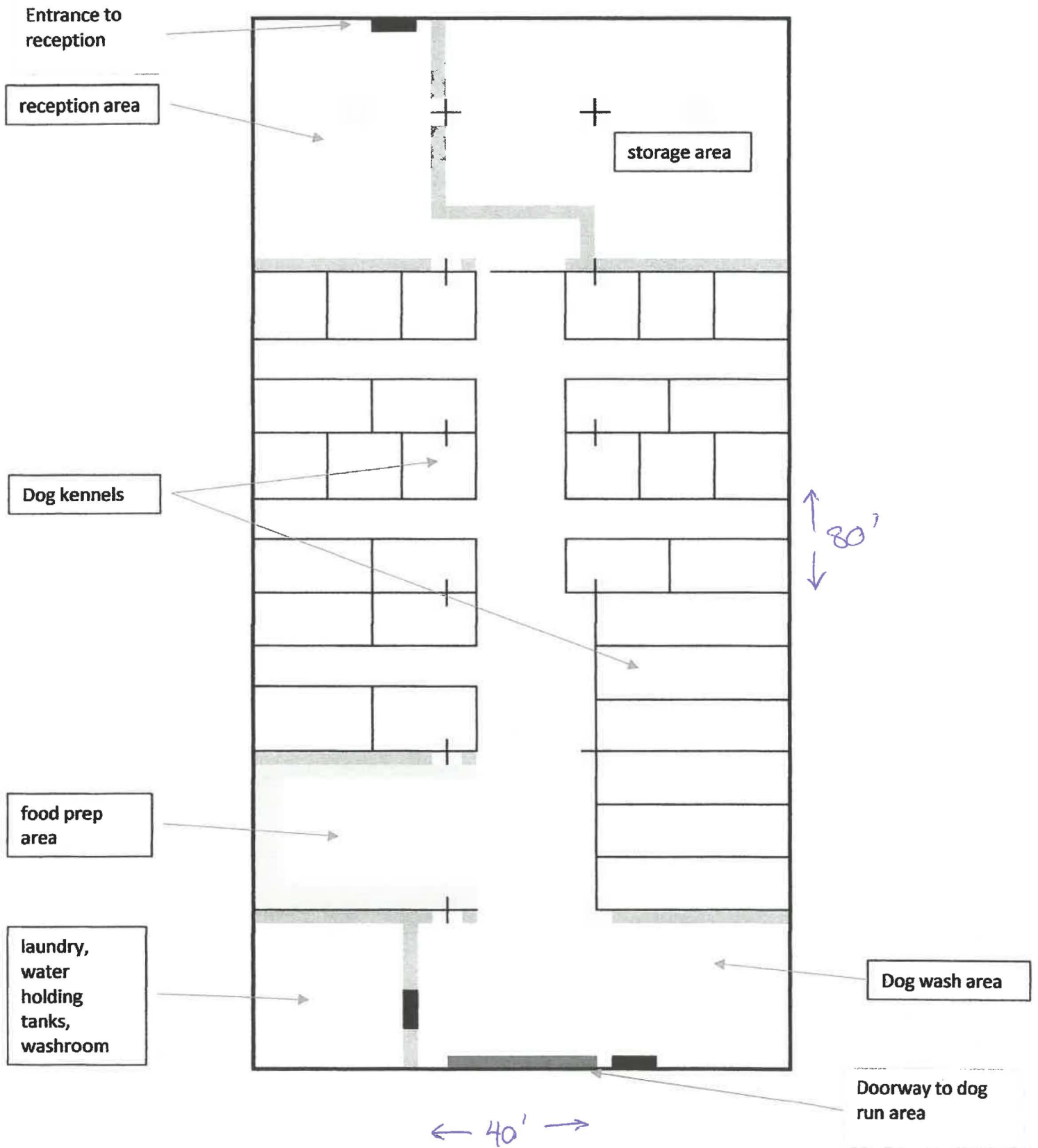


Sign  
here  
west  
facing

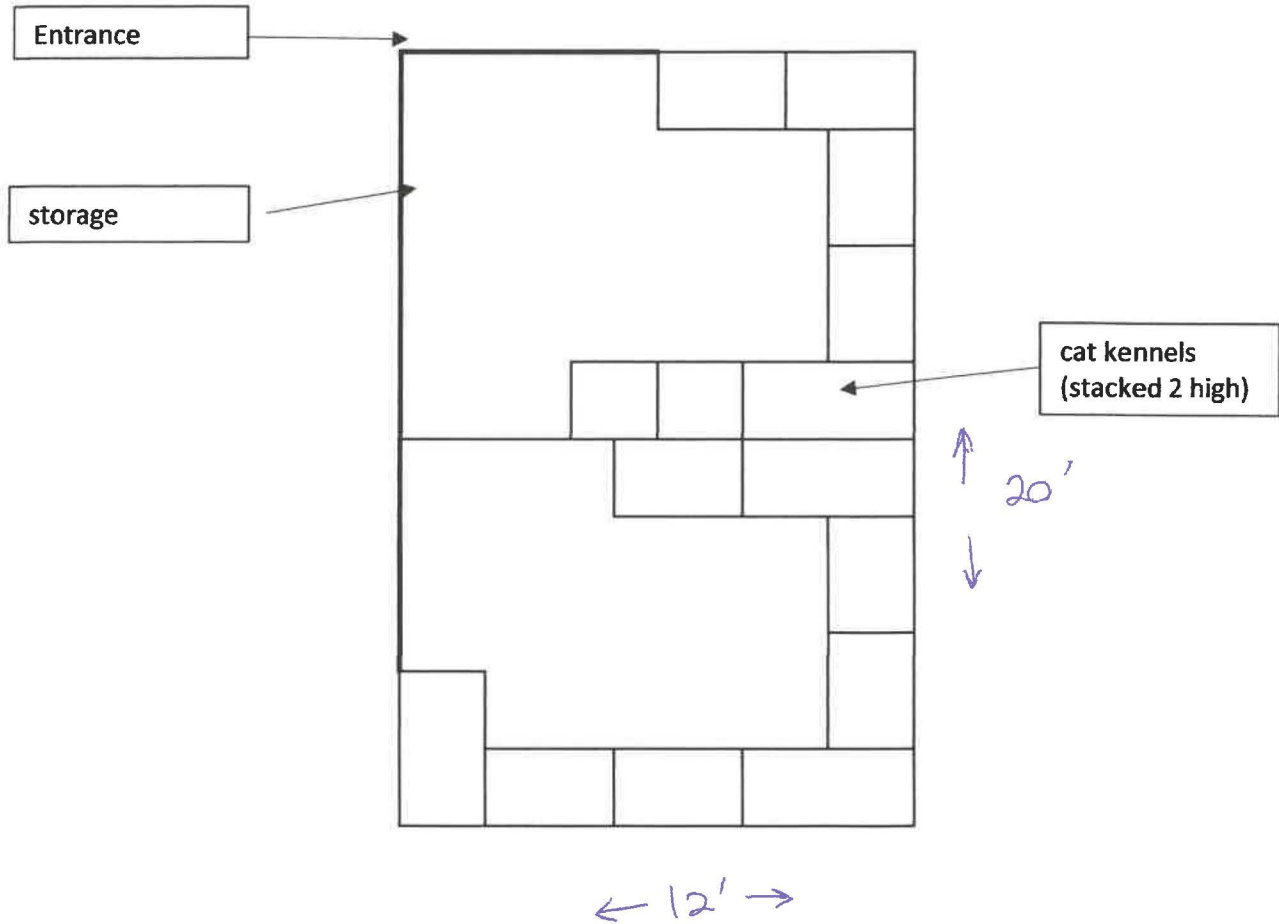




**Reception and Dog Building Layout**



Cat Building (12'x20' new building)



# Dogs n Cats Boarding



hours M-F 8am-10am ; 4pm-6pm

Sat 9-11am

Sun 4-6pm

[dogsncats.ca](http://dogsncats.ca)

403-703-3646



- cat building
- dog building + reception
- dog runs/yards
- fences/fenced areas
- access
- Lego block walls/fence
- parking



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, PLAN 841 0558

MUNICIPAL ADDRESS:

271105 INVERLAKE ROAD  
ROCKY VIEW COUNTY, ALBERTA

CLIENT: JAMES ANDERSON

SCALE = 1:3000 metric

CERTIFICATION:

I, R. KEVIN JONES, ALBERTA LAND SURVEYOR, DO HEREBY CERTIFY THAT:

1. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT AND WAS MADE UNDER MY PERSONAL SUPERVISION.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE ALBERTA LAND SURVEYORS' ASSOCIATION.
3. THE SURVEY WAS COMPLETED ON THE 8TH DAY OF MARCH, 2017
4. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY. (EXCEPT AS SHOWN)
5. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT PROPERTY FROM ANY IMPROVEMENT SITUATED ON AN ADJACENT PROPERTY.
6. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS, RIGHTS-OF-WAY OR OTHER REGISTERED INSTRUMENTS AFFECTING THE THE EXTENT OF TITLE.

DATED THIS 10<sup>th</sup> DAY OF MARCH, 2017

R. KEVIN JONES, ALBERTA LAND SURVEYOR  
© COPYRIGHT JONES GEOMATICS LTD., 2017

NOTES:

1. DISTANCES ARE IN METRES.
2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
3. ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA (UNLESS SHOWN OTHERWISE)
4. ALL FENCES SHOWN ARE WITHIN 0.2 METRES OF THE PROPERTY LINES UNLESS OTHERWISE NOTED.
5. STATUTORY IRON POST FOUND THUS: ●
6. FOUND NO MARK IS SHOWN THUS: Fd. No Mk.
7. PROPERTY LINE IS SHOWN THUS: ———
8. FENCE LINE IS SHOWN THUS: — x — x —
9. POWER POLE IS SHOWN THUS: ○PP
10. TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 111 326 549 TITLE SEARCH DATED 21/02/17
11. PROPERTY IS SUBJECT TO THE FOLLOWING INSTRUMENTS:  
—EASEMENT INST. No. 89EW  
—RESTRICTIVE COVENANT INST. No. 5284JE  
—UTILITY R/W INST. No. 741 074 470  
—CAVEAT INST. No. 841 086 246 (DEFERRED RESERVE)

PURPOSE:  
THIS REPORT AND RELATED PLAN HAVE BEEN PREPARED FOR THE BENEFIT OF THE PROPERTY OWNER, SUBSEQUENT OWNERS AND ANY OF THEIR AGENTS FOR THE PURPOSE OF (A LAND CONVEYANCE, SUPPORT OF A SUBDIVISION APPLICATION, A MORTGAGE APPLICATION, A SUBMITTAL TO THE MUNICIPALITY FOR A COMPLIANCE, CERTIFICATE, ETC.). COPYING IS PERMITTED ONLY FOR THE BENEFIT OF THESE PARTIES, AND ONLY IF THE PLAN REMAINS ATTACHED. WHERE APPLICABLE, REGISTERED EASEMENTS AND UTILITY RIGHTS OF WAY AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN ON THE ATTACHED PLAN. UNLESS SHOWN OTHERWISE, PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THE ATTACHED PLAN SHOULD NOT BE USED TO ESTABLISH BOUNDARIES DUE TO THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER. THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT REFLECTS THE STATUS OF THE PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.

**Jones Geomatics Ltd**  
Alberta Land Surveyor  
20, 1323 44th Ave. N.E., Calgary, Alberta T2E 6H  
Ph. (403) 230-0778 Fax (403) 230-0711  
E-mail: jonesgeo@telus.net Job No. NP2437-1

JB/YK

PLAN 761 0189

INVERLAKE ROAD

269°43'36"  
423.49

LOT 2

LOT 1  
BLOCK 1

N.W. 1/4 SEC.23-24-27-4

ROCKY VIEW COUNTY  
PERMIT ADVISORY

There are buildings located on this Real Property Report that may not have the proper permits in place, in accordance with the Alberta Building Code. Please contact the Building Services Section of Planning and Community Services for more information.

ROCKY VIEW COUNTY  
STAMP OF COMPLIANCE

The location of the buildings, as shown on this Real Property Report, comply with the minimum setback requirements from front, side and rear property lines required in the Land Use Rules in Land Use Bylaw C-4841-97.

*[Signature]* Date *March 23/17*  
Approving Authority

9.14 EASEMENT  
INST. No. 86 EW

RAILROAD R/W PLAN R.W. 67  
503.83  
57°06'08"

9.14 EASEMENT  
INST. No. 86 EW

Detail 'E'  
Scale 1:500

Detail 'F'  
Scale 1:500

Detail 'D'  
Scale 1:300

Detail 'C'  
Scale 1:300

Detail 'B'  
Scale 1:300

Detail  
Scale 1:



*Cat building*  
*dog building + reception*  
*dog runs*  
*fenced areas + fences*  
*lego block walls/fence*  
*parking*  
*access*

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE (IN BLUE INK) AND A JONES GEOMATICS LTD. PERMIT STAMP (IN RED INK)



**Lori-Lee Turcotte**

---

**From:** Michelle Mitton  
**Sent:** Friday, June 14, 2019 8:33 AM  
**To:** Paul Simon  
**Cc:** Lori-Lee Turcotte; PAA\_ SDAB  
**Subject:** FW: Letter- Reference PRDP20190770

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see the below letter.

**MICHELLE MITTON, M.Sc**  
Appeals Coordinator | Municipal Clerk's Office

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

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**From:** Lisa Welsh [REDACTED]  
**Sent:** Thursday, June 13, 2019 1:07 PM  
**To:** Michelle Mitton <[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca)>  
**Cc:** [REDACTED]  
**Subject:** FW: Letter- Reference PRDP20190770

I apologize, I had forgotten to quote the application number.  
Thank you.  
Lisa Welsh

---

**From:** Lisa Welsh  
**Sent:** Thursday, June 13, 2019 12:57 PM  
**To:** [mmitton@rockyview.ca](mailto:mmitton@rockyview.ca)  
**Cc:** [REDACTED]  
**Subject:** Letter

To Whom it May Concern;

I am pleased to be able to send this email to provide a character reference for Al and Jackie Emro. I have had the pleasure of knowing Jackie since childhood, and her husband Al, for several years.

Al and Jackie are extremely caring and loving people. They have two beautiful and healthy dogs, Cisco and Mia-both dogs are extremely friendly and loving. I have found both al and Jackie are hardworking and fantastic

with animals. Their love for animals and great common sense make them an ideal couple to establish and run a dog boarding kennel.

I have two dogs, and absolutely would not hesitate to have Al and Jackie look after them for an extended period of time. I would, without question, refer friends, family and strangers who need to board their dogs, to a kennel owned and operated by Al and Jackie Emro.

Sincerely,

Lisa and Shawn Welsh  
8 Copperstone Heath SE Calgary.

*Debby Momm* Realtor



The Real Estate Company Ltd.  
11, 5080 – 12A Street S.E.  
Calgary, AB  
T2G 5k9

June 18, 2019

To whom it may concern,

My name is Debby Momm and I am a Sales Representative with the Real Estate Company. I have been a Realtor for 33 years with over 17 years experience in buying and selling properties in Calgary, Rocky View County, Lyalta, Langdon and Strathmore.

I worked with the Greenslade's to locate their ideal property, which after an 18 month search we closed the 271137 Inverlake Road property in early 2012. It was important to the buyers that they were in a quiet, farm and ranch focused area where they could expand their existing ranch and provide a rural exposure for their young family. This was not an easy task given the number of small acreages and influences from the city. I recall multiple trips to the Rocky View office to review the files and history of the area to ensure that after the Inverlake property was purchased the area would not change from its traditional farm and ranch. At this time we were assured that it would be extremely difficult to change this and that although progress will occur the area will stay zoned for its traditional use.

When looking at the current proposal to add a kennel in such close proximity to the existing developments, I expect this to have a very negative on the Greenslade's, the community, and surrounding properties. In my experience as a realtor I have never had a client request a property to be proximally located to a kennel. In the event this kennel becomes operational I believe there will be instant value deterioration to all properties and land proximal to this project. It is difficult to assess the impact, however in my view the discount could be in excess of 30% of current values. This is a significant impact to all involved.

Sincerely,

*Debby Momm*

Debby Momm

403.585.6778 debbymomm@gmail.com www.mommknowsbest.com

11, 5080 - 12A STREET SE CALGARY AB T2G 5K9 403.270.4060





## PLANNING & DEVELOPMENT

**TO:** Subdivision and Development Appeal Board

**DATE:** June 26, 2019 **DIVISION:** 7

**FILE:** 06414007 **APPLICATION:** B-3; PRDP20191670

**SUBJECT:** Home Based Business

<b>PROPOSAL:</b> Home Based Business Type II, for an indoor car storage business.	<b>GENERAL LOCATION:</b> Located approximately 0.5 miles east of Range Road 292 and immediately north of Highway 566.
<b>APPLICATION DATE:</b> May 23, 2019	<b>DEVELOPMENT AUTHORITY DECISION:</b> Discretionary – Refused
<b>APPEAL DATE:</b> June 11, 2019	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> June 3, 2019
<b>APPELLANT:</b> Rodney Potrie (Planning Protocol 3 Inc.)	<b>APPLICANT:</b> Rodney Potrie (Planning Protocol 3 Inc.)
<b>LEGAL DESCRIPTION:</b> Block 4, Plan 8710616, SW-14-26-29-W04M	<b>MUNICIPAL ADDRESS:</b> 291144 TWP RD 262, Rocky View County AB
<b>LAND USE DESIGNATION:</b> Ranch and Farm District (RF)	<b>GROSS AREA:</b> ± 39.29 acres
<b>DISCRETIONARY USE:</b> Home Based Business Type II	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> The Development Authority has no variance discretion on the Home Based Business.
<b>PUBLIC SUBMISSIONS:</b> The application was circulated to 40 adjacent landowners. No letters in support or opposition were received.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>• County Plan (C-7280-2013)</li> <li>• Balzac East Area Structure Plan (C-5177-2000)</li> <li>• Land Use Bylaw (C-4841-97)</li> </ul>

### EXECUTIVE SUMMARY:

The application is for Home Based Business Type II, for an indoor car storage business. The applicant proposes to operate an indoor car storage business within the recently approved oversized accessory building.

The accessory building will be built to accommodate owners' personal farm equipment and provide leasing space for public to store their vehicles. The accessory building will be used as a big heated garage to store customers' collector vehicles for the winter. The accessory building is proposed to accommodate up to 150 cars large equipment, RVs, boats, tents, and trailers will not be located on site.



This application was evaluated in accordance with Section 8, Section 12, Section 21 and Section 43 of the Land Use Bylaw. The application was refused on June 3, 2019 for the follow reasons:

1. The proposed car storage business for a maximum of 150 cars beyond the scope of a Home-Based Business as described in the Land Use Bylaw (C-4841-97).
2. Per Section 12.3 of the Land Use Bylaw (C-4841-97), the proposed business does not meet the purpose and intent of Ranch and Farm District as described in Section 43.1 of the Land Use Bylaw (C-4841-97). It would be appropriate to locate the business in an identified business area with an appropriate business/commercial district.
3. The operation of the proposed business would change the residential character of the land, which is inconsistent of Section 21.3.d) of Land Use Bylaw (C-4841-97).

On June 11, 2019, the Applicant/Appellant appealed the decision of the Development Authority for the reason that the car trips can be managed, and the proposed business would not affect adjacent landowners.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

Sean MacLean  
Supervisor, Planning & Development

XD/lt



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> May 23, 2019	<b>File:</b> 06414007
<b>Application:</b> PRDP20191670	<b>Applicant:</b> Rodney Potrie (Planning Protocol 3 Inc.) <b>Owner:</b> Gurbax & Surinder Bedi
<b>Legal Description:</b> Block 4, Plan 8710616, SW-14-26-29-W04M	<b>General Location:</b> Located approximately 0.5 miles east of Range Road 292 and immediately north of Highway 566.
<b>Land Use Designation:</b> Ranch and Farm District (RF)	<b>Gross Area:</b> ± 39.29 acres
<b>File Manager:</b> Xin Deng	<b>Division:</b> 7

### PROPOSAL:

The application is for Home Based Business Type II, for an indoor car storage business.

- The property contains one single detached dwellings with attached garage, and a couple of small accessory buildings. The land has a direct access to Highway 566.
- The Applicant proposes to operate an indoor car storage business within the recently approved accessory building. The accessory building will have large commercial automatic doors on both east and west sides, and will be insulated and heated.
- The purpose of the business is to store owner's personal farm equipment and vehicles from the general public. Customers can store their collector cars in winter, pick up their vehicles in summer and return them in the fall.
- The approved accessory building is 1,858.06 sq. m (20,000.00 sq. ft.) in size. The building can accommodate a maximum of 150 cars. The Applicant indicated that the business would only accept cars. There will be no big equipment, RVs, boats, tents or trailers.
- The proposed free-standing is 1.0 m (3.28 ft) x 0.6 m (1.97), reads "The Car Stor 1(403) 993-2822", and will be installed in the front yard.
- No outside storage is proposed at this time.

### LAND USE BYLAW (C-4841-97):

#### Section 8 Definitions

**HOME-BASED BUSINESS** means the operation of a business or occupation within a dwelling and/or its accessory building(s), or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business. Home-Based Business does not include Cannabis Cultivation or Cannabis Facility.

- Even though the proposed car storage business will be operated within the approved accessory building, the storage of maximum of 150 cars beyond the scope of a Home-Based Business. **Reason for Refusal**



## Section 21 Home-Based Businesses

### 21.3 The following regulations apply to a Home-Based Business, Type II:

- a) shall be limited to the dwelling and its accessory buildings, and may include outside storage as described in 21.3 (g);
  - The Applicant indicated that all of customer's vehicles would be stored within the approved accessory building.
- b) may generate up to eight (8) business-related visits per day;
  - The Applicant indicated that they would manage the business trips to only 3-4 per day, which meet the requirement.
- c) The business use must be secondary to the residential use of the parcel;
  - The main use of the parcel remains residential, and the proposed business would be secondary to the residential use of the land.
- d) shall not change the residential character and external appearance of the land and buildings;
  - The operation of the proposed business will change the residential character of the land. The commercial use of the accessory building will be incompatible with adjacent agricultural lands. **Reason for Refusal**
- e) The number of non-resident employees shall not exceed two (2) at any time;
  - At the initial couple of years, the owners who are living on the property will work for the business. Then the business will require one (1) non-resident employee, which meets the requirement.
- f) Does not include general retail storage;
  - The Applicant does not request general retail storage.
- g) outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 sq. m (4,305.56 sq. ft.), whichever is the lesser;
  - The Applicant does not request outdoor storage area at this time.
- h) all vehicles, motor, trailers, or equipment that are used in the home-based business shall be kept within a building or a storage area as described in 21.3(g).
  - All vehicles would be stored inside of the approved accessory building.

## Section 12 Decision on Development Permit Applications:

### 12.3 (b) The Development Authority shall refuse a Development Permit for a use, discretionary if it does not meet the purpose and intent of the Land Use District.

- The proposed business does not meet the purpose and intent of Ranch and Farm District as described in Section 43.1 of the Land Use Bylaw (C-4841-97).

## Section 43 Ranch and Farm District (RF)

### 43.1 Purpose and Intent

The purpose and intent of this District is to provide for agricultural activities as the primary land use on a quarter section of land or on large balance lands from a previous





*subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.*

- The proposed car storage business does not meet the purpose and intent of the Ranch and Farm District. It would be appropriate to locate the business in an identified business area with an appropriate business/commercial district. **Reason for Refusal**

#### 43.10 *Uses, Discretionary*

*Accessory building greater than 500.00 sq. m (5,381.95 sq. ft.)*

- The 1,858.06 sq. m (20,000.00 sq. ft.) oversized accessory building was conditionally approved through the Development Permit application (PRDP20190633). The applicant is working on the “prior to issuance” conditions, and thus, a Development Permit has not been issued.

*Home-Based Business, Type II*

- The proposed home base business is discretionary use, therefore, a Development Permit is required.

#### 43.12 *Minimum Requirements*

- The oversized accessory building was assessed through the Development Permit application (PRDP20190633) and the building meets the setback requirements.

### Section 35 *Sign Regulations*

35.7 *No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road, highway unless the prior approval of Alberta Transportation has been obtained, if required.*

- The proposed sign will be installed in the front yard, which is within 0.80 km (0.49 miles) from Highway 566. This application was circulated to Alberta Transportation for review. No comment has been received from Alberta Transportation.

35.11 *Signage associated with a home-based business or bed and breakfast home shall be regulated in accordance with the following requirements:*

- one on-site, commercially produced identification type sign is permitted containing either the name of the resident or the name of the home-based business, contact information, and logo (no other advertising is permitted);*
- maximum sign dimensions shall be as follows: 1.00 m (3.28 ft.) in length, 0.60 m (1.97 ft.) in height;*
- sign construction and lettering shall be as follows:*
  - *sign constructed using 19.00 mm (0.75 in.), high density plywood or 38.00 mm (1.49 in.) solid wood;*
  - *sign finish consisting of a high density reflective finish or equivalent, with die cut lettering or silk screen lettering;*
  - *minimum letter size of 10.00 cm (3.93 in.), all upper case, uniform letter style.*
- the sign shall be located in the yard, front adjacent to the front property line and either supported on independent posts or attached to existing fencing in an attractive fashion;*
- no off-site advertisement signage associated with a home-based business is permitted.*



- The proposed sign is 1.0 m (3.28 ft) x 0.6 m (1.97), reads “The Car Stor 1(403) 993-2822”, and will be installed in the front yard.

#### Additional Information:

##### *Planning Application:*

- 2005-RV-113: Conceptual Scheme application was received, to provide a policy framework that guides future redesignation, subdivision and development. However, the application was withdrawn and the file was closed.
- 2005-RV-022: Redesignation application was received to redesignate the subject lands from Ranch and Farm District to Residential Two District in order to create nine 4-acre parcels. However, the application was withdrawn and the file was closed.
- 2001-RV-231: Council refused the redesignation application to redesignate the subject lands from Ranch and Farm District to Residential Two District in order to facilitate the creation of sixteen 4 acre parcels with a 4 acre remainder.

##### *Development Permit:*

- PRDP20191103: Application for “single-lot regrading and placement of clean topsoil (up to 200,00 cu. m) [extension of PRDP20183916]” was received and being processed.
- PRDP20190633: Application for “construction of an accessory building (oversize garage) with 1,858.06 sq. m (20,000.00 sq. ft.) in size” was conditionally approved on April 30, 2019. The applicant is working on the prior to issuance condition.
- PRDP20183916: Development Permit for “single-lot regrading and placement of clean fill, approximately 600 cu. m” was issued on April 5, 2019.

##### *Building Permit History:*

- PRBD20191111: Building Permit application for “accessory dwelling unit over detached garage” was received and being processed.
- PRBD20182625: Building Permit for “accessory building - seacan” was issued on July 6, 2018.
- 2007-BP-20172: Building Permit for “basement development for the existing single detached dwelling” was issued on April 11, 2017.
- 1989-BP-1389: Building Permit for “single detached dwelling” was issued on November 29, 1989.

#### **STATUTORY PLANS:**

The subject land falls within Balzac East Area Structure Plan and is identified as residential use in the ASP. The proposed business is incompatible with the residential designation within the Area Structure Plan.

#### **INSPECTOR’S COMMENTS:**

- The property is flat and gated with trees along the driveway.
- One dwelling is located in the south portion of the property, and a few accessory buildings are located in the north of dwelling.
- The location of the future oversized accessory building will be screened by the existing tree belt.

## **CIRCULATIONS:**

### Alberta Transportation

- In reviewing the application, 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.
- The application form and instructions can be obtained from the department's website, at <http://www.transportation.alberta.ca/2629.htm>
- The completed application must be forwarded to [TransDevelopmentCalgary@gov.ab.ca](mailto:TransDevelopmentCalgary@gov.ab.ca) or by mail at the address listed below.

### Agricultural Services, Rocky View County

- Agricultural Boundary Design Guidelines will be necessary to helpful in buffering the business from the Surrounding Agricultural land. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, dust & by providing a visual barrier.

### Building Services, Rocky View County

- Prior to Issuance- provide 3.2.2 Building Code analysis to Building Services and Fire Services for the large 20,000 sq.ft. storage garage structure.
- Prior to Issuance- provide calculations for the water supply for firefighting as applicable for structures over 600 sq.m. (as per 3.2.5.7.)
- Prior to issuance - provide Hydrant location, the hydrant location may apply depending on the 3.2.2 classification chosen, Access Routes location and design and water supply. Dimensioned site plan with dimensions to the hydrant and Siamese connection/front entry, access route design and water supply that conform to the ABC 2014 articles below shall be applicable.
- Advisory condition – All Buildings shall conform to the National Energy Code 2011, with documentation/design at Building Permit stage.  
<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/resources/NECB-Submission-Requirements.pdf>
- Advisory condition- Applicant is required to submit a Building permit application using our industrial/commercial/institutional checklist-  
[https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional\\_Checklist.pdf](https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional_Checklist.pdf)
- Advisory condition- New Building, Fire and Energy Efficiency codes will be in full force by December 01, 2019. When the transition period has lapsed, the National Building & Fire Code - 2019 Alberta Edition and the National Energy Code for Buildings – 2017 Edition will be in effect for all building permits to follow.
- The drawings and information listed in the checklist from items 1-11 (as applicable) shall be submitted as part of the Building permit application in a complete and satisfactory manner.

### **ABC articles for applicant/designer information**

#### 3.2.5.16. Fire Department Connections

- 1) The fire department connection for a standpipe system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.



- 2) The fire department connection for an automatic sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.
- 3) The fire department connection referred to in Sentences (1) and (2) shall be located no closer than 3 m and no further than 15 m from the principal entrance to the building.

#### 3.2.5.4. Access Routes

- 1) A building which is more than 3 storeys in building height or more than 600 m<sup>2</sup> in building area shall be provided with access routes for fire department vehicles
  - a) to the building face having a principal entrance, and
  - b) to each building face having access openings for firefighting as required by Articles 3.2.5.1. and 3.2.5.2.

#### 3.2.5.5. Location of Access Routes

- 1) Access routes required by Article 3.2.5.4. shall be located so that the principal entrance and every access opening required by Articles 3.2.5.1. and 3.2.5.2. are located not less than 3 m and not more than 15 m from the closest portion of the access route required for fire department use, measured horizontally from the face of the building.
- 2) Access routes shall be provided to a building so that
  - a) for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants referred to in Article 3.2.5.16.,
  - b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m, and
  - c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m.
- 3) The unobstructed path of travel for the firefighter required by Sentence (2) from the vehicle to the building shall be measured from the vehicle to the fire department connection provided for the building, except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building.
- 4) If a portion of a building is completely cut off from the remainder of the building so that there is no access to the remainder of the building, the access routes required by Sentence (2) shall be located so that the unobstructed path of travel from the vehicle to one entrance of each portion of the building is not more than 45 m.

#### 3.2.5.6. Access Route Design

- 1) A portion of a roadway or yard provided as a required access route for fire department use shall
  - a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
  - b) have a centreline radius not less than 12 m,
  - c) have an overhead clearance not less than 5 m,
  - d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,





- e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,
- f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
- g) be connected with a public thoroughfare.

### 3.2.5.7. Water Supply

- 1) Except as required in Sentences (3) and (4), and except for a building that is neither more than 3 storeys in building height nor more than 600 m<sup>2</sup> in building area, a building shall have a supply of water available for firefighting purposes that is not less than the quantity derived from the following formula:
- 2) The private water supply referred to in Clause (1)(b) shall be
  - a) capable of being delivered at a rate of not less than i) 2 700 L/min for a building required to have a quantity less than 75 000 L, and ii) 3 800 L/min for a building requiring a quantity of 75 000 L and greater, and
  - b) provided with a i) dry hydrant conforming to Chapter 8 of NFPA 1142, "Water Supplies for Suburban and Rural Fire Fighting," or ii) pressurized hydrant conforming to the requirements of NFPA 24, "Installation of Private Fire Service Mains and their Appurtenances."
- 3) Capacity requirements under Sentence (1) do not apply to a building having a standpipe system conforming to the requirements.

### Development Compliance, Rocky View County

- No comments.

### Fire Services & Emergency Management, Rocky View County

- Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes.
- Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code.
- Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and RVC's servicing standards.

### Planning and Development - Engineering, Rocky View County

#### **General:**

- The applicant will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.
- The application is for the approval of signage and the operation of a home based business only. See files PRDP20191103 (site grading/fill placement) and PRDP20190633 (storage building) for recommendations related to site improvements. This permit has been evaluated with the expectation that storm/servicing are addressed under the above noted DPs' and not duplicated here.



### Geotechnical:

- No requirements apply as no development is proposed under this permit. The permit is for signage and the operation of a home based business only.

### Transportation:

- The application is introducing a new commercial use on the existing agricultural property however as the use is “renewable” it is exempt under the Transportation Offsite Levy Bylaw C-7356-2014 (Section 6bii2). As a result, collection of TOSL is deferred to future development on the subject parcel.
- No traffic related requirements apply as the site is not proposing access to a County road. The applicant should provide the County with a copy of the Roadside Development Permit issued by Alberta Transportation.

### Sanitary/Waste Water:

- No requirements as no development is proposed that requires servicing.

### Water Supply And Waterworks:

- No requirements as no development is proposed that requires servicing.

### Storm Water Management:

- Storm water management and environmental aspects of this development are covered under the DP’s noted above.

### OPTIONS:

#### Option #1 (this would approve the Home-Based Business)

That the appeal against the decision of the Development Authority to refuse to issue a Development Permit for Home-Based Business Type II, for an indoor car storage business at Block 4, Plan 8710616, SW-14-26-29-W04M (291144 TWP RD 262, Rocky View County AB) be upheld, that the decision of the Development Authority be revoked, and that a Development Permit be issued, subject to the following conditions:

#### Description:

- 1) That a Home-Based Business Type II, for an indoor car storage business, may operate on the subject land, in accordance with the approved plans, including:
  - One (1) freestanding sign, “*The Car Stor 1(403) 993-2822*”

#### Prior to Issuance:

- 2) That prior to issuance of this permit, Development Permit (PRDP20190633) for construction of 1,858.06 sq. m (20,000.00 sq. ft.) accessory building shall be issued.
- 3) That prior to issuance of this permit, the Applicant/Owner shall provide 3.2.2 Building Code analysis to Building Services and Fire Services for the large 20,000 sq.ft. storage garage structure.
- 4) That prior to issuance of this permit, the Applicant/Owner shall provide calculations for the water supply for firefighting as applicable for structures over 600 sq.m. (as per 3.2.5.7.)
- 5) That prior to issuance of this permit, the Applicant/Owner shall provide Hydrant location, the hydrant location may apply depending on the 3.2.2 classification chosen, Access Routes location and design and water supply. Dimensioned site plan with dimensions to the hydrant



and Siamese connection/front entry, access route design and water supply that conform to the ABC 2014 articles below shall be applicable

**Permanent:**

- 6) That the number of non-resident employees shall not exceed one (1) at any time.
  - That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 7) That the operation of this Home-Based Business shall be restricted to passenger vehicles. The Home-Based Business shall not include the storage of equipment, Recreational Vehicles, boats, tents, or trailers within the oversized accessory building.
- 8) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 9) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 10) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 11) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 12) That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.
- 13) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
- 14) That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the property except as approved within this permit.
- 15) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 16) That this Development Permit shall be valid until **July 31, 2020**.

**Advisory:**

- 17) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 18) That all Buildings shall conform to the National Energy Code 2011, with documentation/design at Building Permit stage.
- 19) That the Applicant/Owner shall submit a Building permit application using our industrial/commercial/institutional checklist-  
[https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional\\_Checklist.pdf](https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional_Checklist.pdf)
- 20) That New Building, Fire and Energy Efficiency codes will be in full force by December 01, 2019. When the transition period has lapsed, the National Building & Fire Code - 2019 Alberta Edition and the National Energy Code for Buildings – 2017 Edition will be in effect for all building permits to follow

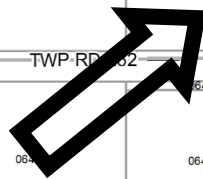


- 21) That during construction, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 22) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Option #2 (this would not approve the Home-Based Business)

That the appeal against the decision of the Development Authority to refuse to issue a Development Permit for Home-Based Business Type II, for an indoor car storage business at Block 4, Plan 8710616, SW-14-26-29-W04M (291144 TWP RD 262, Rocky View County AB) be denied, and the decision of the Development Authority be upheld.





## LOCATION PLAN

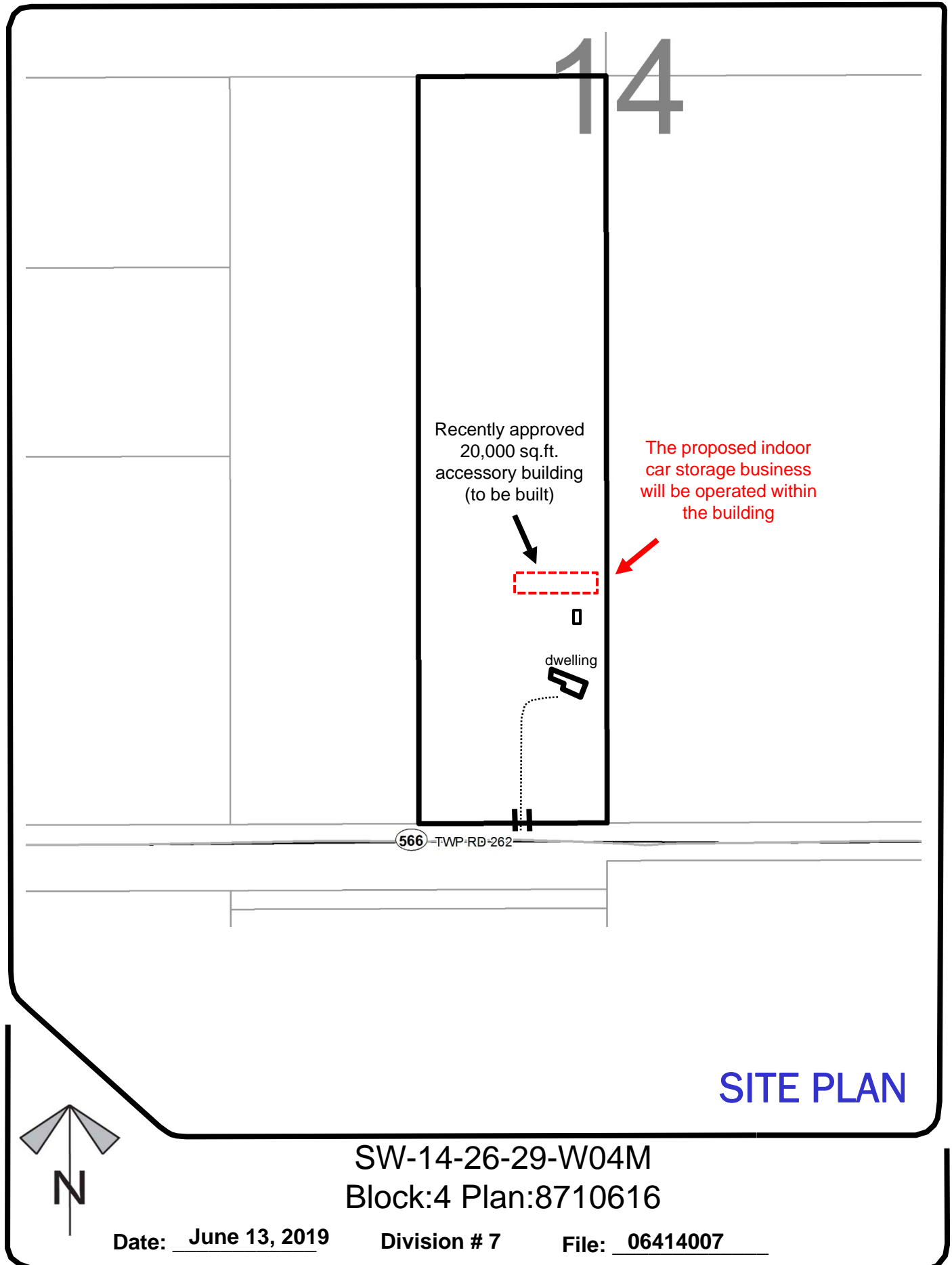


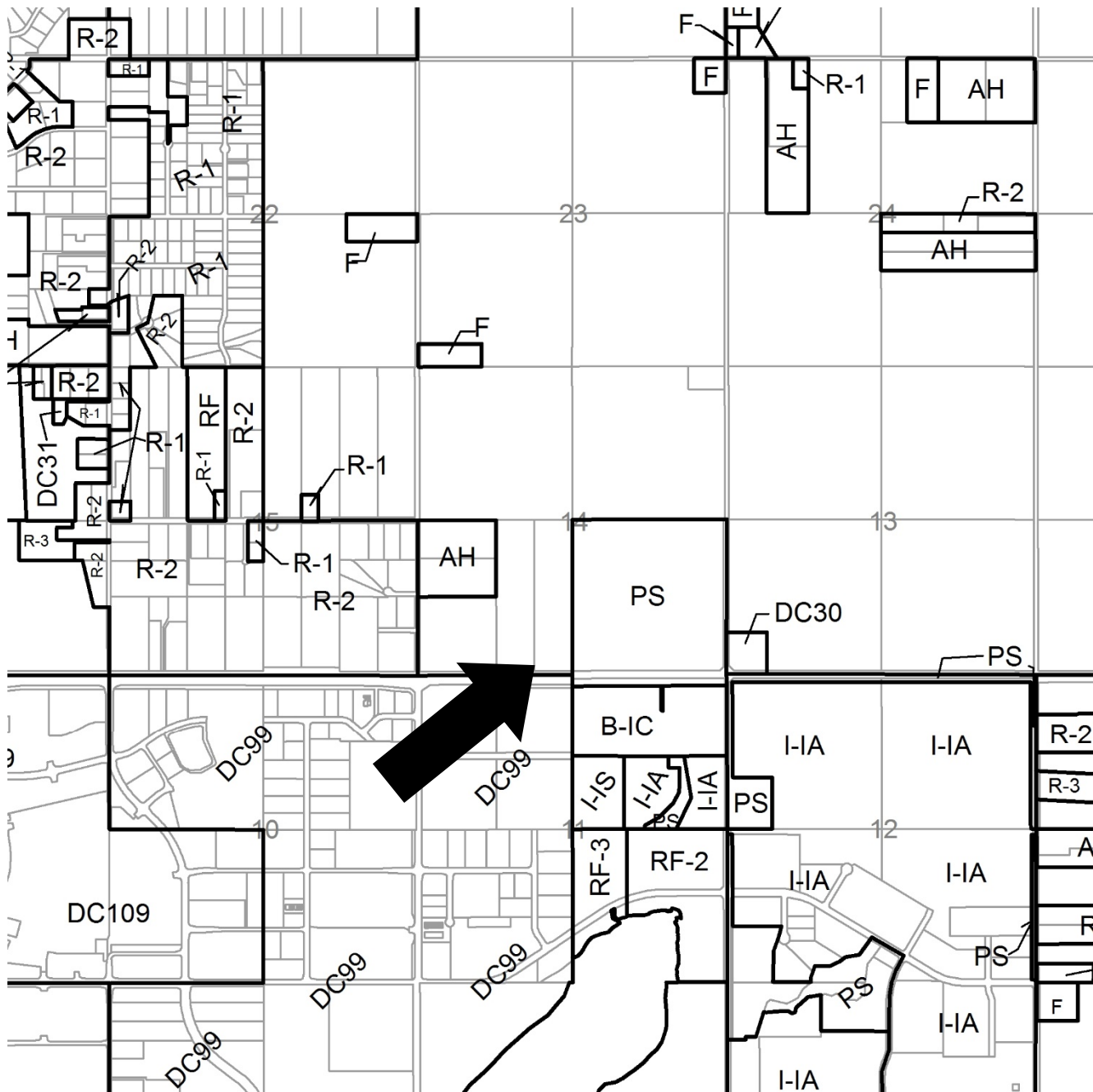
SW-14-26-29-W04M  
Block:4 Plan:8710616

**Date:** June 13, 2019

## Division # 7

**File: 06414007**





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

SW-14-26-29-W04M

Block:4 Plan:8710616

Date: June 13, 2019

Division # 7

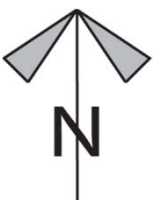
File: 06414007



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

**AIR PHOTO**

*Spring 2018*



SW-14-26-29-W04M  
Block:4 Plan:8710616

Date: June 13, 2019

Division # 7

File: 06414007





Existing entrance (face north)



Existing driveway (face south)

## SITE PHOTOS



SW-14-26-29-W04M  
Block:4 Plan:8710616

Date: June 13, 2019

Division # 7

File: 06414007



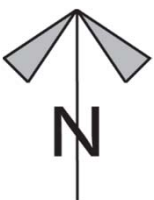


Existing trees (around the end of driveway)



Location of the approved oversized  
accessory building (to be built here)

## SITE PHOTOS



SW-14-26-29-W04M  
Block:4 Plan:8710616

Date: June 13, 2019

Division # 7

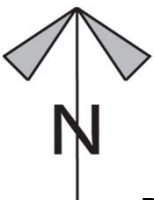
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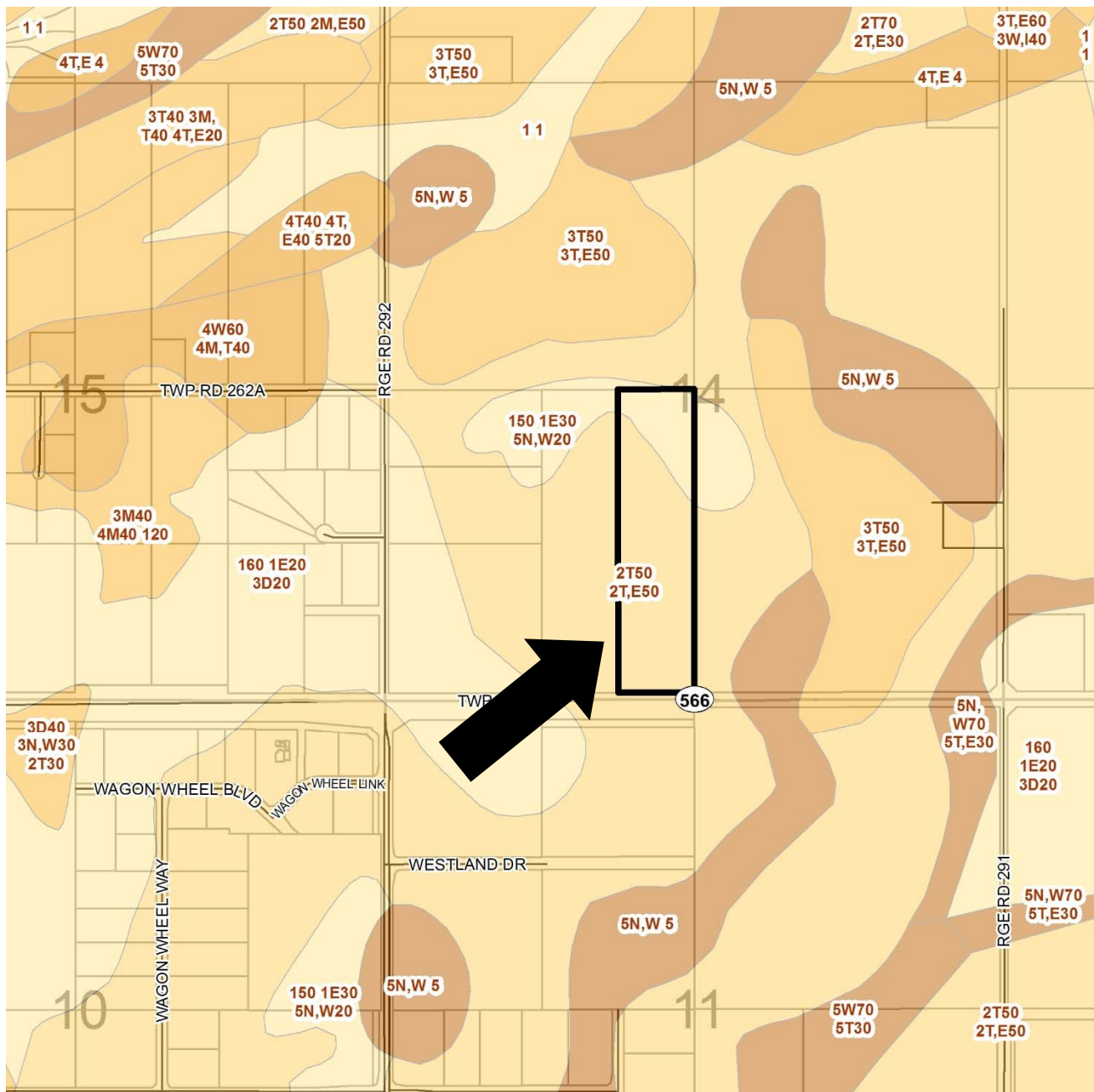
# TOPOGRAPHY

*Contour Interval 2 M*



**Date:** June 13, 2019

**File: 06414007**



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

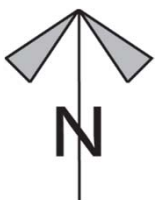
**CLI Class**

- 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**



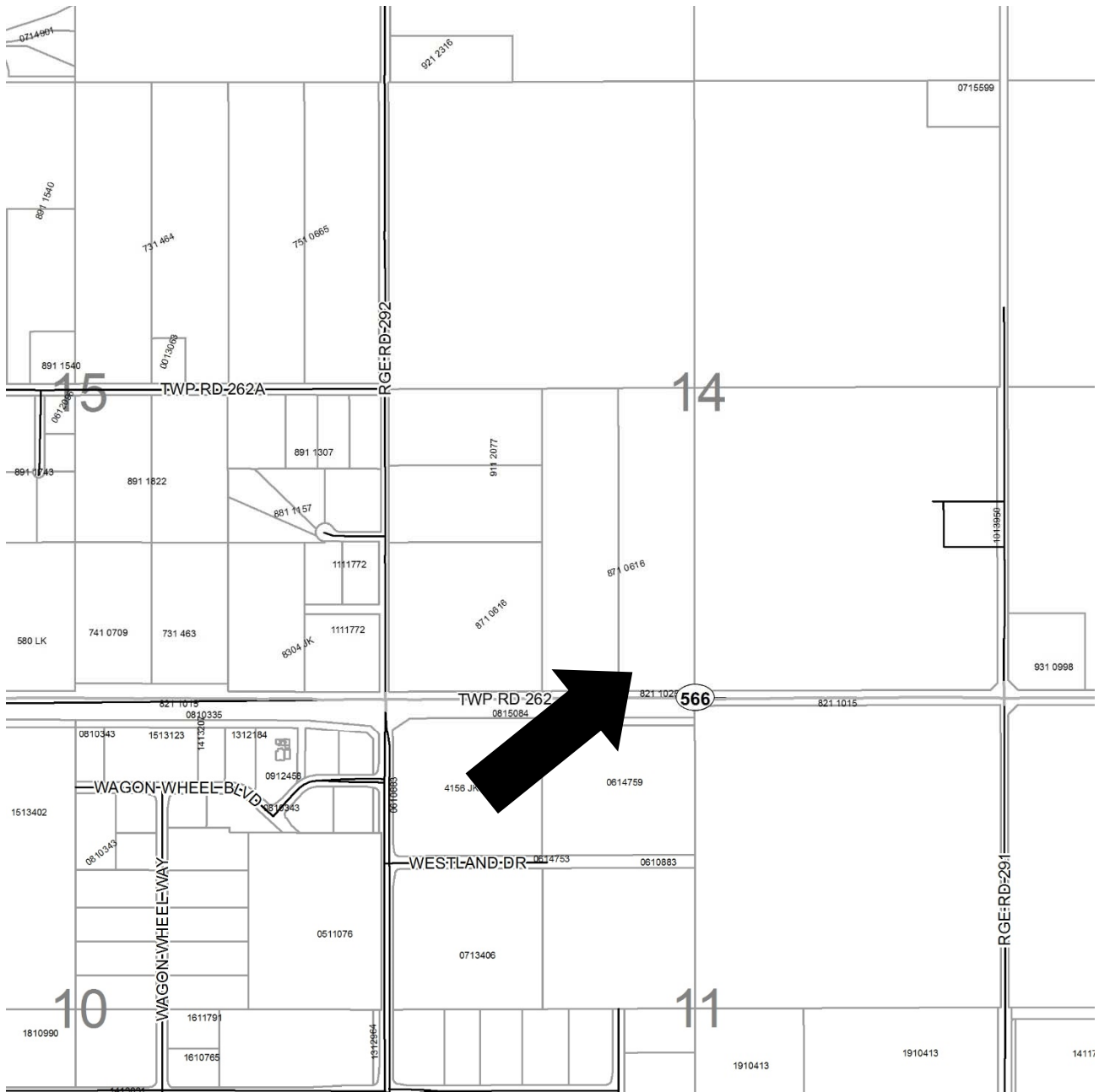
SW-14-26-29-W04M  
Block:4 Plan:8710616

Date: June 13, 2019

Division # 7

File: 06414007





**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

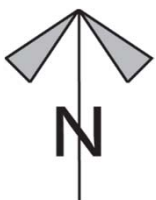
## HISTORIC SUBDIVISION MAP

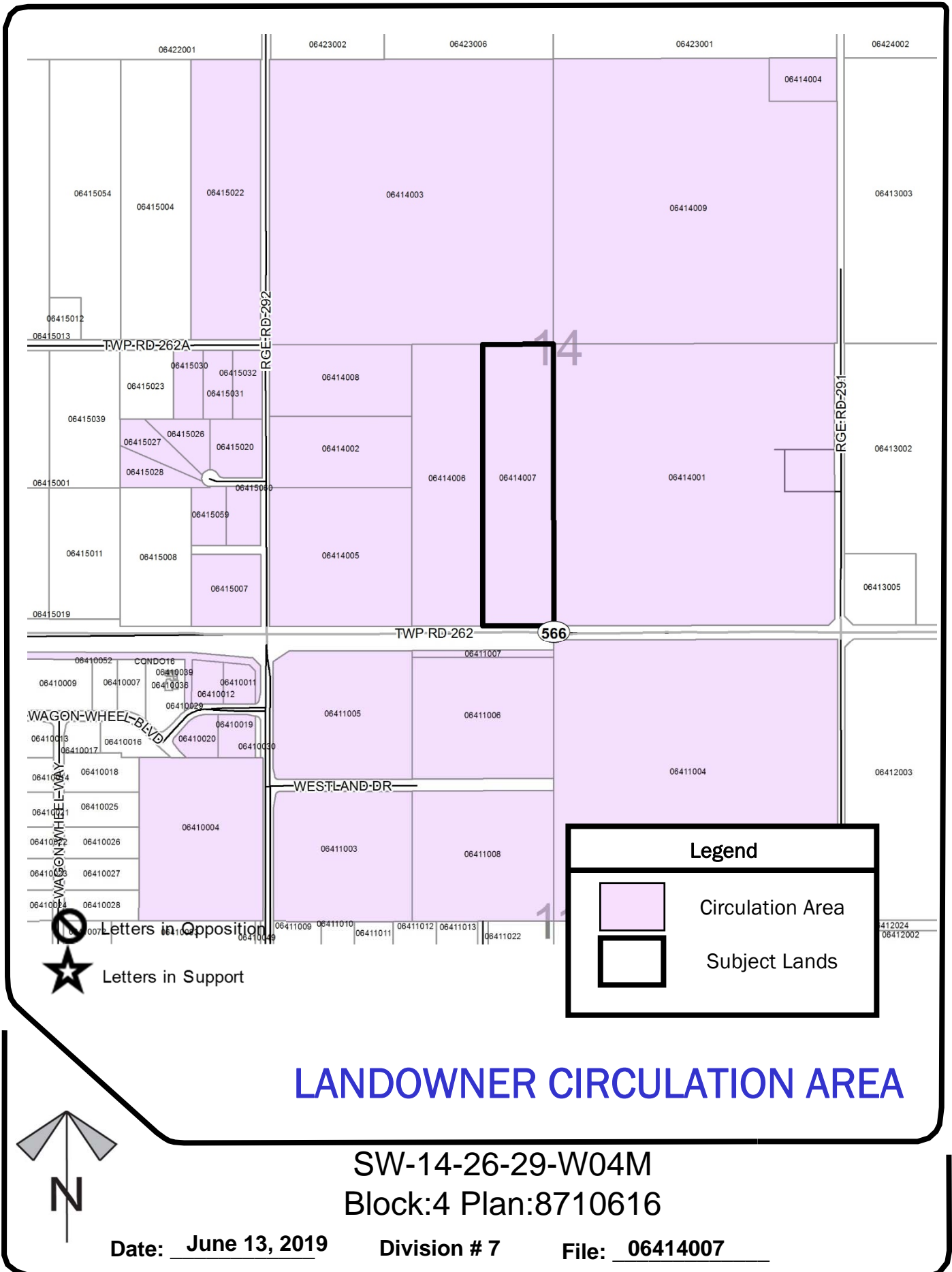
SW-14-26-29-W04M  
 Block:4 Plan:8710616

Date: June 13, 2019

Division # 7

File: 06414007







## Notice of Appeal

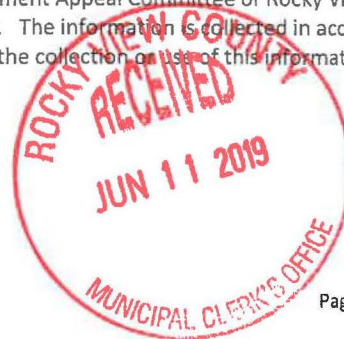
**Subdivision and Development Appeal Board  
Enforcement Appeal Committee**

<b>Appellant Information</b>			
Name of Appellant(s) <b>PLANNING PROTOCOL 3 INC</b>			
Mailing Address <b>2922-3 AVE NE</b>		Municipality <b>CALGARY</b>	Province <b>AB</b>
Postal Code <b>T2A 6T7</b>			
Main Phone # <b>403-2305522</b>	Alternate Phone # <b>403 7031726</b>	Email Address <b>rod@planningprotocol2.com</b>	
<b>Site Information</b>			
Municipal Address <b>291144 TWP RD 262</b>		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <b>BLOCK 4 PLAN 8710616</b>	
Property Roll # <b>06414007</b>	Development Permit, Subdivision/Application, or Enforcement Order # <b>PRPD20191670</b>		
<b>I am appealing: (check one box only)</b>			
<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
<b>Reasons for Appeal (attach separate page if required)</b>			
<p>We feel this is a very appropriate use &amp; Home Occupation permit for the area &amp; for this site.</p> <p>We can prove there are very few Vehicle trips/day</p> <p>There will be very little disruption to the status quo.</p> <p>Based on a similar site south of the City in the M.D. (County of Foothills)</p>			

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

*Rodney R. Pota*  
Appellant's Signature

*June 11/19*  
Date





# ROCKY VIEW COUNTY

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

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

## REFUSAL

Rodney Potrie  
Planning Protocol 3 Inc.  
2922 – 3 Ave, NE  
Calgary, AB T2A 6T7

**Development Permit #: PRDP20191670**

**Date of Issue: Monday, June 3, 2019**

**Roll #: 06414007**

**Your Application** dated May 23, 2019 for a Development Permit in accordance with the provisions of the Land Use Bylaw C-4841-97 of Rocky View County in respect of:

**Home-Based Business, Type II, for an indoor car storage business**

at Block 4, Plan 8710616, SW-14-26-29-W04M (291144 TWP RD 262, Rocky View County AB);  
has been considered by the Development Officer and the decision in the matter is that your application be **REFUSED** for the following reasons:

1. The proposed car storage business for a maximum of 150 cars beyond the scope of a Home-Based Business as described in the Land Use Bylaw (C-4841-97).
2. Per Section 12.3 of the Land Use Bylaw (C-4841-97), the proposed business does not meet the purpose and intent of Ranch and Farm District as described in Section 43.1 of the Land Use Bylaw (C-4841-97). It would be appropriate to locate the business in an identified business area with an appropriate business/commercial district.
3. The operation of the proposed business would change the residential character of the land, which is inconsistent of Section 21.3.d) of Land Use Bylaw (C-4841-97).

If you require further information or have any questions regarding this development, please contact Xin Deng at 403-520-3911 or email XDeng@rockyview.ca and include the application number.

Development Authority  
Phone: 403.520.8158  
E-Mail: [development@rockyview.ca](mailto:development@rockyview.ca)

**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

20191670

## APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$585	File Number 06714007
Date of Receipt May 23/19	Receipt #

Name of Applicant Rodney Potrie Email rod@planningprotocol2.com  
 Mailing Address 2922 3 Ave NE  
Calgary, Alberta Postal Code T2A 6T7  
 Telephone (B) (403) 230-5522 (H) \_\_\_\_\_ Fax (403) 230-0335  
 For Agents please supply Business/Agency/ Organization Name Planning Protocol 3 Inc.

Registered Owner (if not applicant) Gurbax S. Bedi & Surinder K. Bedi

Mailing Address \_\_\_\_\_ Postal Code \_\_\_\_\_  
 Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

### 1. LEGAL DESCRIPTION OF LAND

- a) All (part) of the SW  $\frac{1}{4}$  Section 14 Township 26 Range 29 West of 4 Meridian  
 b) Being all / parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan Number \_\_\_\_\_  
 c) Municipal Address 291144 Highway 566  
 d) Existing Land Use Designation Ag Parcel Size 40Ac Division \_\_\_\_\_

### 2. APPLICATION FOR

Home Occupation Type II

### 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes \_\_\_\_\_ No ☒  
 b) Is the proposed parcel within 1.5 kilometres of a sour gas facility?  
 (Sour Gas facility means well, pipeline or plant) Yes \_\_\_\_\_ No ☒  
 c) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No ☒  
 d) Does the site have direct access to a developed Municipal Road? Yes ☒ No \_\_\_\_\_

### 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Rodney Potrie hereby certify that \_\_\_\_\_ I am the registered owner  
 (Full Name in Block Capitals)

☒ 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 Rodney Potrie  
 Date May 22nd 2019

Owner's Signature X  
 Date May 22nd 2019

20191670



ROCKY VIEW COUNTY  
Cultivating Communities

APPLICATION TO OPERATE A  
**HOME-BASED BUSINESS**

FOR OFFICE USE ONLY	
Fee Submitted \$58.5	File Number 06414007
Date of Receipt May 23/19	Receipt #

Name of Business TBD

Address of Business 291144 Highway 566

Postal Code \_\_\_\_\_

Telephone (B) 403 993 2822 (H) \_\_\_\_\_ Fax \_\_\_\_\_

**1. PROPERTY INFORMATION**

Is this on your property? ☒ Yes ☐ No At your customers locations? Yes/No Both? Yes/No

How many square feet are being used for business purposes in the following:

House \_\_\_\_\_ Accessory Building 20,000 ft Outdoors \_\_\_\_\_

**2. VEHICLES**

How many vehicles come to your home/property Per day 24 Per week 24

Please describe the number and type of vehicles used in the business cars

Where will these vehicle(s) be parked? inside accessory building

\* Please show parking and storage area on your site plan.

**3. EMPLOYEES**

Including the Applicant, how many people are employed by the Home-Based Business?

(An employee is a person who attends the site more than once in a seven (7) day period for business purposes)

Full Time 1 Part Time \_\_\_\_\_

Including the Applicant, how many of the above persons live on this property?

Full Time Employees 1 Part Time Employees \_\_\_\_\_

**4. OPERATION**

What are your days of operation? Monday - Saturday What are your hours of operation? 8am - 6pm

**5. STORAGE AND SIGNAGE**

Is outside storage requested? YES/NO ☒ NO If yes - how many square feet? \_\_\_\_\_

Will a sign be required? YES/NO ☒ NO If yes - Please provide detailed sketches of the proposed sign on a separate sheet

**6. ADDITIONAL INFORMATION**

See attached BLDG Drawings & Sign

Signature of Applicant Rodney R. Hatten Date: May 22 2019

**PLEASE PROVIDE A COVERING LETTER DETAILING THE NATURE OF THE BUSINESS**  
**PLEASE PROVIDE ALL OF THE ABOVE INFORMATION, EVEN IF THIS IS A RENEWAL. THANK YOU**

**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, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.*

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

  
Signature

May 22 2019  
Date



**PLANNING PROTOCOL 3 INC.**  
**2922 3rd Ave NE Calgary, Alberta T2A 6T7**

Work: (403) 230 - 5522  
Cell: (403) 703 - 1726  
www.planningprotocol3.com

May 22, 2019

County of Rockyview

Your File \_\_\_\_\_

262075 Rocky View Point,

Our File P - 691-03

Rocky View County, AB, T4A 0X2

RE: Lot 4, Plan 871 0616

Ptn SW 14 – 26 – 29 W4M

291144 TWP Rd 266

Home Occupation Type II for indoor storage (with potential for one non-family member employee).

On behalf of the landowner we are submitting a letter of explanation which hopefully will provide the information that you need in support of this submission.

About the application

### **Zoning**

The Current Zoning is Ranch and Farm (R&F) and in this zoning the permitted uses are as follows:

### **Existing Development**

There is currently a large country residential building which has recently been renovated. (As shown on the attached aerial photo)

There is also an existing attached garage and other farm out buildings.

There is also an existing shelterbelt around these existing developments (also see attached aerial photo)

### **Existing Services**

The home is currently serviced by an existing water well and septic tank and field. The home is also serviced by Fortis for power, Atco gas, and Telus.

### **Landscaping**

Extensive landscaping has been completed on this site with the laneway being treed on both sides as well as the development being encompassed in a shelterbelt (see attached site plan).

Additionally, landscaping has recently been completed in and around the immediate proximity of the newly renovated residence.



### **Proposed Development**

We are proposing a new metal clad, peaked roof, pole structure, with a cement foundation. (as per attached drawings). It will be located just north of the northern existing shelter belt. (as per site plan).

The proposed building will be located just north of the existing northern shelter belt. (see attached plan)

There will be additional landscaping added to shelter this building as well. Additional lines of trees will be added on the north and eastern sides of the proposed structure.

The building will have large commercial automatic doors on each end (East and West ends) as well as man doors added that meet code requirements.

It will be an insulated, heated building.

Other than storage this building will not contain any other use.

This building will house personal cars and equipment as well as space for third party vehicles for storage space. The hours of operation will be 6 days a week Monday – Saturday 8:00 am – 6 :00pm daily. There will be no additional noise, dust, or exhaust. Other than to park the cars there will be no running of vehicles inside the building. There will only be one employee on site during working hours. The access will be dust proofed to eliminate any chance of dust. There will be 24 – 7 electronic video camera security for the building and its contents. We anticipate no more than 3- 4 vehicle trips per day to this site. This will be a family owned and operated home occupation business. We are requesting a small sign to be posted just on the building entrance as well as one 6' X 6' sign to be posted on the highway at the entrance (See Attached Concept Sign).

The over sized building has already been approved via DP # 2019 -0633 we are just now looking for approval on the Home occupation type II. There will be on outside storage it is just that we need type II for the outside employee if required.

Should you have any further questions feel free to call?

Sincerely



**Rodney R. Potrie** MCIP, RPP, BaSc, CET, AACIP, ACP, ADOA

**President & CEO**

**Planning Protocol 3 Inc**

**2922 - 3 Ave NE Calgary, AB T2C T2A 6T7**

**email: rod@planningprotocol2.com, website: www.planningprotocol2.com**

**Ph: 403 230 5522 ext 233 Fax: 403 230 0335, Cell : 403 703 1726**





Bedi Gurbax S & Surinder K  
Rocky View County

PLAN SHOWING  
Development Permit  
#: PRDP20183916

AFFECTING  
SW 14-26-29-W4M,  
Block 4;  
Plan 871 0616

SCALE: 1:1500  
0 10 20 40 60 80 100  
METRES  
METRIC  
ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO  
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

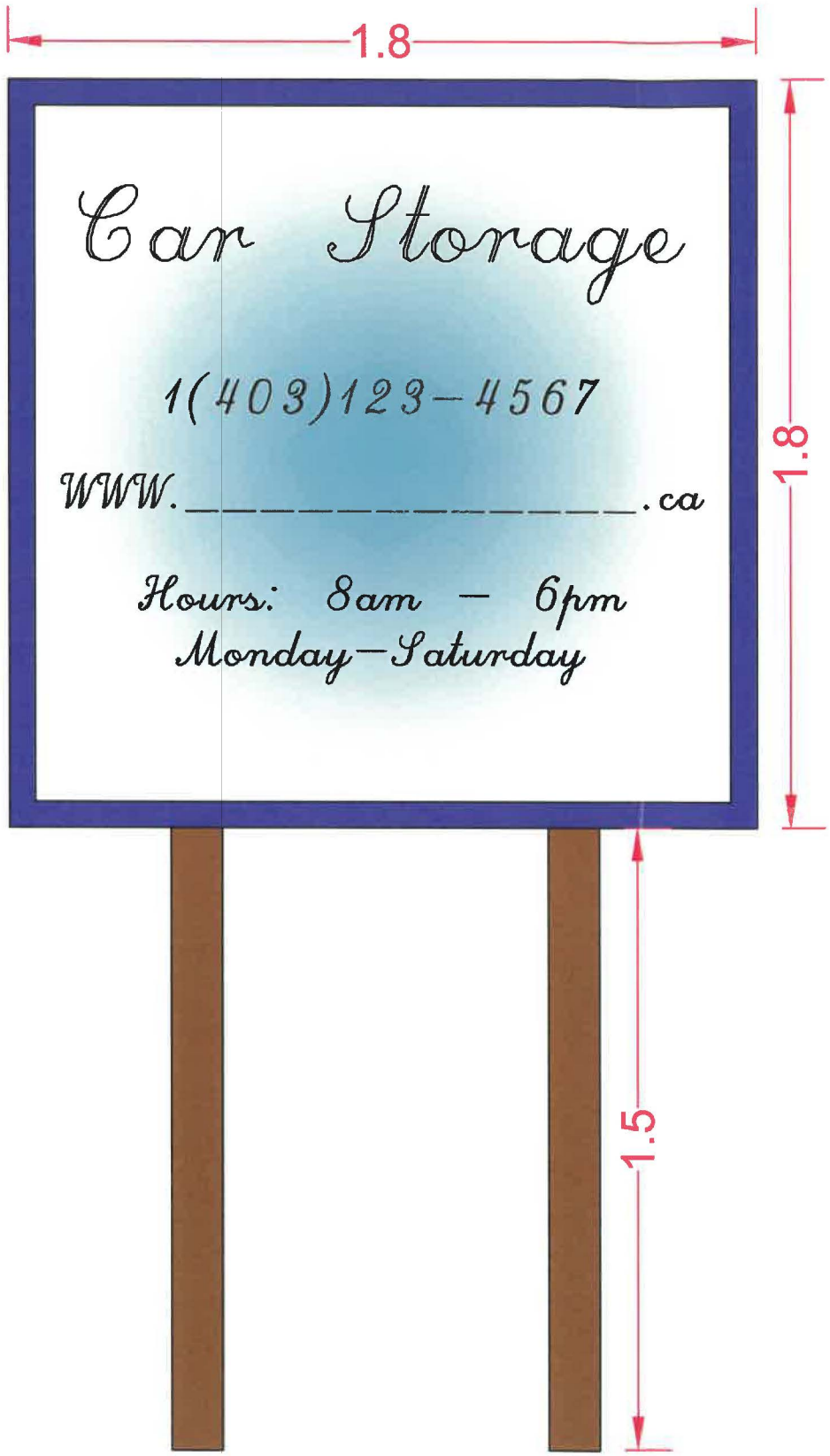
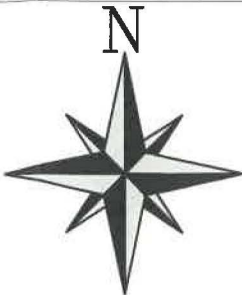
**LEGEND**  
Subject Property - ———  
Paved Access Route - - - - - -

Figure 4

DATE			FILE NO.
DRAWN BY	A.WINKLER	Apr 18/19	P 691-01
CHECKED BY	R. POTRIE	Apr 18/19	

**Planning Protocol 3 Inc.**  
2922 3rd Ave NE  
Calgary Alberta T2A 6T7  
Phone: (403) 230-5522  
Fax: (403) 230-0335  
Email: [rod@planningprotocol2.com](mailto:rod@planningprotocol2.com)  
Url: [www.planningprotocol2.com](http://www.planningprotocol2.com)





Lucky Bedi  
Balzac

PLAN SHOWING

Signage

AFFECTING

SW 14-26-29-W4M,  
Block 4;  
Plan 871 0616

SCALE: N.T.S

 METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO  
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

**LEGEND**

Subject Property - 

Figure 4

DRAWN BY		DATE	FILE NO.
A. WINKLER		Apr 18/19	P 691-01
CHECKED BY		R. POTRIE	

**Planning Protocol 3 Inc.**



2922 3rd Ave NE

Calgary Alberta T2A 6T7

Phone: (403) 230-5522

Fax: (403) 230-0335

Email: [rod@planningprotocol2.com](mailto:rod@planningprotocol2.com)

Url: [www.planningprotocol2.com](http://www.planningprotocol2.com)



## PLANNING & DEVELOPMENT

**TO:** Subdivision and Development Appeal Board

**DATE:** June 26, 2019 **DIVISION:** 7

**FILE:** 06532016 **APPLICATION:** B-4; PRDP20190865

**SUBJECT:** Kennel, Commercial

<b>PROPOSAL:</b> Kennel, Commercial (12 dogs)	<b>GENERAL LOCATION:</b> Located at the southeast junction of Hwy. 567 and Rge. Rd. 12, approximately 1.75 miles west of the City of Airdrie.
<b>APPLICATION DATE:</b> March 22, 2019	<b>DEVELOPMENT AUTHORITY DECISION:</b> Approved
<b>APPEAL DATE:</b> June 10, 2019	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> May 28, 2019
<b>APPELLANT:</b> Victoria Thiessen	<b>APPLICANT:</b> Wendy Stewart
<b>LEGAL DESCRIPTION:</b> Block 3, Plan 7510256; NW-32-26-01-05	<b>MUNICIPAL ADDRESS:</b> 14221 Big Hill Springs Road
<b>LAND USE DESIGNATION:</b> Agriculture Holdings District (AH)	<b>GROSS AREA:</b> ± 18.96 acres
<b>PERMITTED USE:</b> Kennels are a discretionary use in the Agriculture Holdings District (AH).	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> N/A
<b>PUBLIC SUBMISSIONS:</b> The application was circulated to twenty eight (28) adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application, excepting the appeal.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>•County Plan (C-7280-2013)</li> <li>•Land Use Bylaw (C-4841-97)</li> </ul>

### EXECUTIVE SUMMARY:

The subject land is within the Agriculture Holdings District, at the southeast junction of Hwy. 567 and Rge. Rd. 12, approximately 1.75 miles west of the City of Airdrie. The lands contain a dwelling and an attached garage.

The purpose of this Development Permit is to operate a kennel on the site. A new accessory building (kennel building) [PRDP20190867] is proposed to be constructed, and adjacent areas of the property would be fenced and utilized as dog runs, play areas, and parking for guests. The Applicant has requested to keep up to twelve dogs on site.

The proposal was assessed in accordance with the relevant sections of the Land Use Bylaw and the County Servicing Standards, and the proposal meets all requirements for a Kennel.





On Monday, June 10, 2019, the Appellant appealed the decision of the Development Authority. The reasons for the appeal are detailed in the agenda package.

**PROPERTY HISTORY:**

<b>1989</b>	Building Permits were issued for construction of a dwelling and attached garage.
<b>August 02, 1989</b>	Plan 8911068 was registered to create two parcels including the subject $\pm$ 7.67 hectares ( $\pm$ 18.96 acres) parcel.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

Sean MacLean  
Supervisor, Planning & Development

JA/ltt



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> March 22, 2019	<b>File:</b> 06532016
<b>Application:</b> PRDP20190865	<b>Applicant/Owner:</b> Victoria Thiessen
<b>Legal Description:</b> Block 3, Plan 7510256, NW-32-26-01-W05M	<b>General Location:</b> Located at the southeast junction of Big Hill Springs Road and Panorama Road, approximately 2.0 miles west of the city of Airdrie.
<b>Land Use Designation:</b> Agriculture Holdings District	<b>Gross Area:</b> ± 18.96 acres
<b>File Manager:</b> Jessica Anderson	<b>Division:</b> 7

### PROPOSAL:

The proposal is for the Kennel, Commercial (12 dogs)

#### Property Information:

- This property is surrounded by other agricultural properties mainly AH and RF with the community of Dewitt's Pond (R-2) to the southwest.
- There are no wetlands located onsite.
- There is no oil & gas infrastructure on the property.
- The property has one (1) existing access off Big Hill Springs Road.
- The property topography is generally flat across the property with slopes to the south. The subject lands have some mature trees around the dwelling on the west side. There is a mature shelterbelt along the southern portion of the property. This shelterbelt is located on the neighbours' property, but provides screening to these lands. The Applicant has proposed shelterbelts along the north and west boundaries to provide additional screening.
- This application is for a commercial kennel, for "Yes, Dog! Inc."
- According to the application, this kennel includes boarding of dogs. The Applicant has not identified breeding, training or hobby in the application.
- The Kennel will accommodate small, medium and large breed dogs.
- The Applicant proposes to construct a new accessory building (kennel) approximately 2,040.00 sq. ft. in area [PRDP20190867].
- The new kennel building will include: 12 kennels, [12 x 20 ft. dog runs], a utility room, quiet room/puppy playroom, lobby, dog wash, and office on the main floor. On the second floor: large playroom, washroom and staff room.
- Hours of Operation: Seven (7) days a week, 24 hours a day. They provide overnight care.
- Employees: there will be nine (9) permanent employees, one (1) of whom resides on the subject lands.

#### Land Use Bylaw:

##### *Section 8 Definitions:*

*KENNELS means the keeping of dogs for breeding purposes or the boarding of dogs over three months of age;*



### Section 46.3 Discretionary Uses

#### Kennels

#### Signage:

#### Section 35 Sign Regulations:

Section 35.1 *In considering a Development Permit application for signs, or advertising material, the Development Authority may consider such factors as:*

- (a) location of the proposed signage;*
- (b) distance from roadway;*
- (c) size;*
- (d) height;*
- (e) method of illumination;*
- (f) such other considerations as the Development Authority may deem to be relevant.*

Section 35.2 *The Development Authority shall attach as conditions of Development Permit approval; those conditions it feels are necessary to resolve any development concerns or issues it has identified with respect to those items listed in Section 35.1.*

Section 35.9 *Off-site directional signage may be allowed on private property, where in the case of major agricultural, commercial, or industrial developments, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.*

- No signage requested, but one (1) freestanding sign will be approved subject to review of details.

#### Buildings, Enclosures Onsite & Fencing:

- There is currently one (1) single family dwelling, and one (1) accessory building (barn) onsite based on the site plan provided;
- All buildings onsite appear to meet the setback requirements;
- The Applicant proposes to construct a new accessory building (kennel) approximately 2,040.00 sq. ft. in area [PRDP20190867].

#### Enclosures & Security:

- As per the site plan submitted, the following enclosures are proposed:
  - One outside dog play area that is fully fenced on the south side of the proposed kennel building.

#### Parking:

- There is one (1) area designated for parking.
- This is a large area located to the north of the kennel building.

#### Waste Disposal:

- Solid Waste will be collected, removed, and hauled off-site by the Applicant.

#### **STATUTORY PLANS:**

There are no relevant statutory plans affecting the subject lands; therefore, this application has been assessed in according with the Land Use Bylaw.



## **INSPECTOR'S COMMENTS:**

No inspection completed at time report was prepared.

## **CIRCULATIONS:**

### Development Compliance Review

No comments received.

### Planning & Development - Engineering (May 13, 2019)

#### **General**

- The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures.

#### **Geotechnical** - Section 300.0 requirements:

- No slopes greater than 15% are present on site; slope stability assessment is not required.
- Engineering have no requirements at this time.

#### **Transportation** - Section 400.0 requirements:

- Access to the parcel is from an approach off Big Hill Springs Road. Applicant is expected to have nine (9) non-residential and one (1) residential employee.
- As this is unlikely to increase significant traffic on local road networks, Traffic Impact Assessment and Transportation Off-site levy are not required.
- Engineering have no requirements at this time.

#### **Sanitary/Waste Water** - Section 500.0 requirements:

The parcel is serviced by septic field.

- Engineering have no requirements at this time.

#### **Water Supply And Waterworks** - Section 600.0 & 800.0 requirements:

- No information was provided.
- Prior to issuance, applicant is required to demonstrate confirmation of servicing for proposed development.

#### **Storm Water Management** – Section 700.0 requirements:

- No significant site runoff increase is expected as a result of proposed development.
- Engineering have no requirements at this time.

#### **Environmental** – Section 900.0 requirements:

- No environmental constraints are present on site.
- Engineering have no requirements at this time.

### Operational Services Review (May 9, 2019)

No concerns.

Below you will find the recommendations & advisories from Transportation Services for the subject line DP.





Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.

Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance.

Applicant to be reminded no business signage to be installed within the County Road Allowance

Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.

### **OPTIONS:**

Option #1 (this would allow the Kennel to operate)

The appeal against the decision of the Development Authority to approve a Development Permit for a Kennel, Commercial (12 dogs) on Block 3, Plan 7510256, NW-32-26-01-W05M, (14221 Big Hill Springs Road) be denied, that the decision of the Development Authority be upheld, and that a Development Permit be conditionally approved subject to the following conditions:

### **Description:**

- 1) That a Kennel, Commercial (12 dogs) may operate on the subject property in accordance with the approved site plan as submitted with the application, and includes the following:
  - a. One (1) proposed accessory building (kennel), may be used in the kennel operations [subject to issuance of PRDP20190867]; and,
  - b. Outside Dog Runs/Fenced areas (as identified on the Site Plan submitted).

### **Permanent:**

- 2) That the kennel area containing outside runs, shall be enclosed with fencing (permanent wire containment fence / chain link), to ensure the dogs are contained and shall be maintained at all times.
- 3) That a maximum of 12 dogs may be boarded on the subject site at any one time.
- 4) That all water used for cleaning of pens and washing of animals shall be collected and disposed of in accordance with Provincial regulations.
- 5) That all waste shall be stored in metal or plastic containers and shall be disposed of offsite.
- 6) That any dogs that cause a nuisance by barking shall be kept indoors at all times.
- 7) That all dogs shall be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.
- 8) That dogs residing on site, in the kennel operation shall not run outside at large, at any time.
- 9) That the maximum sound for the kennel operation shall not exceed 50 dba at the nearest residence, not at this property.
- 10) That upon request from the County, the operator shall engage a qualified Acoustical Engineer to monitor the sound levels at the nearest residence, not at this property.
  - i. If any recommendations are proposed within that report, the Applicant/Owner shall implement those recommendations, to the satisfaction of the County.



**Advisory:**

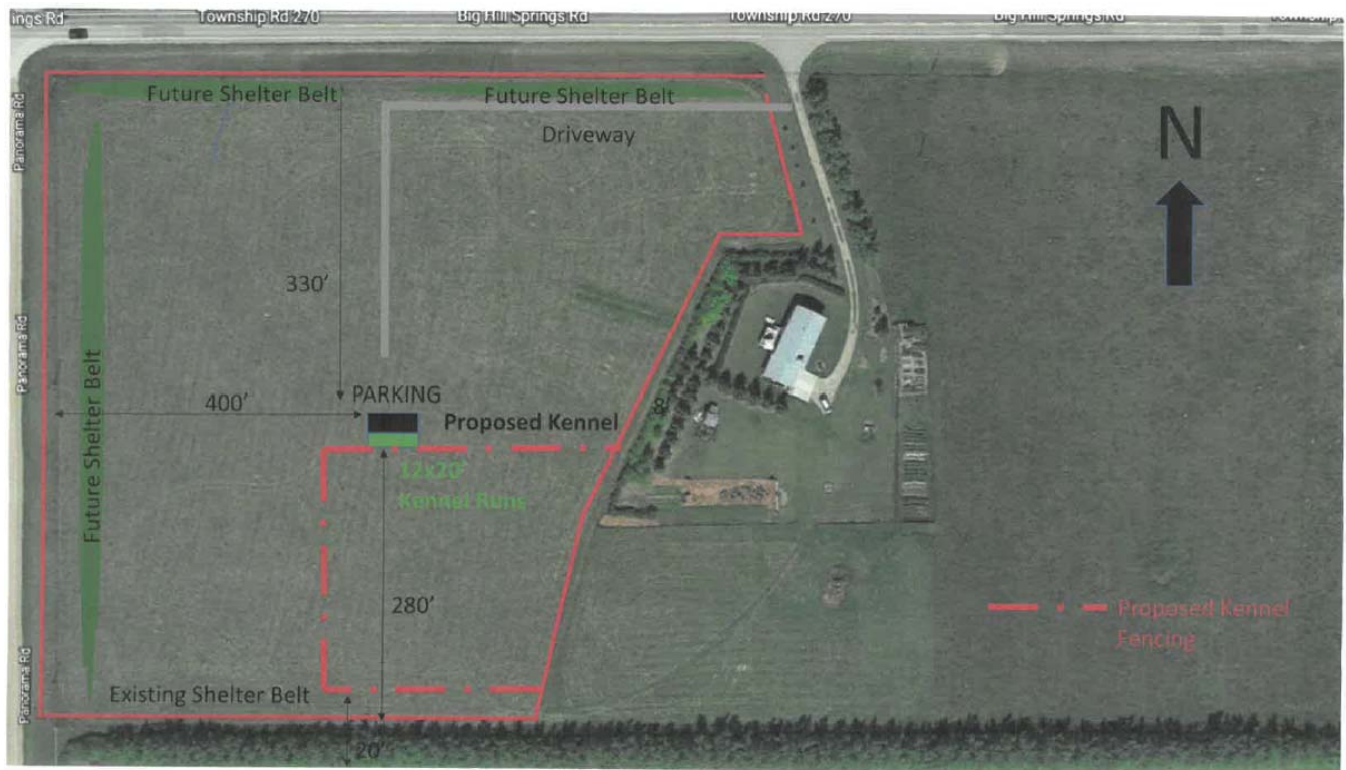
- 11) That the Applicant/Owner shall apply for the Hobby Kennel license with the County, as per the County's Master Rates Bylaw.
- 12) That the Applicant/Owner shall comply with the Canadian Veterinary Medical Association "Code of Practice for Canadian Kennel Operations" at all times while housing dogs.
- 13) That any personally owned dogs of the Applicant, shall be registered and licensed annually with the County, as per the County's Master Rates Bylaw .
- 14) That the Applicant/Owner shall obtain a Building Permit for the proposed accessory building (kennel) prior to use of the building for kennel purposes.
- 15) That any other government permits, including a Roadside Development Permit, approvals, or compliances are the sole responsibility of the Applicant.
- 16) That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option #2 (this would not allow the Kennel to operate)

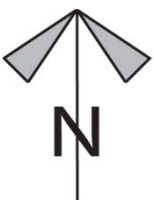
The appeal against the decision of the Development Authority to approve a Development Permit for a Kennel, Commercial (12 dogs) on Block 3, Plan 7510256, NW-32-26-01-W05M, (14221 Big Hill Springs Road) be upheld and that the decision of the Development Authority be revoked.



**File: 06532016**



## SITE PLAN



NW-32-26-01-W05M  
Block:3 Plan:7510256

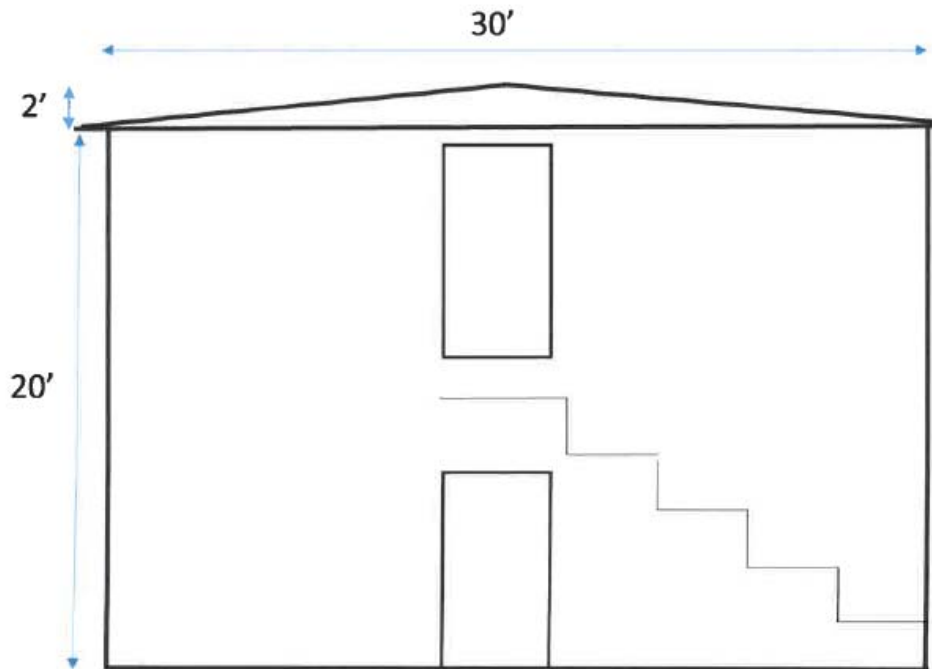
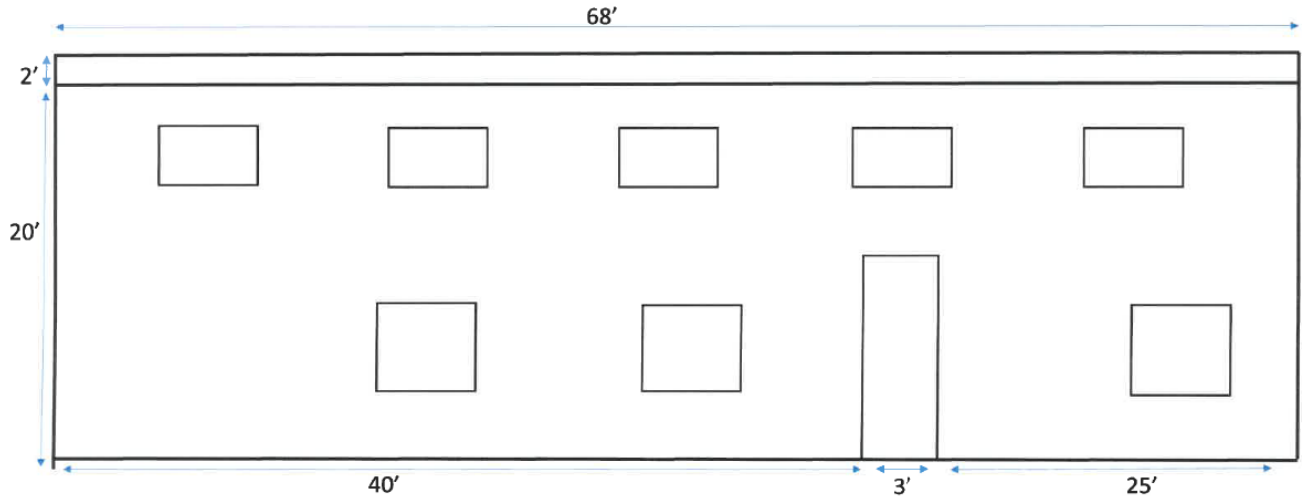
Date: June 10, 2019

Division # 7

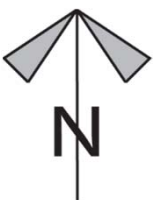
File: 06532016



FRONT VIEW



## ELEVATION PLANS

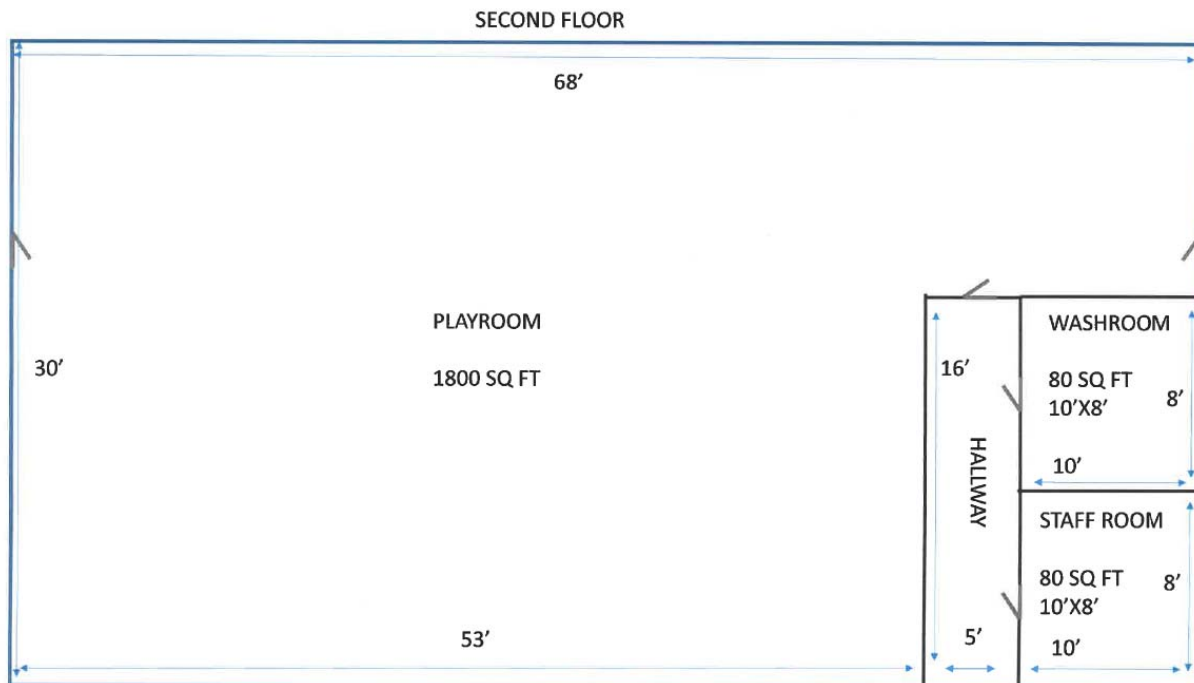
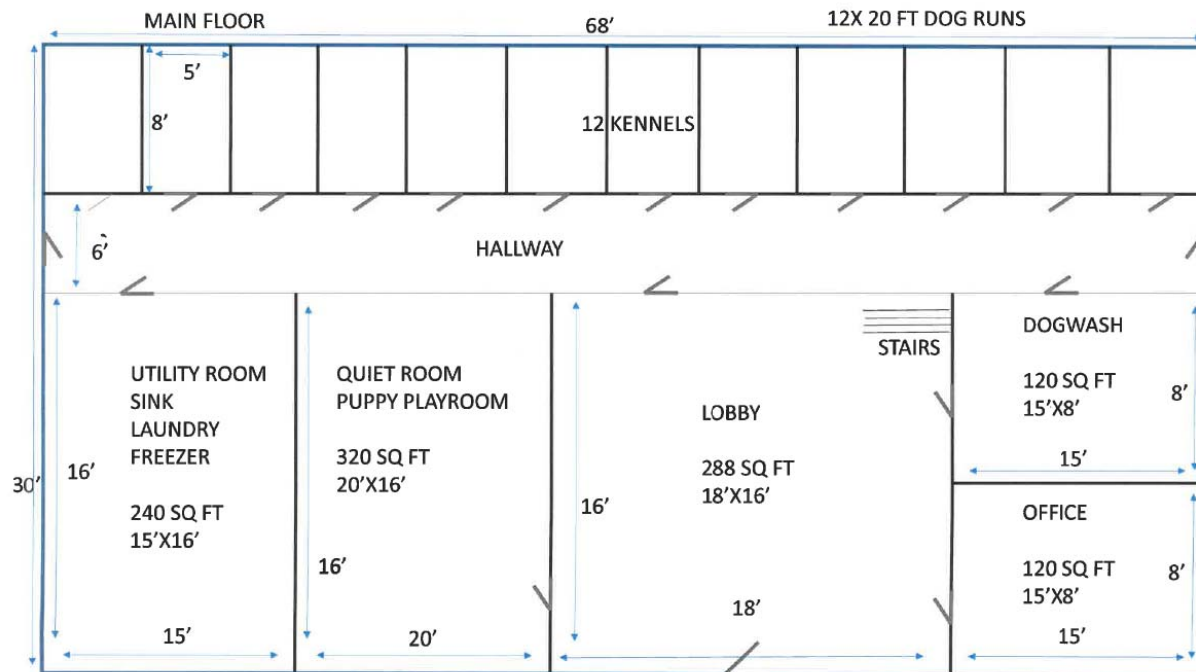


NW-32-26-01-W05M  
Block:3 Plan:7510256

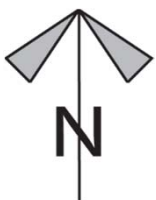
Date: June 10, 2019

Division # 7

File: 06532016

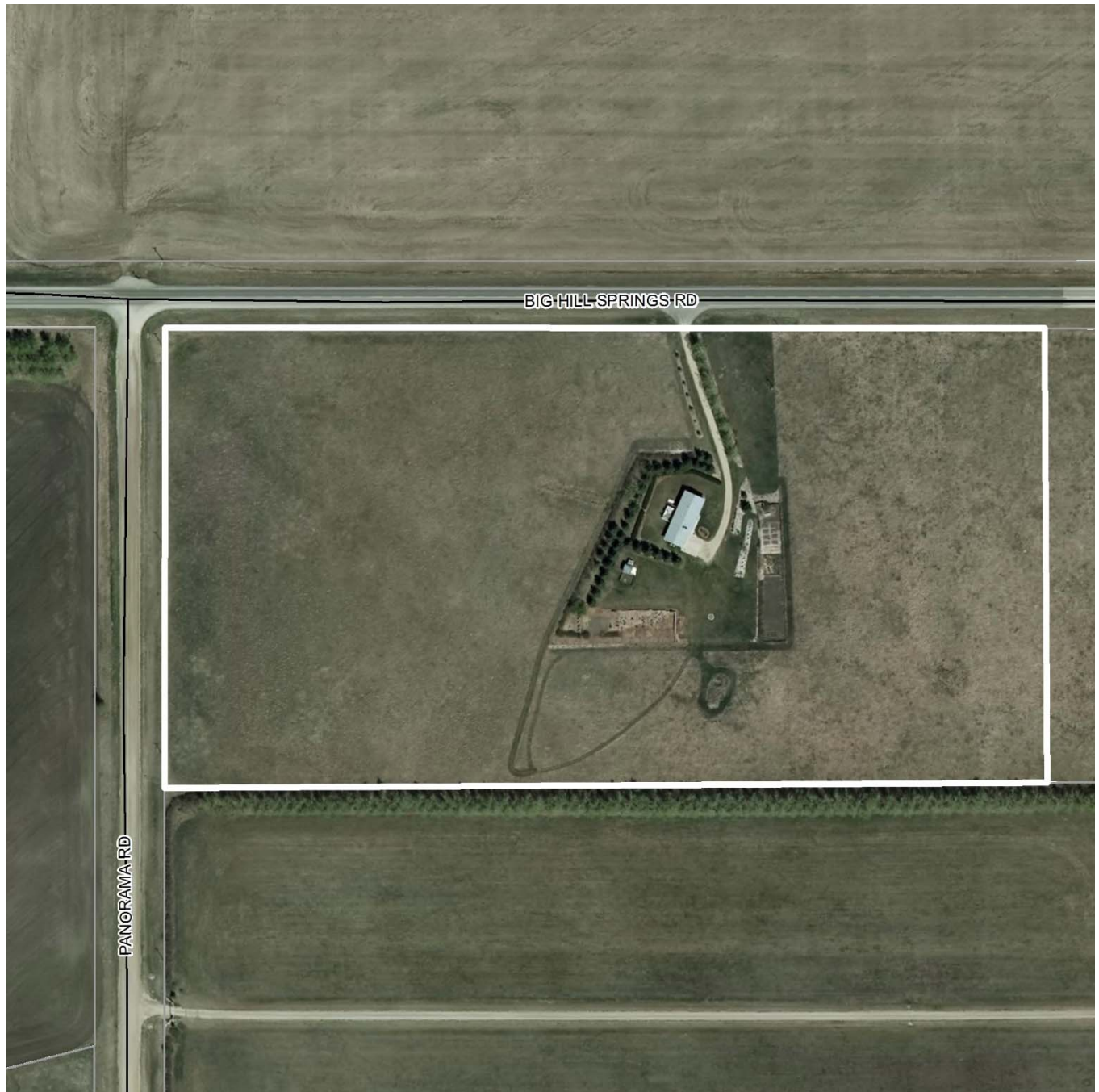


## FLOOR PLANS



NW-32-26-01-W05M  
Block:3 Plan:7510256

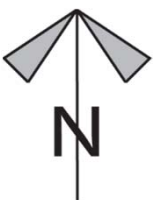
Date: June 10, 2019 Division # 7 File: 06532016



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

**AIR PHOTO**

*Spring 2018*

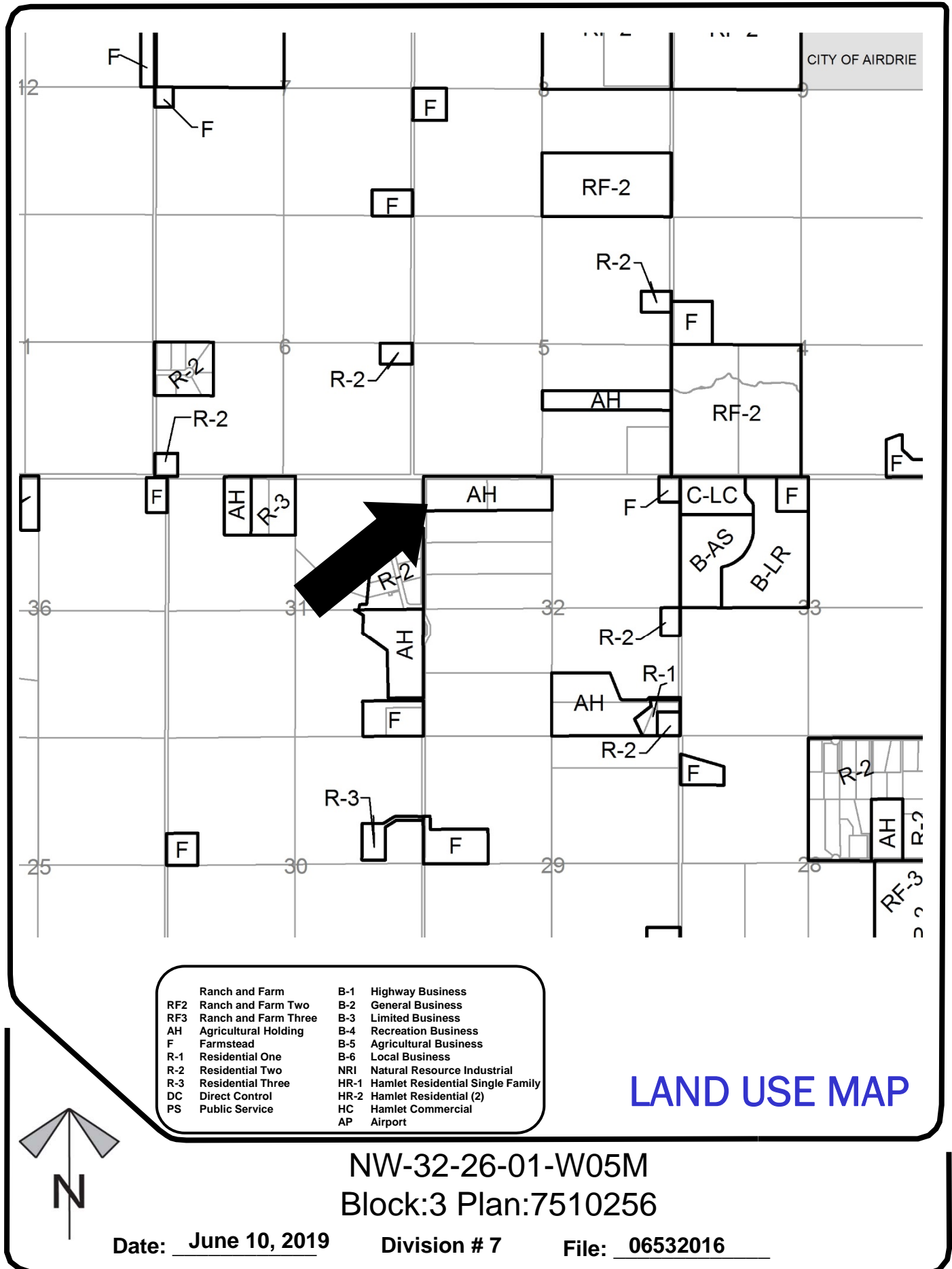


NW-32-26-01-W05M  
Block:3 Plan:7510256

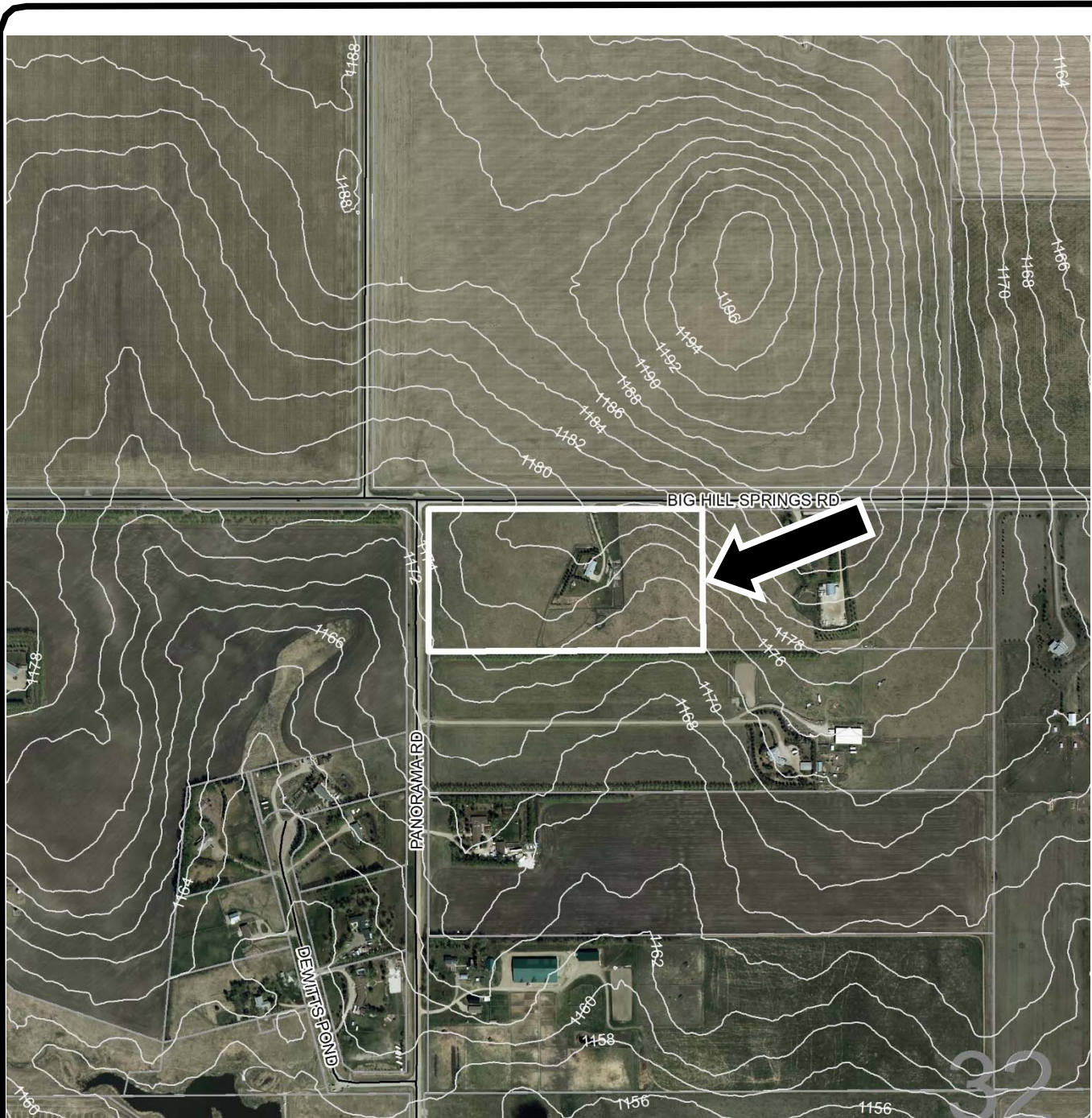
Date: June 10, 2019

Division # 7

File: 06532016

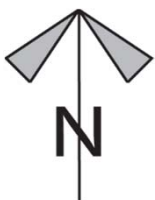






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**  
*Contour Interval 2 M*

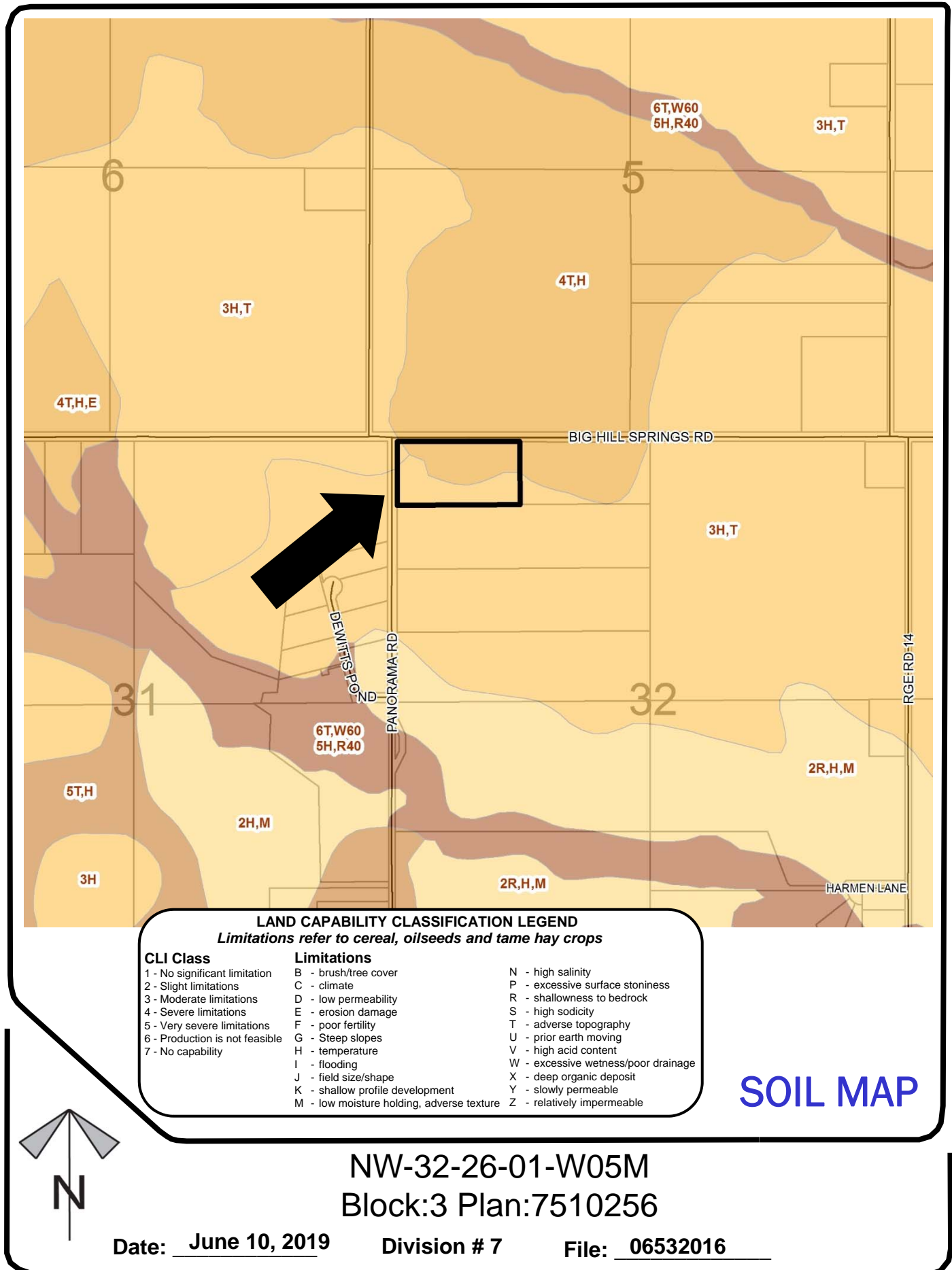


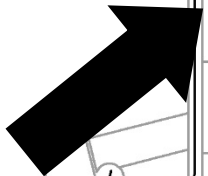
NW-32-26-01-W05M  
Block:3 Plan:7510256

Date: June 10, 2019

Division # 7

File: 06532016





- 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

**Date:** June 10, 2019      **Division #** 7      **File:** 06532016







ROCKY VIEW COUNTY  
Cultivating Communities

# Notice of Appeal

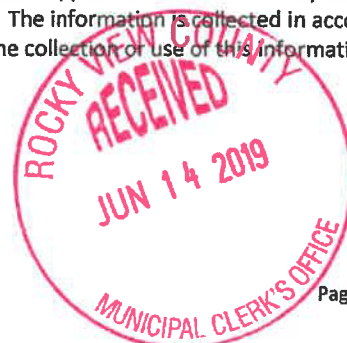
Subdivision and Development Appeal Board  
Enforcement Appeal Committee

<b>Appellant Information</b>			
Name of Appellant(s) ROB & MARLA CARLSON / IAN & LAURETTE COCKBURN			
Mailing Address [REDACTED]		City [REDACTED]	Postal Code [REDACTED]
[REDACTED]		Email Address [REDACTED]	
<b>Site Information</b>			
Municipal Address 14221 BIRCH HILL SPRINGS ROAD		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) BLOCK 3 PLAN 75/0256 NW 32-26-01-05	
Development Permit, Subdivision Application, or Enforcement Order # PROP 20190865		Property Roll # 06532016	
<b>I am appealing: (check one box only)</b>			
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
<b>Reasons for Appeal (attach separate page if required)</b>			
1) CONCERN OF BARKING DOGS RUINING QUALITY OF LIFE			
2) PROPERTY VALUE			
3) BARKING DOG CONTINUED TO BUILDING BY RULE BUT WILL WINDOWS BE OPEN?			
4) CONCERN THAT ACOUSTIC ENGINEER REQUIRED ORGANIZED BY KENNEL OWNER THIS CAN BE MANIPULATED			
5) SO DECIBEL CEILING FOR SOUND SO IF IT IS ONLY 45 AND ALL DAY LONG STILL BAD			
6) THIS IS OUR HOME WE DON'T WANT A COMMERCIAL ENTERPRISE THAT HAS CONSISTENTLY BEEN A NOISE PROBLEM			
7) ENFORCEMENT WILL THEY COME ON WEEKENDS?			
8) A KENNEL HAPPENED A FEW YEARS AGO FURTHER AWAY & NOISE WAS OUTRAGEOUS BYLAW WAS NOT VERY COOPERATIVE IN DEALING WITH PROBLEM 1.5 YRS OF SLEEPLESS NIGHTS			
9) THIS IS NOT AN AREA FOR THIS RESIDENCES TOO CLOSE FOR KENNELS			

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

Appellant's Signature

Date





**ROCKY VIEW COUNTY**  
Cultivating Communities

## Notice of Appeal

**Subdivision and Development Appeal Board  
Enforcement Appeal Committee**

<b>Appellant Information</b>		
Name of Appellant(s) <i>COCKBURN, IAN + LAURETTE / ROB &amp; MANUA CARLSON</i>		
<div style="background-color: black; width: 100px; height: 20px;"></div>	<div style="background-color: black; width: 100px; height: 20px;"></div>	Province <div style="background-color: black; width: 100px; height: 20px;"></div>
<div style="background-color: black; width: 100px; height: 20px;"></div>	<div style="background-color: black; width: 100px; height: 20px;"></div>	<div style="background-color: black; width: 100px; height: 20px;"></div>
<b>Site Information</b>		
Municipal Address <i>14221 BLG HILL SPRINGS ROAD</i>	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <i>BLOCK 3 PLAN 7510256 NW-32-26-01-05</i>	
Development Permit, Subdivision Application, or Enforcement Order # <i>PRDP 201 908 65</i>	Property Roll # <i>0653 2016</i>	
<b>I am appealing: (check one box only)</b>		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order
<b>Reasons for Appeal (attach separate page if required)</b>		
<i>We, Ian + Laurette Cockburn authorize Rob Carlson to represent our feelings toward the dog kennels</i>		



ROCKY VIEW COUNTY  
MUNICIPAL CLERK'S OFFICE  
JUN 14 2019

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

Rocky View County Municipal Clerk at 403-238-1100

**Appellant's Signature**

Laurette Cockburn

**Last updated: 2019 February 05**

Date: June 12/19

Date \_\_\_\_\_

Page 1 of 2

To Whom It May Concern

It is with great concern we write this letter stating why we are opposed to a dog kennel going in adjacent to our property

- We have had the neighbour on other side of our property put in dog kennel heedless to say dogs were barking all day and mostly all night due to many deer & coyotes we have here.
- Concerned of our property value with a commercial dog kennel next door
- Can't sleep at night due to barking dogs and this is continuous loud noise

Our land location is part of N.W. 32-26-01-W05


Ian & Laurette Cockburn  
265216 Panorama Road  
Rocky View County, Alberta  
T4B 4S8





**Notice of Appeal**  
**Subdivision and Development Appeal Board**  
**Enforcement Appeal Committee**

<b>Appellant Information</b>		
Name of Appellant(s) Wendy Stewart		
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]
<b>Site Information</b>		
Municipal Address 1424 Big Hill Spring	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) NW-32-26-01-W5M	
Development Permit, Subdivision Application, or Enforcement Order # PRDP20190865	Property Roll # 06532016	
<b>I am appealing: (check one box only)</b>		
<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order
<b>Reasons for Appeal (attach separate page if required)</b>		
See attached		



This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

Appellant's Signature

Date \_\_\_\_\_



DEWITTS POND, ROCKY VIEW COUNTY AR  
T4B 4S8

APPEAL OF DOG KENNEL ~~FE~~ <sup>nd</sup>  
APPLICATION # PRDP20190865 <sup>2</sup>  
Division-7 Victoria THIESSEN <sup>for</sup>

#3 Dewitts Pond Karen & Sheron Pickett

I wish to be part of the appeal  
Against the Dog Kennel  
K. Pickett

#7 Dewitts Pond

I WISH TO BE A PART OF THE  
APPEAL AGAINST THE DOG KENNEL  
NORBERT PRIC. <sup>for</sup>

#11 Dewitts Pond

I wish to appeal against the  
dog kennel <sup>for</sup>

Norm + Sharon Gerard

#15 Dewitts Pond

I wish to be part of the appeal  
against the dog kennel  
Jodi + Randy Wollman <sup>for</sup>

#23 I wish to continue to be part  
of the dog kennel appeal.

Wendy STEWART <sup>Wendy</sup>

## Appeal Of Dog Kennel

I am the representative for the residents of Dewitts Pond, Rocky View County, Alberta.

We, as a community are appealing the application for a dog kennel, Application Number PRDP20190865 Divison 7. Applicant: Victoria Thiessen.

All of us at Dewitts Pond have bought homes here, to live a quiet life in the country. That will surely be disrupted with 12 barking dogs that will also set off our neighbourhood dogs.

The close proximity of a dog kennel to our properties will certainly change the quiet life we have here. Dogs bark when they are lonely and scared and when one starts barking it sets up a chain reaction. The closest property is .1 km away (1/10<sup>th</sup> km) and when the dogs start barking, the dogs of Dewitts Pond will start barking so even the homeowners here furthest away will be affected by the noise. The sound of barking travels long distances and can be heard from quite far away.

We have a safety issue concern, if any dog should escape the facility and venture right across the road to our community. We have small children living here and a lost, scared dog roaming here is a big concern for us. That is also a concern for me as an adult, facing a lost, scared and unpredictable dog.

We are concerned about the potential smell emanating from a facility with so many dogs defecating at least twice a day.

The Animal Control Bylaw for the municipal District of Rocky View in section 4. a. (iii) states "The owner of an animal shall ensure that such animal shall not excessively and unreasonably bark, howl or otherwise disturb any neighbour(s) or person".

The Bylaw to regulate and control noise in 3. (b) states " No person shall in either the Daytime or the Night-time: allow or permit any real or personal property that is owned, occupied or controlled by that person to be used in a way that allows excessive, unnecessary, or unusual Noise of any type to emanate from such property"

OVER

There are possibly other applicable sections in both Bylaws to cover more about noise and the enjoyment of our property.

This would definitely affect the quality of life and enjoyment of our properties at Dewitts Pond. It will also affect our property values, as our homes would be harder to sell and have less value because of the noise.

Our first request:

We ask that the permit to build a dog kennel on the proposed property by Victoria Thiessen is denied.

Our second request:

If the permit is aproved, we as a community, ask that there is a limit of dogs allowed and it be permanently set to 6 dogs maximum, that six foot sound barrier walls be erected on the south and west side of any outside area that the housed dogs have access to and the facility be erected on the far east side of the property.

Respectfully,



Wendy Stewart

Dewitts Pond, Rocky View County, Alberta, T4B 4S8





# ROCKY VIEW COUNTY

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

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

## THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

## NOTICE OF DECISION

Victoria Thiessen

Page 1 of 2

Tuesday, May 28, 2019

Roll: 06532016

**RE: Development Permit #PRDP20190865**

**Lot Block 3 Plan 7510256, NW-32-26-01-05; (14221 BIG HILL SPRINGS ROAD)**

The Development Permit application for Kennel, Commercial (12 dogs) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

- 1) That a Kennel, Commercial (12 dogs) may operate on the subject property in accordance with the approved site plan as submitted with the application, and includes the following:
  - a. One (1) proposed accessory building (kennel), may be used in the kennel operations [subject to issuance of PRDP20190867]; and,
  - b. Outside Dog Runs/Fenced areas (as identified on the Site Plan submitted).

### Permanent:

- 2) That the kennel area containing outside runs, shall be enclosed with fencing (permanent wire containment fence / chain link), to ensure the dogs are contained and shall be maintained at all times.
- 3) That a maximum of 12 dogs may be boarded on the subject site at any one time.
- 4) That all water used for cleaning of pens and washing of animals shall be collected and disposed of in accordance with Provincial regulations.
- 5) That all waste shall be stored in metal or plastic containers and shall be disposed of offsite.
- 6) That any dogs that cause a nuisance by barking shall be kept indoors at all times.
- 7) That all dogs shall be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.





# ROCKY VIEW COUNTY

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

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

Victoria Thiessen Page 2 of 2  
#PRDP20190865

- 8) That dogs residing on site, in the kennel operation shall not run outside at large, at any time.
- 9) That the maximum sound for the kennel operation shall not exceed 50 dba at the nearest residence, not at this property.
- 10) That upon request from the County, the operator shall engage a qualified Acoustical Engineer to monitor the sound levels at the nearest residence, not at this property.
  - i. If any recommendations are proposed within that report, the Applicant/Owner shall implement those recommendations, to the satisfaction of the County.

## Advisory:

- 11) That the Applicant/Owner shall apply for the Hobby Kennel license with the County, as per the County's Master Rates Bylaw..
- 12) That the Applicant/Owner shall comply with the Canadian Veterinary Medical Association "Code of Practice for Canadian Kennel Operations" at all times while housing dogs.
- 13) That any personally owned dogs of the Applicant, shall be registered and licensed annually with the County, as per the County's Master Rates Bylaw .
- 14) That the Applicant/Owner shall obtain a Building Permit for the proposed accessory building (kennel) prior to use of the building for kennel purposes.
- 15) That any other government permits, including a Roadside Development Permit, approvals, or compliances are the sole responsibility of the Applicant.
- 16) That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 18, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**

20190865



**ROCKY VIEW COUNTY**  
Cultivating Communities

## APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$525.00	File Number 06532016
Date of Receipt mar 22/19	Receipt # 2019020239

Name of Applicant Victoria Thiessen 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) Tyler + Marianne Harrison

Mailing Address [REDACTED]

Postal Code [REDACTED]

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

### 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NW ¼ Section 32 Township 26 Range 1 West of 5 Meridian
- b) Being all / parts of Lot [REDACTED] Block 3 Registered Plan Number 7510256
- c) Municipal Address 14221 Big Hill Springs Road
- d) Existing Land Use Designation AH Parcel Size 18.9 Division [REDACTED]

### 2. APPLICATION FOR

Steel frame building 68 x 30 Ft, 2040 sq. Height relaxation

### 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes [REDACTED] No ✓
- 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 ✓
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes [REDACTED] No ✓
- d) Does the site have direct access to a developed Municipal Road? Yes ✓ No [REDACTED]

### 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

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

✓ 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 Victoria Thiessen

Date March 19<sup>th</sup> 2019

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.

Thiessen

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

Thiessen

Signature

March 19th 2019

Date





## APPLICATION FOR KENNELS (COMMERCIAL AND HOBBY)

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Business Yes, Dog! Inc

Address of Business 14221 Big Hill Springs Rd, Balzac AB

Postal Code T0M0E0

Telephone (B) 403-850-2505 (H) \_\_\_\_\_ Fax \_\_\_\_\_

### 1. KENNEL DETAILS

- a. Name of kennel? Yes, Dog! Inc
- b. Type of kennel (e.g. boarding, breeding, training, hobby) Boarding
- c. Number of dogs to be boarded 12
- d. Breed? (only if breeding kennel) Ø
- e. Size of animals? Small/Medium/Large - ALL

### 2. OPERATION

What are your days of operation? 365 What are your hours of operation? 24 hour

### 3. EMPLOYEES

Total number of employees 9 Number of residential employees 1 Number of non-residential employees 8

### 4. SIGNAGE

Will a sign be required? Yes/No If yes - Please provide detailed sketches of the proposed sign on a separate sheet

### 5. ADDITIONAL INFORMATION REQUIRED

How will you soundproof the kennel building(s)? Dogs are housed in private rooms, in larger rooms - hanging, baffles, acoustic partitions, insulated building

Method of solid waste disposal? Septic, all solid waste from dogs will be collected and binned. See attachment. Bins will be taken to dump weekly. Plastic bins with lids will be in storage to reduce odor

Method of waste water disposal Septic, each kennel will be fitted with drain for easy cleaning and sanitizing.

Signature of Applicant Uhlussen Date March 19, 2019

PLEASE SEE REVERSE FOR ADDITIONAL INFORMATION





## PLANNING & DEVELOPMENT

**TO:** Subdivision and Development Appeal Board

**DATE:** June 26, 2019 **DIVISION:** 7

**FILE:** 06532016 **APPLICATION:** B-4; PRDP20190867

**SUBJECT:** Accessory Building

<b>PROPOSAL:</b> Construction of an accessory building (kennel building), relaxation of the maximum height requirement	<b>GENERAL LOCATION:</b> Located at the southeast junction of Hwy. 567 and Rge. Rd. 12, approximately 1.75 miles west of the City of Airdrie.
<b>APPLICATION DATE:</b> March 22, 2019	<b>DEVELOPMENT AUTHORITY DECISION:</b> Approved
<b>APPEAL DATE:</b> June 14, 2019	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> May 28, 2019
<b>APPELLANT:</b> Victoria Thiessen	<b>APPLICANT:</b> Carlson Cockburn
<b>LEGAL DESCRIPTION:</b> Block 3, Plan 7510256; NW-32-26-01-05	<b>MUNICIPAL ADDRESS:</b> 14221 Big Hill Springs Road
<b>LAND USE DESIGNATION:</b> Agriculture Holdings District (AH)	<b>GROSS AREA:</b> ± 18.96 acres
<b>PERMITTED USE:</b> Accessory buildings less than 190.0 sq. m. (2,045.14 sq. ft.) on parcels less than 40.03 acres are a permitted use in the Agricultural Holdings District.	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> The Development Authority may grant a variance to the maximum height of up to 25%.
<b>PUBLIC SUBMISSIONS:</b> The application was circulated to twenty eight (28) adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application, excepting the appeal.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>•County Plan (C-7280-2013)</li> <li>•Land Use Bylaw (C-4841-97)</li> </ul>

### EXECUTIVE SUMMARY:

The subject land is within the Agriculture Holdings District, at the southeast junction of Hwy. 567 and Rge. Rd. 12, approximately 1.75 miles west of the City of Airdrie. The lands contain a dwelling and an attached garage.

The purpose of this Development Permit is to construct an accessory building (kennel building) to support a proposed kennel on the site. The associated kennel application [PRDP20190865] proposes that the adjacent areas of the property would be fenced and utilized as dog runs, play areas, and parking for guests.



The maximum height of accessory buildings in the Agricultural Holdings District (AH) is 5.50 m (18.04 ft.). The proposed accessory building (kennel building) is approximately 6.85 m. (22.50 ft.) at its highest point, which requires a relaxation of 24.54%. The Development Authority has authority to grant a relaxation of up to 25% in this case.

The proposal was assessed in accordance with the relevant sections of the Land Use Bylaw and the County Servicing Standards and approved May 28, 2019 subject to conditions.

On Monday, June 14, 2019, the Appellant appealed the decision of the Development Authority. The reasons for the appeal are:

1. Height relaxation
2. Location on property
3. Sound proofing
4. Outside sound proofing
5. Smell
6. Employee numbers
7. Traffic

**PROPERTY HISTORY:**

<b>1989</b>	Building Permits were issued for construction of a dwelling and attached garage.
<b>August 02, 1989</b>	Plan 8911068 was registered to create two parcels including the subject $\pm$ 18.96 acre parcel.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

Sean MacLean  
Supervisor, Planning & Development

JA/lt



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> March 22, 2019	<b>File:</b> 06532016
<b>Application:</b> PRDP20190867	<b>Applicant/Owner:</b> Victoria Thiessen
<b>Legal Description:</b> Block 3, Plan 7510256, NW-32-26-01-W05M	<b>General Location:</b> Located at the southeast junction of Big Hill Springs Road and Panorama Road, approximately 2.0 miles west of the city of Airdrie.
<b>Land Use Designation:</b> Agriculture Holdings District	<b>Gross Area:</b> ± 18.96 acres
<b>File Manager:</b> Jessica Anderson	<b>Division:</b> 7

### PROPOSAL:

The proposal is for the construction of an accessory building (kennel building), relaxation of the maximum height requirement.

The subject land is included in the Agricultural Holdings District. Accessory buildings with a building area of less than 190.0 sq. m. (2,045.14 sq. ft.) on parcels less than 40.03 acres are a permitted use in the Agricultural Holdings District. The proposed accessory building (kennel) has a building area of approximately 178.37 sq. m. (2,040.00 sq. ft.).

- The proposed accessory building (kennel) is proposed as a steel frame building in red.

### Land Use Bylaw Requirements:

- The LUB minimum requirement for front yard 60.00 m (196.85 ft.) from any highway. The proposed accessory building (kennel) is approximately 100.58 m (330.00 ft.) from the front yard, which complies with the LUB requirement.
- The LUB minimum requirement for side yard is 6.00 m (19.69 ft.) from all other and 45.00 m (147.64 ft.) from County road (west boundary). The proposed accessory building (kennel) is greater than 6.00 m (19.69 ft.) from the east boundary and approximately 121.92 m (400.00 ft.) from the west boundary, which complies with the LUB requirement.
- The LUB minimum requirement for rear yard is 15.00 m (49.21 ft.) from all other, the proposed accessory building (kennel) is approximately 85.34 m (280.00 ft.) from the rear yard, which complies with the LUB requirement.
- The LUB maximum height of accessory buildings is 5.50 m (18.04 ft.). The proposed accessory building is approximately 6.85 m. (22.50 ft.) at its highest point, which requires a relaxation of 24.54%. The Development Authority may grant a relaxation of up to 25% in this case.
- There is no maximum requirement for number of accessory buildings or combined building area for Agricultural Holdings Districts (AH). The applicant has indicated that there is one dwelling and one (1) existing accessory buildings on the site.
- The building is proposed in a location approximately 355 m from the nearest dwelling and is unlikely to be within the principle viewing aspect of the home. There is some screening on both the subject and adjacent lands.



**STATUTORY PLANS:**

There are no relevant statutory plans affecting the subject lands; therefore, this application has been assessed in accordance with the Land Use Bylaw.

**INSPECTOR'S COMMENTS:**

No inspection completed at time report was prepared.

**CIRCULATIONS:**

Building Services Review

No comments received.

Development Compliance Review

No comments received.

Operational Services Review (May 8, 2019)

Capital Projects has no concerns.

Utility Services: No Concerns.

Below you will find the recommendations & advisories from Transportation Services for the subject line DP.

Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions. Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance.

Applicant to be reminded no business signage to be installed within the County Road Allowance.

Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.

**OPTIONS:**

Option #1 (this would allow the building to be constructed)

The appeal against the decision of the Development Authority to approve a Development Permit for an accessory building (kennel building), relaxation of the maximum height requirement on Block 3, Plan 7510256, NW-32-26-01-W05M, (14221 Big Hill Springs Road) be denied, that the decision of the Development Authority be upheld, and that a Development Permit be conditionally approved subject to the following conditions:

**Description:**

- 1) That an accessory building (kennel building), approximately 178.37 sq. m. (2,040.00 sq. ft.) in area, may be constructed on the subject site in accordance with the Site Plan & Elevation Plans submitted with the application.
- 2) That the maximum height requirement for the accessory building (kennel building) is relaxed from **5.50 m (18.04 ft.) to 6.85 m. (22.50 ft.)**.

**Permanent:**

- 3) That the proposed accessory building (kennel building) shall not be used for commercial purposes at any time, except for a *Home-Based Business, Type I* and the *Kennel, Commercial* as approved under PRDP20190865.





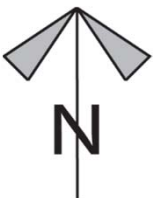
- 4) That if PRDP20190865 is not issued, no commercial activity except for a *Home-Based Business, Type I* shall occur within the accessory building (kennel building).
- 5) That the proposed accessory building (kennel building) shall not be used for residential occupancy purposes at any time.
- 6) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

- 7) That a Building Permit or Farm Building Location Permit, for the proposed accessory building (kennel building) shall be obtained through Building Services, prior to any construction taking place.
- 8) That any other government permits, including a Roadside Development Permit, approvals, or compliances are the sole responsibility of the Applicant.
- 9) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Option #2 (this would not allow the building to be constructed)

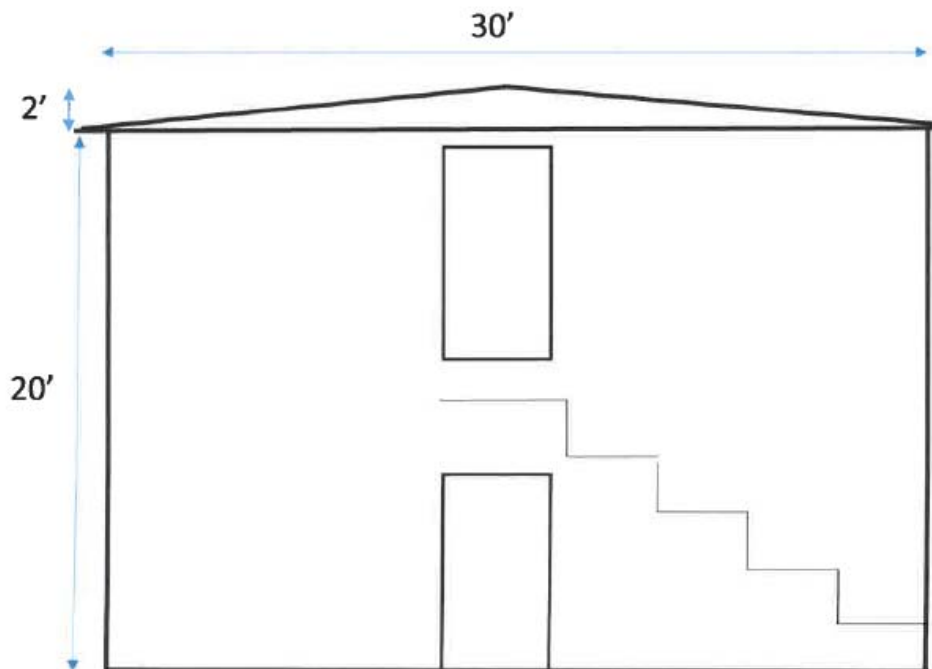
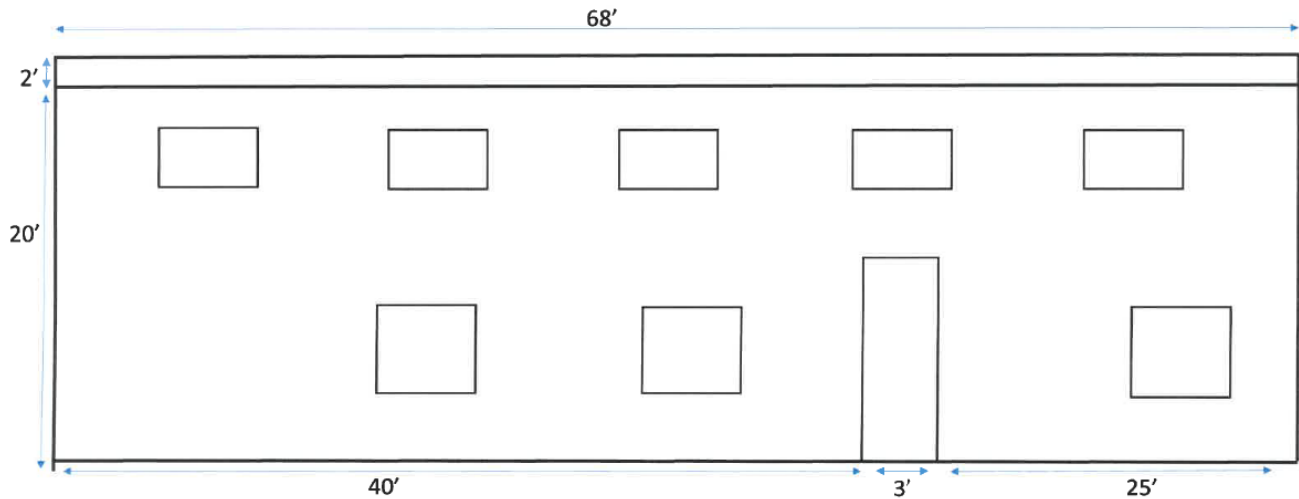
The appeal against the decision of the Development Authority to approve a Development Permit for an accessory building (kennel building), relaxation of the maximum height requirement on Block 3, Plan 7510256, NW-32-26-01-W05M, (14221 Big Hill Springs Road) be upheld and that the decision of the Development Authority be revoked.



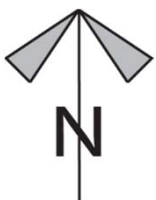
**Date:** June 10, 2019

**File: 06532016**

FRONT VIEW



## ELEVATION PLANS

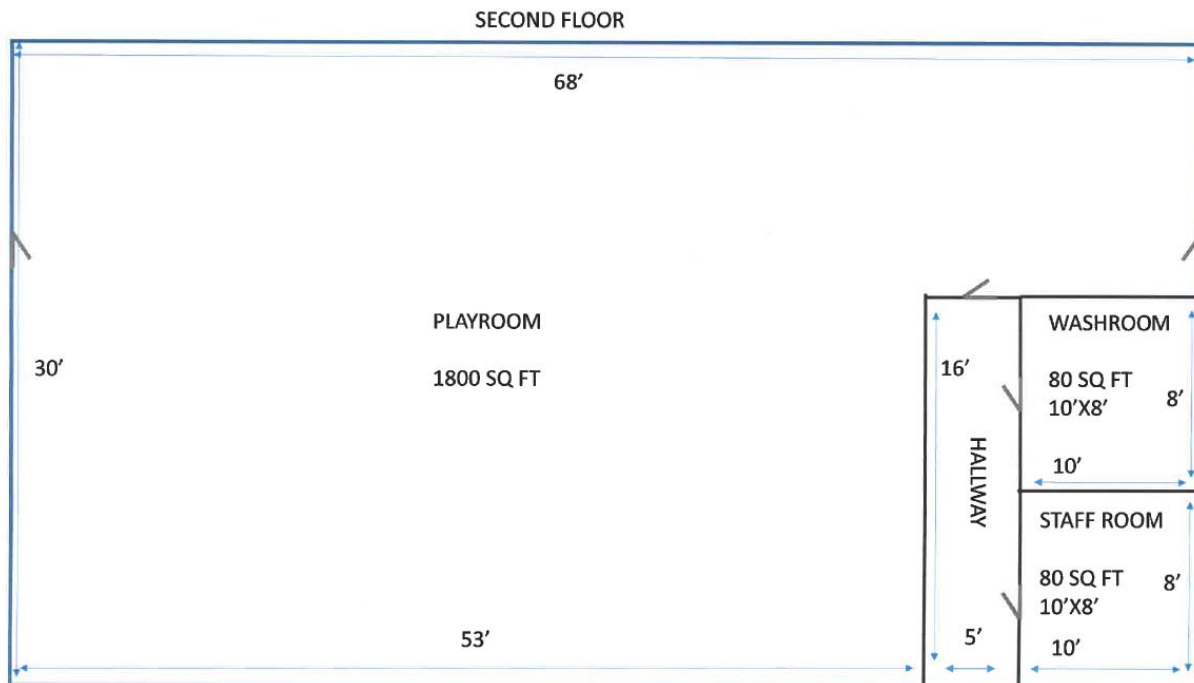
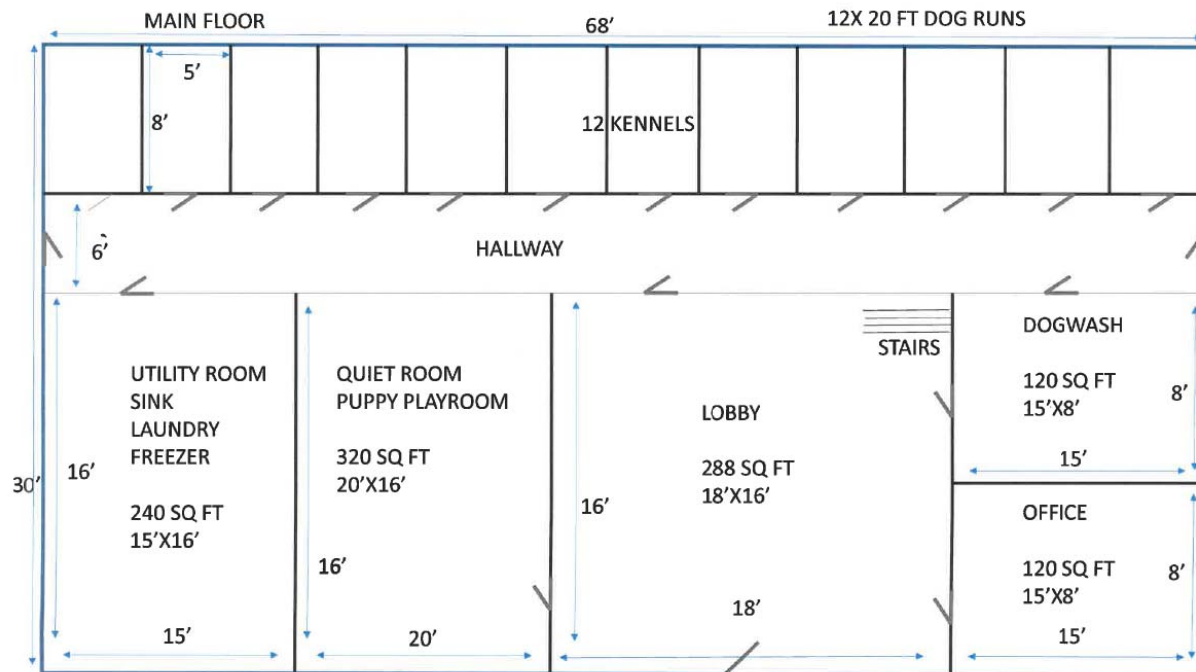


NW-32-26-01-W05M  
Block:3 Plan:7510256

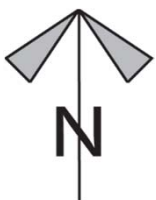
Date: June 10, 2019

Division # 7

File: 06532016



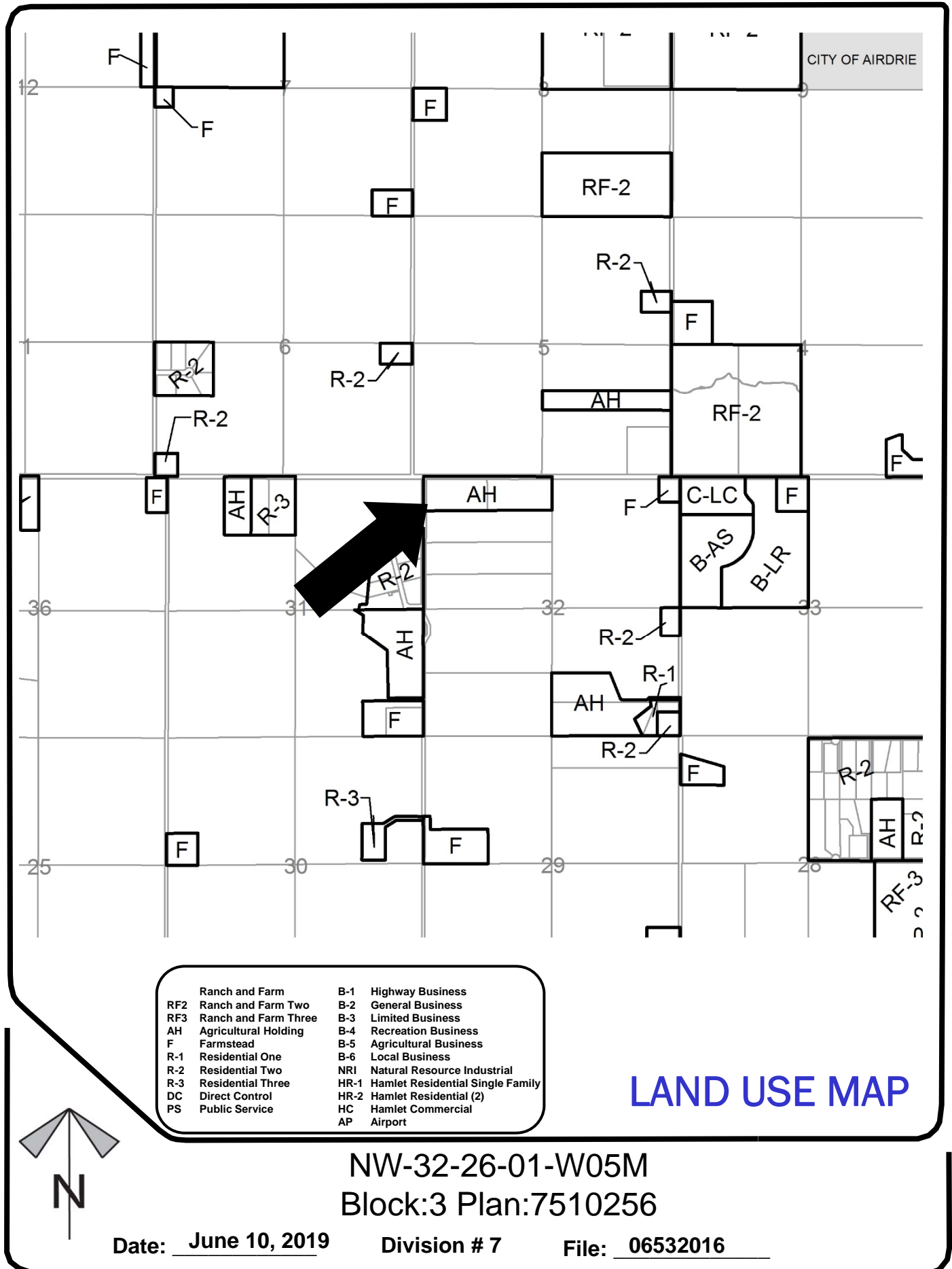
## FLOOR PLANS

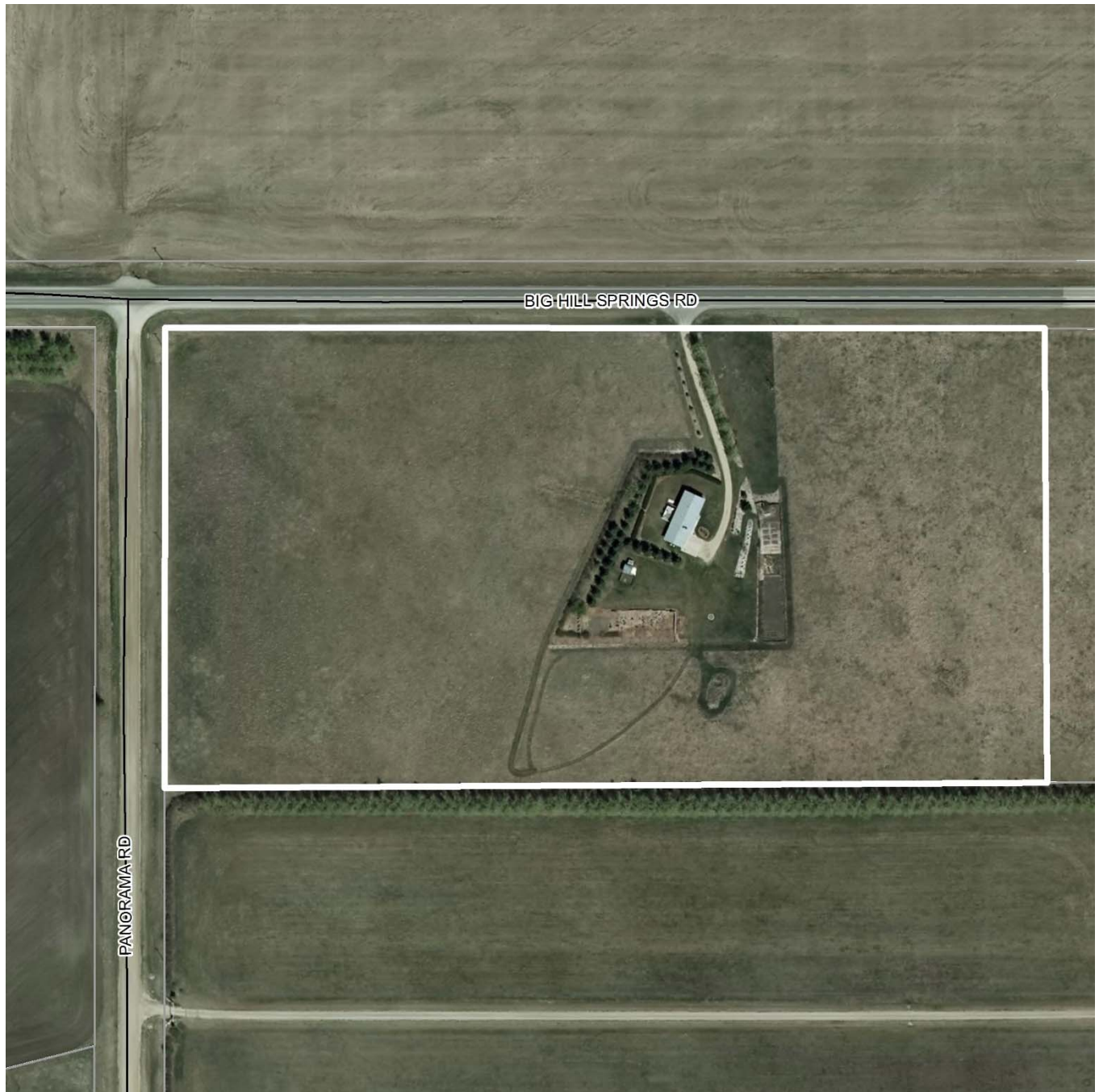


NW-32-26-01-W05M  
Block:3 Plan:7510256

Date: June 10, 2019 Division # 7 File: 06532016



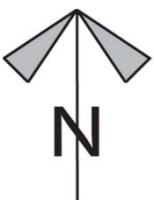




Note: Post processing of raw aerial  
photography may cause varying degrees  
of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*



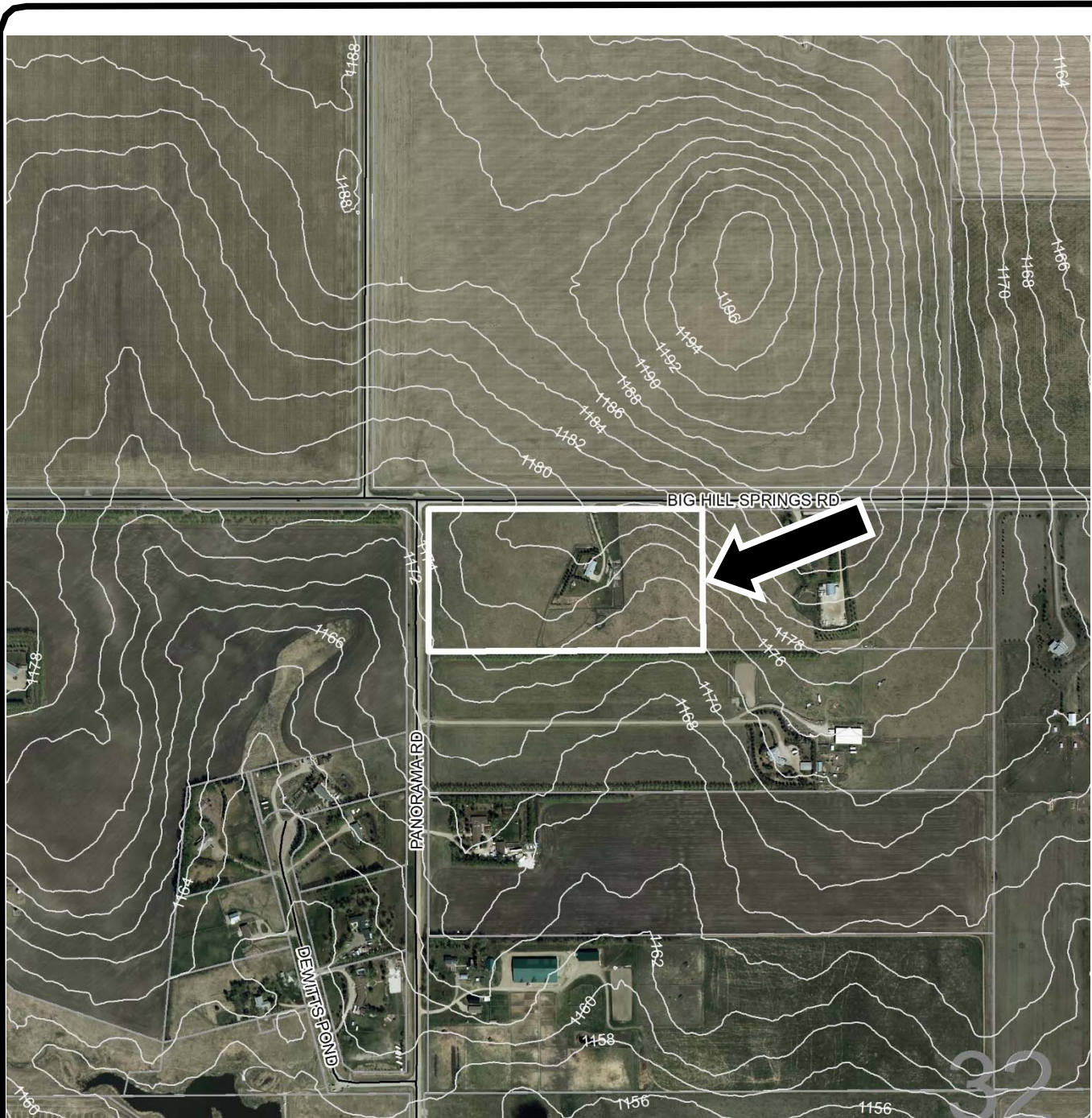
NW-32-26-01-W05M  
Block:3 Plan:7510256

Date: June 10, 2019

Division # 7

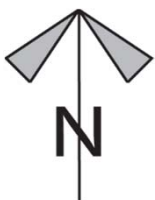
File: 06532016





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*

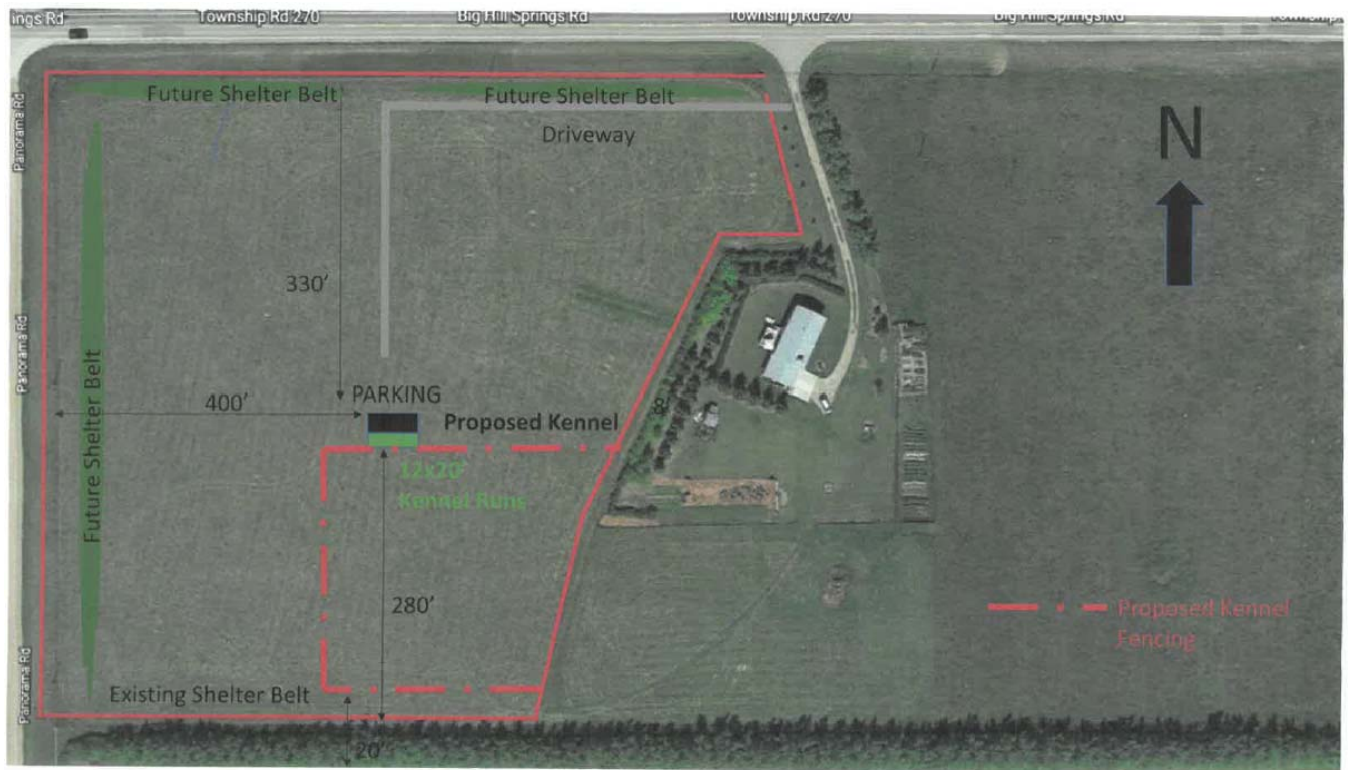


NW-32-26-01-W05M  
Block:3 Plan:7510256

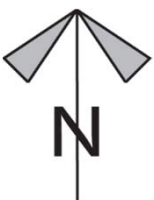
Date: June 10, 2019

Division # 7

File: 06532016



## SITE PLAN



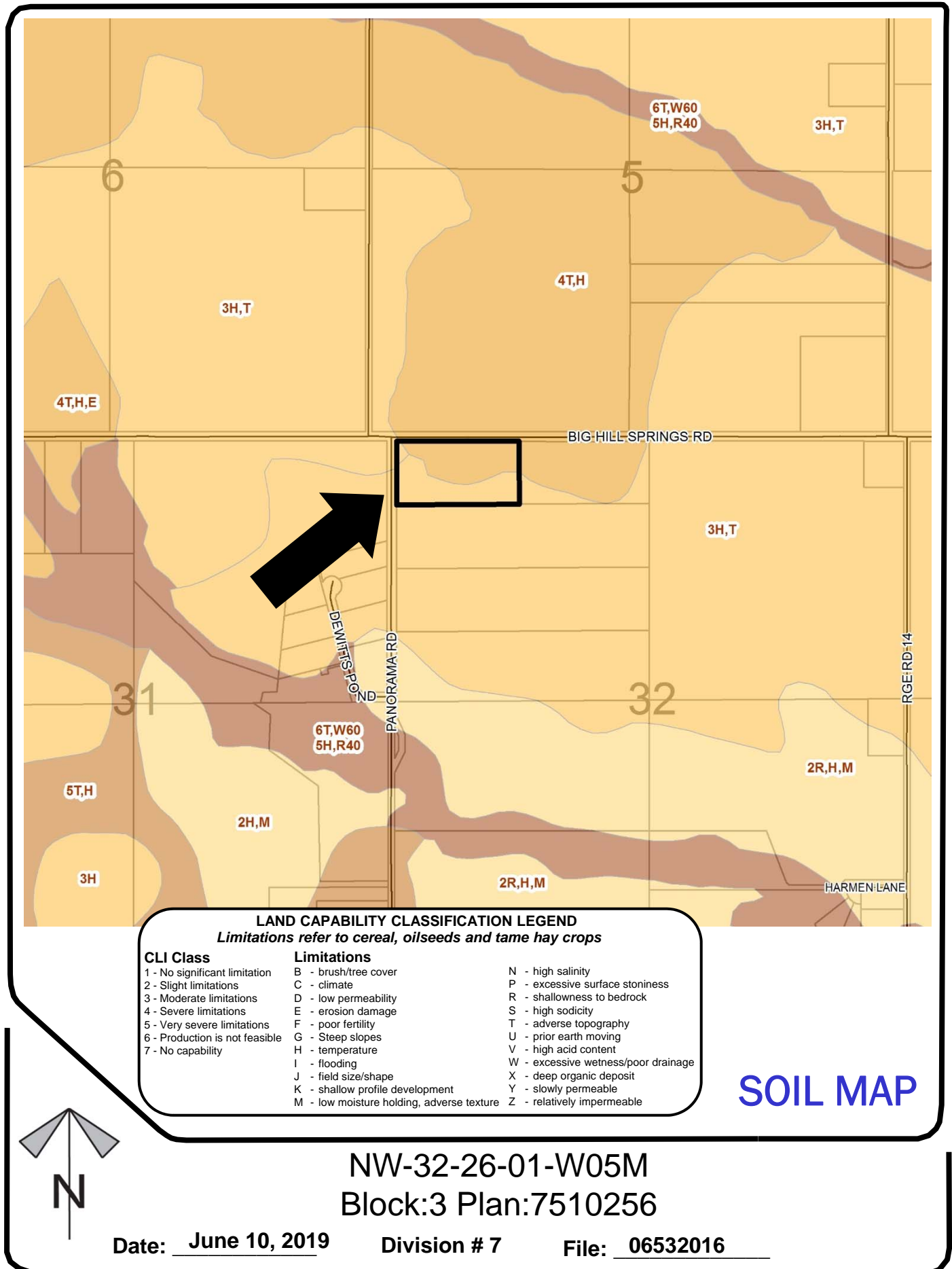
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Block:3 Plan:7510256

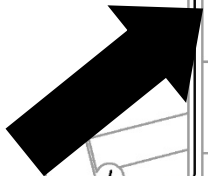
Date: June 10, 2019

Division # 7

File: 06532016

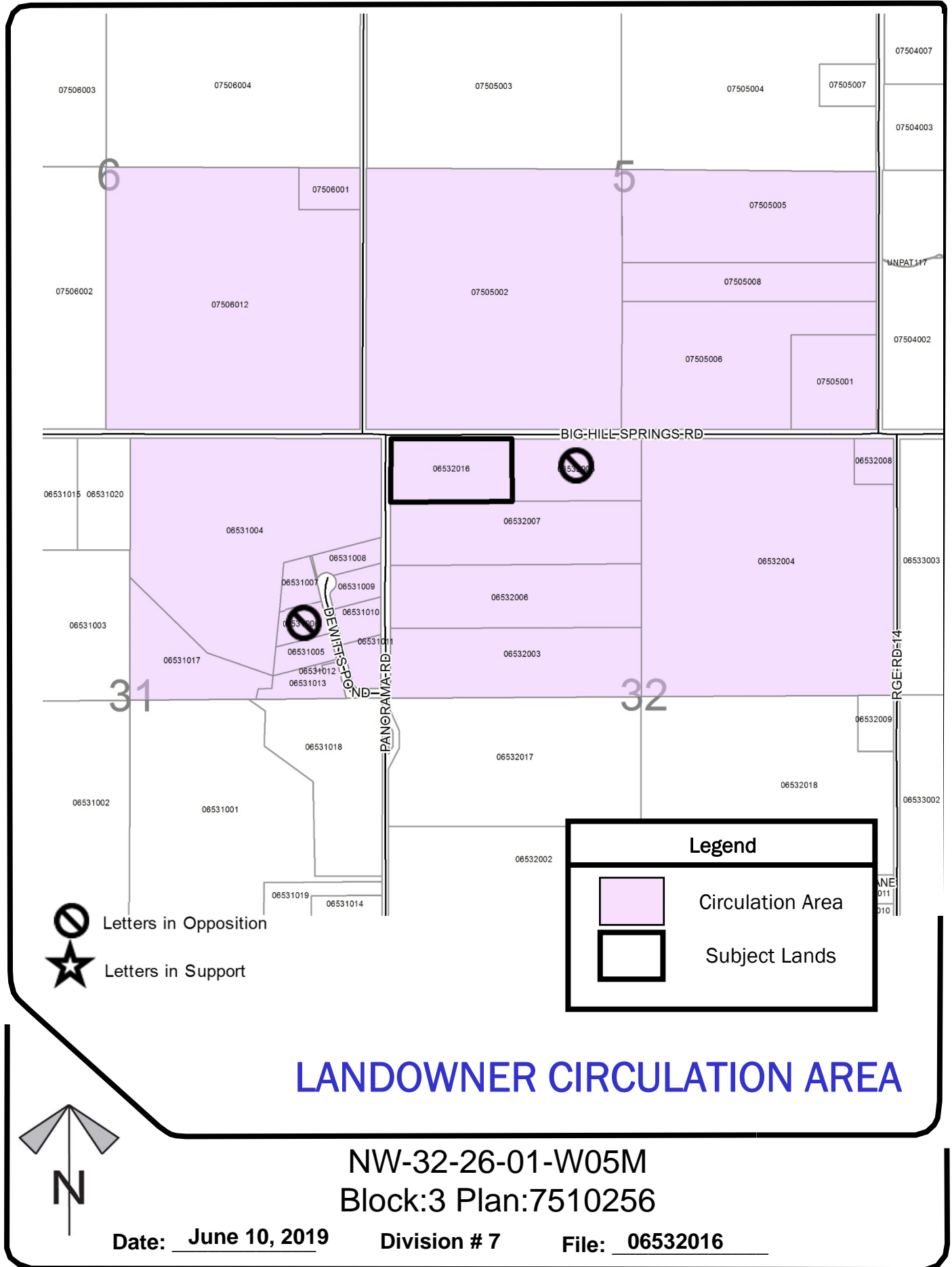






- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

**File: 06532016**





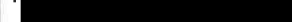
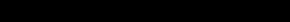
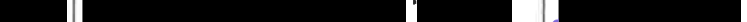




**ROCKY VIEW COUNTY**  
Cultivating Communities

## Notice of Appeal

**Subdivision and Development Appeal Board  
Enforcement Appeal Committee**

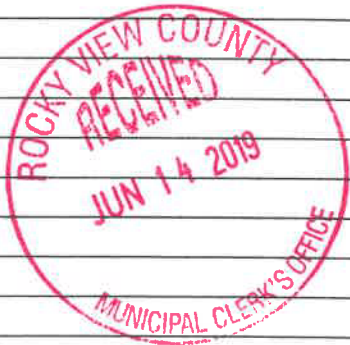
<b>Appellant Information</b>			
Name of Appellant(s) ROB & MARLA CARLSON / IAN & LAURITTE COCKBURN			
			
	Alternate Phone # 	Email Address 	

Site Information	
Municipal Address 14221 BIRCH HILL SPRINGS ROAD	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) BLOCK 3, PLAN 7510256 MW-32-26-01-05
Development Permit, Subdivision Application, or Enforcement Order # PRDP 201 908 67	Property Roll # 06532016

I am appealing: (check one box only)		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

**Reasons for Appeal** (attach separate page if required)

- ① BUILDING HGT RELAX WHY?
- ② LOCATION ON PROPERTY
- ③ SOUND PROOFING ?
- ④ OUTSIDE SOUND PROOFING
- ⑤ SMELL
- ⑥ EMPLOYER NUMBERS ?
- ⑦ TRAFFIC



This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

**Appellant's Signature**

Date \_\_\_\_\_





**ROCKY VIEW COUNTY**  
Cultivating Communities

## Notice of Appeal

**Subdivision and Development Appeal Board  
Enforcement Appeal Committee**

[illegible]

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

Laurette Cockburn  
Appellant's Signature  
Laurette Cockburn

Date June 12/19

**Last updated: 2019 February 05**

Page 1 of 2



# ROCKY VIEW COUNTY

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

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

## THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

## NOTICE OF DECISION

Victoria Thiessen

Page 1 of 2

Tuesday, May 28, 2019

Roll: 06532016

**RE: Development Permit #PRDP20190867**  
**Lot Block 3 Plan 7510256, NW-32-26-01-05; (14221 BIG HILL SPRINGS)**

The Development Permit application for construction of an accessory building (kennel building), relaxation of the maximum height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That an accessory building (kennel), approximately 178.37 sq. m. (2,040.00 sq. ft.) in area, may be constructed on the subject site in accordance with the Site Plan & Elevation Plans submitted with the application.
2. That the maximum height requirement for the accessory building (kennel) is relaxed from **5.50 m (18.04 ft.) to 6.85 m. (22.50 ft.)**.

### Permanent:

3. That the proposed accessory building (kennel) shall not be used for commercial purposes at any time, except for a *Home-Based Business, Type I* and the *Kennel, Commercial* as approved under PRDP20190865.
4. That if PRDP20190865 is not issued, no commercial activity except for a *Home-Based Business, Type I* shall occur within the accessory building (kennel).
5. That the proposed accessory building (kennel) shall not be used for residential occupancy purposes at any time.
6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.



# ROCKY VIEW COUNTY

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

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

Victoria Thiessen Page 2 of 2

#PRDP20190867

## Advisory:

7. That a Building Permit/Farm Building Location permit, for the proposed accessory building (kennel) shall be obtained through Building Services, prior to any construction taking place.
8. That any other government permits, including a Roadside Development Permit, approvals, or compliances are the sole responsibility of the Applicant.
9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 18, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**

20190867



**ROCKY VIEW COUNTY**  
Cultivating Communities

## APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$265.00	File Number 06532016
Date of Receipt Mar 22/19	Receipt # 2019020439

Name of Applicant Victoria Thiessen 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) Tyler + Mcvianne Harrison

Mailing Address [REDACTED]

Postal Code [REDACTED]

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

### 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NW  $\frac{1}{4}$  Section 32 Township 26 Range 1 West of 5 Meridian
- b) Being all / parts of Lot [REDACTED] Block 3 Registered Plan Number 7510256
- c) Municipal Address 14221 Big Hill Springs Road
- d) Existing Land Use Designation AH Parcel Size 18.9 Division [REDACTED]

### 2. APPLICATION FOR

Accessory Building - Relaxation of Height  
Steel Frame building, 68 x 30 Ft 2040 sq Ft.

### 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes [REDACTED] No ✓
- b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes [REDACTED] No ✓  
(Sour Gas facility means well, pipeline or plant)
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes [REDACTED] No ✓
- d) Does the site have direct access to a developed Municipal Road? Yes ✓ No [REDACTED]

### 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

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

✓ 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 Victoria Thiessen  
Date March 19, 2019

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.

Thiessen

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, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.*

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

Thiessen  
Signature

MARCH 19<sup>th</sup> 2019  
Date



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

## APPLICATION FOR AN ACCESSORY BUILDING

Name of Applicant Victoria Thiessen Email [REDACTED]  
 Mailing Address [REDACTED] [REDACTED]  
 Postal Code [REDACTED]  
 Telephone (B) [REDACTED] (H) \_\_\_\_\_ Fax \_\_\_\_\_

### 1. DETAILS OF ACCESSORY BUILDING

	<i>Bylaw</i>	<i>Proposed</i>
Accessory building size maximum	2045	2040
Accessory building height	18	22.5
Number of existing accessory buildings on site		1
Total size of all accessory buildings		2

#### Description of Accessory Buildings:

- a) Building materials Steel frame building
- b) Exterior colour Red
- c) Please include why relaxations for buildings are needed (location, storage needs, tidy property, etc.)  
Indoor space in poor conditions / please see cover letter, staff +
- d) Date when building permits were issued for existing buildings Ø workroom
- e) If no permits were issued - list age of buildings old home built shed - tiny - unknown

### 2. DESCRIBE THE USE OF THE ACCESSORY BUILDING

Kenel.

### 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 Thiessen Date: March 19<sup>th</sup> 2019



## PLANNING & DEVELOPMENT SERVICES

**TO:** Subdivision and Development Appeal Board

**DATE:** June 26, 2019 **DIVISION:** 8

**FILE:** 05630099 **APPLICATION:** B-5: PRDP20190868

**SUBJECT:** Stripping and Grading within a wetland

<b>PROPOSAL:</b> Stripping and Grading, to allow for remediation of the bank of an existing wetland.	<b>GENERAL LOCATION:</b> Located approximately 0.4 km (1/4 mile) north of Hwy 1A and on the east side of Bearspaw Rd.
<b>APPLICATION DATE:</b> September 12, 2019	<b>DEVELOPMENT AUTHORITY DECISION:</b> Discretionary – Approved
<b>APPEAL DATE:</b> June 3, 2019	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> May 14, 2019
<b>APPELLANT:</b> Gary Jopling	<b>APPLICANT:</b> Quantum Place Developments/Fidelis Management Ltd.
<b>LEGAL DESCRIPTION:</b> Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M	<b>MUNICIPAL ADDRESS:</b> None
<b>LAND USE DESIGNATION:</b> Residential Two District (R-2)	<b>GROSS AREA:</b> ± 10.63 acres
<b>DISCRETIONARY USE:</b> The placing or storage of fill and topsoil may be allowed in any land use district, providing that a Development Permit and/or other County approved mechanism for approval has been issued to verify there is no adverse effect on adjacent lands as a result of any drainage alteration.	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> N/A
<b>PUBLIC SUBMISSIONS:</b> The application was circulated to 18 adjacent landowners. No letters had been received at the time this report was prepared.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>• County Plan (C-7280-2013)</li> <li>• Bearspaw Area Structure Plan (C-4129-93)</li> <li>• Land Use Bylaw (C-4841-97)</li> </ul>

**EXECUTIVE SUMMARY:**

The proposal is for stripping and grading, to allow for remediation of the bank of an existing wetland. Fill was placed within the wetland located on the subject lands, as well as along the bank. The application was submitted as a result of enforcement action.

The initial enforcement action was initiated by Alberta Environment & Parks (AEP), concerning the placement of construction material and landscaping detritus within the pond. AEP ordered the landowner to remove the material, and upon further inspection, noted that stripping and grading of the bank had taken place as well. As a result, a stripping and grading permit was required in order to comply with Rocky View County (RVC) requirements.

Stripping and grading is a discretionary use in all land use districts in Rocky View County. Typically, applications of this nature take significant care to ensure that drainage patterns have not been altered in such a manner as to cause off-site impacts. In this case, this consideration was undertaken through the AEP approval. As such, the RVC requirements largely focused on revegetating the site to reflect pre-development conditions. As these matters were appropriate to consider through conditions of a development permit, the application was approved on May 14, 2019.

On June 3, 2019, the Appellant appealed the decision of the Development Authority. The reasons for the appeal are noted in the agenda package.

**PROPERTY HISTORY:**

<b>1972</b>	Plan 953 LK is registered, subdividing a 20 acre parcel from the subject quarter section.
<b>1997</b>	Plan 9712356 is registered, resulting in the creation of the subject lands from the previously subdivided 20 acre parcel.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,



Sean MacLean  
 Supervisor, Planning & Development

SK/lt



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> September 12, 2019	<b>File:</b> 05630099
<b>Application:</b> PRDP20190868	<b>Applicant/Owner:</b> Quantum Place Developments/Fidelis Management Ltd.
<b>Legal Description:</b> Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M	<b>General Location:</b> Located approximately 0.4 km (1/4 mile) north of Hwy 1A and on the east side of Bearspaw Rd.
<b>Land Use Designation:</b> Residential Two District	<b>Gross Area:</b> ± 10.63 acres
<b>File Manager:</b> Stefan Kunz	<b>Division:</b> 8

### PROPOSAL:

The proposal is for Stripping and Grading, to allow for remediation of the bank of an existing wetland.

- Application received as result of enforcement action;
  - EF File 1957 (201710-1003)
- This application entails the remediation of a bank of the existing pond on-site, in order to correct attempted landscaping of the shore;
- Original enforcement action initiated by AEP owing to construction material and landscaping detritus within the pond, owner ordered to remove;
- Further inspection revealed that stripping and grading of the bank had taken place, and RVC enforcement action was initiated;
- Area in question is approximately 6.0 m (19.69 ft.) by 67.5 m (221.46 ft.), with an area approximately 383.40 sq. m (4,126.88 sq. ft.) in size (calculation varies due to site curvature);
- Approximately 150mm (6 inches) of topsoil was placed in the area;
- Area was reseeded with a drought resistant vegetation mixture.

### Land Use Bylaw (C-4841-97) Requirements:

The application has been evaluated in accordance with Section 33 Stripping, Filling, Excavation, and Grading of the Land Use Bylaw.

*Section 33.2 A Development Permit application for site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) shall include the following information:*

- a) *location and area of the site on which the development is proposed;*
- b) *existing land use and vegetation;*
- c) *type of excavation, stripping, or grading proposed, showing the dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns;*
- d) *location on the lot where the excavation, stripping, or grading is to be made on the lot; and*
- e) *condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of Site Grading or Re-contouring Plans if required by the Development Authority), or the use of the area from which the topsoil is removed.*



**STATUTORY PLANS:**

- Land Use Bylaw (C-4841-97);
- Bears paw Area Structure Plan (Bylaw C-4129-93).

**INSPECTOR'S COMMENTS:**

- May 28, 2018
  - Related Development Compliance File: 201710-1003 – Fill Ponds and Excavation – Concern received regarding truckloads of fill material, including boulders, being brought on to the subject property without necessary permits. Officer investigated and confirmed that this was occurring, and directed property owner to secure necessary permits. Issue was also reported to Alberta Environment as work was taking place on/next to a wetland.

**CIRCULATION COMMENTS: Circulated April 23, 2019, due May 14, 2019**

Alberta Environment (N/A)

- No comment provided.

Alberta Transportation (N/A)

- No comment provided.

Municipal Enforcement, Rocky View County (N/A)

- No comment provided.

Planning & Development, Engineering, Rocky View County (May 3, 2019)

**General**

- 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.

**Geotechnical**

- Engineering have no requirement at this time.

**Transportation**

- Engineering have no requirement at this time.

**Sanitary/Waste Water**

- Engineering have no requirement at this time.

**Water Supply And Waterworks**

- Engineering have no requirement at this time.

**Storm Water Management**

- Engineering have no requirement at this time.

**Environmental**

- Based on information provided, land owner was ordered to restore the water body to its pre-disturbance conditions by removal of materials from the water. In addition, AEP suggested that

erosion protection of the pond edge in the form of topsoil and re-establishment of the bank through reseeding with drought tolerant seeds to mitigate further erosion.

- Prior to issuance of DP, applicant is required to demonstrate that all improvements to water body, pond edge and bank are completed to the satisfaction of AEP.
  - Correspondence in file from AEP advising issues are satisfied

Operational Services, Rocky View County (April 24, 2019)

- Capital Project Management
  - No comment
- Agricultural & Environmental Services
  - The applicant will need to ensure compliance with the Alberta Weed Control Act and be personally prepared, or have a contractor available, for invasive species control.

**OPTIONS:**

Option #1 (this would allow the stripping and grading to remain)

The appeal against the decision of the Development Authority to issue a Development Permit for stripping and grading, to allow for remediation of the bank of an existing wetland, on Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M be denied, that the decision of the Development Authority be upheld, and that a Development Permit be issued, subject to the following conditions:

**Description:**

- 1) That single-lot regrading, to allow for remediation of the bank of an existing wetland, 383.40 sq. m (4,126.88 sq. ft.) in size may take place on the subject land, in general accordance with the site plan submitted with the application and conditions of this permit.
- 2) That alteration of the existing on-site wetland may commence in accordance with the Alberta Environment and Parks (AEP) approval.

**Permanent:**

- 3) That the Applicant/Owner shall not any further disturb any wetland area until Water Act approvals from (AEP) for the loss of the on-site wetlands are issued.
- 4) That for any fill to be imported onto the property, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
- 5) That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
- 6) That no topsoil shall be removed from the site.
- 7) That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
- 8) That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
- 9) That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 10) That the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.

- 11) That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 12) That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.

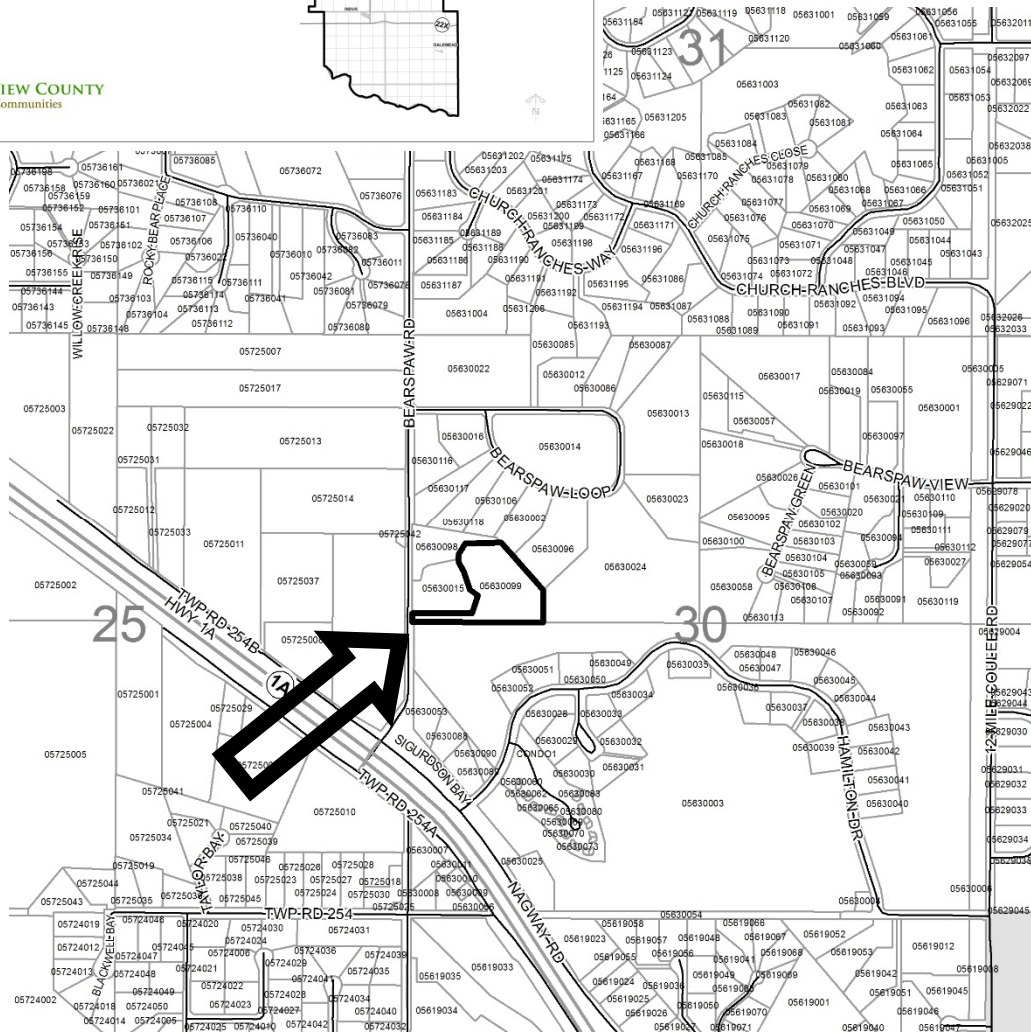
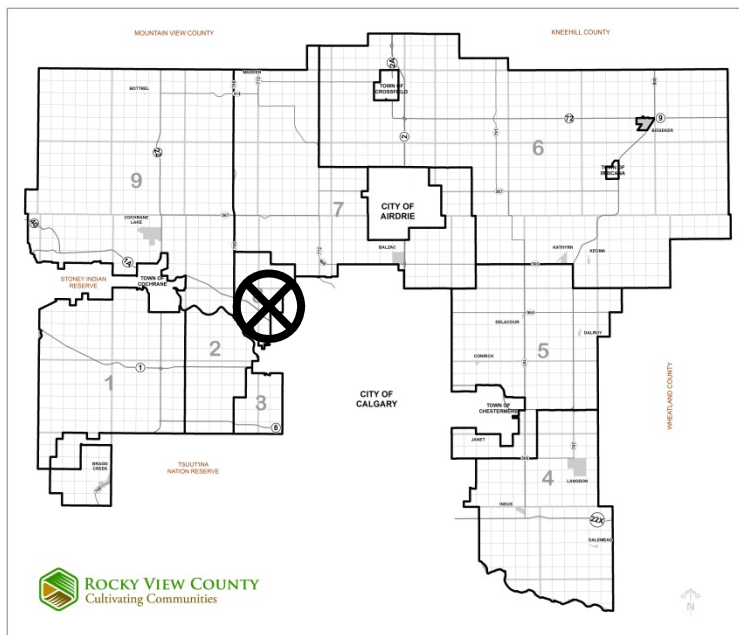
**Advisory:**

- 13) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
- 15) That if the development authorized by this Development Permit is not completed within six months of the date of issuance, the permit is deemed to be null and void.

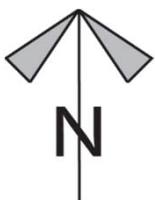
Option #2 (this would not allow the stripping and grading to remain)

The appeal against the decision of the Development Authority to issue a Development Permit for stripping and grading, to allow for remediation of the bank of an existing wetland, on Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M be upheld, and that the decision of the Development Authority be revoked.





## LOCATION PLAN



NW-30-25-02-W05M  
Lot:3 Block:9 Plan:9712356

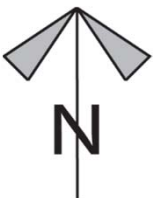
Date: June 04, 2019

Division # 8

File: 05630099

BEARSPAW RD

**SITE PLAN**



NW-30-25-02-W05M  
Lot:3 Block:9 Plan:9712356

Date: June 04, 2019 Division # 8 File: 05630099

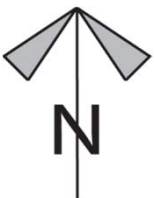




Note: Post processing of raw aerial  
photography may cause varying degrees  
of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*

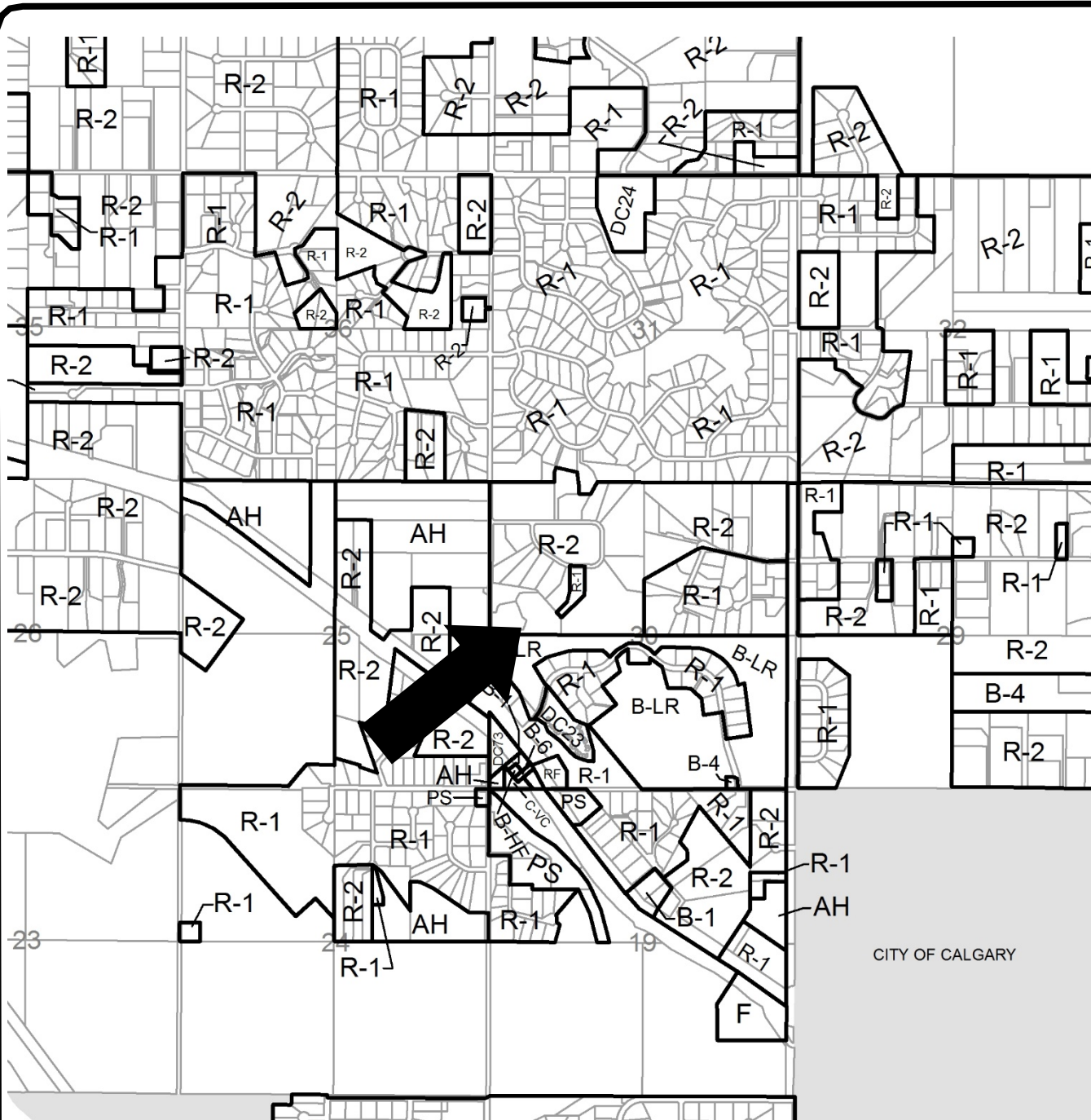


NW-30-25-02-W05M  
Lot:3 Block:9 Plan:9712356

Date: June 04, 2019

Division # 8

File: 05630099



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-30-25-02-W05M  
Lot:3 Block:9 Plan:9712356

Date: June 04, 2019

Division # 8

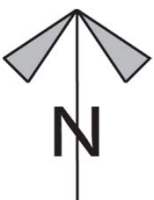
File: 05630099





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



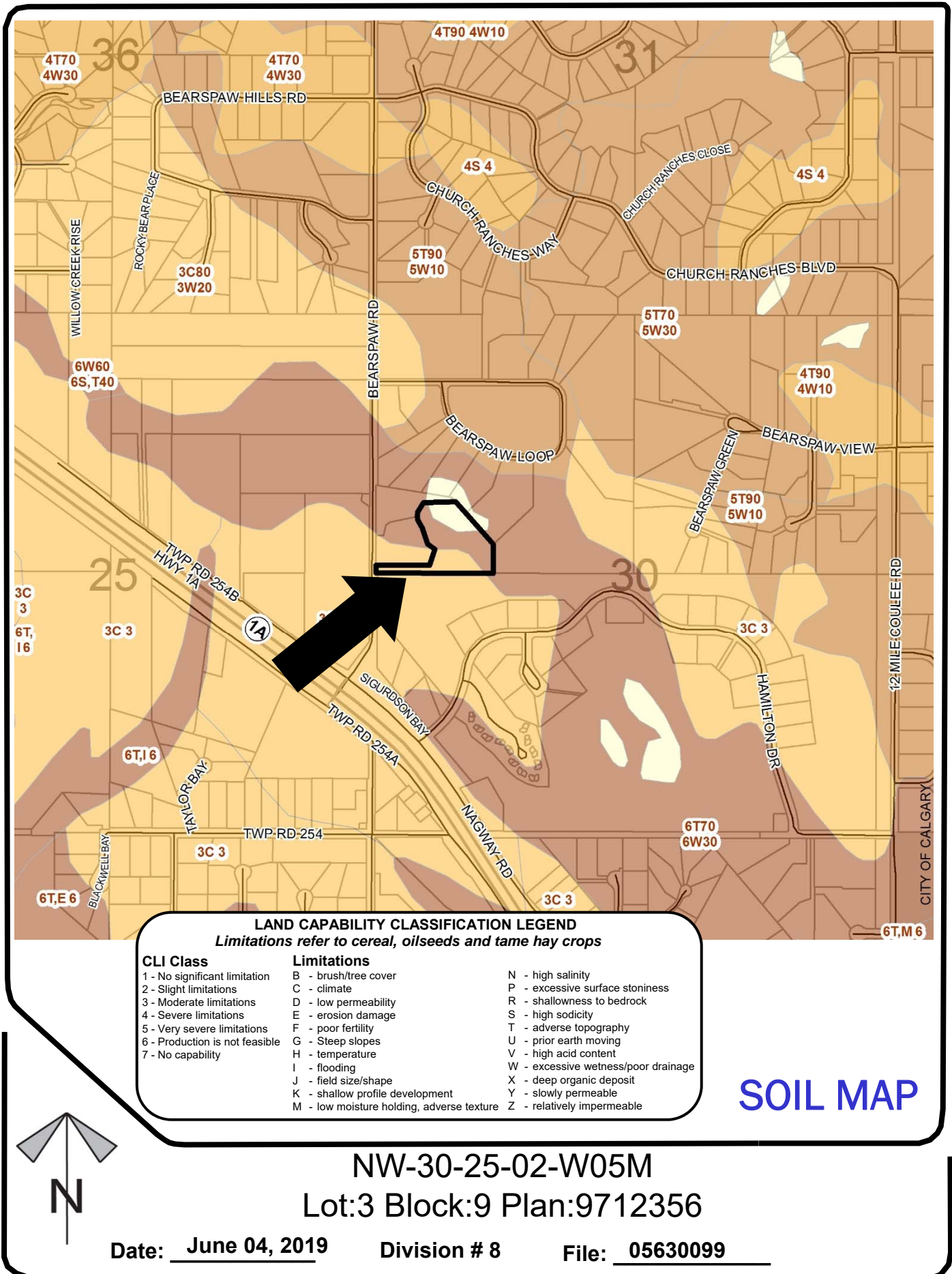
NW-30-25-02-W05M  
Lot:3 Block:9 Plan:9712356

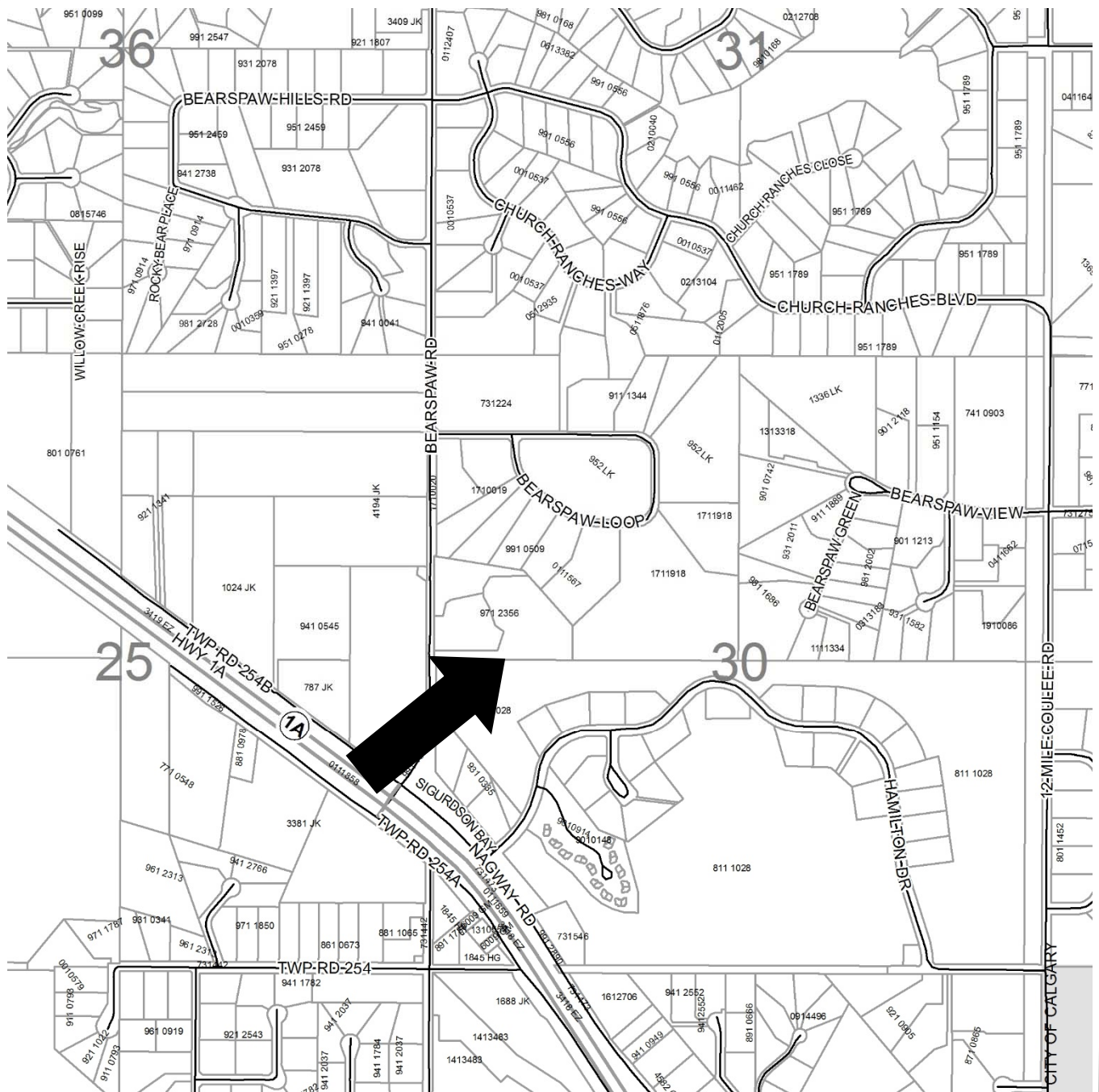
Date: June 04, 2019

Division # 8

File: 05630099







**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

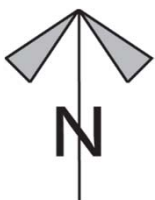
NW-30-25-02-W05M

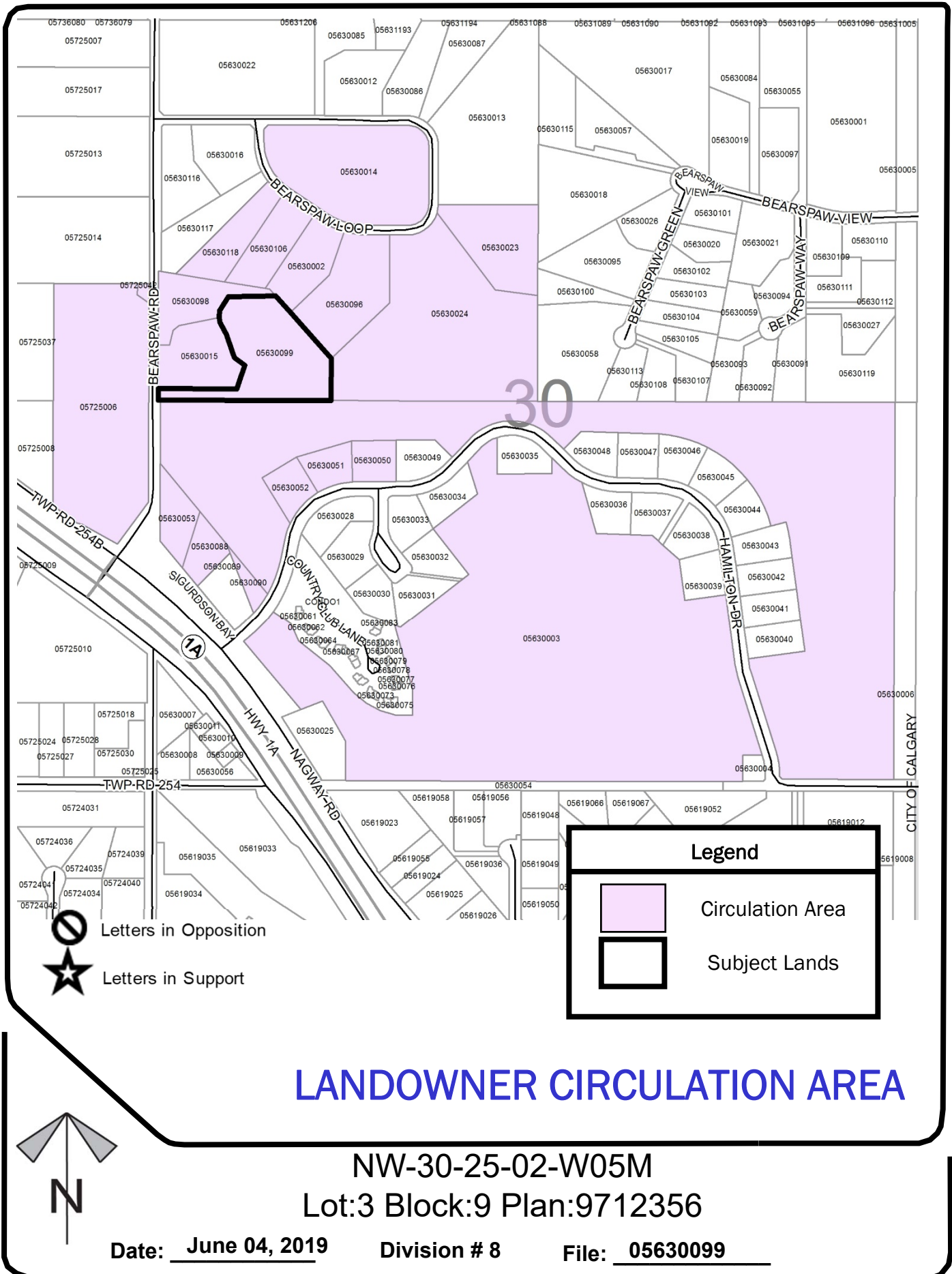
Lot:3 Block:9 Plan:9712356

Date: June 04, 2019

Division # 8

File: 05630099









# **Notice of Appeal** **Subdivision and Development Appeal Board** **Enforcement Appeal Committee**

<b>Appellant Information</b>			
Name of Appellant(s) <u>GARY JOPKA</u>			
Mailing Address	Municipality	Province	Postal Code
Main Phone #	Alternate Phone #	Email Address	
<b>Site Information</b>			
Municipal Address		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)	
		<u>LOT 3 BLOCK 9 PLAN 97/2356 NW 30-25-02</u>	
Property Roll #	Development Permit, Subdivision Application, or Enforcement Order #		
<u>056 300 99</u>	<u>PROP 20190868</u>		
<b>I am appealing: (check one box only)</b>			
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
<b>Reasons for Appeal (attach separate page if required)</b>			



This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Appellant's Signature [Signature]

Date JUNE 3 / 2019

GARY W. and DONNA M. JOPLING  
93 BEARSPAW LOOP  
CALGARY, AB  
T3R 1K2

May 24, 2019

Rockyview County  
262075 Rocky View Drive  
Balzac, AB T4A 0X2

Dear Sirs:

RE: Appeal – Re: Land Use and Development Application - BEARSPAW LOOP  
Submitted by: GARY AND DONNA JOPLING

We are appealing this application for several reasons.

1. The working of the application: See letter from Reed Davis
2. When I went to The Rockyview County office they showed me the proposal (Which has already been completed and there does not appear to be any permits??)
3. The natural drainage is from the West and North into Mr. Dick's pond then East thru The Golf Course to ponds next to 12 Mile Coulee Road. The Municipal Land drains thru my property to the pond, thru a culvert (or used to??) until the applicant blocked it off with off informing me.
4. The applicant has either blocked or removed entirely, culverts from my neighbours land without consultation or approval and has also built a berm which causes flooding on our land.

Thank you for the opportunity to appeal this application and if you have any further questions, please telephone us at [REDACTED].

Yours truly,

Gary W. Jopling

Donna M. Jopling

**Gary Jopling**

---

**From:** [REDACTED]  
**Sent:** May-23-19 6:15 PM  
**To:** [REDACTED]  
**Subject:** Fwd: Fidelis Management Ltd. application

Get [Outlook for iOS](#)

----- Forwarded message -----

**From:** "C K Schaerer" [REDACTED]  
**Date:** Thu, May 23, 2019 at 3:01 PM -0600  
**Subject:** Fwd: Fidelis Management Ltd. application  
**To:** "Donna & Gary Jopling" [REDACTED]

Hi Donna and Gary,  
FYI see below I spoke with Reed David on the phone and he asked me to send him the application in from M. Dicks company. He said to have our appeal letter in by the deadline date as this is our opportunity. He has given me some info to add to the letter, as well as he is investigating further.

Cheryl  
PSent from my iPhone

Begin forwarded message:

**From:** Reed Davis [REDACTED]  
**Date:** May 23, 2019 at 2:52:58 PM MDT  
**To:** C K Schaerer [REDACTED]  
**Subject:** RE: Fidelis Management Ltd. application

Hi Cheryl,

Thank you for sending this to me. There is not much information here to comment on, but I am concerned about the line "Application for: Single-lot regrading, to allow for remediation of an existing wetland bank". First, I don't think the water body is a wetland – it's a pond or water body. Second, if it's work that impacts the water body, it'll require an authorization under the Water Act. We have checked and do not have an application in for this area. It is possible that the work isn't going to impact the water body, but without additional information I can't be sure. However, all of this may be outside the scope of Rocky View County's development permitting process. You could certainly bring these items up should you decide to put in a letter. I will be contacting the county to ask them for additional information as well.

Reed

---

**From:** C K Schaerer [REDACTED]  
**Sent:** Thursday, May 23, 2019 2:01 PM  
**To:** Reed Davis [REDACTED]  
**Subject:** Fidelis Management Ltd. application

GARY W. JOPLING  
93 BEARSPAW LOOP  
CALGARY, AB  
T3R 1K2

May 24, 2019

Rockyview County  
262075 Rocky View Drive  
Balzac, AB T4A 0X2

Dear Sirs:

RE: Appeal - Re: Land Use and Development Application – BEARSPAW LOOP  
Submitted by: GARY JOPLING AND ANNE STEWART

We are appealing this application for several reasons.

There is a 22 inch culvert from Mr. Dick's pond across our property into the pond, shared by us and The Golf Course.

The water then goes through the Golf Course and end up in ponds next to 12 Mile Coulee Road.

The applicant has blocked off and/or removed all culverts leading to his pond; therefore one has to assume this must be his plan to divert the natural flow of water.

We thank you for the opportunity to appeal this application and if you have any further questions, please call us at our office [REDACTED].

Yours truly

Gary W. Jopling

Anne Stewart



Carole Grenier



59 Rockmont Court NW  
Calgary, AB T3G 5V8



Legislative Services  
403.230.1401  
[sdab@rockyview.ca](mailto:sdab@rockyview.ca)

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

Re: Michael Dyck's Bearspaw development plan

June 2, 2019

To the Subdivision & Development Appeal Board,

I must ask the Subdivision & Development Board not to consider granting a permit for Mr. Michael Dyck's development plan unless it can clearly demonstrate consideration for the adjoining neighbours' properties.

During the subdivision of my family's 9 Bearspaw Loop acreage we were confronted with difficulties, and additional costs, as a result of some of Mr. Dyck's prior developments. My husband, my cousin, myself and our Western Water Engineer witnessed the removal of a culvert from the Dyck property that led to increased ponding on our property.

As the present owner of 59 Bearspaw Loop, I would not agree to any of Mr. Dyck's development plans unless he were to present engineering plans that would prove that there would be no impacts on my property, or that of my other neighbours.

Respectfully,  
Carole Grenier



Schaerer

63 Bearspaw Loop  
Calgary AB T3R 1K2  
[REDACTED]  
[REDACTED]

Wednesday, May 29, 2019

Subdivision and Development Appeal Board of Rocky View County  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

**RE: Repeal of Application Number: PRDP20190868**

We are the landowners at 63 Bearspaw Loop adjacent to the proposed development, and are not in support of this request. We feel there is a very real need for removal of soil and debris from these locations, not the addition of more.

**The land in question is and has always provided natural drainage for this area.**

There have been colossal amounts of unpermitted material, fill, construction material etc. dumped in this area for years. Please review all aerial photos of this body of water going back at least 25 years. The culvert has also been removed. This can be found in an aerial photo (see attachment). If Rocky View would review the file history with this property, you will see that Fidelis Management repeatedly dumps debris in this water without permits until they are shut down. Rocky View County Councillors have been dealing with this over the years. Due to years, even decades passing by and a timeline of different councillors, Fidelis Management Ltd has done work unnoticed by the County. The build up of material has blocked the coulee next to us, causing loss of trees & retention of water. The areas in question have also now been populated with a substantial number of trees that used to be water seemingly with no other intention than to permanently block our view of the coulee and natural waterways we could see every day when we purchased the property.

**Being that there has already been so much work performed it is confusing and concerning what more is being proposed?**

We also wish to draw your attention to an M.D. of Rocky View, Bearspaw Drainage Assessment, Bearspaw Hills, Bearspaw Summit, and Woodland, prepared by MPE Engineering Ltd. in June 2009 (see attachment). This study addresses these properties in question, raises concerns of continued development of berms, blocking of natural watercourses, and blocking of culverts. We see the work done thus far, the continued trucking of broken concrete, fill and soil to these areas only deepening the concerns raised in this study, and certainly not in support of it's recommendations.

Further to this, we have received communication from Reed Davis an Environmental Protection Officer from Regional Compliance Environment & Parks, indicating that this is a water body, is subject to the water act, and would require Authorization from them as well. This may in fact lie outside the Rocky view Permitting process. They are looking into this request as well.

Thank you for your attention to this matter, we welcome any further communication from you on this issue.

Regards,

Cheryl & Kurt Schaerer

THIS IS THE DRAINAGE REPORT BEING REFERENCED  
THE FULL REPORT IS NOT ATTACHED, BUT SHOULD BE REVIEWED.



## M.D. OF ROCKY VIEW NO. 44

### Bearspaw Drainage Assessment Bearspaw Hills, Bearspaw Summit and Woodland

#### Conceptual Design Report (2285-019-01/02/03)



Prepared by:



June 2009



It appears that the property owner may have diverted the downstream drainage course out of the existing drainage easement. A berm and retaining wall along the north boundary of the property appear to divert the flow north into a trap low located in the southwest corner of Lot 9 Bearspaw Loop. Overbank flow will likely flow east, eventually meandering to the pond located east of 254160 Bearspaw Road. The capacity and improvements of this system should be reviewed more closely.

**Location No.4 – 105 Bearspaw Loop (Photo No.105)**

Two CSP culverts (500 mm and 300 mm) are located on the east side of the existing pond. Only the 500 mm culvert appears to daylight into the outlet channel. The end condition of the 300 mm culvert and the capacity of the two culverts should be reviewed.

**Location No.5 – Bearspaw Golf & Country Club**

A 150 mm CSP culvert exists across the golf cart access path between the two ponds. The capacity of the culvert and overland spill route should be reviewed, and improvements made as necessary.

**Location No.6 – Twp Rd 254 South of Bearspaw Golf & Country Club (Photos No.114 to 119)**

A 600 mm CSP culvert outlets from the pond on the 10<sup>th</sup> hole of the Bearspaw Golf Course down a steep embankment to the Twp Rd 254 undeveloped road allowance. During the June 2008 runoff event, there was overflow on the embankment of the 10<sup>th</sup> hole pond and the crossing at Twp Rd 254. The capacity of the two locations should be reviewed, and improvements made where necessary.

**Location No.7 – 25183 12 Mile Coulee Road (Photos No. 122 & 123)**

A 500 mm CSP culvert outlets from the existing pond down a steep embankment. The capacity of the culvert and erosion protection for the outlet channel should be reviewed.





m. Dick Property  
Bearspru Road.

CULVERT  
REMOVAL  
AS SHOWN IN PHOTO

March 21, 2019

Rocky View County, Planning & Development  
c/o Development Authority  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

**Re: Rationale for Proposed Development Permit at 254138 Bearspaw Road**

The purpose of this letter is to provide additional information pertaining to the attached Development Permit (DP) application for minor landscaping improvements completed in the summer of 2018 at 254138 Bearspaw Road.

After a complaint was filed by a neighbor in the Fall of 2017, the land owner of the subject property, received an inspection from Alberta Environment and Parks (AEP) and officials from the Rocky View County (RVC). Materials (soil, rock, asphalt, concrete, rebar, rubber, grass clippings, metal, and wire), were observed on the shore and in the pond and the land owner was ordered to restore the water body to its pre-disturbance conditions.

The compliance order required removal of all materials from the water. In addition, AEP suggested (see letter attached) that erosion protection of the pond edge in the form of topsoil and reestablishment of the bank through reseeding with drought tolerant seeds would assist and help mitigate further erosion. The land owner undertook these improvements at the suggestion of AEP thinking that would mitigate any future erosion of the pond edge. A RVC Compliance Officer accompanied AEP during all inspections and the land owner was not made aware of a DP requirement to commence or complete the work ordered by AEP.

The work undertaken included removing debris from the waterbody, loaming the shoreline, and seeding the bank of the pond for the purpose of erosion control. This work was undertaken in the area shown on *Map 1*. AEP indicated that they were satisfied with the work and had no further concerns and the issue was considered resolved.

After work was completed another complaint was received by RVC and the land owner was notified of RVC's DP requirement via an RVC compliance notice. It was only at this point that the land owner was made aware that under section 33.1 of the County's Land Use Bylaw that any stripping, filling, excavation, grading, and/or re-contouring requires a DP prior to commencement of any development.

The subject site of the development is a total area of 383.4 m<sup>2</sup> bordering the pond (Map 1).

The work that was undertaken is as follows:

- The work took place in an area measuring 6.0 m by 62.9 m (383.4 m<sup>2</sup>) as shown in *Map 2*.
- Removal of debris from the water's edge was completed by hand in order to minimize disturbance.

- Vegetation cover was reestablished along the top of the bank, where vegetation had been disturbed, 150 mm of topsoil was placed in the affected area and reseeded with a drought tolerant seed mix.

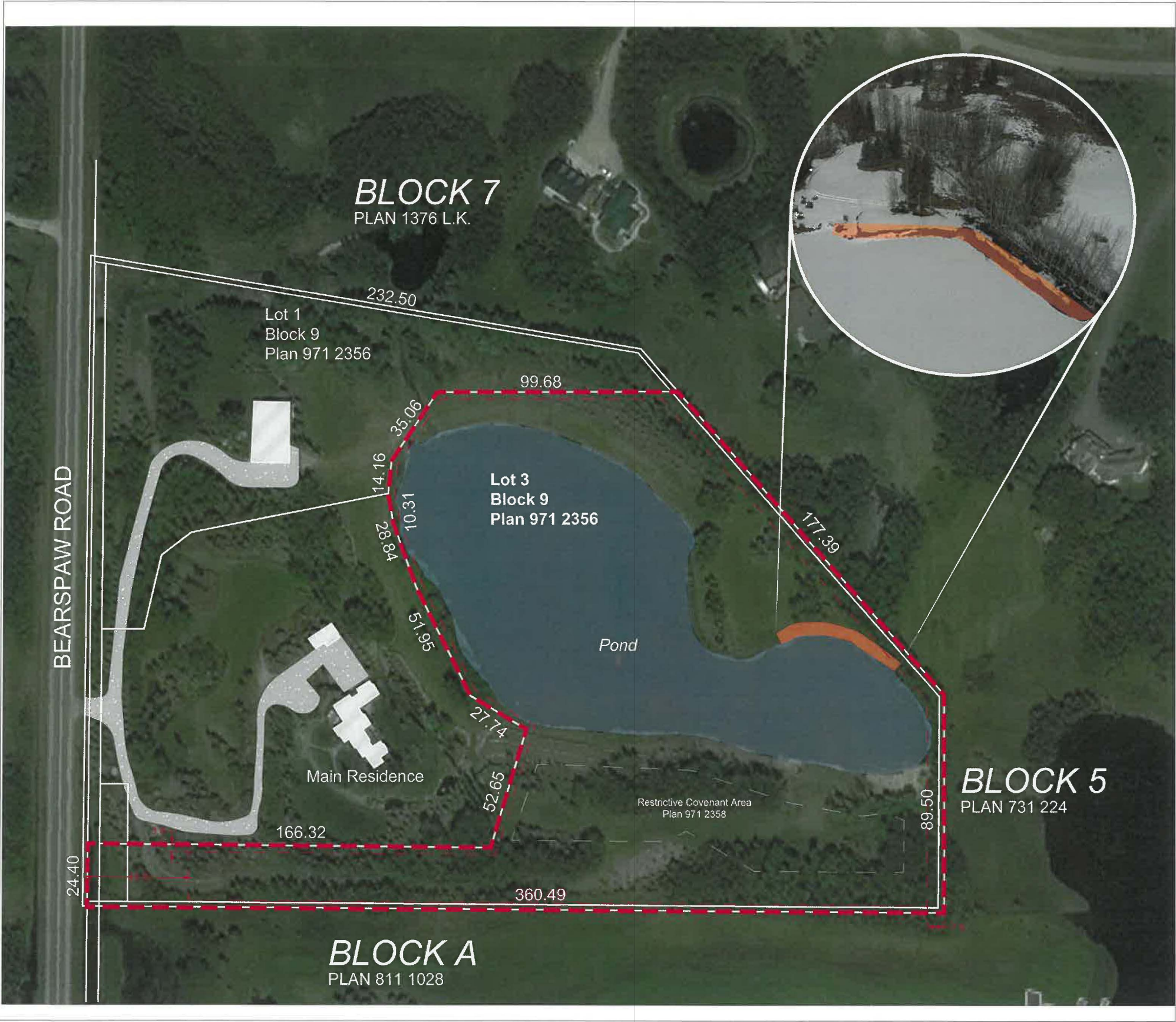
Thank you for your consideration.

Sincerely,



Scott Thompson  
Planning & Development Coordinator  
QuantumPlace Developments Ltd.  
e. [scott.thompson@quantumplace.ca](mailto:scott.thompson@quantumplace.ca)  
p. 1.587.350.5172 ext. 241





LOCATION MAP



LEGEND

- LAND USE BYLAW SETBACKS
- [Hatched Box] BUILDINGS
- [Blue Box] POND
- [Orange Box] CONSTRUCTION AREA (260 METRES SQ.)
- [Red Dashed Line with Crosses] SUBJECT PARCEL

APPLICANT



CLIENT

FIDELIS  
MANAGEMENT  
LTD

DRAWING

MAP | SITE PLAN

SITE INFORMATION

LEGAL DESCRIPTION

PLAN 971 2356  
BLOCK 3

MUNICIPAL ADDRESS

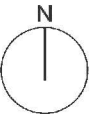
254138 Bearspaw Road

PARCEL AREA

4.30 hectares  
10.63 acres  
43,018 square meters

NOTES

NOT FOR CONSTRUCTION



DATE: 2019/03/20  
PROJECT: QPD19-072  
DRAWN BY: S. THOMPSON







APPLICANT

 **QUANTUM PLACE®**

CLIENT

FIDELIS  
MANAGEMENT  
LTD

DRAWING

MAP 2  
AREA OF  
CONSTRUCTION

**SITE INFORMATION**

LEGAL DESCRIPTION  
PLAN 971 2356  
BLOCK 3

MUNICIPAL ADDRESS  
254138 Bearspaw Road

PARCEL AREA  
4.30 hectares  
10.63 acres  
43,018 square meters

NOTES

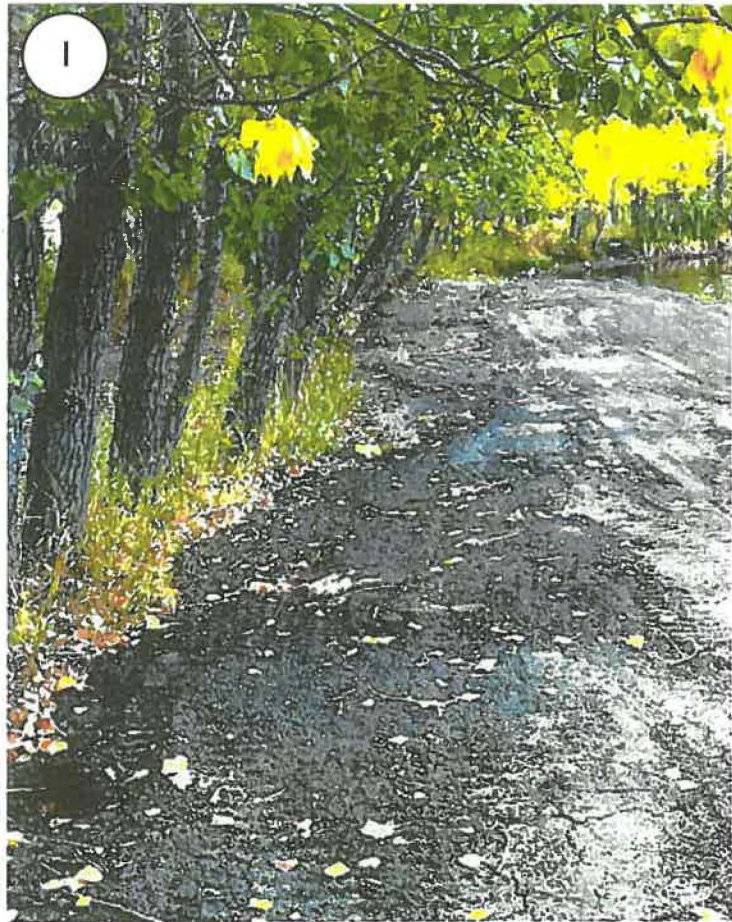
 CONSTRUCTED  
AREA (371.6M²)



DATE: 2019/03/20  
PROJECT: QPD19-072  
DRAWN BY: S. THOMPSON







# APPLICANT



## CLIENT

FIDELIS  
MANAGEMENT  
LTD.

## DRAWING

## CONSTRUCTION PHOTOS

## SITE INFORMATION

### LEGAL DESCRIPTION

PLAN 971 2356  
BLOCK 3

### MUNICIPAL ADDRESS

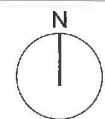
254138 Bears paw Road

### PARCEL AREA

4.30 hectares  
10.63 acres  
43,018 square meters

## NOTES

1. Looking southeast on the parcel, shows area of clay that top soil was added to.
2. Photo of work done looking east on the parcel
3. Pond Shoreline looking south with the added top soil.
4. Shoreline looking west, showing top soil and seeding placed on top of the clay.



DATE: 2019/03/19

PROJECT: QPD19-072

DRAWN BY: S. THOMPSON





APPLICANT



CLIENT

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DRAWING

MAP 3.  
PRE- CONSTRUCTION  
CONDITIONS  
2017/08/21

SITE INFORMATION

LEGAL DESCRIPTION

PLAN 971 2356  
BLOCK 3

MUNICIPAL ADDRESS

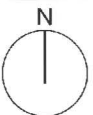
254138 Bearspaw Road

PARCEL AREA

4.30 hectares  
10.63 acres  
43,018 square meters

NOTES

NOT FOR CONSTRUCTION



DATE: 2019/03/19  
PROJECT: QPD19-072  
DRAWN BY: S. THOMPSON

Google Earth  
Aerial Imagery

## PLANNING & DEVELOPMENT

**TO:** Subdivision and Development Appeal Board

**DATE:** June 26, 2019      **DIVISION:** 05

**FILE:** 05335020      **APPLICATION:** B-6; PRDP20190986 (Single Lot Regrading) and PRDP20190950 (Home Based Business, Type II, Auto Sales)

**SUBJECT:** Single Lot Regrading and Contouring

<b>PROPOSAL:</b> The proposal is for single-lot regrading for approximately 41.81 cubic metres of soil. The grading permit relates to preparing a parking area for an associated development permit for a home-based business selling automobiles.	<b>GENERAL LOCATION:</b> Located on the west side of Rge Rd 281, approximately 2.0 km (1 1/4 miles) north of Twp Rd 254.
<b>APPLICATION DATE:</b> April 2, 2019	<b>DEVELOPMENT AUTHORITY DECISION:</b> Discretionary – Approved
<b>APPEAL DATE:</b> June 26, 2019	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> May 28, 2019
<b>APPELLANTS:</b> John and Janet Gehring	<b>APPLICANT:</b> Ghulam Sakhi Abdul Aziz
<b>LEGAL DESCRIPTION:</b> Lot 6, Plan 731491; SE-35-25-28-W04M	<b>MUNICIPAL ADDRESS:</b> 255095 Rge. Rd 281
<b>LAND USE DESIGNATION:</b> Agricultural Holdings District (AH)	<b>GROSS AREA:</b> ± 19.93 acres
<b>DISCRETIONARY USE:</b> PRDP20190986: All stripping, filling, excavation, grading and/or re-contouring requires a Development Permit in accordance with Section 33 of the Land Use Bylaw. PRDP20190950: Home based business, Type II is a discretionary use in the Agricultural Holdings District as per Section 46 of the Land Use Bylaw; Section 21 requires home based businesses where listed as discretionary to require a Development Permit.	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Not applicable – permit required no variance.



**PUBLIC SUBMISSIONS:** The application was circulated to 50 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:**

- Land Use Bylaw (C-4841-97)

**EXECUTIVE SUMMARY:**

Two Appeals

PRDP20190986 and PRDP20190950 relate to the same parcel of land. As the two applications are interrelated and identified in a single Notice of Appeal, the report and presentation of the two appeals have been combined for ease of reference for the Board.

While the appeals may be heard and deliberated together, as they are appeals to individual decisions of the Development Authority, it is the opinion of the Development Authority that separate decisions of the Board will be required.

The Applicant/Owner has requested approval for a home based business, Type II, for automobile sales, and an associated grading permit in order to develop a parking area for the vehicle sales. As such, it is important that the home based business matter be considered first, as the grading would not be required if the home based business is not approved.

The subject lands are designated as Agricultural Holdings District. The property has direct access from Range Road 281 and currently contains an existing single family dwelling with attached garage, both built in 1978, and a detached garage from 1900. There are no Development Permits on file for the site, as the buildings pre-date this requirement.

PRDP20190986 Home Based Business, Type II, auto sales

The home-based business seeks to sell automobiles. The Owner/Applicant has indicated that vehicles for sale will number between five (5) and ten (10), and anticipates four customers daily, or 28 weekly. The business will employ two people, both of whom live on site.

Section 21 of the land use bylaw provides requirements for operation of home based businesses, type II, limiting the maximum business trips to eight daily, and requiring that the use be secondary to the residential use. It also sets the maximum outdoor storage area as 400 square metres. The applicant has indicated that four daily customer trips are expected, and the outdoor storage area measures approximately 279 square metres.

The nature and scale of the business is in keeping with home based business, Type II requirements, a use allowed in the Agricultural Holdings district.

PRDP20190950 Single Lot Regrading

The proposal is for single lot regrading, in preparation of establishing a home-based business, Type II, automobile sales. The applicant estimates approximately 41.81 cubic metres of fill will be moved from one area of the proposed parking area to another, in order to provide a level area to place vehicles for sale. There will be no net change in the volume of soil on site.

The grading application was assessed in accordance with Section 33 of the Land Use Bylaw. In this case, grading a flat area measuring approximately 30 by 100 square feet or 279 square metres, (3,000 square feet).

Appeal

On May 31, 2019, a nearby landowner appealed the decision of the Development Authority, indicating "type of business in agricultural area, drainage effects on affected party land, traffic/type of traffic,

**EXECUTIVE SUMMARY:**

The proposal is for stripping and grading, to allow for remediation of the bank of an existing wetland. Fill was placed within the wetland located on the subject lands, as well as along the bank. The application was submitted as a result of enforcement action.

The initial enforcement action was initiated by Alberta Environment & Parks (AEP), concerning the placement of construction material and landscaping detritus within the pond. AEP ordered the landowner to remove the material, and upon further inspection, noted that stripping and grading of the bank had taken place as well. As a result, a stripping and grading permit was required in order to comply with Rocky View County (RVC) requirements.

Stripping and grading is a discretionary use in all land use districts in Rocky View County. Typically, applications of this nature take significant care to ensure that drainage patterns have not been altered in such a manner as to cause off-site impacts. In this case, this consideration was undertaken through the AEP approval. As such, the RVC requirements largely focused on revegetating the site to reflect pre-development conditions. As these matters were appropriate to consider through conditions of a development permit, the application was approved on May 14, 2019.

On June 3, 2019, the Appellant appealed the decision of the Development Authority. The reasons for the appeal are noted in the agenda package.

**PROPERTY HISTORY:**

<b>1972</b>	Plan 953 LK is registered, subdividing a 20 acre parcel from the subject quarter section.
<b>1997</b>	Plan 9712356 is registered, resulting in the creation of the subject lands from the previously subdivided 20 acre parcel.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,



Sean MacLean  
 Supervisor, Planning & Development

SK/ilt

## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> April 2, 2019	<b>File:</b> 05335020
<b>Application:</b> PRDP20190986	<b>Applicant/Owner:</b> Ghulam Sakhi Abdul Aziz/ Ghulam Sakhi Abdul Aziz, Farooq Gholamsakhi, Shirzad Farooq, Mahjon Abdulali, Feriba Abdul Razak
<b>Legal Description:</b> Lot 6, Plan 731491; SE-35-25-28-W04M	<b>General Location:</b> Located on the west side of Rge Rd 281, approximately 2.0 km (1 1/4 miles) north of Twp Rd 254
<b>Land Use Designation:</b> Agricultural Holdings District (AH)	<b>Gross Area:</b> ± 19.93 acres
<b>File Manager:</b> Oksana Newmen	<b>Division:</b> 5

### PROPOSAL:

Administration's evaluation for the proposed Home-Based Business, Type II (Auto Sales) can be found in the attached Home-Based Business, Type II Review Checklist.

The proposal is for single-lot regrading and contouring. Under Section 33.1 of the Land Use Bylaw, all stripping, filling, excavation, grading and/or re-contouring requires a Development Permit.

This application corresponds to PRDP20190950, a Home Based Business, Type II for sale of automobiles. In order to prepare the site for placement of the vehicles, grading is required. The applicant has not indicated that fill will be imported, but that on-site soil will be graded and redistributed (balanced cut and fill).

*Removal of fill (along south portion of the berm):*

- **Height:** 0.30 m (1.00 ft.)
- **Width:** 9.14 m (30.00 ft.)
- **Length:** 15.24 m (50.00 ft.)
- **Area:** 139.35 sq. m (1,500.00 sq. ft.)
- **Volume:** 41.81 cubic metres

*Placement of fill from south portion of berm:*

- **Height:** 0.30 m (1.00 ft.)
- **Width:** 9.14 m (30.00 ft.)
- **Length:** 15.24 m (50.00 ft.)
- **Area:** 139.35 sq. m (1,500.00 sq. ft.)
- **Volume:** 41.81 cubic metres

**Total volume of fill:** 0 net cubic metres of fill (balanced cut and fill): 41.81 cubic metres cut from central portion of site to be redistributed in same area

### Development Permit History:

- None

### STATUTORY PLANS:

- None

**INSPECTOR'S COMMENTS: May 7, 2019**

- No activity on site at time of inspection;
- No evidence of grading activity or business activity;
- Proposed outdoor storage area appears to be screened by some older buildings on the property;
- Property appears to be well kept;
- No signage visible;
- No significant impact from road.

**CIRCULATIONS:** (note: PRDP20190950 and PRDP20190986 were circulated together; circulation comments reflect responses to both permits)

Agriculture and Environment Services, Rocky View County (April 24, 2019)

- Agricultural Services Staff Comments: If the applicant intends to bring topsoil onsite (topsoil that did not originate from the parcel) then prior to issuance of the permit, the applicant/owner shall provide a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated. The report and approval shall be to the satisfaction of the County's Agricultural Services Staff (See attached).

The soil analysis report will need to confirm that:

- \*Texture is balanced and not over 40% clay; and
  - \*\*Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and
  - \*\*SAR/EC rating is at least 'good'; and
  - \*\*PH value is in the 'acceptable' range for crop growth.
- Also, the applicant will need to ensure compliance with the *Alberta Weed Control Act*. It may be of benefit to the applicant to create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds.

Development Compliance, Rocky View County (May 6, 2019)

- Recommend that applicant provide information regarding design and placement of requested signage;
- Recommend that conditions be considered to prevent the release of harmful materials in to the environment.

Planning & Development - Engineering, Rocky View County (May 27, 2019)
**General**

- The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures.

**Geotechnical** - Section 300.0 requirements:

- Based on information provided, fill depth is up to 1 ft. (0.3 m).
- Engineering have no requirements at this time.

**Transportation** - Section 400.0 requirements:

- Access to the parcel is provided from an approach off Range Road 281.
- As identified in the application, applicant will be using section of property for parking used vehicles, which then will be sold to clients. Applicant expects around 4 vehicles per day coming





to the property and 5 to 10 cars for sale at any one time. This is unlikely to increase traffic on local road networks. Traffic Impact Assessment is not required.

- As this is a renewable permit, Transportation Off-site levy is not required.

**Sanitary/Waste Water** - Section 500.0 requirements:

- No information was provided.
- Engineering have no requirements at this time.

**Water Supply And Waterworks** - Section 600.0 & 800.0 requirements:

- No information was provided.
- Engineering have no requirements at this time.

**Storm Water Management** – Section 700.0 requirements:

- No significant changes to site grading is expected as a result of proposed development.
- Engineering have no requirements at this time.

**Environmental** – Section 900.0 requirements:

- Base on County's GIS review, wetlands are present on site. As a permanent condition, any Alberta environment approval for wetland disturbance is sole responsibility of applicant/owner.
- Engineering have no requirements at this time.

Capital Project Management, Rocky View County (April 24, 2019)

- No concerns

Utilities Services, Rocky View County (April 18, 2019)

- No concerns

Fire Services & Emergency Management, Rocky View County (April 23, 2019)

- No comments at this time

Fortis Alberta (May 1, 2019)

- No concerns

ATCO Pipelines (May 6, 2019)

- No objection

Transportation Services, Rocky View County (May 13, 2019)

- Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
- Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.
- Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance.
- Applicant to be reminded no business signage to be installed within the County Road Allowance
- Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.



### OPTIONS:

Two land uses have been detailed in this report to be considered concurrently, as the two relate to each other. As such, Administration has prepared two different conditions sets and options for the Board to consider, as detailed below.

#### PRDP20190950 - Home Based Business, Type II, auto sales

Option #1 (this would allow operation of the home based business, Type II, auto sales, and would allow for the consideration of the grading permit)

That the appeal against the approval of the Development Authority to approve a Development Permit for single-lot regrading and a Development Permit for a home based business, Type II, auto sales on Lot 6, Plan 731491; SE-35-25-28-W04M (255095 Rge. Rd 281) be denied, and that a Development Permit be conditionally approved, subject to the following conditions:

#### PRDP20190950 (Home Based Business, Type II, auto sales)

### Description:

- 1) That a Home-Based Business, Type II, for automobile sales may operate on the subject parcel in accordance with the approved plans.

### Prior to Issuance:

- 2) The prior to issuance of this permit, Development Permi #PRDP20190986 shall be issued by the County.

### Permanent:

- 3) That the number of non-resident employees shall not exceed two at any time.
  - i. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 4) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 5) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 6) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 7) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 8) That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.
- 9) That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **278.71 sq. m.**
- 10) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
- 11) That the maximum number of cars stored onsite, for the Home-Based Business, Type II, shall not exceed 10 at any time.

- 12) That all business vehicles for sale purposes shall be newer or used models. No salvaged or damaged vehicles shall be brought or stored on site.
- 13) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 14) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 15) That this Development Permit, once issued, shall be valid until **JUNE 19, 2020**.
- 16) That if this Development Permit is not issued by **DECEMBER 31, 2019** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

- 17) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 18) That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.
- 19) That during construction of the accessory building, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 20) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
- 21) That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.

Option #2 (this would not allow the home based business, Type II, auto sales and would not require the Board to consider the grading permit to be considered)

That the appeal against the approval of the Development Authority to approve a Development Permit for single-lot regrading be upheld, and a Development Permit for a home based business, Type II, auto sales on Lot 6, Plan 731491; SE-35-25-28-W04M (255095 Rge. Rd 281) be denied, and that the grading permit be revoked.

PRDP20190986 (Grading)

Option #1 (this would allow the grading permit)

That the appeal against the approval of the Development Authority to approve a Development Permit for single-lot regrading on Lot 6, Plan 731491; SE-35-25-28-W04M (255095 Rge. Rd 281) be denied, and that a Development Permit be conditionally approved, subject to the following conditions:

**Description:**

- 1) That single-lot regrading for a parking area, approximately 41.81 cubic metres of soil, shall be permitted to be regraded in general accordance with the drawings submitted with the application and the conditions of this permit.

**Prior to Issuance:**

- 2) That prior to issuance of this permit, the Applicant/Owner shall confirm that all waste material has been removed from the property, to the satisfaction of the County.



- 3) That prior to issuance of this permit, the Applicant/Owner shall confirm whether topsoil from offsite is being used on the subject land, and if so, provide a soil testing analysis completed on the proposed topsoil, which includes where the topsoil originated from and confirm that:
  - i. Texture is balanced and not over 40.00% clay;
  - ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
  - iii. SAR/EC rating is at least "good"; and
  - iv. PH value is in the "acceptable" range for crop growth.

**Permanent:**

- 4) That if any fill is to be imported onto the property, the Applicant/Owner shall contact County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
- 5) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.
- 6) That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
- 7) That no topsoil shall be removed from the site.
- 8) That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
- 9) That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
- 10) That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 11) That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
- 12) That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 13) That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

**Advisory:**

- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
- 15) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
- 16) That if the development authorized by this Development Permit is not completed within six months of the date of issuance, the permit is deemed to be null and void.





- 17) That if this Development Permit is not issued by **SEPTEMBER 30, 2019** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Option #2 (this would not allow the grading permit)

That the appeal against the decision of the Development Authority to approve a Development Permit for grading and a Development Permit be upheld, and the decision of the Development Authority be revoked.

<b>Application No.</b>	PRDP20190950	<b>File Manager</b>	Oksana Newmen
<b>District</b>	AH	<b>Gross Area (ha)</b>	8.07
<b>Proposed Business</b>	Automotive Sales		

Use and District Intent Check	Yes/No
Is the proposed development a listed use?	Yes
Does the proposed development meet the use definition?	Yes
Does the proposed business meet the Purpose and Intent? - 12.3(b)	Yes

Comments

Compatibility Check	Yes/No
22.1 (c) Variation in parcel appearance or character?	No
(d) Excessive or unacceptable traffic?	No
(f) Offensive or excessive noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter?	No
21.3 (a) Include structures other than SDD or Acc. Buildings?	No
(c) Secondary to the residential use?	Yes
(d) Variation in parcel appearance or character?	No
(f) Include a general store?	No

Comments
Anticipate 5-10 cars for sale at any one time

Regulation	Max	Proposed	Δ	Variance
21.3 (b) Business Trips	8.00	4.00	-4.00	
(e) Non-Resident Employees	2.00	0.00	-2.00	
35.11 (a) No. of Signs	1.00	1.00	0.00	
(b) Sign length	1.00		-1.00	
(b) Sign width	0.60		-0.60	

Comments
Sign details not provided; two employees, both live on site (father and son)

Outdoor Storage Calculation (m <sup>2</sup> ) - 21.3(g)					
1% of Parcel:	807.00	Over 400m <sup>2</sup> ?	TRUE	Max Area Permitted:	400
Proposed Outdoor Storage Area (m <sup>2</sup> )			Δ	Variance	
278.71			-121.29		
Does Propsoed Outdoor Storage Area Meet District Setbacks?					
Front (m)		Side 1 (m)	Side 2 (m)		Rear (m)
Yes		Yes	Yes		Yes

Comments
Comments

Proposed Operations			
Days Open	6	Hours	8

Does the proposed development (including variances):	Yes/No
Unduly interfere with the amenities of the neighbourhood?	No
Materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land?	No

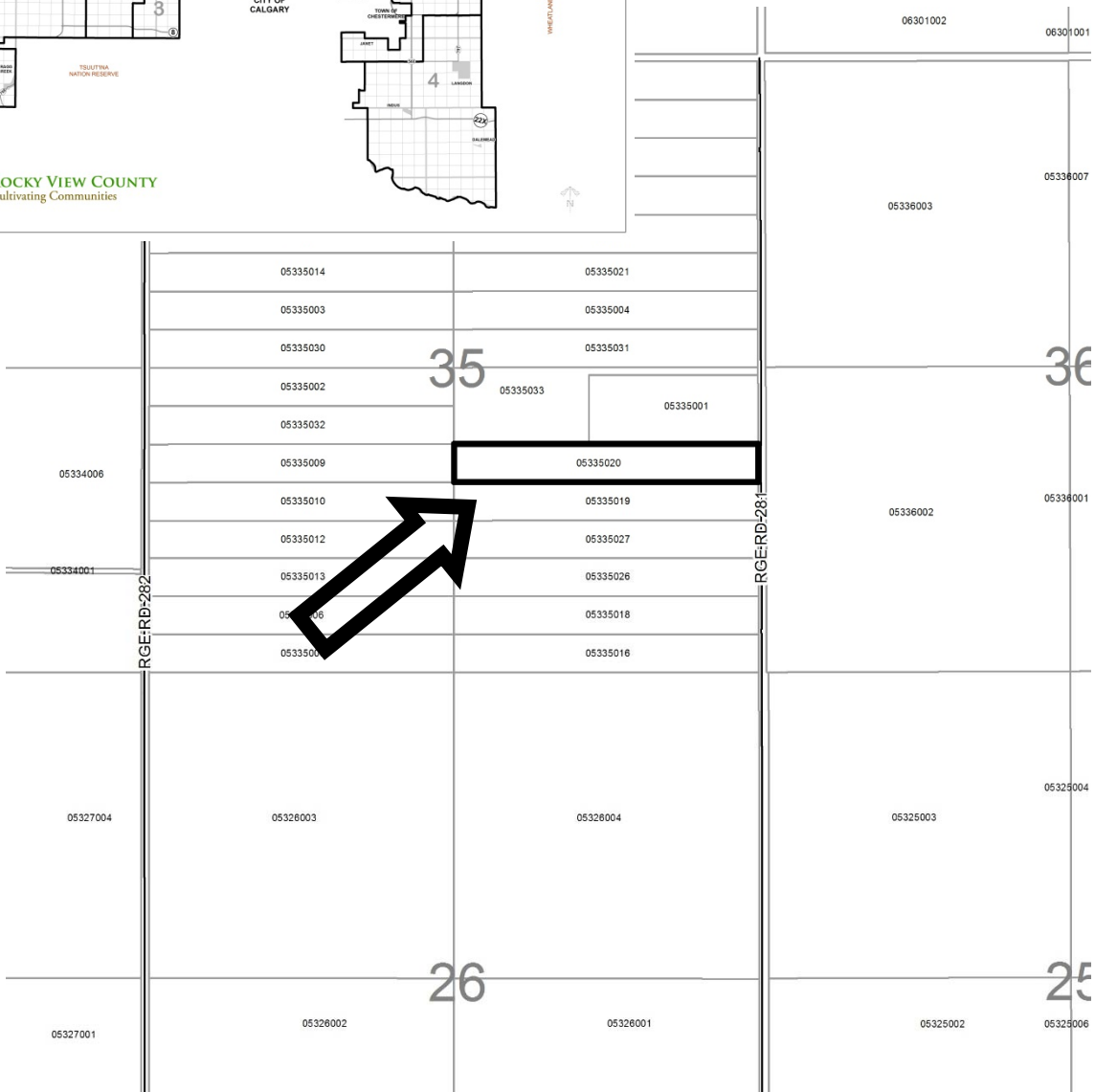
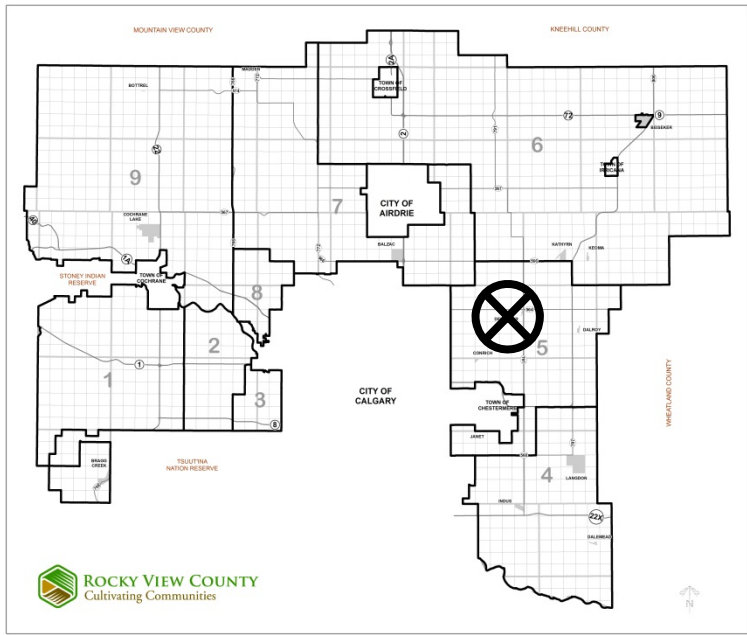
Doc Type	Policy Name	Applicable Policies?	Compliance with Policies
IGP	Interim Growth Plan	No	
IDP		N/A	
MDP	County Plan	No	
ASP		N/A	
CS		N/A	

Comments
Monday to Saturday; 8 hours per day

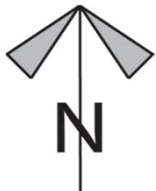
Comments

Comments

BP/DP History	None
Inspector Comments	<ul style="list-style-type: none"> <li>• No activity on site @ time of inspection</li> <li>• No evidence of grading activity or business activity</li> <li>• Proposed outdoor storage area appears to be screened by some older buildings on the property</li> <li>• Property appears to be well kept</li> <li>• No signage visible</li> <li>• No significant impact from road</li> </ul>
Overall Assessment	Proposed parking area for vehicle sales is behind existing buildings on site, so there should be little visual impact as a result of the activity.
Non-Standard Conditions	This permit is in concert with PRDP20190986. The prior to issuance conditions for permit PRDP20190986 must be completed before this permit can be approved.



LOCATION PLAN



SE-35-25-28-W04M  
Lot:6 Plan:731491

Date: June 03, 2019 Division # 5 File: 05335020

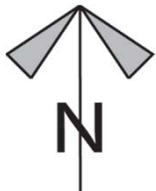


35



RGE RD 281

SITE PLAN



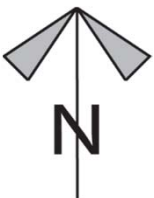
SE-35-25-28-W04M  
Lot:6 Plan:731491

Date: June 03, 2019 Division # 5 File: 05335020



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

**AIR PHOTO**  
*Spring 2018*

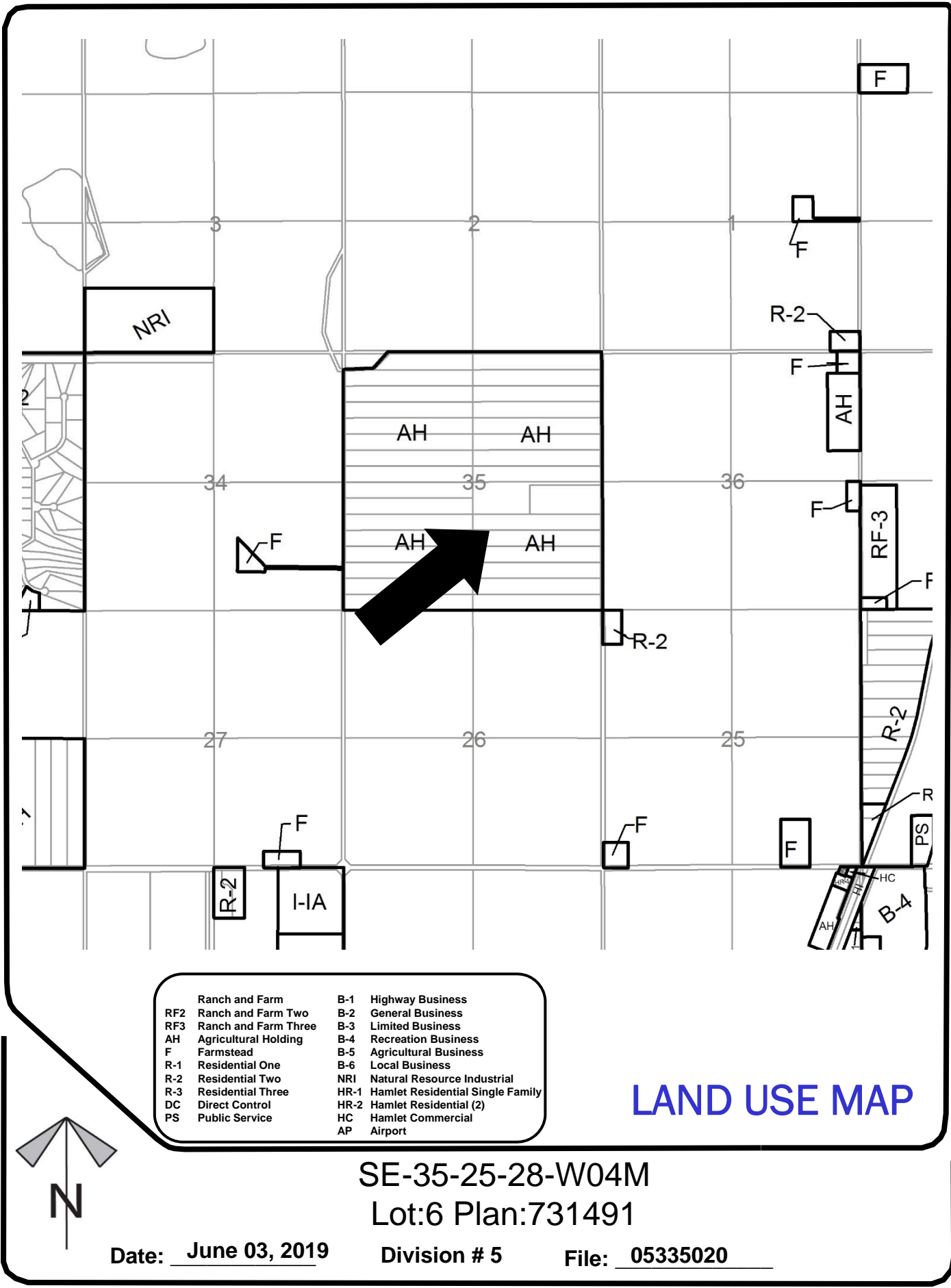


SE-35-25-28-W04M  
Lot:6 Plan:731491

Date: June 03, 2019

Division # 5

File: 05335020

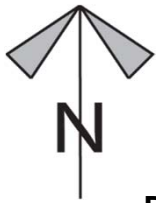






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

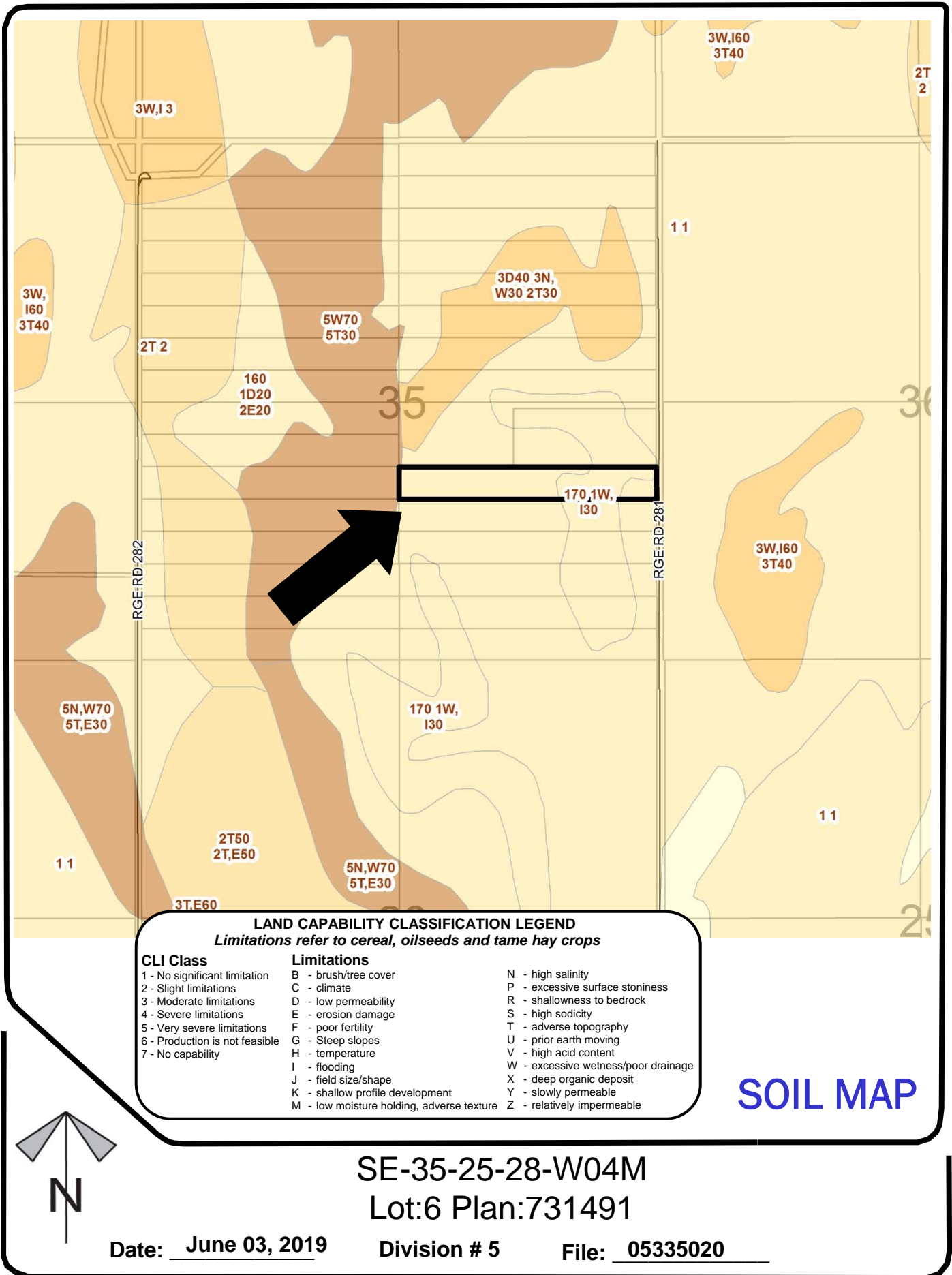
**TOPOGRAPHY**  
*Contour Interval 2 M*

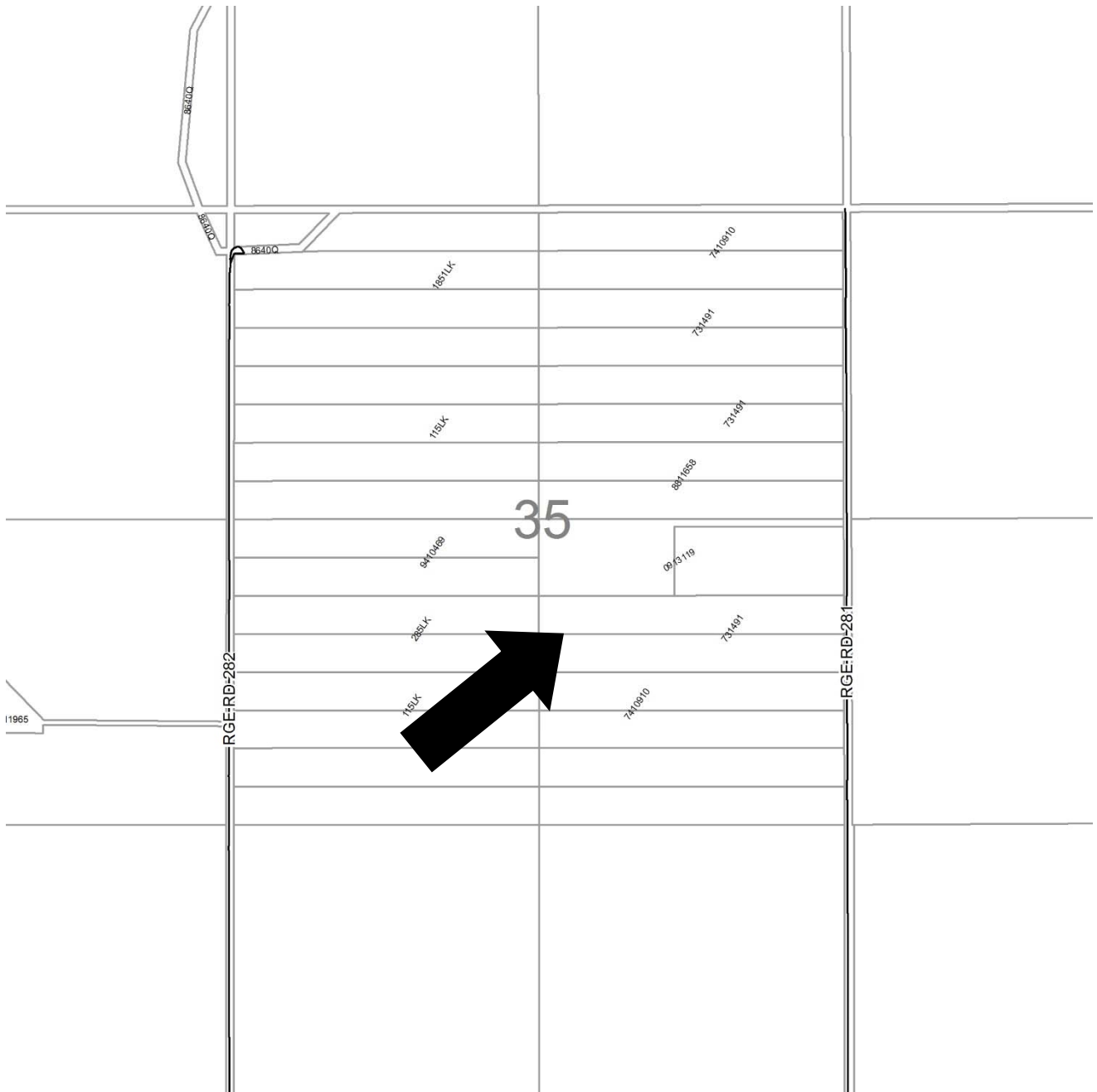


SE-35-25-28-W04M  
Lot:6 Plan:731491

Date: June 03, 2019 Division # 5 File: 05335020







**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

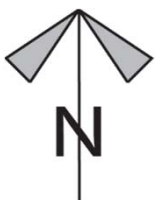
SE-35-25-28-W04M

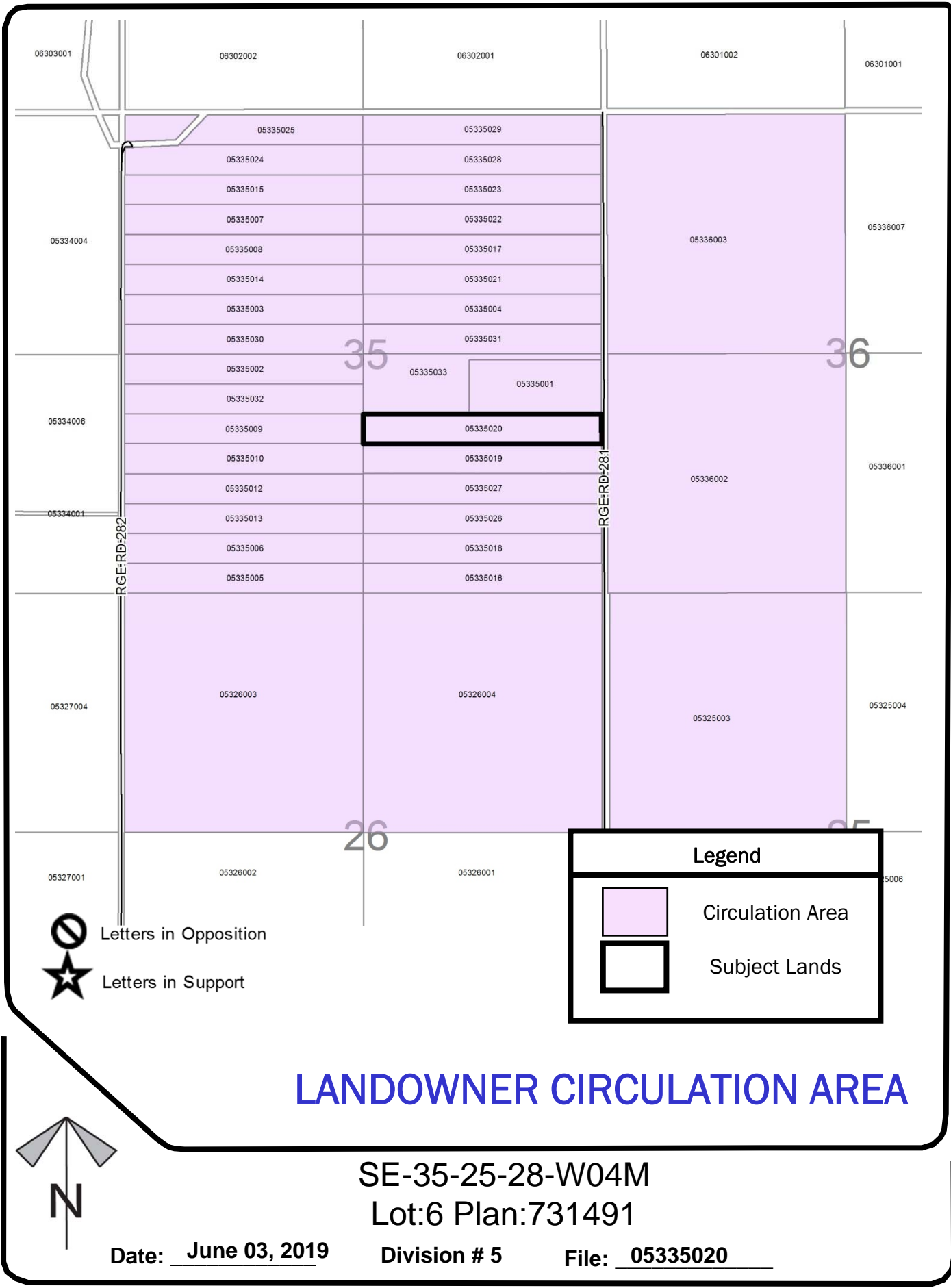
Lot:6 Plan:731491

Date: June 03, 2019

Division # 5

File: 05335020







# Notice of Appeal

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

## Appellant Information

Name of Appellant(s)

John + Janet Gehring

Province

Postal Code

## Site Information

Municipal Address

255095 Bang Road

Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)

SE-35-25-28-104M

Development Permit, Subdivision Application, or Enforcement Order #

PRDP20190986/PRDP20190950

Property Roll #

05335020

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  
☐ Compliance Order

Reasons for Appeal (attach separate page if required)

- Type of Business in Agricultural Area
- Drainage Effects on Affected Party land
- Traffic / Type of Traffic
- Volume of Traffic
- Police Involvement re car sales
- Amount of people on land / living / houses  
Secondary accommodations
- Stormwater management

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

Appellant's Signature

Date

May 31/19

Last updated: 2019 February 05



Page 1 of 2





# ROCKY VIEW COUNTY

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

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

## THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

## NOTICE OF DECISION

Ghulam Sakhi Abdul Aziz

Page 1 of 3

Tuesday, May 28, 2019

Roll: 05335020

**RE: Development Permit #PRDP20190950**

**Lot 6 Plan 731491, SE-35-25-28-04; (255095 RGE RD 281)**

The Development Permit application for a Home-Based Business, Type II, for automotive sales has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

### Description:

1. That a Home-Based Business, Type II, for automobile sales may operate on the subject parcel in accordance with the approved plans.

### Prior to Issuance:

2. The prior to issuance of this permit, Development Permit #PRDP20190986 shall be issued by the County.

### Permanent:

3. That the number of non-resident employees shall not exceed two at any time.
  - i. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.



Ghulam Sakhi Abdul Aziz Page 2 of 3

#PRDP20190950

7. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
8. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.
9. That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **278.71 sq. m.**
10. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
11. That the maximum number of cars stored onsite, for the Home-Based Business, Type II, shall not exceed 10 at any time.
12. That all business vehicles for sale purposes shall be newer or used models. No salvaged or damaged vehicles shall be brought or stored on site.
13. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
14. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
15. That this Development Permit, once issued, shall be valid until **JUNE 19, 2020.**
16. That if this Development Permit is not issued by **DECEMBER 31, 2019** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

### Advisory:

17. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
18. That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.
19. That during construction of the accessory building, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
20. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
21. That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.



ROCKY VIEW COUNTY

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403-230-1401  
[questions@rockyview.ca](mailto:questions@rockyview.ca)  
[www.rockyview.ca](http://www.rockyview.ca)

Ghulam Sakhi Abdul Aziz Page 3 of 3

#PRDP20190950

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 18, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**



# ROCKY VIEW COUNTY

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

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

## THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

## NOTICE OF DECISION

Ghulam Sakhi Abdul Aziz

Page 1 of 3

Tuesday, May 28, 2019

Roll: 05335020

**RE: Development Permit #PRDP20190986**

**Lot 6 Plan 731491, SE-35-25-28-04; (255095 RGE RD 281)**

The Development Permit application for single-lot regrading, for construction of a parking pad has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS):**

### Description:

- 1) That single-lot regrading for a parking area, approximately 41.81 cubic metres of soil, shall be permitted to be regraded in general accordance with the drawings submitted with the application and the conditions of this permit.

### Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall confirm that all waste material has been removed from the property, to the satisfaction of the County.
- 3) That prior to issuance of this permit, the Applicant/Owner shall confirm whether topsoil from offsite is being used on the subject land, and if so, provide a soil testing analysis completed on the proposed topsoil, which includes where the topsoil originated from and confirm that:
  - i. Texture is balanced and not over 40.00% clay;
  - ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
  - iii. SAR/EC rating is at least "good"; and
  - iv. PH value is in the "acceptable" range for crop growth.





Ghulam Sakhi Abdul Aziz Page 2 of 3

#PRDP20190986

## Permanent:

- 4) That if any fill is to be imported onto the property, the Applicant/Owner shall contact County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
- 5) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.
- 6) That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
- 7) That no topsoil shall be removed from the site.
- 8) That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
- 9) That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
- 10) That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 11) That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
- 12) That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 13) That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

## Advisory:

- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
- 15) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
- 16) That if the development authorized by this Development Permit is not completed within six months of the date of issuance, the permit is deemed to be null and void.



ROCKY VIEW COUNTY

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

Ghulam Sakhi Abdul Aziz Page 3 of 3

#PRDP20190986

- 17) That if this Development Permit is not issued by **SEPTEMBER 30, 2019** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

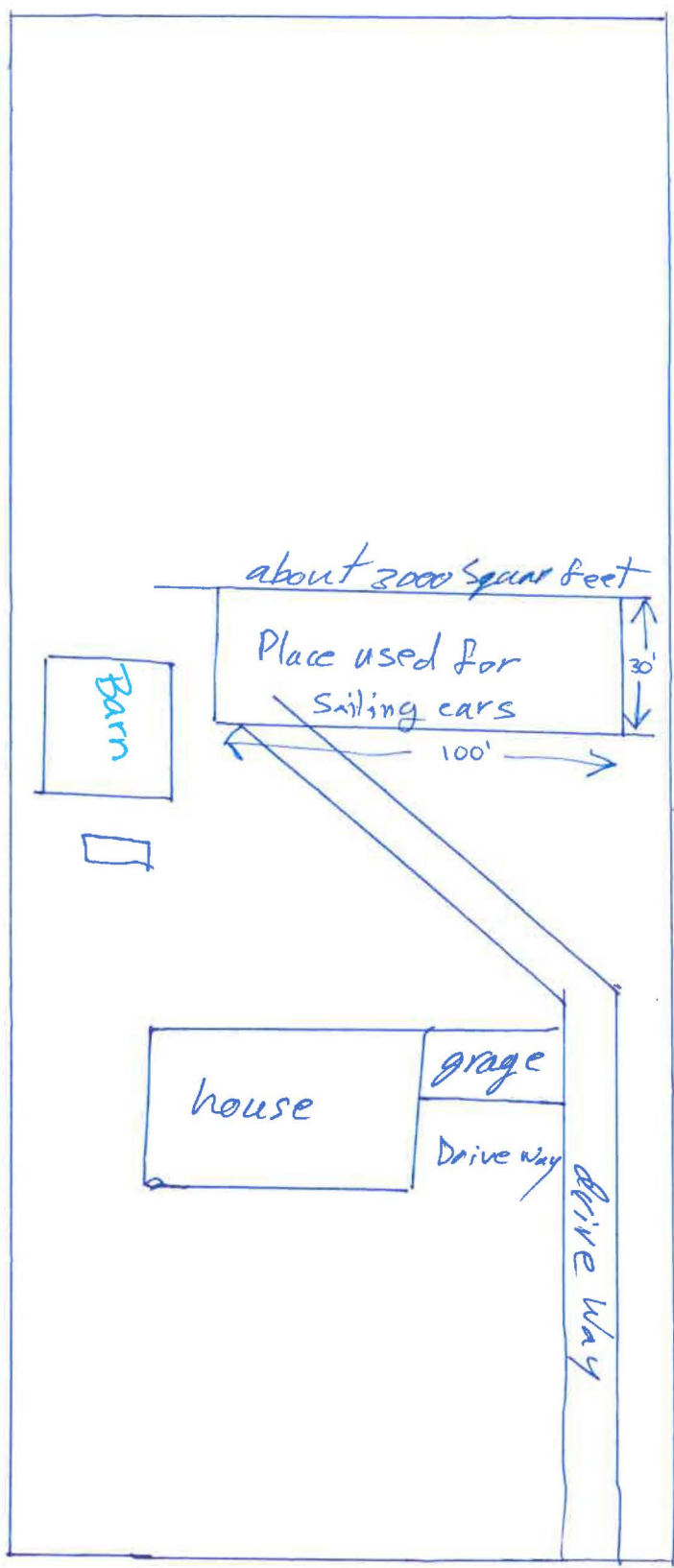
If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 18, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**

SITE PLAN

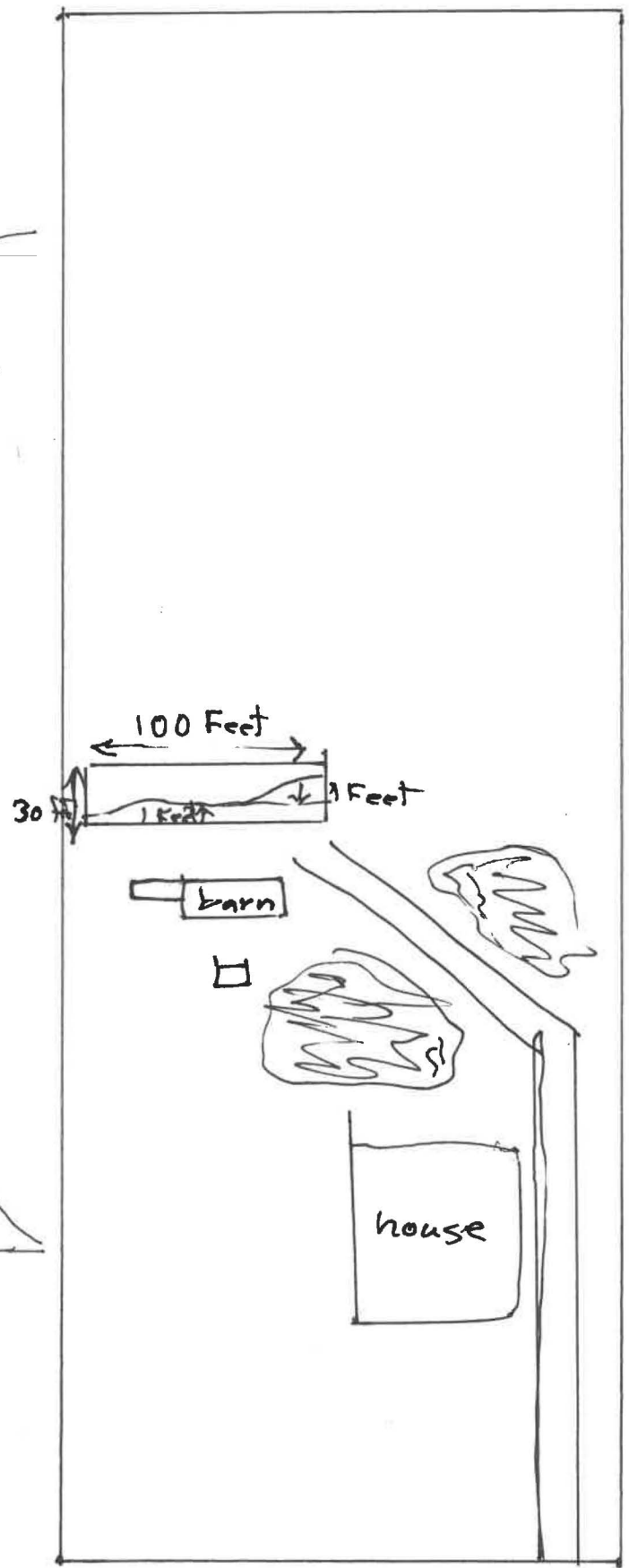
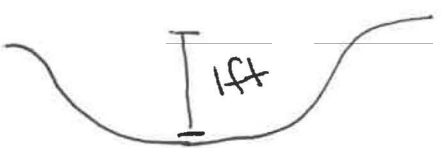




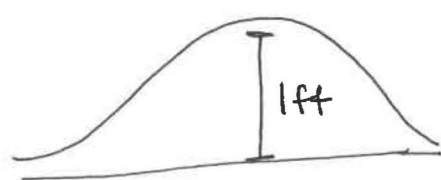
RCE RD 281



North Half



South Half



Rocky View Development Appeal

Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive Sales

To Rocky View Development:

Please note the following:

Property in question has recently changed ownership in Feb 2019

This is a formal notification of objection for the above mentioned application due to the following:

1) Zoning:

A review of all adjacent properties confirm that they are either Ag. Holdings (AH) or Ranch and Farm (RF). None have been re-zoned for commercial operations. (see attached area plot plan)

2) Environmental:

The property in question has 2 natural water courses that cross from the north to south one in front of the house and one immediately behind. These natural drainage systems will have to be altered somehow to accommodate the above mentioned development. These natural drainage systems are one of the primary feeder to Serviceberry Creek. Furthermore this development if allowed to proceed it will impact the land owners on all three sides. (North, south and east) Automotive contaminants (oils and Antifreeze) will leach onto the ground water and possibly contaminate both natural water courses and residential wells. (See picture 1 and 1a)

3) Infrastructure:

RR281 was not designed nor up-graded for commercial traffic.

RR281 is a dead end road approximately 2 km. north with no developed turn around for commercial traffic. (See picture 2)

RR281 has major issues with 3 soft areas immediately south of the property in question. These areas show up when the frost comes out of the ground or when it's raining. (See picture 2a)

Increased traffic will cause additional noise, dust for all home owners.

Rocky View Development Appeal



Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive sales

Cont.

4) Safety:

All resident owners have bought acreages to embrace a rural lifestyle. This includes riding horses, driving teams with wagons, seniors taking walks and kids riding bikes. Rural residents are aware of the rules regarding livestock and respect them. Additional traffic coming from the city will impact all of the above.

Additional traffic from public will result with more opportunity for illegal activities which will result in an increase in rural break-ins and dumping of garbage.

5) Property values:

With the application for a home based business (PRDP20190986) automotive sales and a lot for car storage, will that dictate that there will be a full time resident? If not what type of security will be in place, guard dogs or fences? Large chain-link or solid metal fences do not fit in to the rural, Agriculture settings.

With the introduction of commercial operations it will reduce the demographics of further land owners willing to purchase properties, further lowering property values.

If we want to see the progression from rural lifestyle to commercial operations all we have to do is take a drive along RR284 north of 564.

MANJIT K. PANNU  
I, SARTAJ S. PANNU of LLD SE 25 35 38 W 4

located on RR 281 Fire Code# 255001 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated 16 June 2019

Phone# (h) 

Phone# (c) 

*Sartaj Singh Pannu*  
*Manjot K Pannu*

Rocky View Development Appeal

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Rocky View Development Appeal





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PETER PIERCY  
I, Dawn A Piercy of LLD SE 35-25-28W4

located on RR 284 Fire Code# 255017 am on record to formally oppose the above mentioned development proposal.

✓ Resident owner \_\_\_\_\_ renter.

Dated June 16/2019

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_

PETER PIERCY

**Rocky View Development Appeal**

**Application # PRDP20190950**

**ROLL # 05335020**

**Application for: Type II Automotive Sales**

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**Rocky View Development Appeal**



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I Steven Gehring of LLD SE 35 28 28 W 4 Lot 3

located on RR 281 Fire Code# 255035 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated 2019/06/16

Phone# (h) [REDACTED]  
Phone# (c) [REDACTED]

John Gehring [REDACTED]



Rocky View Development Appeal

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Rocky View Development Appeal





Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive sales

Cont.

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I, Laron Keith Adams of LLD SE 35-25-28 W4  
Christine Adams

located on RR 284 Fire Code# 255103 am on record to formally oppose the  
above mentioned development proposal.

X Resident owner \_\_\_\_\_ renter.

Dated June 17, 2019

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_

Rocky View Development Appeal

Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive Sales

To Rocky View Development:

Please note the following:

Property in question has recently changed ownership in Feb 2019

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Rocky View Development Appeal



Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive sales

Cont.

4) Safety:

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I AYTAR (TINA) SAGOD of LLD NE35, 25, 28, W4

located on RR 281 Fire Code# 255133 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated \_\_\_\_\_

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_

Charanjit  
(KUKS).

*Dago*

Rocky View Development Appeal

Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive Sales

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Application for: Type II Automotive sales

Cont.

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Jay Nixon

I ANITA NIXON of LLD NE 3525 28 4

located on RR 281 Fire Code# 255157 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16, 2019

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_



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ROLL # 05335020

Application for: Type II Automotive sales

Cont.

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DAVE LOCKHART

I, JANE NEWBOLD of LLD NE 35 25 28 W4

located on RR 281 Fire Code# 255169 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16 2019

Phone# (h) 

Phone# (c) 

*David Lockhart*  
*Jane Newbold,*

Rocky View Development Appeal

Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive Sales

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Rocky View Development Appeal





Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive sales

Cont.

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TERRI HUNKA  
I, MIKE HUNKA of LLD NE 35 25 28 W 4

located on RR 281 Fire Code# 255181 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated JUNE 14/19

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_



Rocky View Development Appeal

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ROLL # 05335020

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Application # PRDP20190950

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Application for: Type II Automotive sales

Cont.

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I GEORGINA CORRIGAN of LLD N.E. 35-25-28-W4

located on RR 28.1 Fire Code# 255201 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 14 / 19

Phone# (h)

Phone# (c)



Rocky View Development Appeal

Application # PRDP20190950

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Rocky View Development Appeal





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Application for: Type II Automotive sales

Cont.

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I, Brad LaStockin of LLD NE 35 25 28 W4

located on RR 281 Fire Code# 255231 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 14/19

Phone# (h) [REDACTED]

Phone# (c) \_\_\_\_\_

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Cont.

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Bernhard Neumann of LLD NE 35 25 28 W 4

located on RR 281 Fire Code# 255245 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated Jun 14/19



Phone# (h) [REDACTED]

Phone# (c) \_\_\_\_\_

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Teresa Carr

Ronald A Carr of LLD NW 253528 W4

located on RR 6 Fire Code# 255-244 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16/19

Phone# (h)

Phone# (c)

  
Teresa Carr

Rocky View Development Appeal

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I Sarah Heckbert of LLD NW 25 35 28 W4

located on RR 282 Fire Code# 255210 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

*Sarah Heckbert*

Dated June 16, 2019

Phone# (h) [REDACTED]

Phone# (c) [REDACTED]

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I Jennifer Dipalo of LLD NW 25 35 28 W4

located on RR 282 Fire Code# 255200 am on record to formally oppose the above mentioned development proposal.

✓ Resident owner \_\_\_\_\_ renter.

Dated June 16, 2019

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_

*Jennifer Dipalo*

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Colleen Laye  
I JAMES LAYE of LLD NW 25 35 28 W4

located on RR 282 Fire Code# 255192 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16 / 2019

Phone# (h)

Phone# (c)

James Laye  
Op.

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Rocky View Development Appeal





Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive sales

Cont.

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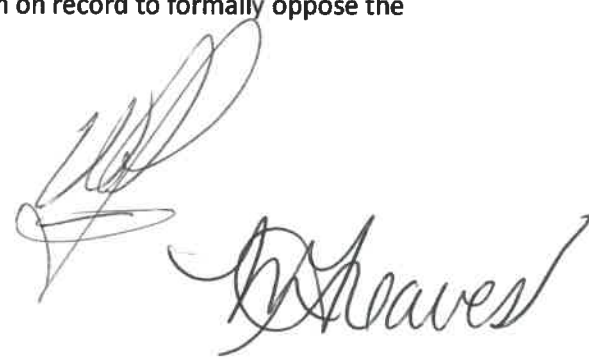
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I WAYNE GREAVES of LLD NW-25-35-28-W4  
Maureen Greaves  
located on RR 282 Fire Code# 255108 am on record to formally oppose the  
above mentioned development proposal.  
\_\_\_\_ Resident owner \_\_\_\_\_ renter.

Dated JUNE 16

Phone# (h) [REDACTED]  
Phone# (c) \_\_\_\_\_



Rocky View Development Appeal

Application # PRDP20190950

ROLL # 05335020

Application for: Type II Automotive Sales

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Application for: Type II Automotive sales

Cont.

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I, Bob POZNIAK of LLD NW 25 35 28 W4.

located on RR 282 Fire Code# 255160 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner \_\_\_\_\_ renter.

Dated June 16 / 19

Phone# (h) [REDACTED]  
Phone# (c) \_\_\_\_\_



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ROLL # 05335020

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I Sally Gierke of LLD SW 25 35 28 W4

located on RR 282 Fire Code# 255120 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16 2019.

Phone# (h) 

Phone# (c) 



Rocky View Development Appeal

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ROLL # 05335020

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I P. L. Ritchie of LLD SW 35-25-28 W4

located on RR 282 Fire Code# ~~28~~ 255094 am on record to formally oppose the above mentioned development proposal.

✓ Resident owner \_\_\_\_\_ renter.

Dated 2019-06-16

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_

*P. L. Ritchie*  
*P. L. Ritchie*

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I DOUG WARREN of LLD SW 25 35 28 W4

located on RR 284 Fire Code# 255-074 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated JUNE 16 2019

*Doug Warren*

Phone# (h) [REDACTED]

Phone# (c) \_\_\_\_\_

Rocky View Development Appeal

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Even Case - SKUBIRYX  
I, CAROL SKUDLEY + LISA CASE of LLD SW 25 35 28 W4

located on RR 282 Fire Code# 258046 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated JUNE 16 2019

Phone# (h) [REDACTED]  
Phone# (c) [REDACTED]



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I Kathleen Bezuskey  
JEFF BEZUSKEY of LLD SW-35-25-28-W4

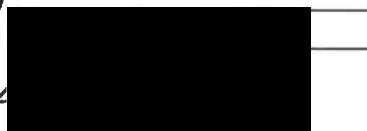
located on RR 282 Fire Code# 255022 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16, 2019

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_



Kathleen Bezuskey

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I, CATHERINE SUMPTERS of LLD NE 1/4 S27 T25 R28 W4

located on RR 282 Fire Code# 254249 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated 16 June 2019

Phone# (h) 

Phone# (c) 



Rocky View Development Appeal

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ROLL # 05335020

Application for: single lot grading for a parking pad

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Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

Cont.

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SARTAJ S. PANNU  
I, MANJIT K. PANNU of LLD SE 253528 W4

located on RR 281 Fire Code# 255001 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16, 2019

Phone# (h) 

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Manjit K. Pannu  
Sartaj Singh Pannu

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Peter & Danna Piercy of LLD SE 352528 WEST OF THE FOURTH

located on RR 281 Fire Code# 255017 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated JUNE 16/2019

Danna Piercy  
Peter Piercy

Phone# (h)

Phone# (c)

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If we want to see the progression from rural lifestyle to commercial operations all we have to do is take a drive along RR284 north of 564.

I, Steven Gehring of LLD SE35 25 28 W.F 4 lot 3


located on RR 281 Fire Code# 255035 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated 2019/06/19

Phone# (h) 

Phone# (c) 

John Gehring 

Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

To Rocky View Development:

Please note the following:

Property in question has recently changed ownership in Feb 2019

This is a formal notification of objection for the above mentioned application due to the following:

1) Zoning:

A review of all adjacent properties confirm that they are either Ag. Holdings (AH) or Ranch and Farm (RF). None have been re-zoned for commercial operations. (See attached area plot plan)

2) Environmental:

The property in question has 2 natural water courses that cross from the north to south one in front of the house and one immediately behind. These natural drainage systems will have to be altered somehow to accommodate the above mentioned development. These natural drainage systems are one of the primary feeder to Serviceberry Creek. Furthermore this development if allowed to proceed it will impact the land owners on all three sides. (North, south and east) Automotive contaminants (oils and Antifreeze) will leach onto the ground water and possibly contaminate both natural water courses and residential wells. (See picture 1 and 1a)

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Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

Cont.

4) Safety

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I Larson Keith Adams of LLD SE 35-25-20-W4  
Christine Adams  
located on RR 281 Fire Code# 255103 am on record to formally oppose the  
above mentioned development proposal.  
☒ Resident owner \_\_\_\_\_ renter.  
Dated June 17, 2019  
Phone# (h) [REDACTED]  
Phone# (c) [REDACTED]

Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

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Rocky View Development Appeal

Application # PRDP20190986

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Application for: single lot grading for a parking pad

Cont.

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I AVTAR (TINA) SAGOO. of LLD NE35, 25, 28 W4

located on RR 281 Fire Code# 255133 am on record to formally oppose the above mentioned development proposal.

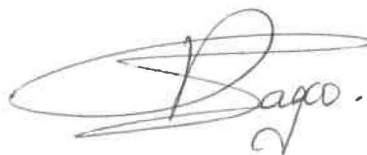
☒ Resident owner \_\_\_\_\_ renter.

Dated \_\_\_\_\_

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_

Charanjeet  
(Kuts).



**Rocky View Development Appeal**

**Application # PRDP20190986**

**ROLL # 05335020**

**Application for: single lot grading for a parking pad**

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Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

Cont.

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Jay Nixon  
I, ANITA NIXON of LLD NE 35 25 28 4

located on RR 281 Fire Code# 255157 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16, 2019

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_



Rocky View Development Appeal

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ROLL # 05335020

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Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

Cont.

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JANE NEWBOLD

1 DAVE LOCKHART of LLD NE 25 35 28 W 4

located on RR V Fire Code# 255169 am on record to formally oppose the above mentioned development proposal.

V Resident owner \_\_\_\_\_ renter.

Dated June 16 2019.

Phone# (h) C  
Phone# (c) [REDACTED]

Jane Newbold  
David Lockhart

Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

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Rocky View Development Appeal

Application # PRDP20190986

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Application for: single lot grading for a parking pad

Cont.

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I, Mike Ferris Hunka of LLD NE 35-25-284

located on RR 281 Fire Code# 255181 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated JUNE 14/19.

Phone# (h)

Phone# (c)



Two handwritten signatures in ink. The top signature is a stylized 'M' and the bottom signature is 'Mike Ferris'.

Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

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Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

Cont.

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I GEORGINA CORRIGAN of LLD N.F. 35-25-28-W4

located on RR 281 Fire Code# 255201 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 14/19

Phone# (h) [REDACTED]

Phone# (c) [REDACTED]

*Georgina Corrigan*

**Rocky View Development Appeal**

**Application # PRDP20190986**

**ROLL # 05335020**

**Application for: single lot grading for a parking pad**

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Application # PRDP20190986

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Application for: single lot grading for a parking pad

Cont.

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I Rhonda Lastockin of LLD NE 1/4 35-25-28-W4

located on RR 281 Fire Code# 255231 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 14 2019

*Rhonda Lastockin*

Phone# (h) [REDACTED]  
Phone# (c) [REDACTED]

Rocky View Development Appeal

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Rocky View Development Appeal

Application # PRDP20190986

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Bernhard Neumann of LLD NE 35 25 28 W 4

located on RR 281 Fire Code# 255245 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated Jan 14/19

B. Neumann

Phone# (h) [REDACTED]

Phone# (c)

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*RONALD A CARR*

*TERESA A CARR* of LLD *NW253528 W4*

located on RR *282* Fire Code# *255244* am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated *June 16*

Phone# (h) [REDACTED]

Phone# (c) \_\_\_\_\_

*Teresa Carr*  
*[Signature]*

Rocky View Development Appeal

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I Sarah Heckbert of LLD NW 25 35 28 W4

located on RR 6282 Fire Code# 255210 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner \_\_\_\_\_ renter.

Dated June 16, 2019

Sarah Heckbert

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_

**Rocky View Development Appeal**

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Rocky View Development Appeal

Application # PRDP20190986

ROLL # 05335020

Application for: single lot grading for a parking pad

Cont.

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I Jennifer Dipalo of LLD NW 25 35 28 W4

located on RR 282 Fire Code# 255 200 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16, 2019.

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_



**Rocky View Development Appeal**

**Application # PRDP20190986**

**ROLL # 05335020**

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I Colleen Laye  
JAMES LAYE of LLD NW 25 35 28 W4

located on RR 282 Fire Code# 255192 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16 / 2019

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_

*Colleen Laye*  
*CHL*

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WAYNE GREAVES  
Maureen Greaves of LLD NW 25-35-28-104

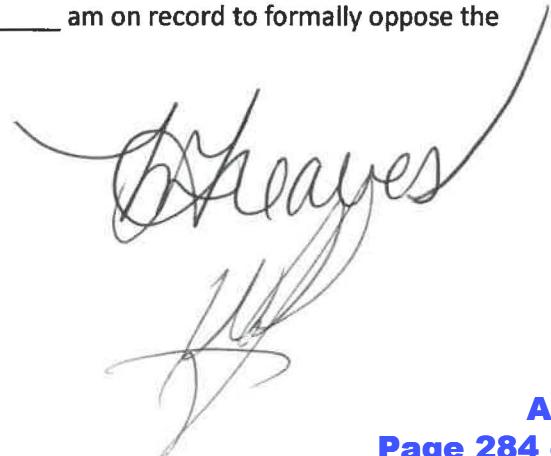
located on RR 282 Fire Code# 255168 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16/19

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_



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I, Bob POZNIAK of LLD NW 25.35.28 W4

located on RR 282 Fire Code# 255160 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated JUNE 16/19

Phone# (h) [REDACTED]

Phone# (c) [REDACTED]



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I, Sally Griene of LLD SW 25-35-28 W4

located on RR 282 Fire Code# 255120 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16, 2019

Phone# (h)

Phone# (c)



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I, P.L. RITCHIE of LLD 5W 35-25-28 W4M

located on RR 282 Fire Code# 255094 am on record to formally oppose the above mentioned development proposal.

L Resident owner \_\_\_\_\_ renter.

Dated 2019-06-16

Phone# (h)

Phone# (c)



*P.L. Ritchie*  
*P.L. Ritchie*

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I DOUG WARDEN of LLD \$W25 35 28 W4

located on RR 282 Fire Code# 255-074 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated JUNE 16 / 2019

Phone# (h) 

Phone# (c) \_\_\_\_\_

*Doug Warden*

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Evan Case - Skubleny  
LISA CASE + CRAIG Skubleny of LLD SW 25 35 28 W 4

located on RR 284 Fire Code# 255046 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated June 16, 2019

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*Kathy Bezusky*  
I JEFF BEZUSKY of LLD SUN-35-25-28-W4

located on RR 282 Fire Code# 255022 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner \_\_\_\_\_ renter.

Dated June 16, 2019

Phone# (h) \_\_\_\_\_

Phone# (c) \_\_\_\_\_



A large, stylized handwritten signature in black ink, likely belonging to Jeff Bezusky.

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CATHERINE  
I Surprised of LLD NE 1/4 S27 T25 R28 W4

located on RR 282 Fire Code# 254249 am on record to formally oppose the above mentioned development proposal.

☒ Resident owner ☐ renter.

Dated 16 June 2019

*Catherine*

Phone# (h) 

Phone# (c) 

To Rock View Development Board.

Regarding Home Based Business for Auto Sales.  
and parking lot at 255095 RR 281.  
application # PRDP20190950 & PRDP20190986.

I beg you to please not let this  
Business happen to our lovely road.

My husband and I specifically  
bought here 19 years ago because it  
was a quiet family and horse  
friendly dead end road with  
very little traffic on it.

We spend an enormous amount  
of time outside with grandchildren  
and friends. The sound of the traffic  
and dust it will cause will be a great  
annoyance to all home owners living  
on 281. With the businesses comes Crime  
not to mention the environment  
damage it will cause.

FTI There is no one living at this  
property in question.

Thank You for your time.

Jane Newbold . 255169, RR281



# Notice of Appeal and Hearing

1

PRDP20190986 – Development Permit - Single Lot regrading for a parking area

PRDP20190950 – Development Permit – Car lot for the sale of used cars

May and June, 2019

6/17/2019





ROCKY VIEW COUNTY  
Cultivating Communities

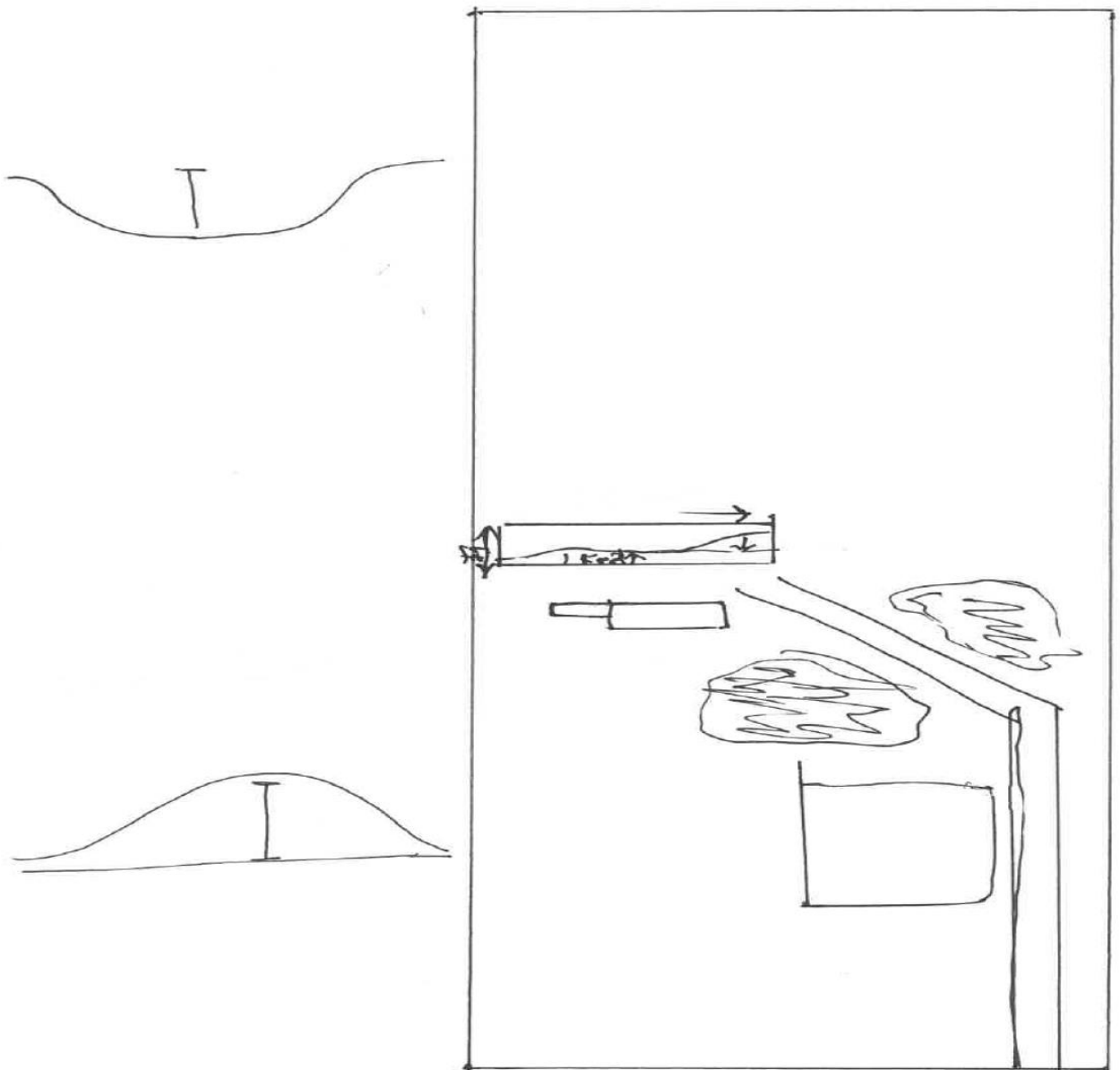


6/17/2019



6/17/2019

A



6/17/2019



# Objections

- **A. Residential , Agricultural and /or Ranch and Farm Land Use** – The Car lot is for commercial use and is not compatible with this land zoning category. All the surrounding properties are zoned for agricultural use. There is a barn close to the parking pad and there is potential that this building would be used for repairs and body shop work as well as a used car lot. Land Use Bylaw 21.1 (c) and 21.2 (e).
- **B. Storm, Surface and Ground Water Contamination** – Storm water from property at 255095 Range Road 281 flows directly onto our property at 255035 RR 281– see storm water management report site plan and local drainage. There are two natural water courses on 255095 that cross from the north to south, one in front of the house and one immediately behind. These natural drainage systems will need to be altered to accommodate the above mentioned development. These natural drainage systems are a primary feeder to Serviceberry Creek. This development affects all the surrounding properties and those to the south.
- **C. Air, Soil, Water and Noise Contamination** – Exhaust, dust, oil, autobody chemicals and paint, and other contaminants could contaminate the air, ground and storm water. Noise contamination is possible as well – Land Use Bylaw 21.1(c), Advisory #18 of Home Based Business Development permit.

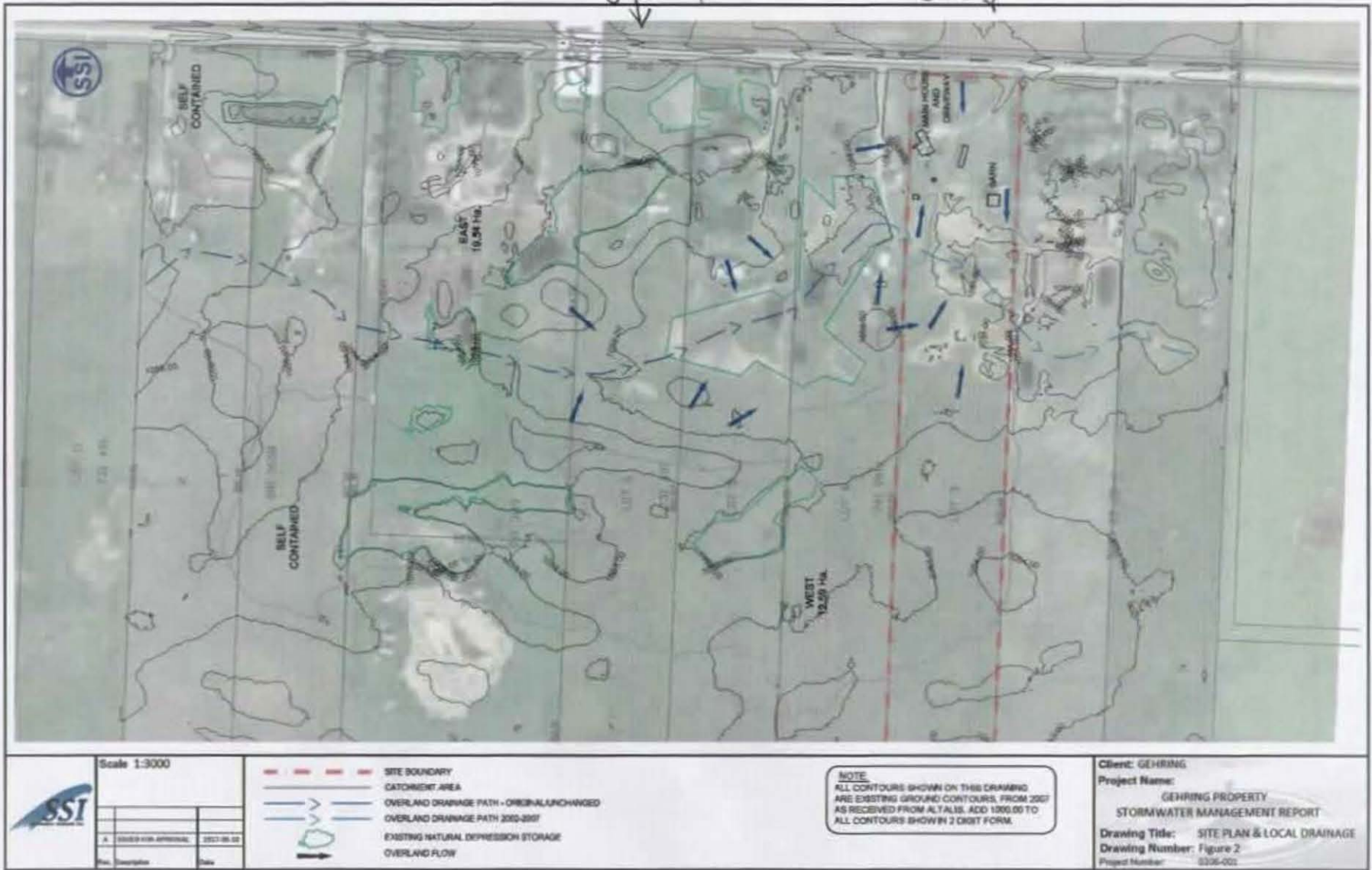
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## Objections – Page 2

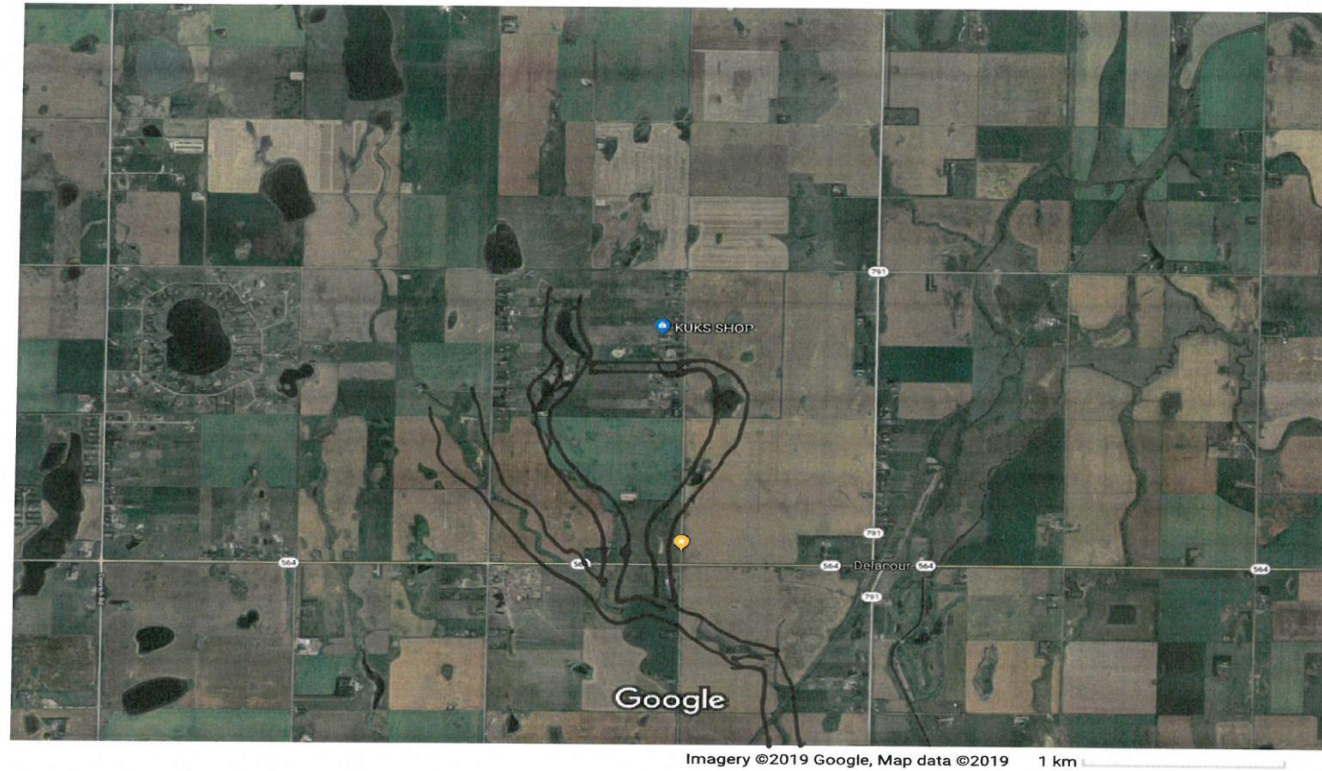
- **D. Traffic** – increased traffic on Range Road 281 will be excessive. Also RR281 is not designed or upgraded for commercial traffic having three soft areas immediately south of the property in question and is a dead end road with no turn around for commercial traffic – Land Use Bylaw 21.1(d) and 30.5(c).
- **E. PRDP 20190950 Home Based Business Type II – Automotive sales** – It appears that the intent is to build an accessory building on the property. The pad is soil and not gravel or cement. Is that the case? – Advisory #19.
- **F. Police Presence and Fire Protection** – This business potentially could attract crime and, also with the toxic chemicals and paint, could result in fire. Police and Fire protection would utilize Country Hills Boulevard to access the location RR 281 which is a dead end road. There would be significant delays in obtaining help. Fire and police stations are located 20 minutes away in Balzac and Airdrie.
- **G. Garbage collection** – There is **NO** garbage collection in the area





Google Maps Range Rd 281

8



WATER COURSE AERIAL.  
PICTURE 1



Google Maps Range Rd 281



WATER COURSE DETAIL  
PICTURE 1A.

## Objections – page 3

- **F. Lighting and security** – there is no mention of lighting for security in the Development Permit.
- **G. Type II designation** – too extensive for a home based business
  - 1. **8** business related visits per day – no restriction of drop-in business. This is not allowed in the Bylaw. Movement of vehicles to and from the property is not defined.
  - 2. **2** non resident employees (not all owners) are allowed to work at this business.
  - 3. No mention as to type of vehicle being stored, repaired or sold at car lot.
  - 4. No restriction of hours worked – possible to have traffic all hours of the day and night.
- **H. Residential property** – 5 owners
  - 1. Are these owners and families living on the property. Have septic and sanitary provisions been made? Has a storm water Management Report been prepared?
  - 2. One of the owners does own and/or run an autobody collision repair shop in Calgary. There is potential that with a car lot in Rocky View County they will do autobody work at the property and store dangerous commodities there. It is speculated that they could move their business to the site to avoid city taxes and high rentals.
- **I. Property Values** -
  - 1. With the introduction of commercial operations, it will reduce the desirability of the area as a quiet agricultural area which will lower property values.



# Conclusion

- Owners of this subdivision between Range Road 281 and 282 in the County of Rockyview object to the premature approval of this Development Permit. We believe that this project is not in our best interests and will interfere with our quiet enjoyment of our homes.
- The Notice of Decision states that they are responsible for rectifying any adverse effect on adjacent lands from drainage alteration but no mention of contamination. The risk of remediation falls on the surrounding land owners.
- Our security will be affected from the potential crime and fire risk associated with this commercial development.
- **THEREFORE, we strongly recommend that these two development permits be revoked and/or refused.**

## PLANNING & DEVELOPMENT

**TO:** Subdivision and Development Appeal Board

**DATE:** June 26, 2019 **DIVISION:** 9

**FILE:** 08731001 **APPLICATION:** B-7; PRDP20185188

**SUBJECT:** Campground, Tourist and Tourism Uses/Facilities (Recreational)

<b>PROPOSAL:</b> Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement	<b>GENERAL LOCATION:</b> Located 0.81 km (1/2 mile) south of Mountain View County, approximately 1.61 km (1 mile) north of Highway 574 and on the west side of Range Road 35
<b>APPLICATION DATE:</b> December 21, 2018	<b>DEVELOPMENT AUTHORITY DECISION:</b> Discretionary – Approved
<b>APPEAL DATE:</b> June 3, 2019	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> May 14, 2019
<b>1<sup>st</sup> APPELLANT:</b> Maxine McArthur <b>2<sup>nd</sup> APPELLANT:</b> Elaine Watson <b>3<sup>rd</sup> APPELLANT:</b> Patrick and Karen Singer	<b>APPLICANT:</b> Chloe Cartwright
<b>LEGAL DESCRIPTION:</b> SE-31-28-03-W05M	<b>MUNICIPAL ADDRESS:</b> 285049 Range Road 35 Rocky View County AB
<b>LAND USE DESIGNATION:</b> Business – Leisure and Recreation District (B-LR)	<b>GROSS AREA:</b> ± 150 acres
<b>DISCRETIONARY USE:</b> Accommodation Units, compatible with available servicing; Campground, tourist; Indoor Participant Recreation Services; Outdoor Participant Recreation Services; Tourism Uses/Facilities, Recreational are discretionary use in accordance with Section 77.3 of the Land Use Bylaw.	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Section 12.2 of the Land Use Bylaw allows the Development Authority to grant a maximum of 25% variance of the required distance or height.
<b>PUBLIC SUBMISSIONS:</b> The proposal was circulated to 14 adjacent landowners. No letters in support or opposition were received.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>County Plan (C-7280-2013)</li> <li>Land Use Bylaw (C-4841-97)</li> </ul>

**EXECUTIVE SUMMARY:**

The proposal is for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement.

The subject land was redesignated to Business – Leisure and Recreation District (B-LR) in 2012. According to Section 77.1 of the Land Use Bylaw, the purpose and intent of the B-LR district is to accommodate business development that provides primarily outdoor participant recreational services, tourism opportunities, and entertainment services that may be located outside of adopted Area Structure Plans, Conceptual Schemes and Hamlet Plans....

In May 2013, a Development Permit for an 18-hole golf course with the construction of a clubhouse/lodge facility, a campground with approximately 15 stalls, and the use of an existing Quonset as a maintenance building was conditionally approved on the subject land. However, the conditions were not satisfied and the permit was not issued. The Applicant subsequently closed this application in 2016. The application closed in 2016 is not before the Board and subject to appeal.

In December 2018, the Applicant/Owner applied for a new development permit for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement. The development Permit was conditionally approved on May 14, 2019.

On June 3, 2019, two adjacent landowners (Maxine McArthur and Elaine Watson) appealed the decision of the Development Authority for the reasons noted within the agenda package.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,



Sean MacLean  
Supervisor, Planning & Development

JKwan/lt

## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> December 21, 2018	<b>File:</b> 08731001
<b>Application:</b> PRDP20185188	<b>Applicant/Owner:</b> Chloe Cartwright
<b>Legal Description:</b> SE-31-28-03-W05M	<b>General Location:</b> Located 0.81 km (1/2 mile) south of Mountain View County, approximately 1.61 km (1 mile) north of Highway 574 and on the west side of Range Road 35
<b>Land Use Designation:</b> Business – Leisure and Recreation District (B-LR)	<b>Gross Area:</b> ± 150 acres
<b>File Manager:</b> Johnson Kwan	<b>Division:</b> 9

### PROPOSAL:

The proposal is for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement.

### Property Details & Land Use Regulations

- Subject land is designated as B-LR District. According to Section 77.3 of the LUB the following are listed as discretionary use under B-LR:
  - *Campground, tourist;*
  - *Outdoor Participant Recreation Services;*
  - *Tourism Uses/Facilities, Recreational;* and
  - *any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses that also meets the purpose and intent of the district*
- According to Section 8.1 of the LUB:
  - *Campground, Tourist* means development of land for the use of holiday trailers, motor homes, tents, campers, and similar vehicles, recreation, and is not normally used as year-round storage, or accommodation for residential uses;
  - *Tourism Uses/Facilities, Recreational* means an establishment which operates throughout all or part of a year which may or may not furnish accommodation and facilities for servicing meals and furnishes equipment, supplies, or services to persons in connection with angling, hunting, camping, or other similar recreational purposes.
- Proposed Building Dimensions: ± 56 ft. (± 17.07 m) by ± 104 ft. (± 31.70 m)
- Proposed Building Footprint: ± 5,824 sq. ft. (± 541.07 sq. m)
- Minimum requirements
  - **Required** Yard Front: 30.00 m (98.43 ft.) from County Road.  
**Proposed** Yard Front: more than 30.00 m (98.43 ft.) from Rge Rd. 35.
  - **Required** Yard Side: 6.00 m (19.69 ft.) from all other.  
**Proposed** Yard Side: more than 6.00 m (19.69 ft.) from adjacent properties.
  - **Required** Yard Rear: 15.00 m (49.21 ft.) from all other.  
**Proposed** Yard Rear: more than 15.00 m (49.21 ft.) from adjacent properties.
- Maximum Building Height: 12.00 m (39.37 ft.)
  - **Proposed** Building Height:
  - North Elevation: ± 12.84 m (± 42.11 ft.)



- South Elevation: ± 12.84 m (± 42.11 ft.)
- East Elevation: ± 12.84 m (± 42.11 ft.)
- West Elevation: ± 13.14 m (± 43.1 ft.)
- Average Elevation: 12.915 m (42.37 ft.)
- Requested height relaxation:  $(12.915 \text{ m} - 12 \text{ m})/12\text{m} = 7.625\%$

In accordance with Section 12.2 (c) of the Land Use Bylaw, the Development Authority may grant a variance up to 25% of the required distance or height. The requested variance is within the Development Authority's discretion.

- Landscaping:
  - Proposed landscaping exceeds the minimum 10% requirement
  - Majority of perimeter landscaping existing onsite, pre development
  - Additional landscaping required along north perimeter to help mitigate impact and screen adjacent residential property
- Parking requirements (Schedule 5):
  - Campground 1 per camping space; plus 0.2 per camping space as overflow parking
    - 81 Camping RV Stalls \* 1.2 = 97.2 parking stalls are required for the campground operation.
  - Tourism Uses/Facilities (16 rooms)
    - 1 per sleeping unit, plus
    - 1 per each 10 units for employees, plus
    - 1 per 3 seats of any associated Eating Establishment, plus
    - 1 per 2 seats of any associated Drinking Establishment.
    - The applicant did not provide any details in regards to the eating establishment/drinking establishment on site. The applicant also did not provide any details in regards to the number of employees expected for this operation.
    - 18 parking stalls are required for the tourism use/facility based on the number of sleeping units.
  - The applicant did not provide any details for the potential use of the main floor and the basement floor (± 11,648 sq. ft. in total).
    - According to the Bylaw, Community building, multi-purpose requires 12 parking stalls per 100 sq. m (1076.4 sq. ft.) gross floor area.
    - $(11,648 \text{ sq. ft.} / 1,076.4 \text{ sq. ft.}) \times 12 \text{ parking stalls} = 130 \text{ parking stalls required.}$
  - In total the operation requires approximately 245 parking stalls
    - Campground: 97 stalls
    - Tourism Uses/Facilities: 18 stalls
    - Others (community, multi-uses): 130 stalls
  - As a prior to issuance condition, the Applicant/Owner shall submit a revised site plan and parking plan in compliance with the Land Use Bylaw parking requirement to the County's satisfaction.

#### Property History

#### **2013-DP-15312**

An 18 hole golf course with the construction of a clubhouse/lodge facility, a campground with approximately 15 stalls, and the use of an existing Quonset as a maintenance building was conditionally approved on May 14, 2013; **Note:** The permit prior to issuance conditions were not satisfied and the permit was not issued; Closed-Expired



**2012-RV-016**

Land Use Application was approved on January 16, 2012 to redesignate the subject land to Business – Leisure and Recreation District.

**STATUTORY PLANS:**

- The subject land is not within any Area Structure Plan and/or Conceptual Scheme

**INSPECTOR'S COMMENTS:**

- Mainly agricultural lands in the area.

**CIRCULATIONS:**

Agricultural Services, Rocky View County:

If this application is approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the Leisure & Recreation Business land use from the agricultural land surrounding the parcel. The guidelines would help mitigate areas of concerns including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

Alberta Health Services

**Phase 1 ESA:** if a Phase 1 Environmental Site Assessment (ESA) report has been submitted in support of the application, AHS wishes to have an opportunity to review the document as it becomes available. This would allow for the evaluation of any potential environmental and public health concerns related to past and present land use of the property and surrounding areas.

**Water and Wastewater Services:** Due to the proposed number of RV sites and the size of the accommodation unit, AHS supports connection to drinking water and wastewater systems approved and licensed by Alberta Environment and Parks. If the proposed development will not be connected to such services, AHS wishes to be notified.

**Decommissioning Wells:** Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment & Parks standards and regulations.

**Decommissioning Private Waste Water Systems:** Any septic tanks and fields on the subject site that are no longer used should be properly decommissioned by a licensed contractor in an approved manner.

**Solid Waste Management:** AHS would like clarification on the waste management plan for this development specifically the manner in which solid waste material and recyclables will be stored on site as well as the frequency of removal for disposal or recycling.

**Recreation Area Regulation:** the owners and operators of this proposed recreation area must comply with the requirements of the Public Health Act Recreation Area Regulation (AR 198/2004).

**Health approval:** AHS requires that the building plans specific to any commercial food outlets within this proposed development be sent to us for approval. If there will be any swimming facilities on the property intended for the guests, these plans must also be submitted to AHS for our approval. Building plans for such facilities should be forwarded to AHS for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.

Please note that health approval of facilities as noted above are required after final construction, but before the facilities are operational. For more information regarding health approval and plan examination or for information on the Public Health Act and its regulations, applicants can contact the writer at (403) 851-6171.

If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.

### Alberta Transportation

In reviewing the application, it appears that the applicant wishes to establish a RV park and an event centre with accommodation units at the above noted location. As the proposal is located outside of Alberta Transportation development control area, a Roadside Development from the department is not required. The department will, however, review the traffic information when it is provided by the County.

### Building Services, Rocky View County:

- No comments

### Development Compliance, Rocky View County:

- No comments.

### Fire Services & Emergency Management, Rocky View County:

- Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes.
- Dependent on the occupancies, the Fire Services recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code.
- The Fire Service also recommends that the water co-op be registered with Fire Underwriters.
- Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and RVC's servicing standards. In other words, the land width is to be 6 m wide, the centerline turning radius is to be 12 m and the weight is to be able to support an emergency vehicle.
- A secondary access to the site also be necessary.

As a follow up, the following was agreed upon:

- A drafting hydrant will be installed on site which will be designed by an engineer according to the Alberta Building Code & NFPA 1142. Details on the location can be worked out later in the process.
- There is no need to register the water co-op as there is none.
- Secondary access is not a requirement as they just fall under the threshold; however, the applicant will provide a gated emergency access to be used in case of an emergency.

This is satisfactory to the Fire Services & Emergency Management.

### Planning & Development – Engineering, Rocky View County:

#### **General**

- 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.
- As a condition of DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
- The application was circulated to Mountain View County since the subject land is within 1.6 km from the border to Mountain View County. As a condition to DP, the applicant may be required to enter into a Road Use Agreement with the County to conduct dust suppression, in perpetuity, on Range Road 35 south of Township Road 290 for a minimum distance of 200 m (pending response from RVC Road Maintenance). It is the responsibility of the applicant to



enter into a Road Use Agreement with Mountain View County during the construction phase if more than 5 loads per day will be occurring on Mountain View County Roads.

**GIS Services** - Section 300.0 requirements:

- Prior to issuance of DP, the applicant will be required to submit a stamped final geotechnical report conducted by a qualified professional geotechnical engineer to provide recommendations on the stormwater pond design, pond liner, and other stormwater infrastructure, if warranted by the SSIP.

**Transportation Services** - Section 400.0 requirements:

- As part of the DP application, the applicant submitted a revised Traffic Impact Assessment (TIA) by JCB Engineering dated March 7, 2019. Prior to issuance of DP, the applicant is required to submit an updated Traffic Impact Assessment (TIA) in accordance with County Servicing Standards that addresses the following comments:
  - How arrived to conclusion that upgrades to the RR35 and TWP Road 290 intersection aren't required if LOS for intersection are not provided? Does the resulting LOS of the intersection meet County Servicing Standards? Please provide the LOS of the intersection pre and post-development.
  - Will the RR35 and HWY 574 intersection require upgrades? Please provide the LOS of the intersection pre and post-development.
  - The conclusion should state that upgrades along Range Road 35 are required, since road is currently a Regional Low Volume road and will need to be upgraded to a Regional Moderate Volume road to accommodate the increase in daily traffic volumes.
- Prior to issuance of DP, the applicant is required to enter into a Development Agreement with the County for the construction of improvements including but not limited to the following:
  - Upgrade the Range Road 35 road structure from a Regional Low Volume road to a Regional Moderate Volume road, in accordance with the County Servicing Standards, from Highway 574 to Township Road 290.
  - Any other improvements as recommended in the approved TIA.
- There is an existing gravel road approach off of Range Road 35 that provides access to the lot and the proposed development. As a condition of DP, the applicant may be required to restore the condition of the approach, in accordance with County Servicing Standards.
- The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval. The applicant will be required to submit a revised site plan identifying the development area of the proposed development.
  - Estimate TOL Payment = Base Levy (\$4,595 per acre) x 177 acres = \$813,315.00
- Prior to the issuance of the DP, the applicant is required to contact County Road Operations to determine if any hauling permits are required during the construction of the proposed development.

**Sanitary/Waste Water** - Section 500.0 requirements:

- As part of the DP application, the applicant provided an Integrated Water Management Plan by Stantec Consulting Ltd., dated September 12, 2011 that included a section on wastewater servicing under Part 3 – Wastewater Systems. The servicing plan is not entirely relevant to the proposed development since modifications have been made to the proposed development since the report was issued.



- Prior to issuance of DP, the applicant is required to demonstrate adequate servicing through a certified professional (i.e. sizing of holding tanks, specifications of packaged sewage treatment plant, etc.) for proposed wastewater servicing. It is the responsibility of the applicant to follow the recommendations outlined by the certified professional for wastewater servicing. If a wastewater collection system is being proposed, the applicant is required to provide a set of detailed engineering drawings that are stamped by a professional engineer.
  - According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, it states that the soils tested for soil disposal were found to be unsuitable. If this is the case, why are septic fields being proposed?

**Water Supply And Waterworks - Section 600.0 & 800.0 requirements:**

- As part of the DP application, the applicant provided an Integrated Water Management Plan by Stantec Consulting Ltd., dated September 12, 2011 that included a Phase 1 Supply Evaluation (Part 6 Groundwater Evaluation) and a Phase 2 Aquifer Testing (Part 8 Aquifer Analysis). The servicing plan is not relevant to the proposed development since modifications have been made to the proposed development since the report was issued.
  - The assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.
- Prior to issuance of DP, the applicant is required to demonstrate adequate servicing of potable water for the proposed development. If a water distribution system is being proposed, the applicant is required to provide a detailed set of engineering drawings that are stamped by a professional engineer.
- As a condition of DP, the applicant is required to provide confirmation of AEP permits and licensing to construct and operate the proposed design of the water treatment and water distribution infrastructure.
- As a condition of DP, the applicant is required to provide confirmation to the County that a commercial water license from AEP has been obtained for the facility.

**Storm Water Management – Section 700.0 requirements:**

- As part of the DP, the applicant provided an Integrated Water Management Plan by Stantec Consulting Ltd., dated September 12, 2011 that included a conceptual Site-Specific Stormwater Implementation Plan (SSIP) under Part 6 – Stormwater Management. The SSIP is not relevant to the proposed development since modifications have been made to the proposed development since the SSIP was issued.
- Prior to issuance of DP, the applicant is required to provide a revised final Site-Specific Stormwater Implementation Plan (SSIP) that is applicable to the proposed development and includes an applicable set of final stamped engineering drawings. The SSIP shall be in accordance with the County Servicing Standards and any applicable regional studies.
  - As a permanent condition to DP, the applicant will be required to operate the site in accordance with the SSIP that has been examined by the County.
- Prior to occupancy, the applicant is required to submit a set of as-built drawings certified by a professional engineer including all stormwater infrastructure, confirmation of liner installation (if required by the GIS engineer), and any other components related to the storm water system.
- It is the responsibility of the applicant to obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.



**Agricultural & Environmental Services – Section 900.0 requirements:**

- Engineering has no requirements at this time.
- As part of the DP, the applicant submitted a Biophysical Impact Assessment by Stantec Consulting Ltd., dated August 2011. Since the proposed development covers a smaller footprint than the original development the assessment was based on, the BIA is still applicable to the proposed development. The applicant is responsible for following the recommendations outlined in the BIA.
- The proposed development does not appear to be impacting any wetlands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

Transportation Services, Rocky View County:

- No additional concerns.

Capital Project Management, Rocky View County:

- No concerns.

Utility Services, Rocky View County:

- No concerns. Note that there are no details provided on how the proposed development is to be serviced by water and wastewater.

Operational Services, Rocky View County:

- No comments.

Solid Waste and Recycling, Rocky View County:

- Prior to issuance of the development permit, the application is required to submit a solid waste management plan. the plan needs to address:
  - Estimation of waste generation quantities
  - Where and how many waste/litter and recycling receptacles will be placed on site for the public/guests
  - Where and how many waste and recycling bins will be stored for collection and transfer
  - Plans for diversion – front of house and back of house (recyclables, refundable, organics, cardboard)

Mountain View County

- Director of Operational Services: I have reviewed the TIA and have no further comments to add other than that the updated numbers show a significant increase in numbers but, as stated in the report, the threshold for changes have still not been met. In view of this, I do not recommend any required changes to our road system at this time.
- Director of Planning & Development Services: to mitigate the impact of dust from the increased traffic on Mountain View County residents and to ensure road safety, it is recommended that (as a condition of the Development Permit) a permanent dust suppression be provided on RR 35 south of Tw Rd 290 for a minimum distance of 200 m. This requirement will be consistent with the Policy 4015 and Procedure 4015-01 on Dust Suppression of Mountain View County. It is also noted that during construction a Road Use Agreement may be required if more than 5 loads per day is proposed on County roads in accordance with Road Use Agreement Policy 4006 and Procedure 4006-01.

**OPTIONS:**

APPROVAL, subject to the following conditions:

Option #1 (This would allow the proposed operation)

That the appeal against the decision of the Development Authority to approve a Development Permit for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement at SE-31-28-03-W05M be denied, and that a Development Permit be conditionally approved, subject to the following conditions:

**Description:**

1. That a Campground, Tourist, and Tourism Uses/Facilities (Recreational), may take place on the subject site in accordance with the Site Plan as submitted with the application and includes:
  - i. Construction of a tourism use/facility, with a total gross area of 1,623.21 sq. m ( $\pm 17,472$  sq. ft.) including Accommodation Units (16 rooms);
  - ii. Construction of 81 RV stalls;
  - iii. Ancillary Business Uses (ie. events, gatherings etc.);
  - iv. Grading (as required).
2. That the maximum building height for the tourism use/facility (event centre) is relaxed from **12.00 m (39.37 ft.) to  $\pm 12.92$  m ( $\pm 42.37$  ft.)**.

**Prior to Issuance:**

*Technical Submissions*

3. That prior to issuance of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a stamped final geotechnical report, conducted by a qualified professional geotechnical engineer to provide recommendations on the stormwater pond design, pond liner, and other stormwater infrastructure, if warranted by the SSIP, in accordance with County Servicing Standards.
5. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan, demonstrating that minimum requirement 245 parking stalls, including barrier free stalls, and stall dimensions, for the proposed development, in accordance with the County's Land Use Bylaw.
  - i. That a Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development.

*Note: The Development Authority shall not be bound by any recommendations of such a Parking Assessment.*

6. That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan in accordance with the County's Land Use Bylaw that including:
  - i. Additional screening/buffering elements along the north perimeter of the development

- ii. A detailed summary of the existing/proposed landscaping onsite, including the perimeter and interior landscaping.

*Access & Transportation*

7. That prior to issuance of this permit, the Applicant/Owner shall submit an updated Traffic Impact Assessment (TIA) to the submitted TIA prepared by JCB Engineering dated March 7, 2019, in accordance with County Servicing Standards that addresses the following comments:
  - i. How did the report arrive to conclusion that upgrades to the RR 35 and TWP RD 290 intersection aren't required if LOS for intersection are not provided? Does the resulting LOS of the intersection meet County Servicing Standards? Please provide the LOS of the intersection pre and post-development.
  - ii. Will the RR 35 and HWY 574 intersection require upgrades? Please provide the LOS of the intersection pre and post-development.
  - iii. The conclusion should state that upgrades along RGE RD 35 are required, since the road is currently a Regional Low Volume road and will need to be upgraded to a Regional Moderate Volume road to accommodate the increase in daily traffic volumes.
8. That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of all associated off-site improvements in accordance with the County's servicing Standards and the recommendations of the approved Traffic Impact Assessment. These improvements including but not limited to the following:
  - i. The Upgrade of RGE RD35 road structure from a Regional Low Volume road to a Regional Moderate Volume road, in accordance with the County Servicing Standards, from HWY 574 to TWP RD 290; and
  - ii. Any other improvements as recommended in the approved TIA.
9. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy as per the applicable Transportation Offsite Levy Bylaw at time of approval. The Applicant/Owner shall submit a revised site plan identifying the development area of the proposed development.
10. That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
11. That prior to issuance of this permit, the Applicant/Owner shall confirm the condition of the existing approach off RGE RD 35, to the satisfaction of the County.
  - i. If an upgrade is required, the Applicant/Owner shall submit a new approach application to County Road Operations.
  - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition.
12. That prior to issuance of this permit, the Applicant/Owner shall contact Mountain View County, to determine if a Road Use Agreement is required for any hauling utilizing the Mountain View County road network.



- i. Written confirmation shall be received from Mountain View County confirming the issuance of a Road use Agreement.
- ii. If a Road use Agreement is not required, written confirmation shall be received from Mountain View County confirming that no agreement is required.

#### *Servicing*

13. That prior to issuance of this permit, the Applicant/Owner shall demonstrate adequate servicing through a certified professional (i.e. sizing of holding tanks, specifications of packaged sewage treatment plant, etc.) for proposed wastewater servicing, to the satisfaction of the County.

- i. If a wastewater collection system is being proposed, the Applicant/Owner shall submit a set of detailed engineering drawings that are stamped by a professional engineer.

*Note: According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, the soils tested for soil disposal were found to be unsuitable. It is the responsibility of the Applicant/Owner to follow the recommendations outlined by the certified professional for wastewater servicing.*

14. That prior to issuance this permit, the Applicant/Owner shall demonstrate adequate servicing of potable water for the proposed development, to the satisfaction of the County.

- i. If a water distribution system is being proposed, the Applicant/Owner shall submit a detailed set of engineering drawings that are stamped by a professional engineer.

*Note: According to Part 3 of the 2011 Integrated Water Management Plan report, the assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.*

#### *Stormwater Management*

15. That prior to issuance of this permit, the Applicant/Owner shall provide a revised final Site-Specific Stormwater Implementation Plan (SSIP) that is applicable to the proposed development and includes an applicable set of final stamped engineering drawings.

- i. The SSIP shall be in accordance with the County Servicing Standards and any applicable regional studies.

*Note: It is the responsibility of the applicant to obtain Alberta Environment approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.*

#### *Solid Waste Management*

16. That prior to issuance of this permit, the Applicant/Owner shall submit a solid waste management plan. The plan shall address:

- i. Estimation of waste generation quantities;
- ii. Where and how many waste/litter and recycling receptacles will be placed on site for the public/guests;
- iii. Where and how many waste and recycling bins will be stored for collection and transfer; and
- iv. Plans for diversion – front of house and back of house (recyclables, refundable, organics, cardboard).

### **Prior to Occupancy**

17. That Water Servicing shall be supplied through an onsite water distribution system in accordance with Alberta Environment Approvals, to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide:
  - i. confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner to construct and operate the proposed design of the water treatment and water distribution infrastructure; and
  - ii. confirmation that the water system is installed in accordance to Alberta Environment Approvals.
18. That Wastewater shall be collected, treated, and stored on-site in accordance with Alberta Environment Approvals to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner and confirmation that the wastewater treatment system is installed in accordance to Alberta Environment Approvals.
19. That prior to occupancy, the Applicant/Owner shall submit a set of as-built drawings certified by a professional engineer including all stormwater infrastructure, confirmation of liner installation (if required by the geotechnical engineer), and any other components related to the storm water system.
  - i. Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".
20. That all landscaping shall be in place, in accordance with the approved Landscaping Plan, prior to occupancy of the site and/or buildings in accordance with the approved landscaping plan to the County's satisfaction.
21. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter..

### **Permanent:**

22. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
23. That water conservation strategies shall be implemented and maintained at all times.
24. That the minimum number of parking stalls as required by the Land Use Bylaw or approved Parking Study shall be maintained on site at all times.
25. That there shall be no business parking on the adjacent County Road Allowance at any time.
26. That all on site Lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
27. That all operational/wayfinding signage (i.e. RV Stall numbers, onsite directional signs) not visible from roads and adjacent lands shall be permissible, however any identification and

advertisement signage visible from roads or adjacent lands shall be applied for under a separate Development Permit.

28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.
30. That the Applicant shall take effective measures to control dust to the County's satisfaction so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
31. That year round trailer occupancy and/or RV Storage shall not be permitted.
32. That no topsoil shall be removed from the lands.
33. That the Applicant/Owner shall provide for the implementation and construction of stormwater facilities, if any, in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and Rocky View County.
34. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

35. That Best Management Practices shall be followed by the Applicant/Owner to ensure the minimization of any adverse odor issues to the proposed banquet facilities.
36. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 and Animal Control Bylaw C-5758-2003, in perpetuity.
37. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act.
38. That a riparian setback of 30 m shall apply to any wetlands on this site, adhering to Policy 419 Riparian Land Conservation and Management.
39. That the Applicant/Owner will be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.
40. That potable water shall not be used for irrigation purposes unless specifically approved by the County and/or Alberta Environment.
41. That any water obtained from groundwater for any purpose, as defined in the Water Act, shall have all approvals, permits and licenses as required by Alberta Environment.
42. That any or all changes required to the construction and/or to the drawings, to meet the requirements of the County for the completion of a Development Agreement shall be at the Applicant's expense.
43. That a Building Permit and subtrade permits shall be obtained through Building Services prior to any construction taking place using the Commercial, Industrial, and Institutional checklist.

*Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.*

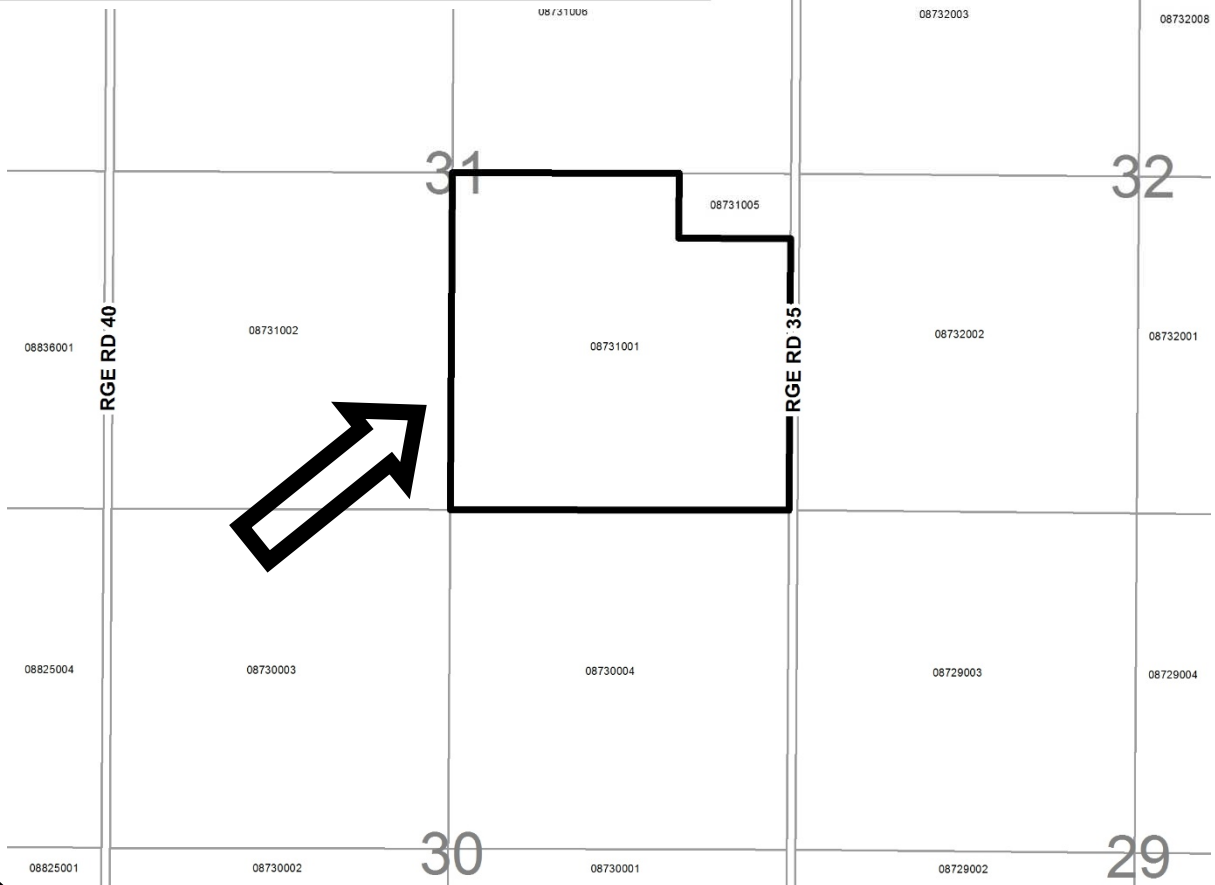
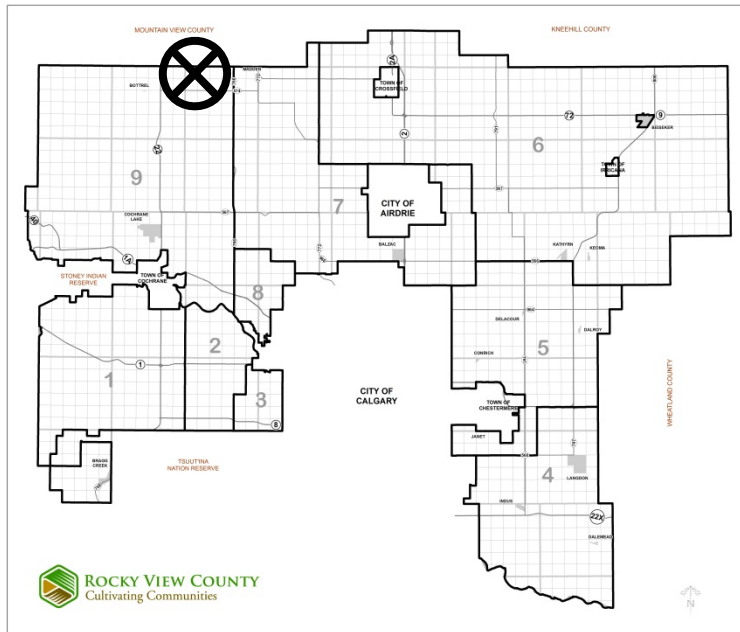
44. That the Applicant/Owner shall construct a gated emergency secondary access, which may be used in case of an emergency event.
45. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That any Alberta Health Services approvals shall be obtained prior to operation.
46. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
47. That if this Development Permit is not issued by **February 28, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

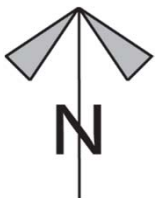
Option #2 (This would NOT allow the proposed operation)

That the appeal against the decision of the Development Authority to approve a Development Permit for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement at SE-31-28-03-W05M be upheld, and that the Development Authority be revoked.





## LOCATION PLAN



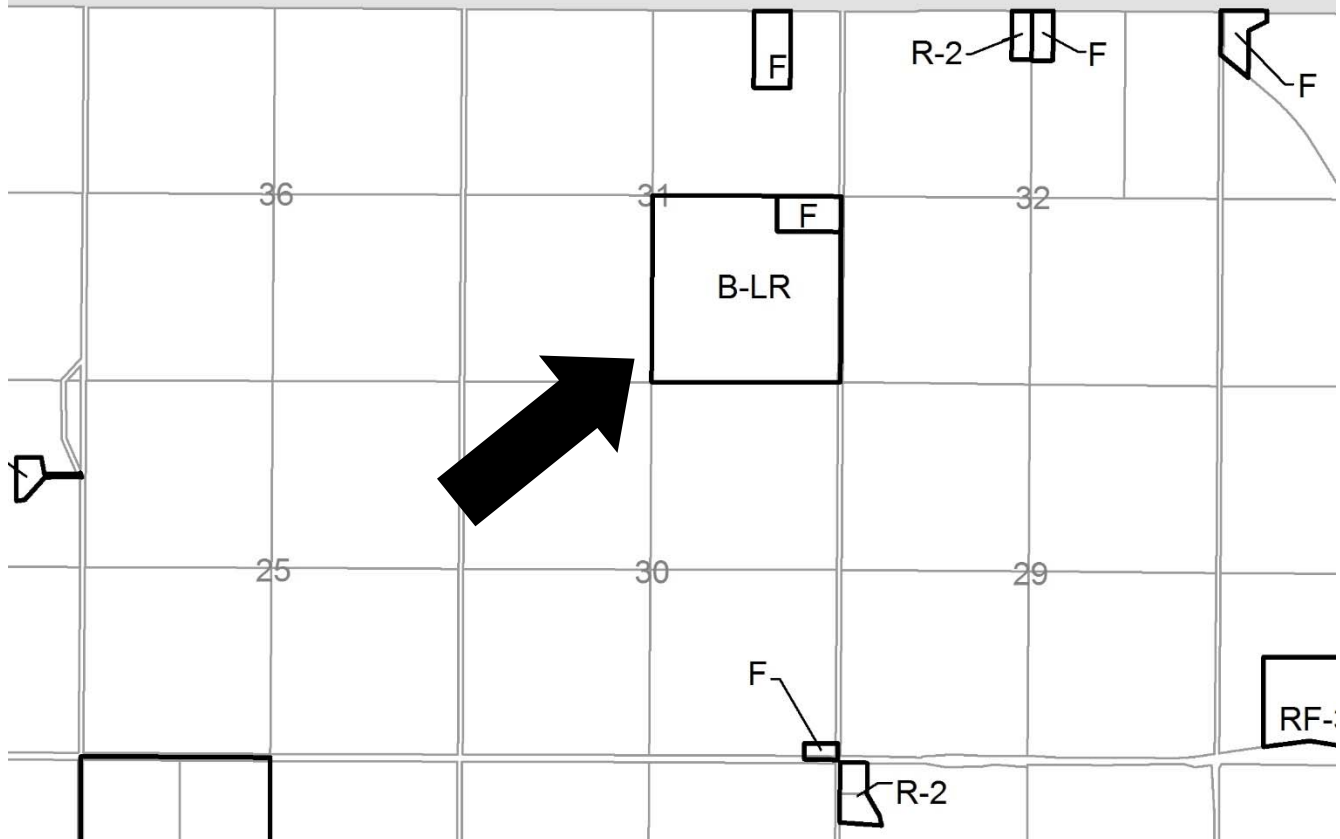
SE-31-28-03-W05M

Date: May 30, 2019

Division # 9

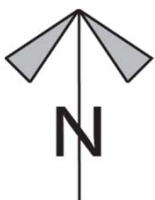
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MOUNTAIN VIEW COUNTY



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



SE-31-28-03-W05M

Date: May 30, 2019

Division # 9

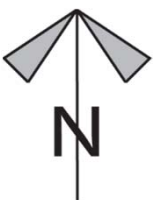
File: 08731001



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

**AIR PHOTO**

*Spring 2018*



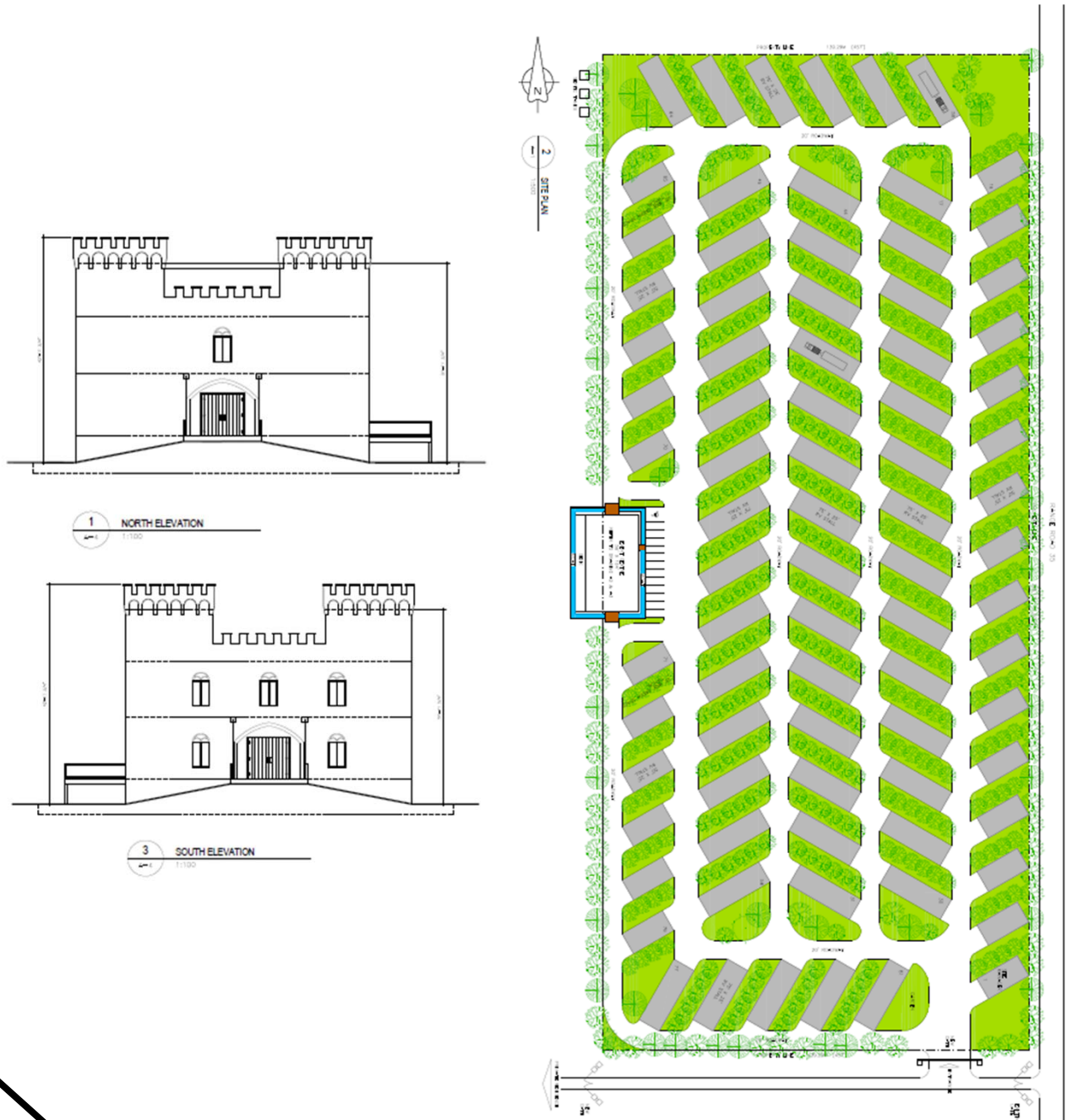
SE-31-28-03-W05M

Date: May 30, 2019

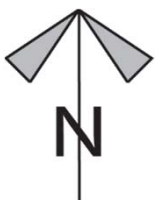
Division # 9

File: 08731001

**Development Proposal:** The proposal is for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement



**SITE PLAN**



SE-31-28-03-W05M

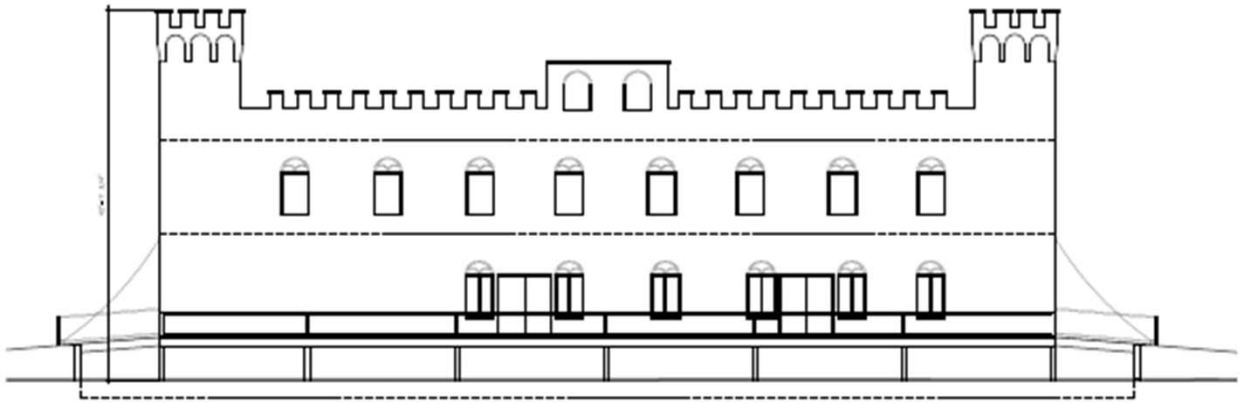
Date: May 30, 2019

Division # 9

File: 08731001



**Development Proposal:** the maximum building height for the tourism use/facility (event centre) is relaxed from **12.00 m (39.37 ft.)** to **±12.92 m (± 42.37 ft.)**.

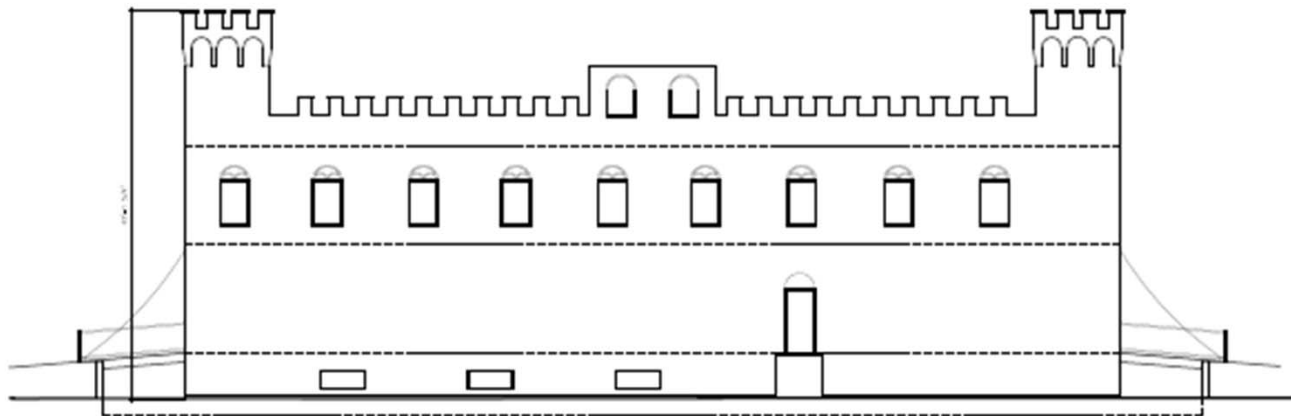


2

WEST ELEVATION

1:100

Facing adjacent property to the west



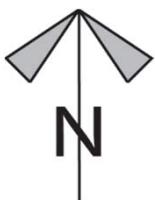
4

EAST ELEVATION

1:100

Facing Range Road 35 to the east

**SITE PLAN**

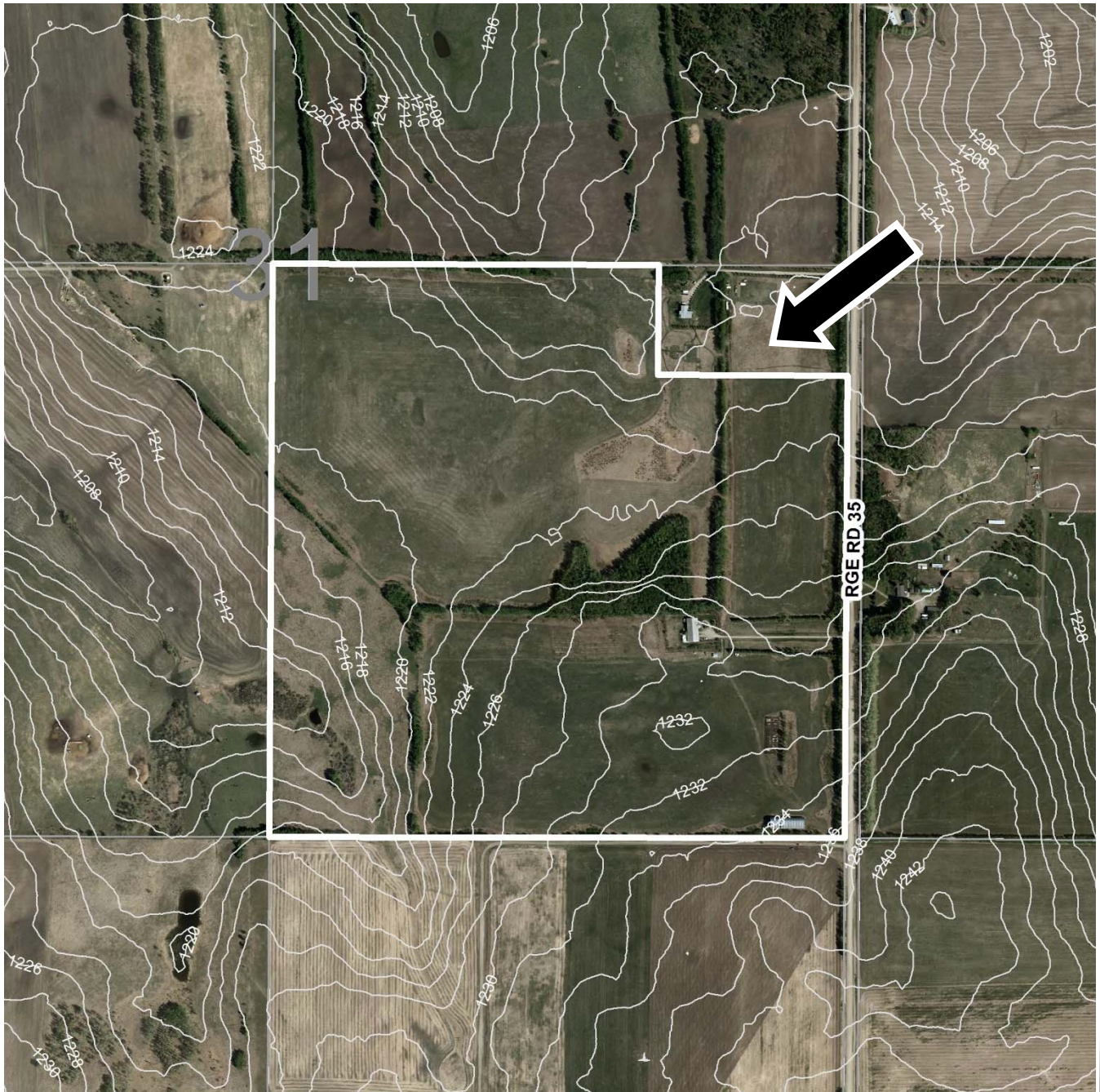


SE-31-28-03-W05M

Date: May 30, 2019

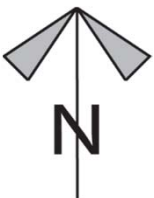
Division # 9

File: 08731001



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*



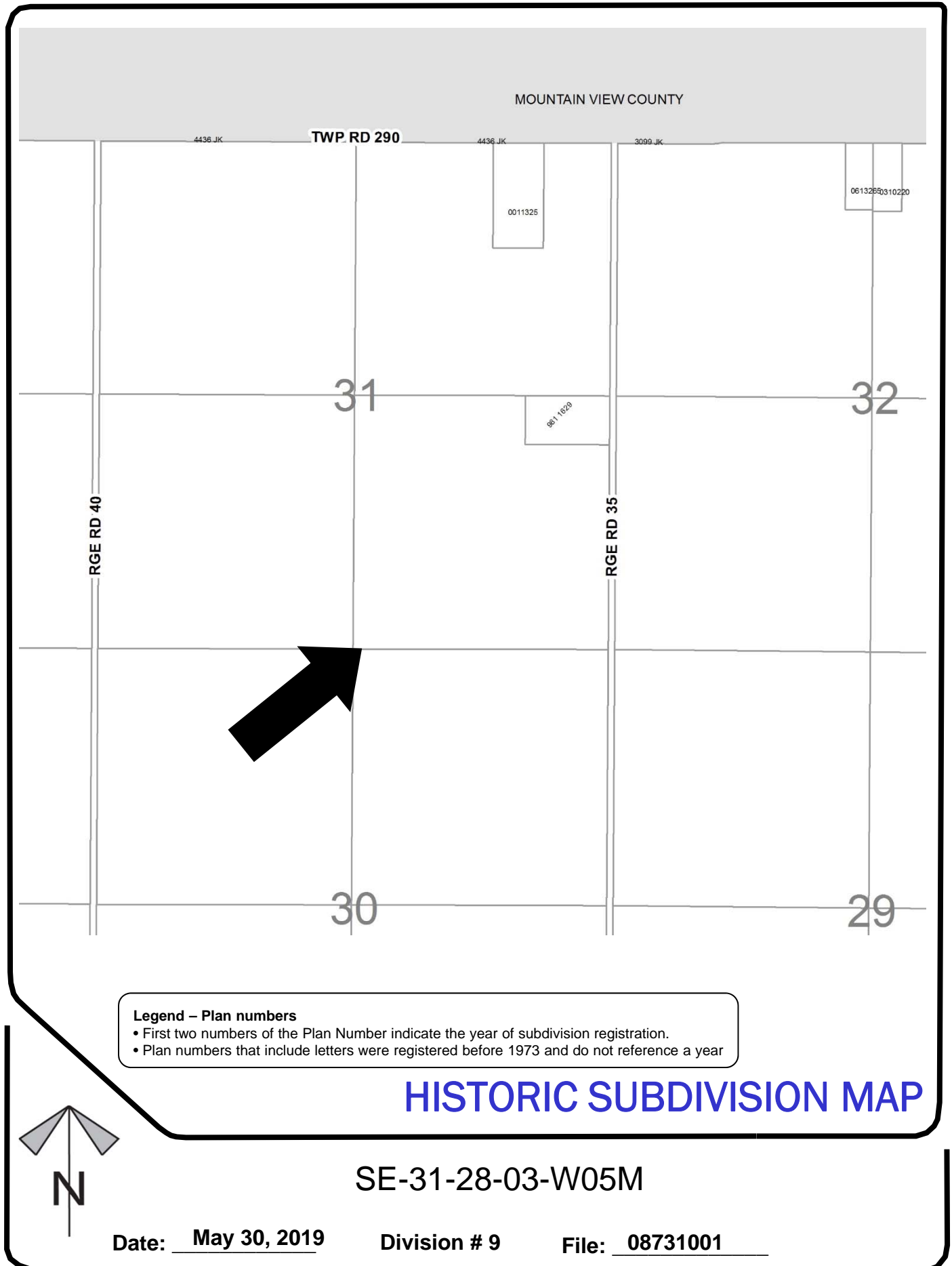
SE-31-28-03-W05M

Date: May 30, 2019

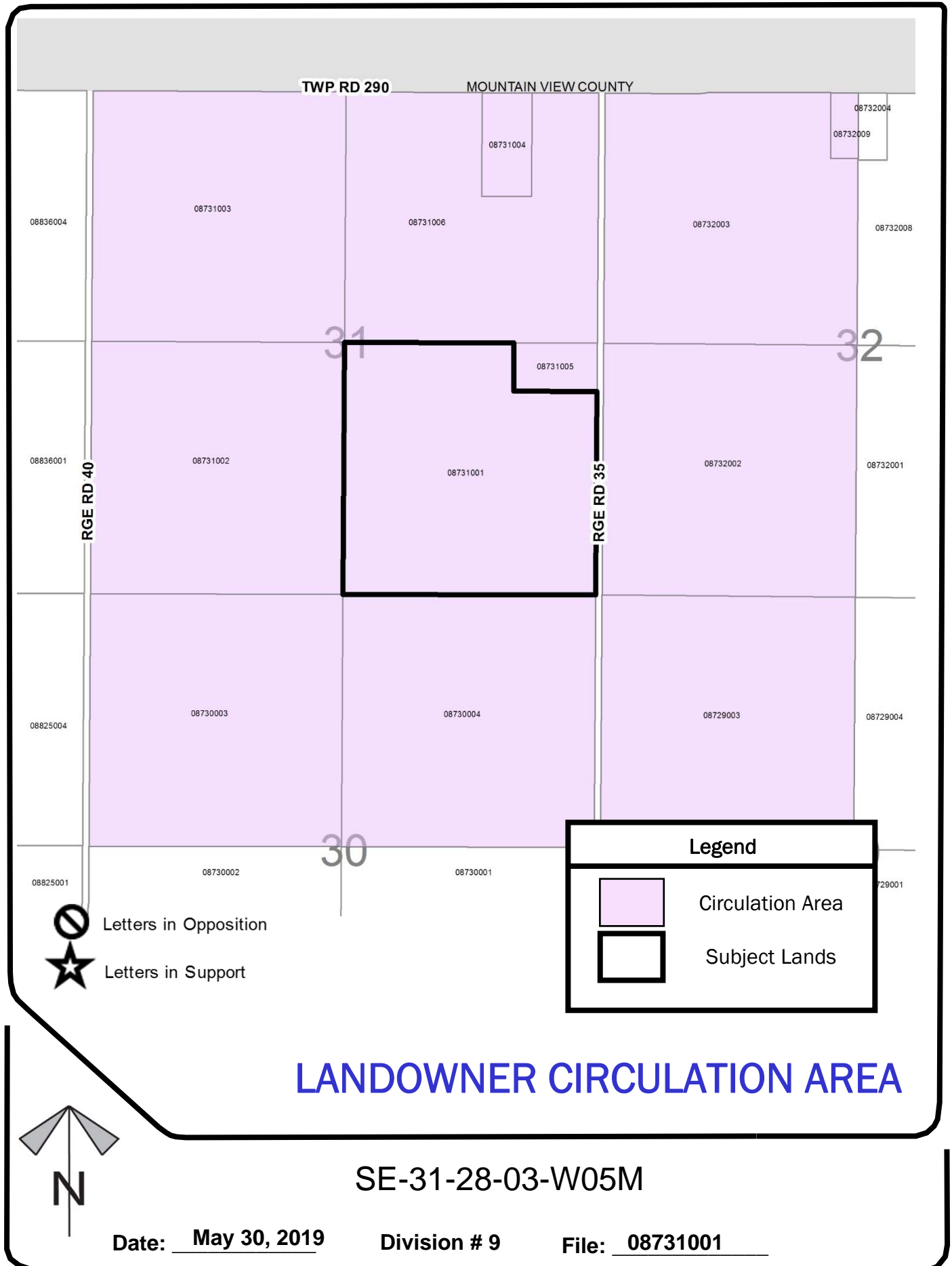
Division # 9

File: 08731001











# Notice of Appeal Subdivision and Development Appeal Board Enforcement Appeal Committee

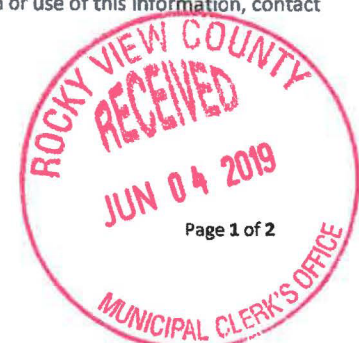
Appellant Information			
Name of Appellant(s) <i>Maxine McArthur</i>			
[Redacted]		Province [Redacted]	Postal Code [Redacted]
Main Phone # [Redacted]	Alternate Phone # [Redacted]	E-mail Address [Redacted]	
Site Information			
Municipal Address <i>RR#2 Crossfield AB T0M0S0</i>		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <i>SW4-32-58-R3-W5</i>	
Property Roll # <i>Farm Land</i>		Development Permit, Subdivision Application, or Enforcement Order #	
I am appealing: (check one box only)			
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
<p><i>- This is farm land not recreational / will have to use road to get to recreation areas</i></p> <p><i>- Road is not built for that kind of Traffic x 10</i></p> <p><i>- Water shortage, sewage disposal, garbage disposal -</i></p> <p><i>- Noise / Complaints of manure smell / dust from machinery &amp; noise -</i></p> <p><i>- People on road with bikes / children / not safe in farm area</i></p> <p><i>- Dogs / pets - coming onto land bothering stock &amp; pets /</i></p> <p><i>- Smoke from fires.</i></p> <p><i>- Noise from partying.</i></p> <p><i>- Trespassing on land.</i></p> <p><i>- no recreation on farm land - more traffic going west etc to rivers / golf courses etc.</i></p> <p><i>- Good designated farm land going to waste -</i></p> <p><i>- Not an asset to community / but causing problems.</i></p> <p><i>- Is county going to deal with all complaints, and incidents -</i></p>			

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

*Maxine McArthur*  
Appellant's Signature

*June 30 / 2019*  
Date

Last updated: 2018 November 13



Page 1 of 2



## ROCKY VIEW COUNTY

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

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

Tuesday, May 14, 2019

McArthur, Maxine Lynn

[REDACTED]  
[REDACTED] 2

### TO THE LANDOWNER

TAKE NOTICE that in accordance with Land Use Bylaw C-4841-97, a Development Permit has been approved for the lands adjacent to your property. The following information is provided regarding this permit:

**Application Number:** PRDP20185188

**Division:** 9

**Roll Number:** 08731001

**Applicant(s):** Cartwright, Chloe

**Owner(s):** Cartwright, Chloe

**Application for:** Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement.

**Legal:** SE-31-28-03-05; (285049 RGE RD 35, Rocky View County AB).

**Location:** Located approximately 1.61 km (1 mile) north of Hwy. 574 and on the west side of Rge. Rd. 35.

If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$350.00 if the appeal is by the owner/applicant or \$250.00 if the appeal is by an affected party, must be received in completed form by the Clerk no later than **Tuesday, June 4, 2019**.

If you require further information or have any questions regarding this development, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto:development@rockyview.ca) and include the application number.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.



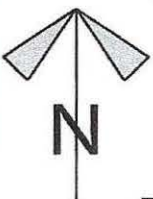


MOUNTAIN VIEW COUNTY



Maxine  
McArthur  
08732002  
Property X

## LOCATION PLAN



SE-31-28-03-W05M

## Division # 9

**File: 08731001**





## Notice of Appeal

**Subdivision and Development Appeal Board  
Enforcement Appeal Committee**

[illegible]

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee 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 in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

Eloise Walter  
Appellant's Signature

Date JUN 3/19

Watson, Rob

---

From: Alena Watson [REDACTED]  
Sent: Sunday, June 2, 2019 10:33 PM  
To: Watson, Rob  
Subject: Appeal

[Caution: External Message]

I oppose the application for Campground tourist (81 RV stalls bylaw c/4841/97) for the following reasons.

Number 1: Chloe Cartwright applied for and received approval for a golf course. Now she wants an RV park. What does she know about managing either and does she have the expertise. What is the time frame for development or is this just a pattern to annoy the local community.

Number 2: The majority of the land use is ranch and farm. An RV campground is not conducive to the farming Community as it now exists.

Number 3: The property in this discussion slopes to the north and all Waters drain to the dog pound Creek through our property. The septic systems for 81 RV sites and a meeting Center will flow through our property and pollute our Dugout that helps to water our cattle herd.

Number 4: Water is an issue. 81 RV sites will drain the water table that will affect our well as well as everyone in the area.

Number 5: Traffic is an issue. The road is not designed for a subdivision of 81 residences. Township Road 35 is not paved, has no shoulder ,and it's the last Road in the area to be plowed in the winter.

Number 6: Traffic off Highway 22 is a dangerous concern as it now exists. The turn off Hwy 22 to 229 Township Road is a blind intersection. The Bottrel Road turn off is high speed with no turning lane.

Number 7: The noise and smoke from 81 RV fire pits and tourists building does not fit in our rural setting.

Number 8: Farm and Rural Security in the region will decrease with the number of new visitors to the area. The closest police station is in Cochrane which is 1/2 hour away.

Number 9: There is no need for an RV park. There is one in Madden and one in bottrel with both being 5 minutes away.

Number 10: Risk of a fire would increase with 81 fire pits and the nearest fire department would again be Cochrane which is 1/2 hour away.

Get [Outlook for Android](#)





# Notice of Appeal Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) <u>Patrick and Karen Singer</u>			
[Redacted]		Municipality	Postal Code
[Redacted]		Alternate Phone #	Email Address
[Redacted]			
Site Information			
Municipal Address <u>2850 49 Range Road 35</u>		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <u>SE-31-28-03-05</u>	
Property Roll # <u>08731001</u>		Development Permit, Subdivision Application, or Enforcement Order # <u>PRDP20185188</u>	
I am appealing: (check one box only)			
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	

Reasons for Appeal (attach separate page if required)
<ul style="list-style-type: none"> <li>• Traffic Volume</li> <li>• Road Conditions (dust, washboard, etc)</li> <li>• Traffic Noise</li> <li>• Building Height</li> <li>• Volume of people</li> <li>• Water Issue</li> <li>• Quality of life concerns</li> <li>• Not notified of the zone change - were policies evaluated correctly?</li> <li>• Not notified of the "new" development plans</li> <li>• Not notified about the application for new plan</li> <li>• Not notified about conditionally approved dev. permit</li> <li>• Wrong location for this type of business / wrong character for neighborhood</li> <li>• User of facility causing disturbance (horses, cows, etc)</li> <li>• Drop in property values</li> </ul>

population increase

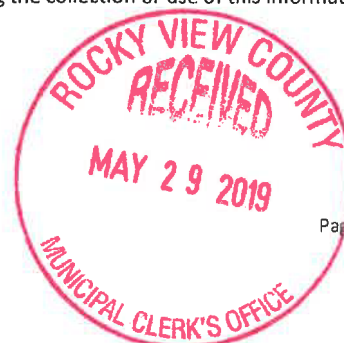
This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

Date

Last updated: 2018 November 13

Page 1 of 2





## THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

## NOTICE OF DECISION

Cartwright, Chloe

Page 1 of 7

Tuesday, May 28, 2019

Roll: 08731001

**RE: Development Permit #PRDP20185188**

**SE-31-28-03-05; (285049 RGE RD 35)**

The Development Permit application for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), and relaxation of the maximum building height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That a Campground, Tourist, and Tourism Uses/Facilities (Recreational), may take place on the subject site in accordance with the Site Plan as submitted with the application and includes:
  - i. Construction of a tourism use/facility, with a total gross area of 1,623.21 sq. m ( $\pm 17,472$  sq. ft.) including Accommodation Units (16 rooms);
  - ii. Construction of 81 RV stalls;
  - iii. Ancillary Business Uses (ie. events, gatherings etc.);
  - iv. Grading (as required).
2. That the maximum building height for the tourism use/facility (event centre) is relaxed from **12.00 m (39.37 ft.) to  $\pm 12.92$  m ( $\pm 42.37$  ft.)**.

### Prior to Issuance:

#### Technical Submissions

3. That prior to issuance of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.





Cartwright, Chloe Page 2 of 7  
#PRDP20185188

4. That prior to issuance of this permit, the Applicant/Owner shall submit a stamped final geotechnical report, conducted by a qualified professional geotechnical engineer to provide recommendations on the stormwater pond design, pond liner, and other stormwater infrastructure, if warranted by the SSIP, in accordance with County Servicing Standards.
5. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan, demonstrating that minimum requirement 245 parking stalls, including barrier free stalls, and stall dimensions, for the proposed development, in accordance with the County's Land Use Bylaw.
  - i. That a Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development.

*Note: The Development Authority shall not be bound by any recommendations of such a Parking Assessment.*
6. That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan in accordance with the County's Land Use Bylaw that including:
  - i. Additional screening/buffering elements along the north perimeter of the development
  - ii. A detailed summary of the existing/proposed landscaping onsite, including the perimeter and interior landscaping.

## Access & Transportation

7. That prior to issuance of this permit, the Applicant/Owner shall submit an updated Traffic Impact Assessment (TIA) to the submitted TIA prepared by JCB Engineering dated March 7, 2019, in accordance with County Servicing Standards that addresses the following comments:
  - i. How did the report arrive to conclusion that upgrades to the RR 35 and TWP RD 290 intersection aren't required if LOS for intersection are not provided? Does the resulting LOS of the intersection meet County Servicing Standards? Please provide the LOS of the intersection pre and post-development.
  - ii. Will the RR 35 and HWY 574 intersection require upgrades? Please provide the LOS of the intersection pre and post-development.
  - iii. The conclusion should state that upgrades along RGE RD 35 are required, since the road is currently a Regional Low Volume road and will need to be upgraded to a Regional Moderate Volume road to accommodate the increase in daily traffic volumes.
8. That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of all associated off-site improvements in accordance with the County's servicing Standards and the recommendations of the approved Traffic Impact Assessment. These improvements including but not limited to the following:
  - i. The Upgrade of RGE RD35 road structure from a Regional Low Volume road to a Regional Moderate Volume road, in accordance with the County Servicing Standards, from HWY 574 to TWP RD 290; and



Cartwright, Chloe Page 3 of 7  
#PRDP20185188

- ii. Any other improvements as recommended in the approved TIA.
9. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy as per the applicable Transportation Offsite Levy Bylaw at time of approval. The Applicant/Owner shall submit a revised site plan identifying the development area of the proposed development.
10. That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
11. That prior to issuance of this permit, the Applicant/Owner shall confirm the condition of the existing approach off RGE RD 35, to the satisfaction of the County.
  - i. If an upgrade is required, the Applicant/Owner shall submit a new approach application to County Road Operations.
  - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition.
12. That prior to issuance of this permit, the Applicant/Owner shall contact Mountain View County, to determine if a Road Use Agreement is required for any hauling utilizing the Mountain View County road network.
  - i. Written confirmation shall be received from Mountain View County confirming the issuance of a Road use Agreement.
  - ii. If a Road use Agreement is not required, written confirmation shall be received from Mountain View County confirming that no agreement is required.

## *Servicing*

13. That prior to issuance of this permit, the Applicant/Owner shall demonstrate adequate servicing through a certified professional (i.e. sizing of holding tanks, specifications of packaged sewage treatment plant, etc.) for proposed wastewater servicing, to the satisfaction of the County.
  - i. If a wastewater collection system is being proposed, the Applicant/Owner shall submit a set of detailed engineering drawings that are stamped by a professional engineer.

*Note: According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, the soils tested for soil disposal were found to be unsuitable. It is the responsibility of the Applicant/Owner to follow the recommendations outlined by the certified professional for wastewater servicing.*
14. That prior to issuance this permit, the Applicant/Owner shall demonstrate adequate servicing of potable water for the proposed development, to the satisfaction of the County.





Cartwright, Chloe Page 4 of 7  
**#PRDP20185188**

- i. If a water distribution system is being proposed, the Applicant/Owner shall submit a detailed set of engineering drawings that are stamped by a professional engineer.

*Note: According to Part 3 of the 2011 Integrated Water Management Plan report, the assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.*

### **Stormwater Management**

15. That prior to issuance of this permit, the Applicant/Owner shall provide a revised final Site-Specific Stormwater Implementation Plan (SSIP) that is applicable to the proposed development and includes an applicable set of final stamped engineering drawings.

- i. The SSIP shall be in accordance with the County Servicing Standards and any applicable regional studies.

*Note: It is the responsibility of the applicant to obtain Alberta Environment approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.*

### **Solid Waste Management**

16. That prior to issuance of this permit, the Applicant/Owner shall submit a solid waste management plan. The plan shall address:

- i. Estimation of waste generation quantities;
- ii. Where and how many waste/litter and recycling receptacles will be placed on site for the public/guests;
- iii. Where and how many waste and recycling bins will be stored for collection and transfer; and
- iv. Plans for diversion – front of house and back of house (recyclables, refundable, organics, cardboard).

### **Prior to Occupancy**

17. That Water Servicing shall be supplied through an onsite water distribution system in accordance with Alberta Environment Approvals, to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide:
  - i. confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner to construct and operate the proposed design of the water treatment and water distribution infrastructure; and
  - ii. confirmation that the water system is installed in accordance to Alberta Environment Approvals.



Cartwright, Chloe Page 5 of 7  
**#PRDP20185188**

18. That Wastewater shall be collected, treated, and stored on-site in accordance with Alberta Environment Approvals to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner and confirmation that the wastewater treatment system is installed in accordance to Alberta Environment Approvals.
19. That prior to occupancy, the Applicant/Owner shall submit a set of as-built drawings certified by a professional engineer including all stormwater infrastructure, confirmation of liner installation (if required by the geotechnical engineer), and any other components related to the storm water system.
  - i. Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".
20. That all landscaping shall be in place, in accordance with the approved Landscaping Plan, prior to occupancy of the site and/or buildings in accordance with the approved landscaping plan to the County's satisfaction.
21. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter..

**Permanent:**

22. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
23. That water conservation strategies shall be implemented and maintained at all times.
24. That the minimum number of parking stalls as required by the Land Use Bylaw or approved Parking Study shall be maintained on site at all times.
25. That there shall be no business parking on the adjacent County Road Allowance at any time.
26. That all on site Lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
27. That all operational/wayfinding signage (i.e. RV Stall numbers, onsite directional signs) not visible from roads and adjacent lands shall be permissible, however any identification and advertisement signage visible from roads or adjacent lands shall be applied for under a separate Development Permit.
28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.





Cartwright, Chloe Page 6 of 7  
**#PRDP20185188**

29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.
30. That the Applicant shall take effective measures to control dust to the County's satisfaction so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
31. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal Event Building located on the subject site, to facilitate accurate emergency response.
32. That year round trailer occupancy and/or RV Storage shall not be permitted.
33. That no topsoil shall be removed from the lands.
34. That the Applicant/Owner shall provide for the implementation and construction of stormwater facilities, if any, in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and Rocky View County.
35. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

36. That Best Management Practices shall be followed by the Applicant/Owner to ensure the minimization of any adverse odor issues to the proposed banquet facilities.
37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 and Animal Control Bylaw C-xxx-2005, in perpetuity.
38. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act.
39. That a riparian setback of 30 m shall apply to any wetlands on this site, adhering to Policy 419 Riparian Land Conservation and Management.
40. That the Applicant/Owner will be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.
41. That potable water shall not be used for irrigation purposes unless specifically approved by the County and/or Alberta Environment.
42. That any water obtained from groundwater for any purpose, as defined in the Water Act, shall have all approvals, permits and licenses as required by Alberta Environment.
43. That any or all changes required to the construction and/or to the drawings, to meet the requirements of the County for the completion of a Development Agreement shall be at the Applicant's expense.



# ROCKY VIEW COUNTY

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

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

Cartwright, Chloe Page 7 of 7  
#PRDP20185188

44. That a Building Permit and subtrade permits shall be obtained through Building Services prior to any construction taking place using the Commercial, Industrial, and Institutional checklist.

*Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.*

45. That the Applicant/Owner shall construct a gated emergency secondary access, which may be used in case of an emergency event.
46. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- i. That any Alberta Health Services approvals shall be obtained prior to operation.
47. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
48. That if this Development Permit is not issued by **February 28, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 18, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**



ROCKY VIEW COUNTY  
Cultivating Communities

20185188

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$6156.64	File Number 08731001
Date of Receipt Dec 21/18 Jan 3/18	Receipt # 2018019455 2019019508

Name of Applicant Chloe Cartwright Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

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

For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

Registered Owner (if not applicant) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

a) All (part) of the SE ¼ Section 31 Township 22 Range 3 West of 5 Meridian

b) Being all / parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan Number \_\_\_\_\_

c) Municipal Address 285049 Ring Rd 35

d) Existing Land Use Designation B, L + R. Parcel Size 18 +/- Acres Division no 9  
150 Acres

## 2. APPLICATION FOR

Event hall & RV Park

## 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes \_\_\_\_\_ No ☒
- b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes \_\_\_\_\_ No ☒  
(Sour Gas facility means well, pipeline or plant)
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No ☒
- d) Does the site have direct access to a developed Municipal Road? Yes ☒ No \_\_\_\_\_

## 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I CHLOE CARTWRIGHT thereby certify that ☒ I am the registered owner  
(Full Name in Block Capitals)

☐ 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 Chloe Cartwright

Date Dec 20, 2018

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_







Chloe Cartwright

December 201, 2018

Planning & Development  
Rocky View County

Hello;

**Development Permit Application – facility to be named Chinook Ridge Castle & RV Park**

Attached please find the Development Permit application and required documents for developing a portion of my land at SE ¼, Sec 31, Twp 28, Rng 3, W of 5<sup>th</sup> M. You will note this land is currently designated as Business-Leisure and Recreation (2012). I previously obtained a Development Permit (DP # 2013-DP-15312) but I did not complete any of that project at the time for personal/family reasons. I have restructured the development proposal into something that is easier to handle at the present time.

The current proposal fits within the approved uses of the Land Designation and is for an Event Hall and RV Park. The event hall is to look like a sand-stone castle complete with moat and draw-bridges. The RV Park is to accommodate participants attending events – car shows, weddings, family reunions, archery tournaments and the like. The RV stalls will be booked in large clusters for people attending functions.

The design of the RV Park is to allow significant 25' strips of trees between each stall allowing each RV to have a feeling of privacy and access to nature. Each site will be serviced with power, water and sewer. Sewage is to be disposed of via large septic tanks and fields to the west of the trees on the west side of the park and eventually tied into a waste treatment plant with possible future development in several years.

Many of the previous engineering studies completed for the first application are applicable to this new development proposal: water availability, storm water plan, wastewater plan, etc.

I trust this application will meet with your approval. Please contact me at [REDACTED] or [REDACTED] if you have questions.

*See back of page.*

Sincerely,

  
Chloe Cartwright

Area south of Driveway by hay shed  
would be unserved overflow parking.  
It would be fenced & gravelled.

457' x 500' to south property line.

chloe



**ROCKY VIEW COUNTY**  
Cultivating Communities

TEL 403-230-1401  
FAX 403-277-5977

**Legislative Services**

911-32 Ave NE | Calgary, AB | T2E 6X6  
www.rockyview.ca

November 16, 2012

File: 2012-RV-016 - 08731001

Chloe Cartwright



**RE: TRANSMITTAL OF DECISION**

At its meeting of Tuesday, November 6, 2012, Council of Rocky View County held a Public Hearing to redesignate the SE-31-28-3-W5M from Ranch and Farm District to Business-Leisure and Recreation District, and gave second and third reading to Bylaw C-7188-2012.

Your redesignation application is **APPROVED**.

Should you have any questions or concerns, please contact Sherry Baers for assistance and quote the file number as noted above.

A copy of the approved Bylaw will be supplied on request after the Council Minutes have been considered on Tuesday, November 27, 2012.

Yours truly,

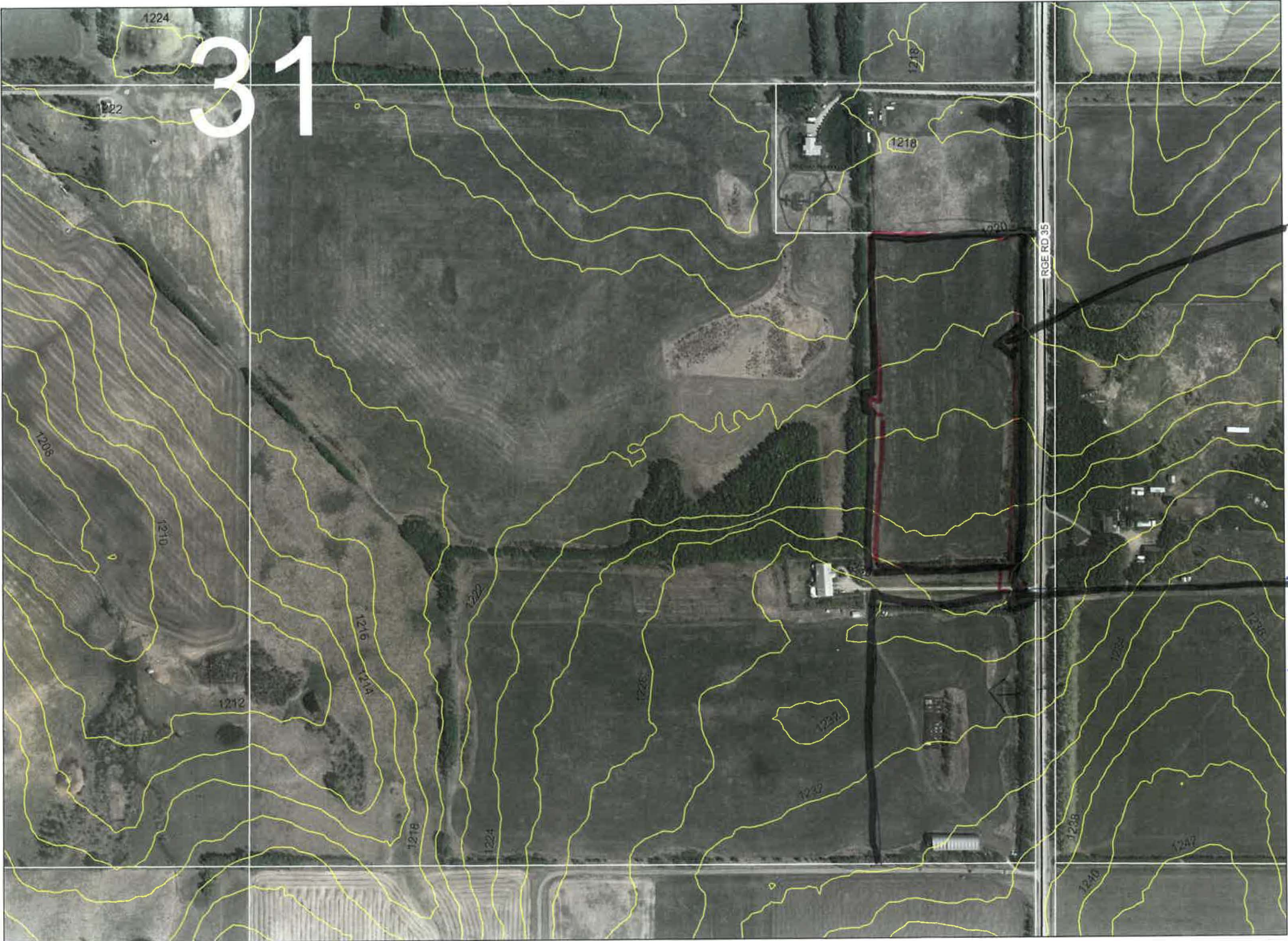
ROCKY VIEW COUNTY

A handwritten signature in cursive script, reading 'N. Housenga'.

Nona Housenga  
**Manager**  
403.520.1184  
nhousenga@rockyview.ca

NH/kf





RV Park  
area

457' x  
1070'

Site Plan

Access to overflow  
parking

Overflow  
no services  
457' x 500'

Information as depicted is subject to change,  
therefore Rocky View County assumes no  
responsibility for discrepancies after date  
of printing.

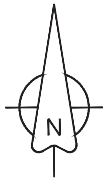


Printed: Aug 28, 2018





SUBJECT SITE



1  
A-1  
VICINITY MAP  
N.T.S.

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1	DEVELOPMENT PERMIT	12/21/18

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2  
A-1  
SITE PLAN  
1:500

LEGAL:

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ADDRESS:

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PAKARNYK ARCHITECT  
36 PATTERSON HISE SW, CALGARY, AB.  
CANADA, T2H 2E4 (403) 635-2150  
pakarnykarchitect@telus.net

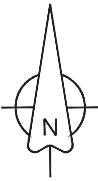
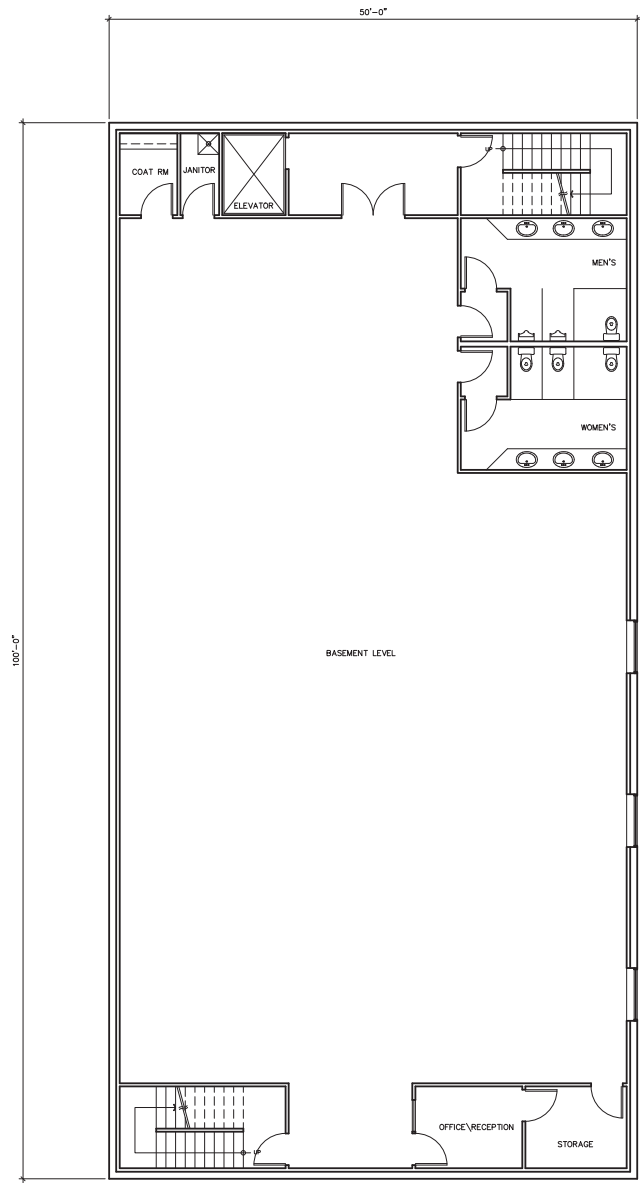
Redwood Design Studio  
#52 Hidden Point NW  
Calgary, Alberta  
T3A 5P5  
(403) 274-1833  
redesign@telusplanet.net

PROPOSED RV PARK  
& EVENT CENTRE

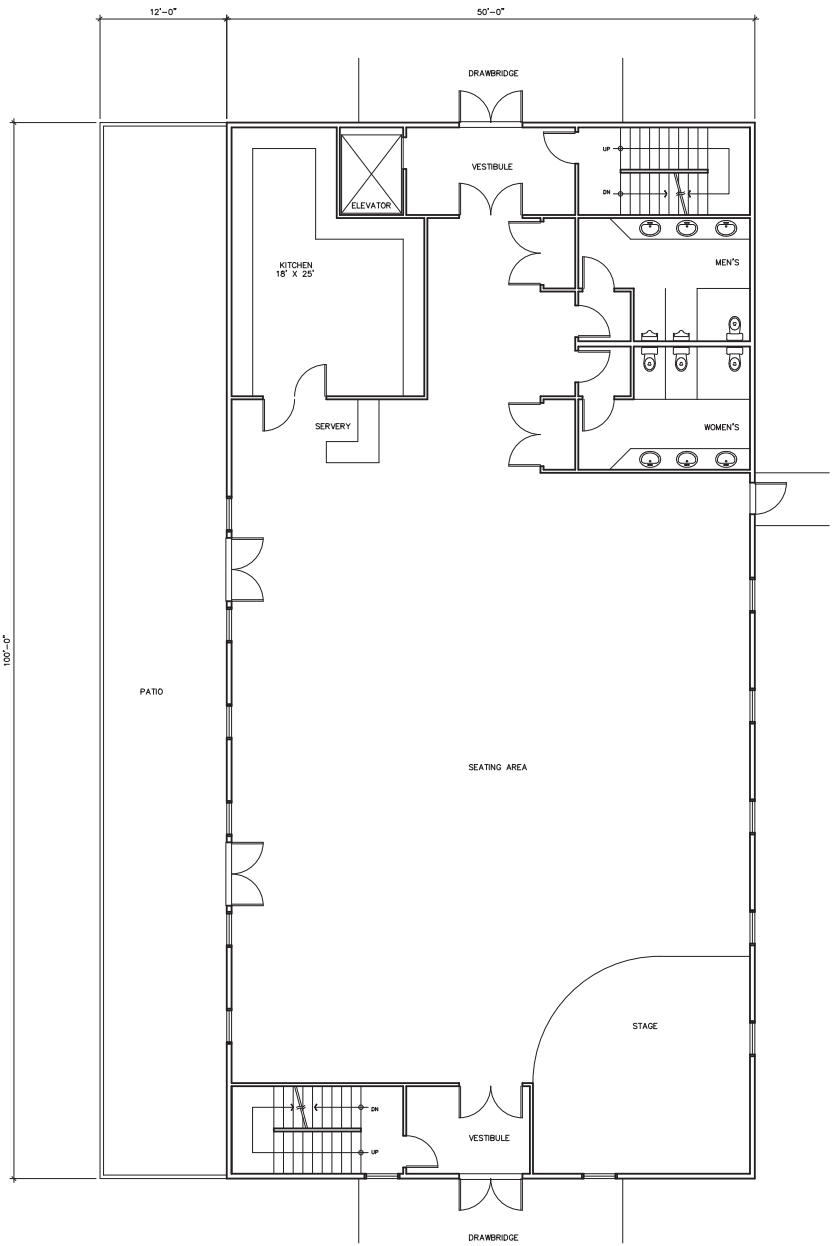
VICINITY MAP  
SITE PLAN

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A-1



1 BASEMENT PLAN  
A-2 1:100



2 MAIN FLOOR PLAN  
A-2 1:100

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**PAKARNYK ARCHITECT**  
36 PATTERSON WISE SW, CALGARY AB, CANADA, T3H 2E4 (403) 635-2150  
pakarnykarchitect@telus.net



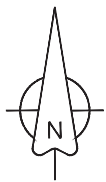
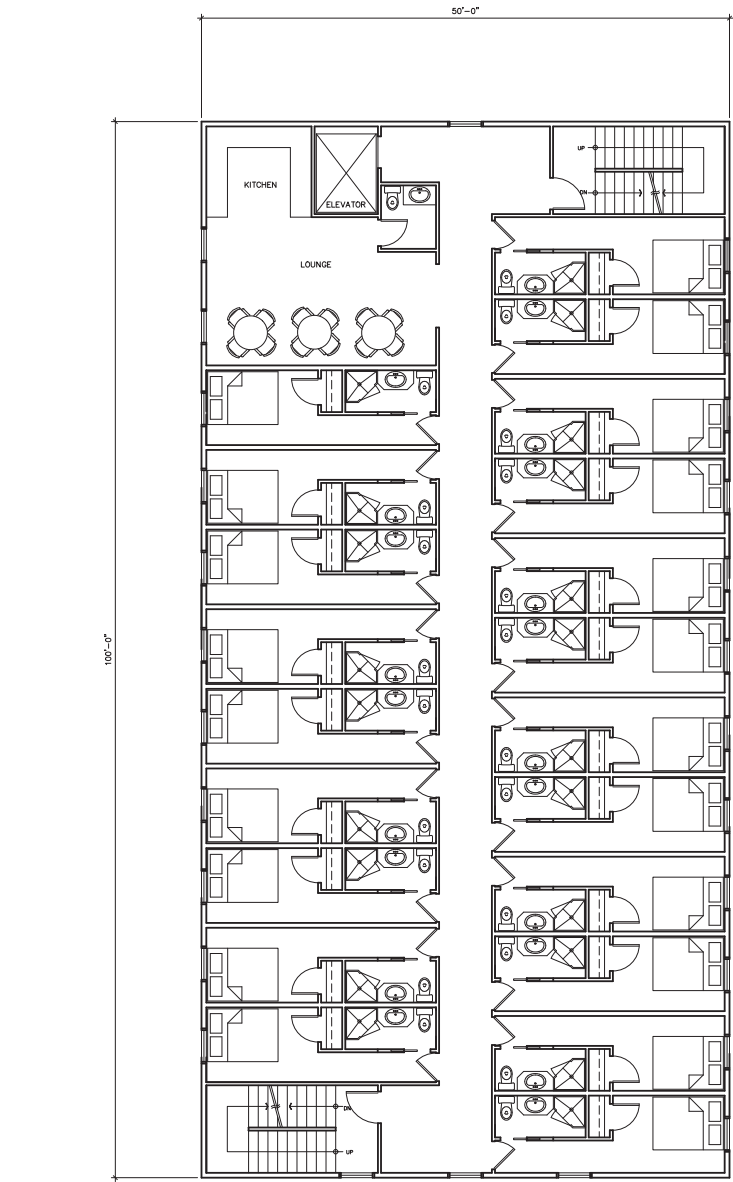
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T3A 5P5  
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redesign@telusplanet.net

PROPOSED RV PARK  
& EVENT CENTRE

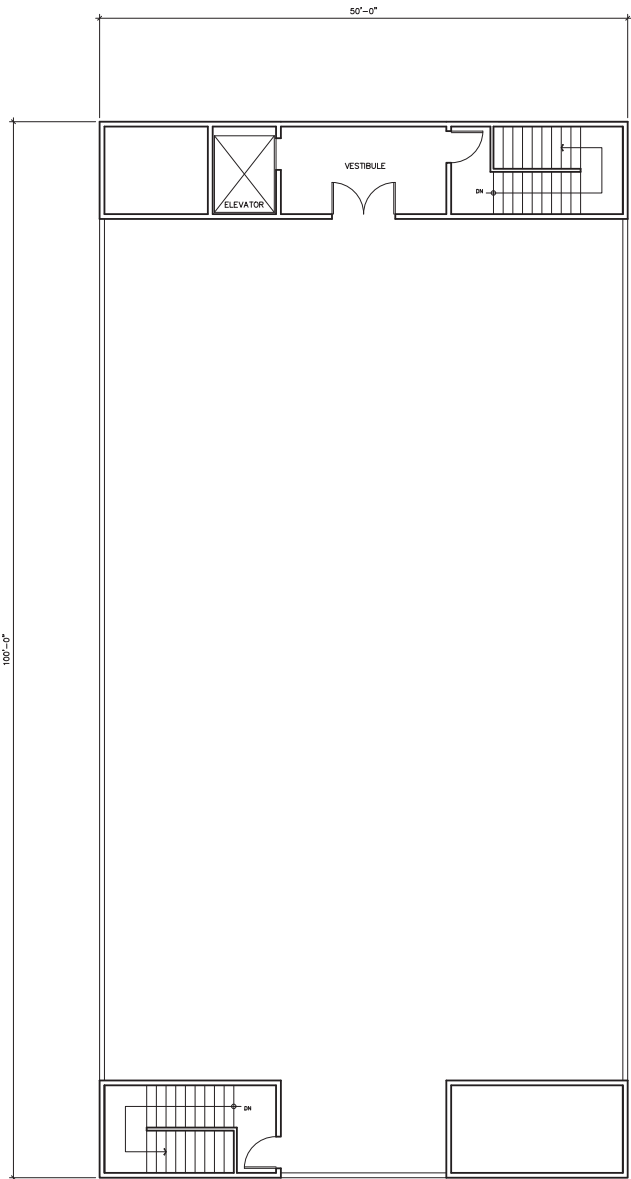
EVENT CENTRE  
FLOOR PLANS

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A-2



1 SECOND FLOOR PLAN  
A-3 1:100



2 ROOF PLAN  
A-3 1:100

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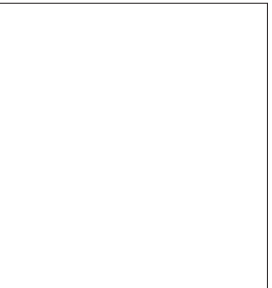
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**PAKARNYK ARCHITECT**  
36 PATTERSON HISE SW, CALGARY AB,  
CANADA, T3H 2E4 (403) 635-2150  
pakarnykarchitect@telus.net

**Redwood Design Studio**  
#52 Hidden Point NW  
Calgary, Alberta  
T3A 5P5  
(403) 274-1833  
redesign@telusplanet.net

PROPOSED RV PARK  
& EVENT CENTRE

EVENT CENTRE  
FLOOR PLANS

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A-3



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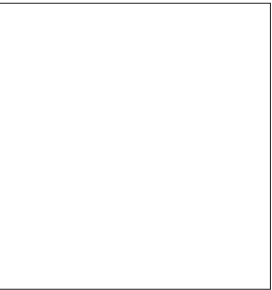
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**PAKARNYK ARCHITECT**  
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CANADA T3H 2E4 (403) 635-2150  
pakarnykarchitect@telus.net



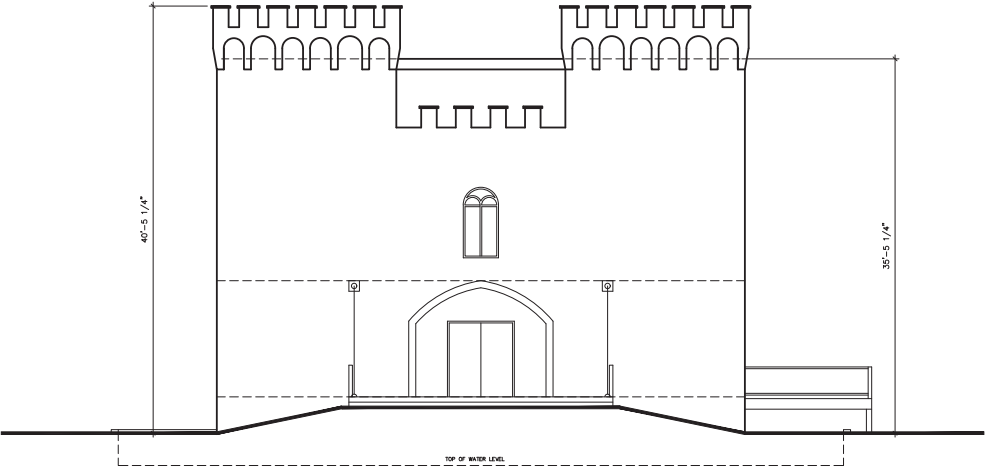
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Calgary, Alberta  
T3A 5P5  
(403) 274-1833  
redesign@telusplanet.net

PROPOSED RV PARK  
& EVENT CENTRE

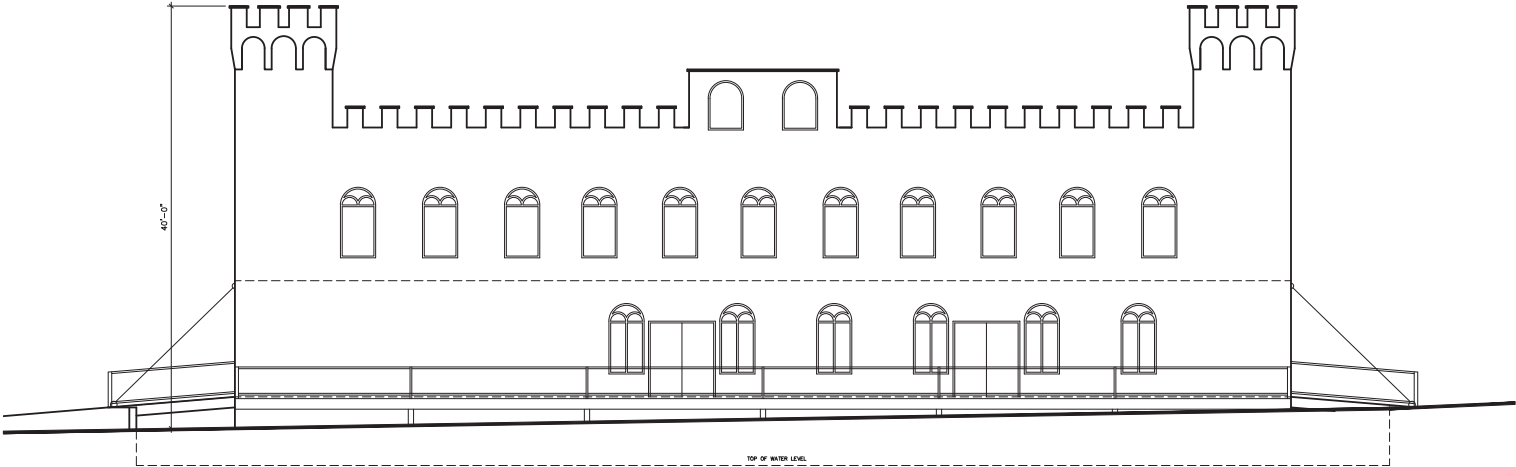
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BUILDING ELEVATIONS

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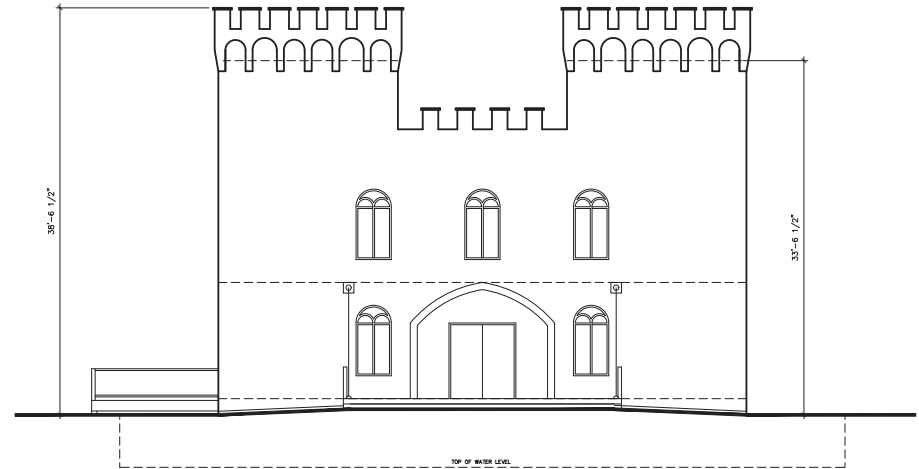
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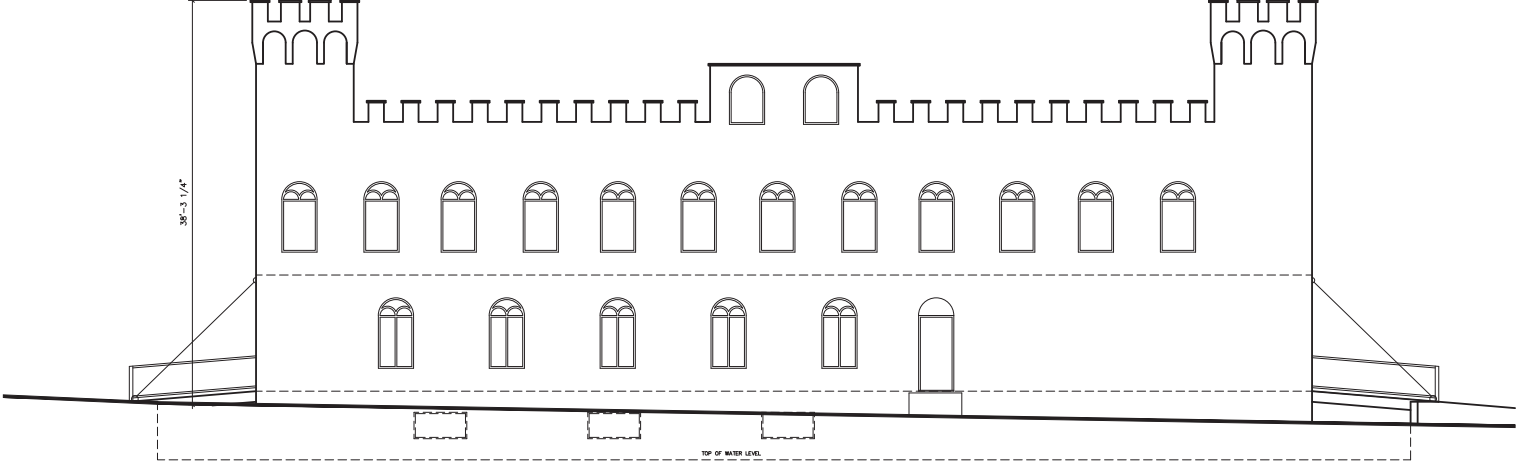
1 NORTH ELEVATION  
A-4 1:100



2 WEST ELEVATION  
A-4 1:100



3 SOUTH ELEVATION  
A-4 1:100



4 EAST ELEVATION  
A-4 1:100



# **Chinook Ridge Lodge Transportation Impact Assessment**

Prepared for:

**Chloe Cartwright**

By:



**JCB Engineering**

March 7, 2019

**JCB Engineering Ltd.**  
(403) 714-5798  
[jcbarrett@jcbengineering.ca](mailto:jcbarrett@jcbengineering.ca)  
[www.jcbengineering.ca](http://www.jcbengineering.ca)



March 7, 2019

Chinook Ridge Lodge  
Rocky View County

**Attn:** Chloe Cartwright

**Re:** Transportation Impact Assessment – Chinook Ridge Lodge  
Rocky View County, Alberta; **PRDP20185188**

**JCB Engineering Ltd.** is pleased to present our transportation impact assessment for the proposed Chinook Ridge Lodge in Rocky View County, Alberta. This report is to support a development permit by determining if improvements are required to the transportation network to support the proposed development. This is an update to a previously prepared assessment from 2011.

This document has been prepared by Justin Barrett, P. Eng., PTOE. If there are any questions regarding the findings in this document, please contact:

Justin Barrett, P. Eng., PTOE  
President, JCB Engineering Ltd.  
(403) 714-5798  
jcbarratt@jcbengineering.ca



March 8/2019

Justin Barrett, P. Eng., PTOE

JCB Engineering Ltd.  
APEGA Permit to Practice #12310

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2.	Transportation Network .....	3
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4.	Impact on Transportation Network .....	6
5.	Conclusions .....	8

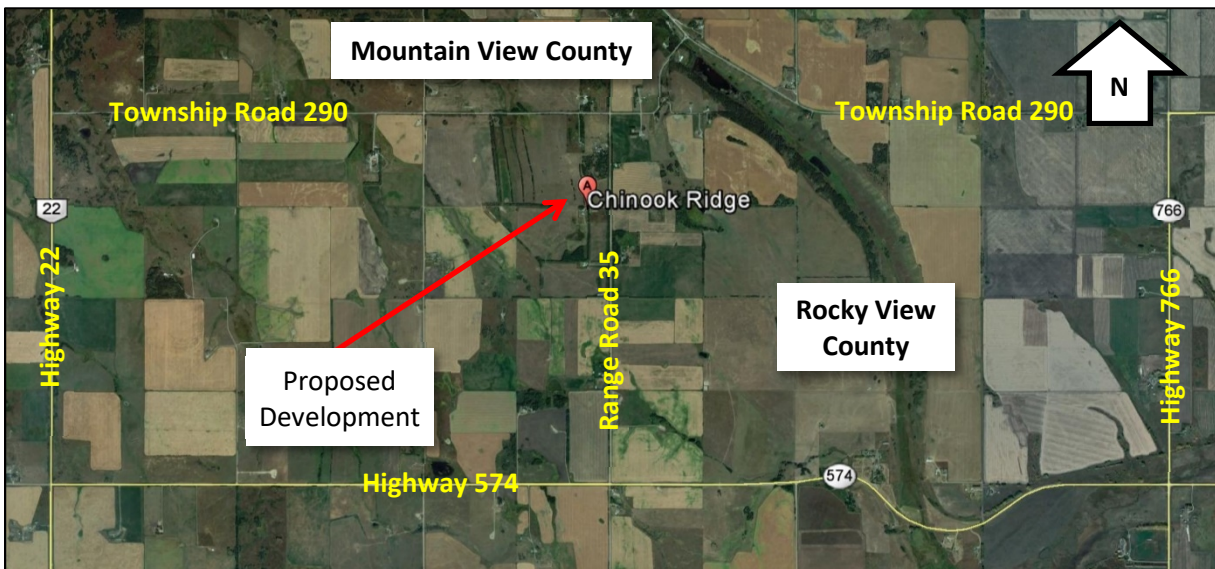
## Appendices

- A. Proposed Site Plan
- B. Correspondence
- C. Background Data
- D. Previous Study Excerpts
- E. Trip Generation Report

## Chinook Ridge Lodge Transportation Impact Assessment

The purpose of this study is to conduct a transportation impact assessment (TIA) of the proposed Chinook Ridge Lodge in Rocky View County, Alberta. This development is located at SE-31-28-03-W5M, on Range Road 35 north of the Town of Cochrane. The following figure shows the location of the proposed development, and a concept plan of the site is provided in **Appendix A**.

Figure i-1: Proposed Development Location



(Image courtesy of Google Earth)

The boundary between Mountain View and Rocky View Counties in this area is Township Road 290, which is within the jurisdiction of Mountain View County. As a result, there may be impacts to roadways within both counties as trips could travel along Township Road 290 to access the subject development.

The proposed development consists of a banquet hall that has a maximum capacity of 500 people, an 81 site recreational vehicle campground and a 16 suite resort style hotel. Previously there were plans to include a golf course on the site, but this part of the development has been removed from the plans; the size of the campground and hotel have also been modified from the previous plans to their current size. Because of these changes to the plans for the development, this TIA update is going to review the expected new trip generation and see if further analysis is required for the impacted roadways from what was done in the 2011 study.

### 1. Alberta Transportation, County and Previous Study Information

As mentioned, this development is within Rocky View County, but near the boundary with Mountain View County so both municipalities were contacted with regards to the impacts on their roadways. Some of the impacted roadways as shown in the previous figure are Provincial highways so data from Alberta



Transportation was also reviewed for this study. A previous study<sup>1</sup> was conducted to support this development and that TIA was reviewed and the recommendations from it will be updated in based on the conclusions from this report. A copy of the e-mail correspondence discussing the TIA from the Counties is provided in **Appendix B**, background data provided by Alberta Transportation for use in the TIA is in **Appendix C**, and relevant excerpts from the previous TIA referenced in this study are provided in **Appendix D**.

### 1.1. Alberta Transportation

2017 and historical traffic count data was available in the area on the Alberta Transportation website, at the time this report was prepared the 2018 data had not yet been finalized and provided by Alberta Transportation. There are intersection counts on Highway 574 at the junctions with Highway 22 and Highway 766, and the nearest automatic traffic recorder (ATR) to the subject development is on Highway 22 north of the junction with Highway 567. Although this ATR is approximately 20 kilometres from the subject development it is the most relevant to use as a reference for the growth in traffic volumes in the area. The ATR is on the highest volume roadway within the scope of work and Highway 22 is likely to be a major route for visitors to the development from the nearest significant population centre of the Town of Cochrane. This traffic volume data will be used in conjunction with the data gathered from the previous study to update the volumes on the roadways within the scope of work.

Because the proposed development is 2.5 kilometres from the nearest Provincial jurisdiction roadway (the intersection of Highway 574 and Range Road 35), Alberta Transportation was not contacted specifically with regards to this study. However, the impact to the roadways under Provincial jurisdiction within the scope of work will be analysed as per the Alberta Transportation TIA guidelines as required.

### 1.2. Rocky View County

From the provided correspondence Rocky View County is primarily concerned with the impact to Range Road 35, this TIA will examine if the updated trip generation for the development will create any new impacts to this roadway. With regards to the other issues noted in the correspondence, it is assumed that the appropriate parking will be provided on the site and no signage will be installed within the County right-of-way.

### 1.3. Mountain View County

The primary issues for Mountain View County are the impact to Township Road 290 and its intersection with Range Road 35; as with the section of Range Road 35 within Rocky View County, these items will be reviewed in this TIA.

### 1.4. Previous Study

In the previous TIA completed by Stantec it was assumed that only the hotel and golf course would be responsible for generating trips for the development. The recreational vehicle campsites and banquet hall were considered to be ancillary to the golf course and thus not considered to generate

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<sup>1</sup> Chinook Ridge Lodge and Golf Course Transportation Impact Assessment; Stantec Consulting Ltd.; September 2011

additional trips to the site. Now that there is no golf course planned for the development, the assumptions for the trip generation must be updated, this is discussed in more detail in **Section 3** of this report.

The traffic counts conducted in August 2011 for the previous study will be updated using the data available from Alberta Transportation mentioned earlier in this section of the report to create updated traffic volumes for use in this TIA. The trip distribution assumptions from the Stantec study will be maintained for this update as the transportation network has not changed in this area, nor has there been a significant change in the municipal population centres in the surrounding area.

## 2. Transportation Network

Stantec conducted counts at six intersections in 2011 for use in the analysis conducted for their TIA, summaries of those counts are provided in the appendix to this report. Peak hour counts were collected, but no daily volumes were calculated for the subject roadways between the intersections. To determine the impact of the proposed development on the County roadways within the scope of work for this TIA the daily volumes on those roadways is required. From the Alberta Transportation data for the subject section of Highway 22 on August 17, 2017 (the Stantec counts were conducted on August 11, 2011) the peak hour volume is 519 vehicles and the daily volume is 5,696 vehicles; a ratio of 9.1% which will be used to convert the hourly to daily volumes. Because counts were only conducted at peak hours at intersections it is assumed that the volumes on the subject roadway sections are uniform and based on the highest intersection count along the section.

Based on the Alberta Transportation data the daily traffic volumes on Highway 22 south of the junction of Highway 574 has increased by approximately 1.4% per year and north of the junction volumes have increased by 1.0% per year. In the 2011 study it was assumed that the growth rate from 2011 to 2035 would be 2.5% per year, so the background traffic volumes from the previous study were over estimated. An annual growth rate of 1.4% will be used for this study as it is more accurate based on the actual growth experienced on the subject roadways, and is the more conservative of the two growth rates.

The summer months have approximately 18% more traffic on the subject roadways than typically during the remainder of the year. For the purpose of this TIA, it will be assumed that the development will be in greatest use during the summer so the higher background volumes will be used. The counts conducted by Stantec were conducted in August so it is assumed that the higher summer volumes are already accounted for in their counts.

Based on the 2011 traffic counts complete by Stantec and the assumptions above the following background traffic volumes on the subject County roadways were calculated for use in this TIA.

**Table 2-1: Background Traffic Volumes**

County Roadway	Traffic Volumes			
	2011 Hourly	2011 Daily	2019 Daily	2039 Daily
Range Road 35	16	176	196	251
Township Road 290	40	440	490	628

Range Road 35 is a 2 lane, gravel surfaced roadway and Township Road 290 is a 2 lane, chip sealed roadway; the intersections of these roadways with themselves and with Highways 22 and 574 have no auxiliary lanes. Based on the daily volumes and the current conditions, Range Road 35 within Rocky View County would be classified as a 'Regional Low Volume' roadway<sup>2</sup>; the threshold to be a 'Regional Moderate Volume' is at 200 vehicles per day which the roadway is nearly at in 2019. For Township Road 290 in Mountain View County it is classified as a 'Minor Collector Road A'<sup>3</sup>, this classification is not expected to change to a 'Major Collector Road' based on the County's transportation network<sup>4</sup>.

### 3. Development Generated Trips

This proposed development will be a banquet hall with on site facilities for attendees to stay at if they want to remain overnight; there is no phasing proposed, so the hall, campsites and hotel will be available from opening day. The type and size of the land uses within the development is input for ITETripGen, by Transoft, a software package that utilizes the Institute of Transportation Engineers (ITE) trip generation data for land use, the 10<sup>th</sup> edition of this data was used for this study. This ITE data is widely used across North America as the standard for trip generation and ITETripGen is updated as results from new studies become available.

In the 2011 study the land use of 'resort hotel' was used for the hotel and because this land use is still in the 10<sup>th</sup> edition of the trip generation manual this land use will be used again for this study, but updated with the new number of rooms. The recreational vehicle campsites were not considered as a separate land use for trip generation in the 2011 study as they were stated to be ancillary to the golf course, with no golf course planned these campsites must now be considered separately for trip generation. The ITE land use of 'campground / recreational vehicle park' was used for calculating the trip generation for this part of the development.

In ITETripGen there is no banquet hall or similar event centre land use, for the 2011 study it was assumed that because a golf course sometimes has banquet facilities that the hall would generate no trips in addition to the golf course. But as with the recreational vehicle campground, the banquet hall needs to be considered as a separate land use for calculating trip generation as there is no longer a golf course planned. But as there is no banquet hall ITE land use a different land use had to be assumed; for this study the trip generation for the banquet hall will be calculated based on the 'church' land use. This land use was chosen because churches and halls can have similar characteristics with regards to events, sometimes churches will be used for non-religious events and effectively be a hall. At a church, visitors will travel to an event, religious or not, to attend at the same time as the other visitors, this is a similar trip characteristic to visitors attending an event at a hall. One of the variables for calculating trip generation for a church in ITE is based on the maximum capacity of the main assembly area, which would be reasonable to use for a hall if that land use was available. For these reasons it was considered acceptable to use the 'church' land use to calculate the trip generation for the banquet hall.

In calculating the total trip generation for the site, the trips generated by the 'resort hotel' and 'campground / recreational vehicle park' were not added to those generated by the banquet hall. The reason for this assumption is that the trips generated by these land uses are for visitors that are coming

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<sup>2</sup> County Servicing Standards, Table 400-F; Rocky View County; 2013

<sup>3</sup> Rural Road Study; AMEC Infrastructure Ltd.; 2006

<sup>4</sup> Municipal Development Plan; Mountain View County; 2015

Chinook Ridge Lodge  
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to an event at the hall, they are just arriving or leaving at a different time than other visitors. Because there are less than 100 total campsites and hotel rooms, for a fully attended event of 500 people at the banquet hall it is very likely that some visitors will not be staying overnight. Instead, the trips generated by the banquet hall will be spread out over more than a day as some visitors will arrive the day before, some arrive and leave the day of, and some leave the day after. For this TIA it was assumed that the trip generation calculated for the banquet hall would be the daily number of trips, it represents all the visitors travelling to the site for an event, and assumes they are making their return trip on the same day. This is a conservative estimate as the actual trip generation is likely to be spread out over several days.

There would only be one event at the hall per day, setting up and cleaning up for an event would not make it practical to have multiple events in a single day. Also, events could occur at any time of the day and could be of varying lengths; for example, a wedding could use the hall for an entire day (e.g. ceremony and dinner), or a corporate event could just have a dinner at the hall. As a result, there is no true peak hour of trip generation for the site, the peak will occur based on the timing of the particular event during the day. In ITETripGen the maximum peak hour trip generation was used for each of the land uses, for both the 'resort hotel' and 'campground / recreational vehicle park' this is the PM peak hour, and for the 'church' it is the Sunday peak hour. This way the maximum trip generation for the development would be analysed for this TIA regardless of when it would actually occur.

In **Appendix E** is the detailed ITETripGen report, following is a summary table of the calculated trip generation. The greatest peak hour trip generation (i.e. PM peak hour) from the 2011 study is included in the table for comparison.

**Table 3-1: Trip Generation Summary**

Land Use and Size	Greatest Peak Hour Trip Generation		
	Enter	Exit	Total
<b>2019 Development Concept</b>			
Banquet Hall – 500 Person Capacity	132	138	270
Resort Hotel – 16 Rooms	8	8	16
RV Campground – 81 Sites	21	13	34
<b>2011 Development Concept</b>			
Golf Course – 18 Holes	23	27	50
Resort Hotel – 21 Rooms	6	4	10

ITETripGen recommended either the best fit regression equation or average rate to be used to calculate the trip generation based on the ITE recommended practices. There is no difference between opening day and full build out of this development as there is no phasing proposed. The 2011 study followed the same ITE guidelines and also assumed no phasing to the development.

The calculated total trips include both vehicular and non-vehicular trips, entering and exiting the development, the mode split is not taken into account for trip generation. Due to the location and type of development, it is unlikely that there will be a significant number of non-vehicular trips generated by the development. The location of the proposed development is in a rural area and is not convenient for visitors to travel there by a mode other than a vehicle. There is also no transit service or pathways for pedestrians and bicyclists, so it was assumed that no development generated trips would be by these modes of travel. Assuming all trips are by personal vehicle creates a more conservative estimate with



regards to the impact of this development on the transportation network. No reductions for mode split were assumed in the 2011 study.

A note about the trip generation calculated for the banquet hall, in the Rocky View County land use bylaw the parking requirements for a 'convention facility' or 'exhibition hall' is 1 stall per 5 seating spaces plus 20 per 100 m<sup>2</sup> of floor area used by patrons<sup>5</sup>. For the proposed banquet hall, this results in 100 parking stalls to accommodate the maximum capacity of 500 people, this is using the full floor area of the hall used by the attendees to an event. This number of vehicle parking stalls is less than the expected peak hour trip generation entering the site, so the assumptions used for calculating the trip generation have resulted in a value that is likely to be greater than what will actually be experienced for a typical event.

Even though the 'resort hotel' and 'campground / recreational vehicle park' trip generation is not to be included in the total trip generation for the site, the number of trips for these land uses has been calculated to illustrate how many trips could be assumed to occur outside of the peak hour for the site based on the assumption that some banquet hall attendees will stay overnight either before or after an event. Also, the trip generation profile for this development will not be all of the trips entering and exiting in one hour as shown in the previous table, the entering trips will be at the start of an event and the exiting trips at the end of that event, however long in duration it may be.

The total peak hour trip generation from the 2011 study is 60 trips, from this 2019 study the trip generation has increased to 270 trips. This is primarily due to the banquet hall, which was proposed in the 2011 concept, not being included as a separate land use in the 2011 study. But, as stated previously in this section of the report, these 270 trips are a daily rate; only peak hour rates were calculated in the 2011 study so a direct comparison in trip generation cannot be made. Instead the new trip generation will be used to determine any additional impacts to the County roadways within the scope of work.

For this TIA, the 270 trips per day will be used to determine the potential impact of this development on the transportation network.

#### 4. Impact on Transportation Network

The updated number of trips generated by the development can be added to the daily volumes on the subject County roadways to determine what impact there will be from the additional traffic volumes.

In the 2011 report the following assumptions as shown on the figure on the next page were made regarding the trip distribution. These assumptions were the same in the AM and PM peak hours and for all the land uses analysed. As mentioned previously, there have been no changes in the transportation network or populations in the area to require an update to the trip distribution for this TIA from the 2011 study.

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<sup>5</sup> Land Use Bylaw C-4841-97, Schedule 5; Rocky View County; 2018

Figure 3-1: Trip Distribution



(Image courtesy of Google Earth)

Based on this distribution, 45% of the trips would be to and from the north on Range Road 35 and then split on Township Road 290 to the east and west. The remaining 55% would be to and from the south, which would then split east and west on Highway 574. The following table summarizes the daily development generated trips assigned to the subject roadway sections.

Table 4-1: Development Trip Assignment

Roadway	Section	Trips	
Range Road 35	North of Development – Township Road 290	45%	122
Range Road 35	South of Development – Highway 574	55%	149
Township Road 290	Range Road 35 – Highway 22	25%	68
Township Road 290	Range Road 35 – Highway 766	20%	54

These trips can be combined with the background volumes to create the post-development daily volumes on the subject roadways.

Table 4-2: Post-Development Traffic Volumes

Roadway	Section	Traffic Volumes	
		2019	2039
Range Road 35	North of Development – Township Road 290	318	373
Range Road 35	South of Development – Highway 574	345	400
Township Road 290	Range Road 35 – Highway 22	558	696
Township Road 290	Range Road 35 – Highway 766	544	682

Even in the 2039 horizon the volumes on Range Road 35 do not exceed the threshold for a 'Regional Moderate Volume' classification; the same is true for Township Road 290, the post-development volumes do not increase such that the classification of the roadway is in a higher category. As calculated previously, the classification for Range Road 35 is currently a 'Regional Low Volume' roadway, but is just under the threshold for the 'Regional Moderate Volume' classification. The difference between these two roadway classifications in the Rocky View County standards is that the 'Moderate' classification has a higher design speed (90 km/h versus 70 km/h), and the surface and sub-grade widths are 1.0 metres wider than the 'Low' classification. Range Road 35 should be reviewed to confirm if there are any elements that are below the standards for the 'Moderate' classification, and if there are then those elements should be improved to support the development generated traffic.

Upgrading the surface of Range Road 35 from gravel to asphalt pavement would not be necessary to support the post-development traffic volumes. The paved 'Regional Collector' classification requires 500 vehicles per day and in 20 years Range Road 35 is only expected to achieve 80% of that threshold. Also, the roadways that Range Road 35 intersects within the scope of work for this study are not paved, Highway 574 has a gravel surface and Township Road 290 is chip sealed.

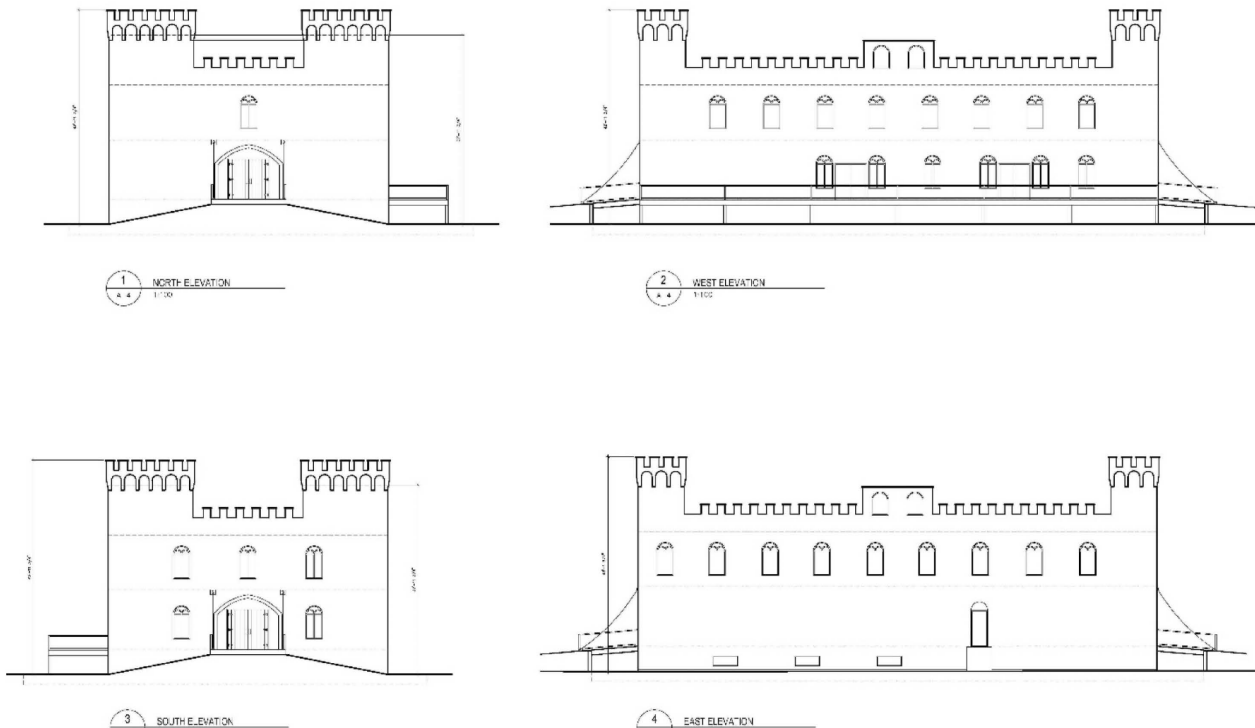
Improving Township Road 290 is also not required to support the development generate traffic as this roadway does not meet the requirements of a 'Major Collector Road' in the post-development scenarios. Mountain View County has expressed some concerns in their correspondence regarding the structure of the roadway but at present it is not a high priority to improve the structure. As the post-development volumes do not exceed the threshold for the next classification of roadway, there should be no need to improve the roadway structure ahead of any regular planned maintenance schedule.

There was also mention from Mountain View County of improvements to the intersection of Range Road 35 and Township Road 290, particularly for westbound to southbound left turns. There are expected to be an additional 54 vehicles per day negotiating this turn with an estimated 250 vehicles per day in 2019 opposing that left turn (i.e. half of the background traffic volumes). The exposure for vehicles to collide throughout a typical day at this intersection is very low; in the peak hour there would be potentially 25 eastbound through vehicles opposing 54 westbound left turning vehicles. This is assuming that visitors to an event at the banquet hall all arrive within the same hour, which is not likely to be the scenario and so the exposure for a collision to occur would be even lower.

## 5. Conclusions

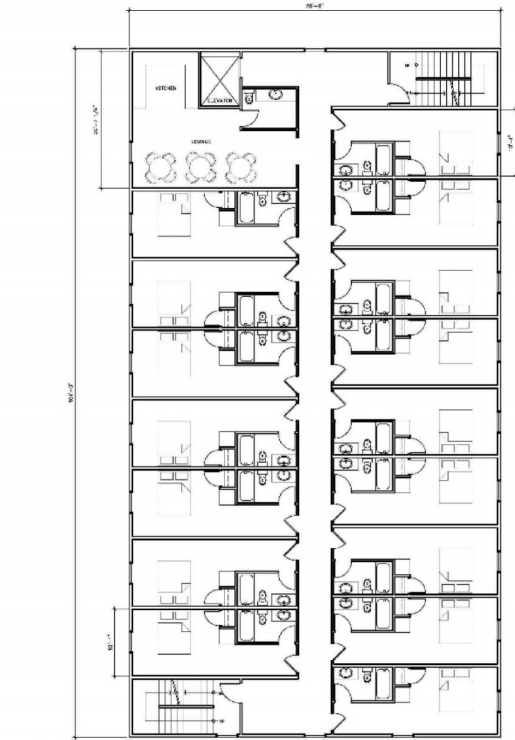
In the 2011 study it was concluded that no improvements were required to the intersections or roadways within the scope of work. This TIA has updated the trip generation for the new development concept and has demonstrated that the conclusions from the 2011 study are still valid. However, Range Road 35 should be reviewed between Highway 574 to Township Road 290 to confirm if there are any elements that are below the standards for the 'Regional Moderate Volume' classification roadway, and if there are then those elements should be improved. The added trips to the County roadways within the scope of work do not result in the need to improve the surface to asphalt pavement for either Range Road 35 or Township Road 290.

## Proposed Site Plan

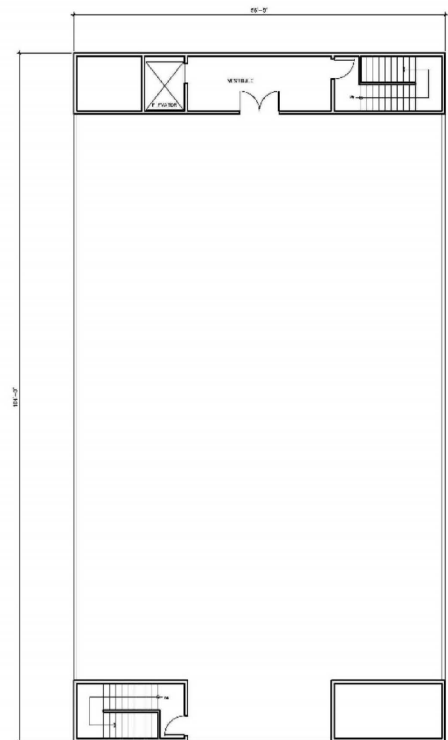




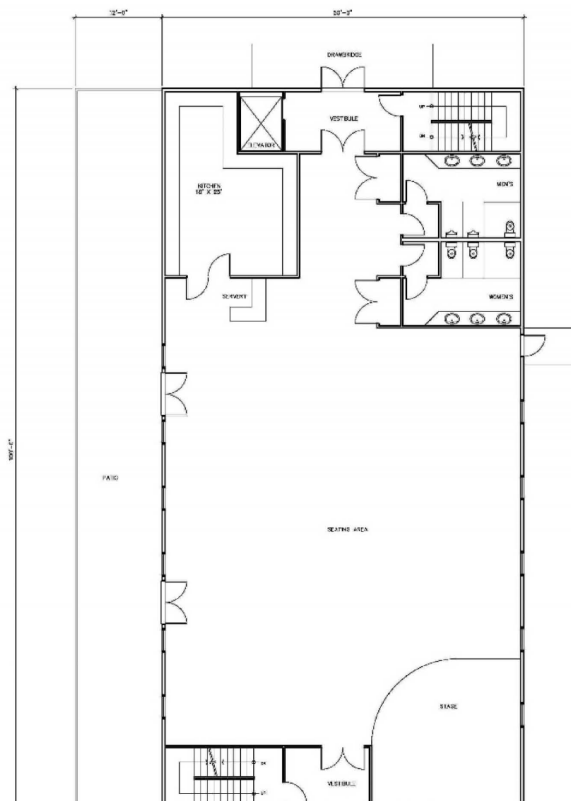
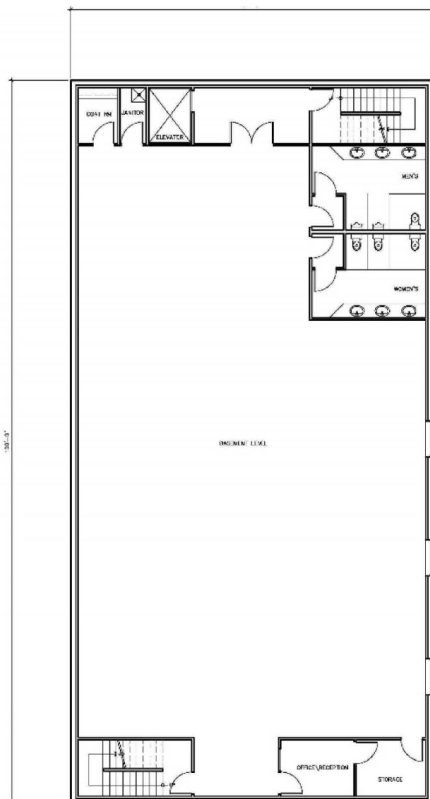
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1 SECOND FLOOR PLAN  
A-3 1:100



2 ROOF PLAN  
A-3 1:100



## Appendix B

Correspondence



Justin Barrett <jcbarrett@jcbengineering.ca>

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## FW: Updating a TIA

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Chloe Cartwright [REDACTED]  
To: jcbarrett@jcbengineering.ca

Wed, Feb 27, 2019 at 1:05 PM

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**From:** Chloe Cartwright [REDACTED]  
**Sent:** Monday, February 25, 2019 6:55 PM  
**To:** 'Justin Barrett'  
**Subject:** Updating a TIA

Hi;

Website is [www.ChinookRidge.ca](http://www.ChinookRidge.ca) TIA is under the technical reports tab. Opps – appears my web site cannot be reached at the moment. I will work on this in the mean time here is the letter from Mountainview County – attached. Location SE, Sec 31, Twp 28, Rng 3, W of 5<sup>th</sup>.

I'll send the previous TIA along tomorrow – one way or another.

FROM Rocky View County:

**Road Operation:**

- 1) *Recommend Applicant submit Traffic Impact Assessment to confirm if traffic generated from proposed campground and event center will require upgrade work to adjacent Rge Rd 35.*
- 2) *Applicant to contact County Road Operations with haul details related to material and equipment needed in construction of campground and event center to confirm if Road Use Agreement will be required for haul along County road system.*
- 3) *Applicant to be reminded that clientele and staff parking is restricted to on-site only. Parking is not permitted on adjacent County road right-of-way of Rge Rd 35.*
- 4) *Applicant to be reminded that business/advertisement signage related to the campground and event center is not permitted to be installed within the County's road rights-of-way.*

Have a Fabulous Day!



February 5, 2019

Sent via Email: [jkwana@rockyview.ca](mailto:jkwana@rockyview.ca)

Rocky View County  
911 – 32 Ave NE  
Calgary, AB T2E 6X6

**Attn: Johnson Kwan**

Dear Mr. Kwan:

**Re: Application No.: PRDP20185188 Division: Division 9**  
**Roll No.: 08731001 Applicant: Cartwright, Chloe**

Thank you for your email dated January 15, 2019 with respect to the above noted application. The email and material was circulated to the Planning and Development Services Department and Operational Services Department and their comments are as follows:

**1. Engineering Technologist:**

No Comment

**2. Manager of Development & Permitting Services:**

No additional comment

**3. Manager of Planning Services:**

No additional comment

**4. Director of Operational Services:**

The proposed development PRDP20185188 in Rocky View County will probably utilize Mountain View County TWP 290 to access RR35 from Highway 22 to the west or Secondary Highway 766 to the east. Secondary Highway 574 to the south of the proposed development is a treated gravel road and, although it also allows for access to the development, TWP 290 is a chip seal surface and more attractive for RV use. A recent study done on this section of chip seal surface road indicates a fair condition with poor sub base, rutting, cross section distortion and some transverse cracking. The report indicates that improvements to this section of road are presently not a high priority. From the test results it may be concluded that increased traffic flows would reduce the usable life of this road and accelerate the need for reconstruction. The intersection of RR35 with TWP 290 is a typical rural intersection. This intersection may require improvements to accommodate increased turns, especially to the south from TWP 290 to RR35 as this turn is just passed the crest of a hill on 290. Both of these issues should be more thoroughly investigated through a Traffic Impact Analysis to provide anticipated traffic flows and direction.

T 403.335.3311 1.877.264.9754 F 403.335.9207  
1408 - 1st Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)  
Building Rural Better



After review of the TIA (September 1, 2011), I would like to see a review and statement from Stantec that the change in the scope for this development and the length of time between proposals does not cause any changes to the Study. From the submitted information it seems that the applicant feels that this Study is adequate, but I would still like to see that backed up by a Professional opinion.

**5. Director of Planning & Development Services:**

Township Road 290 falls within Mountain View County's jurisdiction. The chip seal road is banned yearly during the road ban season from March 12<sup>th</sup> to June 15<sup>th</sup>.

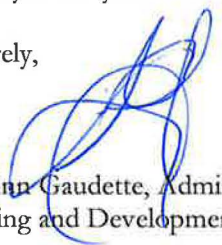
The scope of the proposal has changes from the previous DP that included an 18 hole golf course with 500 seating banquet facility; 15 RV stalls; and a 21 room boutique hotel to the current proposal that includes a 21 room hotel; 81 RV stall campground; and an event hall. It is unclear from the information provided if the facility is open year-round and how much seating can be accommodated in the event hall. If it is a seasonal facility will RV storage be allowed on the property?

Mountain View County raised concern regarding the traffic impact on TWP 290 with the previous Permit (2013-DP-15312). Conditions of the previous Permit required an update of the TIA and a Development Agreement for the construction of off-site improvements.

It is requested that an updated TIA be provided prior to a decision being made on the Development Permit so that Mountain View County can have the opportunity evaluate the impact on Township Road 290 and surrounding land uses.

Thank you for your consideration to include us in your referral agencies.

Sincerely,



Lee-Ann Gaudette, Administrative Assistant  
Planning and Development Services  
/lg

## Appendix C

Background Data

**ALBERTA HIGHWAYS 1 TO 986  
TRAFFIC VOLUME HISTORY 2008 - 2017**

**Alberta Transportation  
Modeling and Analysis**

Produced: 16-Feb-2018 By CornerStone Solutions Inc.

Hwy	CS	TCS	Muni	From	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	2014 AADT	2015 AADT	2016 AADT	2017 AADT ASDT	
22	16	4	Rkyv	N OF 1 S OF COCHRANE	10770	10860	11300	11370	11600	11840	12360	12800	12850	12960	13940
22	16	4	Rkyv	S OF FIRESIDE GATE & JAMES WALKER TR 27-25-4-502101080						11100	11580	12000	12040	11780	12690
22	16	4	Rkyv	N OF FIRESIDE GATE & JAMES WALKER TR 27-25-4-502101080						13930	14550	15060	15120	14620	15740
22	16	4	Rkyv	S OF GEORGE FOX TR IN COCHRANE 34-25-4-514400170	10750	11410	11930	11930	12180	13720	14340	14840	14900	14620	15740
22	16	4	Rkyv	N OF GEORGE FOX TR IN COCHRANE 34-25-4-514400170	14650	15530	16230	16230	16560	17990	18790	19450	19530	18750	20190
22	16	4	Rkyv	S OF GRIFFIN RD IN COCHRANE 3-26-4-513301490	14650	15530	16230	16230	16560	17990	18790	19450	19530	18750	20190
22	16	4	Rkyv	N OF GRIFFIN RD IN COCHRANE 3-26-4-513301490	11030	11690	12210	12210	12450	15130	15800	16360	16420	14580	15700
22	16	4	Rkyv	S OF GLENBOW / QUIGLEY DR IN COCHRANE 3-26-4-513820533	9800	10400	10860	10860	11220	14030	14650	15180	15240	12500	13460
22	16	4	Rkyv	N OF GLENBOW / QUIGLEY DR IN COCHRANE 3-26-4-513820533	11190	12380	12940	12900	13860	15910	16610	17190	17250	17310	18640
22	16	4	Rkyv	S OF 1A AT COCHRANE	11190	12380	12940	12900	13860	15910	16610	17190	17250	17310	18640
22	16	8	Rkyv	N OF 1A AT COCHRANE	10510	11460	12620	12360	12600	14120	14720	15940	16160	16260	17510
22	16	8	Rkyv	S OF RANCHE HOUSE RD, COCHRANE 10-26-4-509501000	10510	11460	12620	12360	12600	14120	14720	15940	16160	16270	17520
22	16	8	Rkyv	N OF RANCHE HOUSE RD, COCHRANE 10-26-4-509501000	8020	8730	8520	8260	8420	9420	9820	13450	13630	13720	14770
22	16	8	Rkyv	S OF COCHRANE LAKE RD 22-26-4-500000000	7560	8240	7820	7600	7180	7620	7630	7600	7740	7480	8820
22	16	8	Rkyv	N OF COCHRANE LAKE RD 22-26-4-500000000	6120	6680	6590	6410	5970	6040	6050	6540	6660	6300	7430
22	16	8	Rkyv	S OF 567 N OF COCHRANE	6120	6680	6590	6410	5970	6040	6050	6540	6660	6300	7430
22	16	12	Rkyv	N OF 567 N OF COCHRANE	4840	4890	4750	4610	4700	4750	4750	4890	4980	4900	5780
22	16	12	Rkyv	1.1 KM N OF 22 & 567 COCHRANE	4810	4880	4760	4610	4700	4710	4800	4900	4980	4900	5780
22	16	12	Rkyv	S OF 574 E OF BOTTREL	3700	3740	3640	3700	3760	3800	3810	3910	4060	4000	4720
22	16	16	Rkyv	N OF 574 E OF BOTTREL	3620	3660	3560	3520	3580	3620	3630	3730	3800	3740	4410
22	16	16	MntV	S OF 579 S OF CREMONA	3860	3900	3790	3760	3430	3470	3470	3570	3610	3420	4030
22	16	20	MntV	N OF 579 S OF CREMONA	3620	3660	3550	3520	3510	3550	3550	3630	3670	3420	4030
22	16	20	MntV	S OF 580 NW OF CREMONA	3820	3860	3740	3710	3850	3870	3870	3930	3950	3810	4490

	Location of automatic traffic recorder
	Subject section of highway
	Subject years

Total growth on Highway 22 south of Highway 574; 2011 to 2017: 8.1%  
Average annual growth: 1.4%  
ASDT to AADT on Highway 22 south of Highway 574: 18.0%

Total growth on Highway 22 north of Highway 574; 2011 to 2017: 6.3%  
Average annual growth: 1.0%  
ASDT to AADT on Highway 22 north of Highway 574: 17.9%

## Monthly ATR Report

**Highway Name:** 22  
**Control Section:** 16  
**ATR Number:** 60221610  
**Location Description:** 1.1 KM N OF 22 & 567 COCHRANE  
**Month:** August 2017  
**Direction:** Two Way  
**MADT<sup>1</sup> Southbound** 2947  
**MADT<sup>1</sup> Northbound** 2924  
**MADT<sup>1</sup> Two Way** 5871

**Produced By:** CornerStone Solutions Inc. 14-Sep-2017

Date	Day Of Week	Hour Ending Volumes																								Daily Total
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
1	Tuesday	26	14	12	12	20	81	209	265	274	298	288	312	294	335	323	405	473	454	318	230	188	143	88	47	5109
2	Wednesday	14	12	7	6	18	90	210	294	282	279	305	337	339	328	334	348	458	474	390	297	201	168	90	41	5322
3	Thursday	31	15	10	9	24	90	213	288	274	332	348	375	443	402	458	520	528	551	469	315	244	190	110	64	6303
4	Friday	24	13	12	13	22	70	169	269	272	384	411	435	480	602	635	622	699	656	582	459	304	178	123	55	7489
5	Saturday	38	13	17	11	17	28	104	150	214	352	440	558	535	527	490	394	437	355	313	257	219	188	135	74	5866
6	Sunday	42	19	18	12	5	24	68	97	194	325	382	475	495	575	494	472	451	400	385	310	316	244	132	58	5993
7	Monday	33	18	5	8	16	13	69	101	160	272	416	537	591	665	673	609	599	545	430	323	231	183	82	60	6639
8	Tuesday	11	16	3	12	30	90	197	296	316	314	342	351	401	344	377	413	440	432	332	246	207	189	108	49	5516
9	Wednesday	23	11	4	17	17	78	216	299	279	328	349	383	329	383	351	386	422	481	371	270	228	131	100	41	5497
10	Thursday	22	18	6	7	34	85	193	296	321	361	357	350	356	361	340	407	503	471	395	312	250	184	95	72	5796
11	Friday	24	21	19	11	25	68	188	274	342	364	413	402	439	447	512	531	609	727	521	371	279	219	172	84	7062
12	Saturday	48	23	12	9	15	35	117	174	234	376	413	508	456	467	454	389	442	361	330	269	231	223	153	114	5853
13	Sunday	56	28	9	8	11	18	63	109	186	287	383	455	572	580	605	637	553	525	441	314	238	174	66	64	6382
14	Monday	40	15	10	18	32	83	211	282	288	326	313	409	348	358	341	397	432	388	275	216	147	127	72	35	5163
15	Tuesday	16	7	5	14	30	73	214	298	306	286	315	303	357	328	313	374	444	448	334	273	202	164	98	29	5231
16	Wednesday	22	9	8	9	27	79	238	301	291	292	323	342	348	361	372	382	432	490	342	258	243	173	82	45	5469
17	Thursday	26	12	5	15	22	71	213	301	294	301	317	369	384	342	371	402	519	480	383	313	206	190	105	55	5696
18	Friday	36	16	7	13	21	67	237	270	301	340	367	438	452	503	515	548	634	573	489	397	284	188	88	66	6850
19	Saturday	26	15	10	4	14	23	105	141	264	348	412	454	510	501	460	413	423	416	336	265	222	198	124	62	5746
20	Sunday	54	27	12	13	9	15	69	121	196	297	374	478	587	618	594	604	611	594	451	355	247	180	61	41	6608
21	Monday	22	19	11	15	27	75	227	250	261	319	334	354	363	369	373	376	413	454	356	257	203	172	69	34	5353
22	Tuesday	19	16	10	20	24	83	221	319	299	288	309	375	307	354	325	335	410	462	333	246	208	160	96	39	5258
23	Wednesday	17	10	12	18	28	82	214	289	306	314	328	352	332	329	402	392	464	446	388	277	233	183	93	50	5559
24	Thursday	20	12	7	15	26	79	178	332	304	327	306	330	371	318	406	408	481	506	413	283	244	178	79	41	5664
25	Friday	25	16	13	18	20	78	181	298	323	349	347	380	424	471	467	548	630	630	521	410	296	190	108	60	6803
26	Saturday	25	16	12	8	10	39	105	169	272	363	439	487	469	457	468	427	418	423	339	269	217	165	130	104	5831
27	Sunday	45	15	10	3	10	11	50	109	182	349	367	458	538	571	536	524	566	537	400	389	310	204	93	56	6333
28	Monday	27	13	16	15	24	97	202	292	284	366	355	365	396	333	355	344	448	437	368	259	212	176	69	34	5487
29	Tuesday	20	10	10	18	23	95	203	317	311	282	330	314	273	306	336	390	424	464	354	232	202	190	82	38	5224
30	Wednesday	17	10	11	10	37	81	213	275	281	286	333	326	325	349	323	379	401	469	347	256	216	184	70	33	5232
31	Thursday	16	12	15	13	25	91	219	290	283	315	326	343	351	309	369	449	472	480	413	328	251	169	90	50	5679

<sup>1</sup> Monthly Average Daily Traffic



## Appendix D

Previous Study Excerpts



**Stantec**

**Chinook Ridge Lodge and  
Golf Course  
Transportation Impact Assessment**

Prepared for:  
Chinook Ridge Lodge and  
Golf Course Ltd.

Prepared by:  
Stantec Consulting Ltd.  
200 - 325 - 25th Street SE  
Calgary, AB T2A 7H8

Project No. 1491 04750

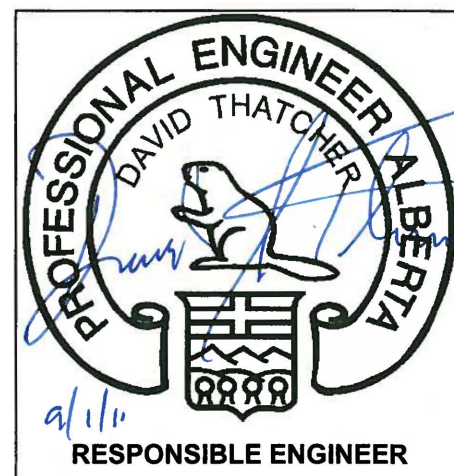
September 1, 2011

**Stantec**  
**CHINOOK RIDGE LODGE AND GOLF COURSE**  
**TRANSPORTATION IMPACT ASSESSMENT**

## Corporate Authorization

This document entitled "Chinook Ridge Lodge and Golf Course Transportation Impact Assessment" was prepared by Stantec Consulting Ltd. for the account of the Chinook Ridge Lodge and Golf Course Ltd. The material in it reflects Stantec Consulting Ltd.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

<p>PERMIT TO PRACTICE STANTEC CONSULTING LTD.</p> <p>Signature <u>[Signature]</u></p> <p>Date <u>Sept 1, 2011</u></p> <p>PERMIT NUMBER: P 0258</p> <p>The Association of Professional Engineers, Geologists and Geophysicists of Alberta</p> <p><b>CORPORATE AUTHORIZATION</b></p>
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## CHINOOK RIDGE LODGE AND GOLF COURSE TRANSPORTATION IMPACT ASSESSMENT

### Executive Summary

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Chinook Ridge Lodge & Golf Course Ltd. is proposing to develop the Chinook Ridge Lodge and Golf Course in the county of Rocky View, located approximately 30 minutes north west of Calgary. The proposed development is situated on approximately 150 acres (60.7 ha) of land west of Madden. The subject lands are bounded by Township Road 290 to the north and Range Road 35 to the east. Highway 22 to the west and Highway 574 to the south provide highway connections to Township Road 290 and Range Road 35 respectively. The Chinook Ridge Lodge and Golf Course is proposed to include an 18-hole golf course with banquet services seating up to 500. Lodging will also be available at the adjacent 21 room boutique hotel and 30 site campground/RV park (including 15 solar powered sleeping cabins and 15 RV stalls) planned for the development. Chinook Ridge Lodge & Golf Course Ltd. has retained Stantec Consulting Ltd. (Stantec) to prepare a Transportation Impact Assessment (TIA) to evaluate the impact of the development.

The analysis contained in this report demonstrates that the addition of the proposed development does not result in any significant impact to the study area intersections and, therefore no roadway improvements are required as a result of this project.



**CHINOOK RIDGE LODGE AND GOLF COURSE  
TRANSPORTATION IMPACT ASSESSMENT**Development Proposal  
September 1, 2011

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**2.0 Development Proposal**

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**2.1 PROPOSED DEVELOPMENT**

The proposed development includes an 18-hole golf course with banquet services as well as a 20 room boutique hotel. During the scoping of this TIA, it was agreed that trip generation for the development would be calculated using ITE Land Use Codes 430 (Golf Course) and 330 (Resort Hotel). The RV stalls and solar-powered cabins are proposed as ancillary use to the golf course and banquet hall and therefore they are not anticipated to generate additional traffic to the site. The ITE description for golf courses indicates that they may include banquet facilities, and therefore these facilities have not been broken out separately. Additionally, there are some small spa, exercise and beauty functions that have been considered to be supporting services for the hotel and therefore have not included as separate trip generators. **Table 2.1** summarizes the proposed composition of the development.

**Table 2.1 – Development Summary**

Use	Intensity
Golf Course	18 Holes
Resort Hotel	20 Occupied Rooms

**2.2 PLANNING HORIZONS**

The hotel and lodge are anticipated to open in 2012, with the golf course operations beginning in 2013 or 2014, depending on the type of grass selected. Therefore, this study contains the analysis of the 2015 horizon (all facilities will be fully-operational by 2015) as well as the 2035 horizon considers a period 20 years beyond the opening-day horizon.

**CHINOOK RIDGE LODGE AND GOLF COURSE**  
**TRANSPORTATION IMPACT ASSESSMENT**  
Traffic Volumes  
September 1, 2011

### 3.0 Traffic Volumes

#### 3.1 EXISTING TRAFFIC VOLUMES

Existing traffic counts were conducted at the study area intersections on August 17, 2011 during the AM (7:00-9:00) and PM (4:00-6:00) peak periods. The existing peak hour traffic volumes are graphically depicted in **Figure 3.1**. The count sheets are included in **Appendix B**.

#### 3.2 BACKGROUND TRAFFIC VOLUMES

The background traffic volumes were estimated by applying the agreed upon 2.5% annually compounded growth rate to the volumes depicted in **Figure 3.1**. The resulting 2015 background traffic volumes are depicted in **Figure 3.2** and the 2035 background traffic volumes are depicted in **Figure 3.3**.

#### 3.3 TRIP GENERATION

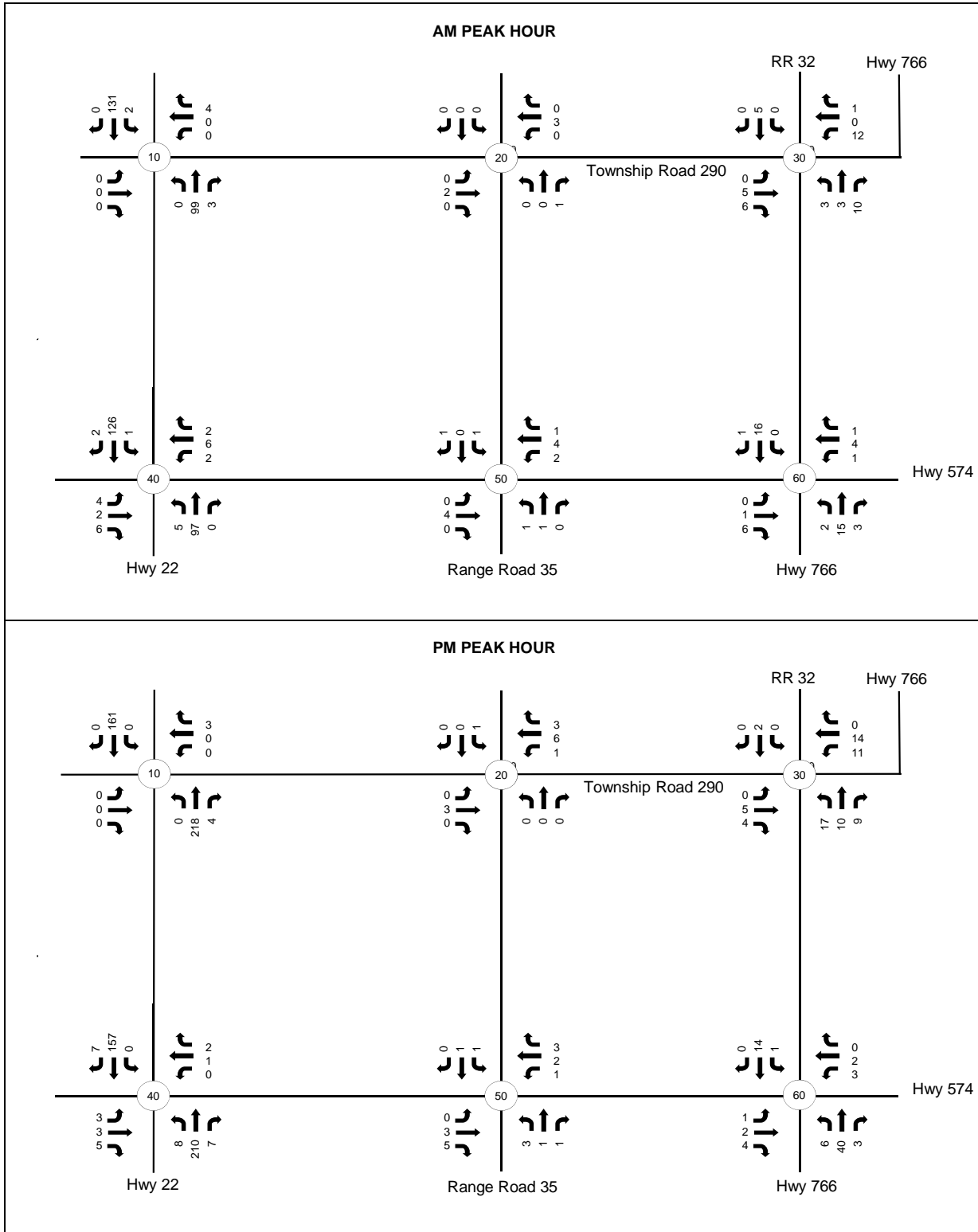
As noted in Section 2 of this report, during the scoping of this TIA it was agreed that trip generation for the development would be calculated using ITE Land Use Codes 430 (Golf Course) and 330 (Resort Hotel). The trip generation rates and resulting trip generation are summarized in **Table 3.1**.

**Table 3.1 – Trip Generation Rates**

Use	Units	AM Peak Hour			PM Peak Hour		
			In	Out		In	Out
Golf Course	18 holes	2.23 vph/hole	79%	21%	2.78 vph/hole	45%	55%
		40	32	8	50	23	27
Resort Hotel	21 Occupied Rooms	0.37 vph/occ. room	29%	71%	0.49 vph/occ. room	61%	39%
		7	2	5	10	6	4

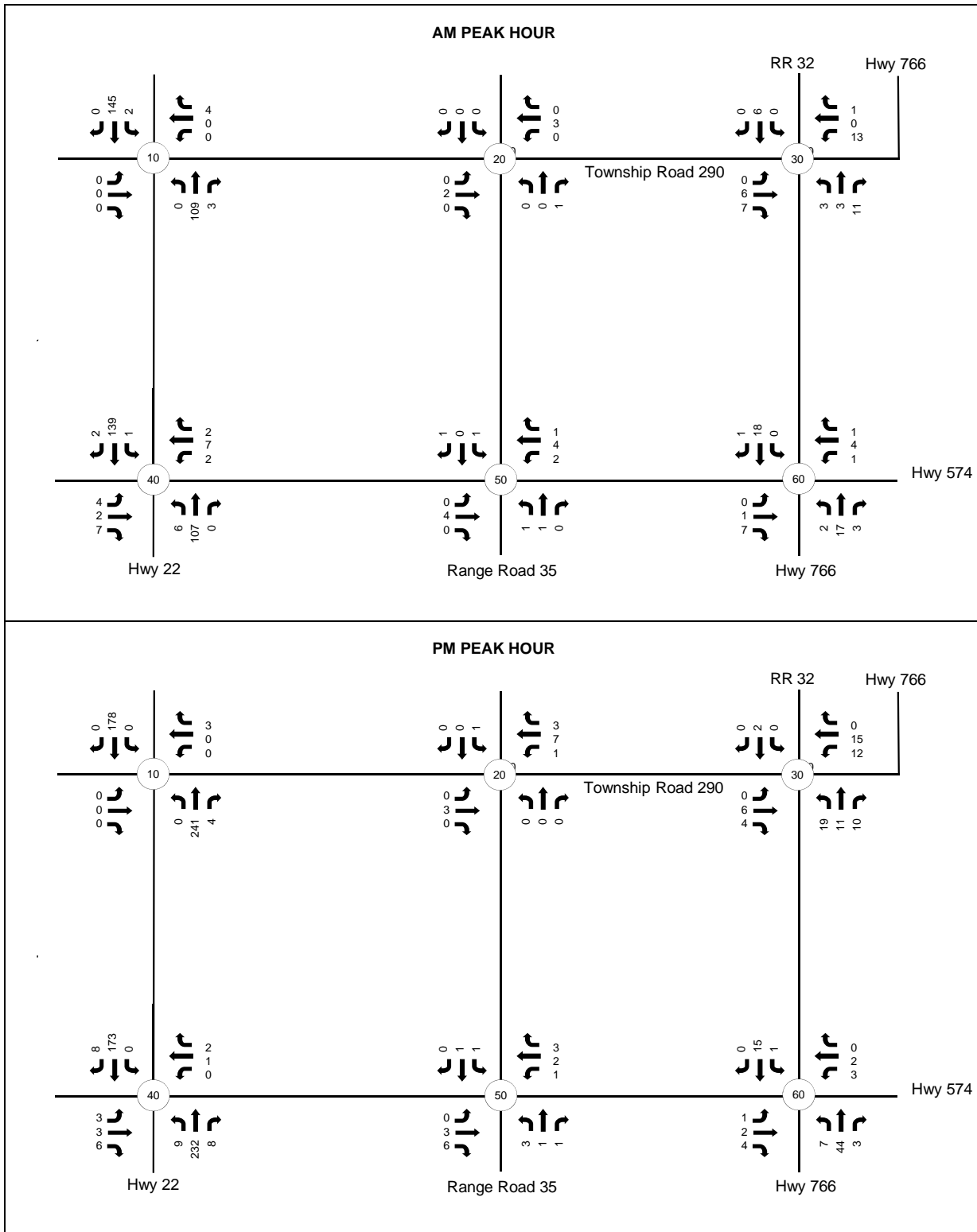
#### 3.4 TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution patterns for trips generated by the development were estimated based on logical travel patterns. The estimated trip distribution patterns and resulting trip generation are graphically depicted on **Figures 3.4 and 3.5**. The post development traffic volumes were obtained by adding the trip generation illustrated on **Figures 3.4 and 3.5** to the 2015 and 2035 background traffic shown in **Figures 3.2 and 3.3**. The resulting 2015 and 2035 post development traffic volumes are shown on **Figures 3.6 and 3.7**, respectively.



ROCKY VIEW COUNTY  
CHINOOK RIDGE LODGE AND GOLF COURSE  
TRANSPORTATION IMPACT ASSESSMENT

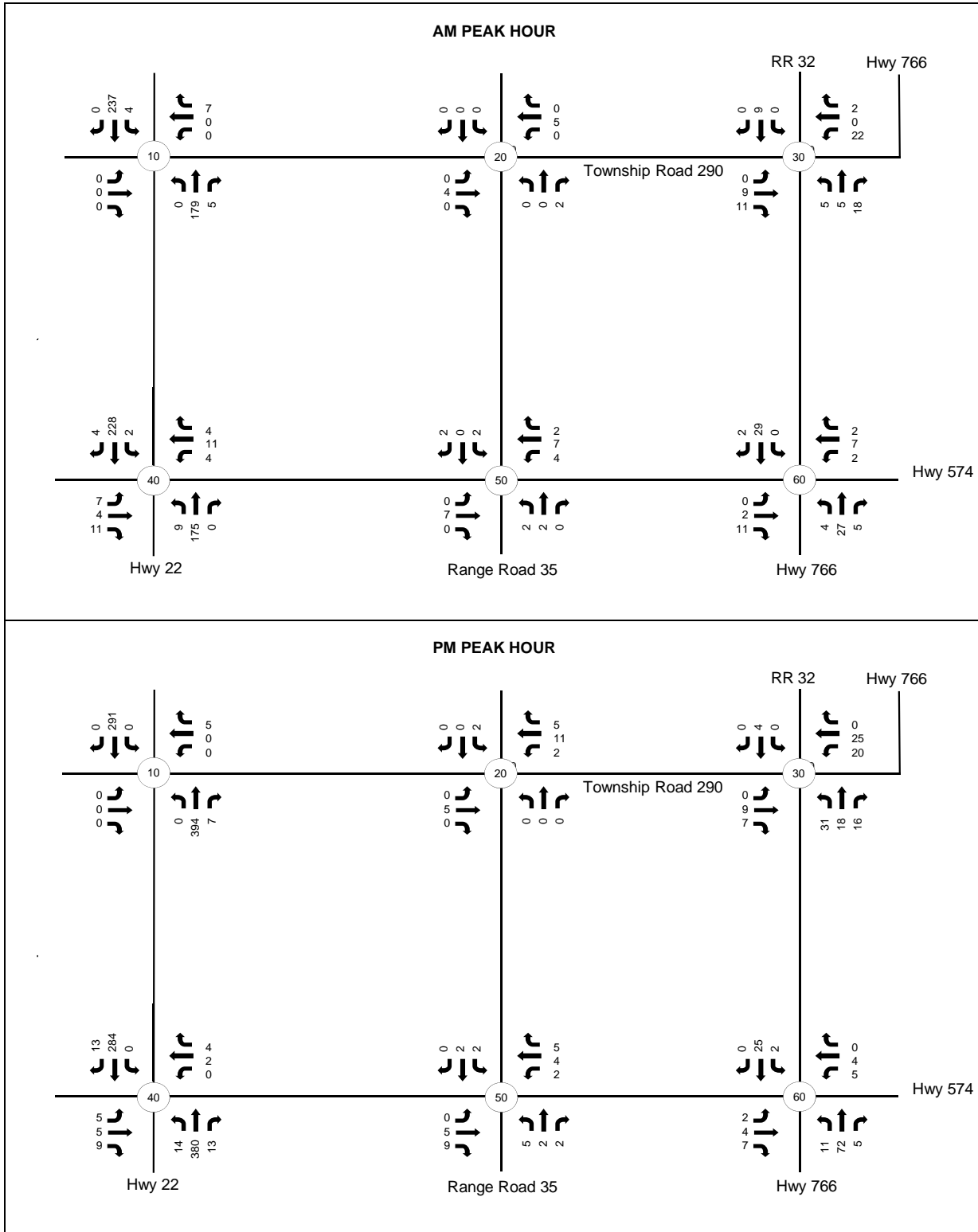
**Figure 3.1**  
**Existing (2011)**  
**Traffic Volumes**



ROCKY VIEW COUNTY  
 CHINOOK RIDGE LODGE AND GOLF COURSE  
 TRANSPORTATION IMPACT ASSESSMENT

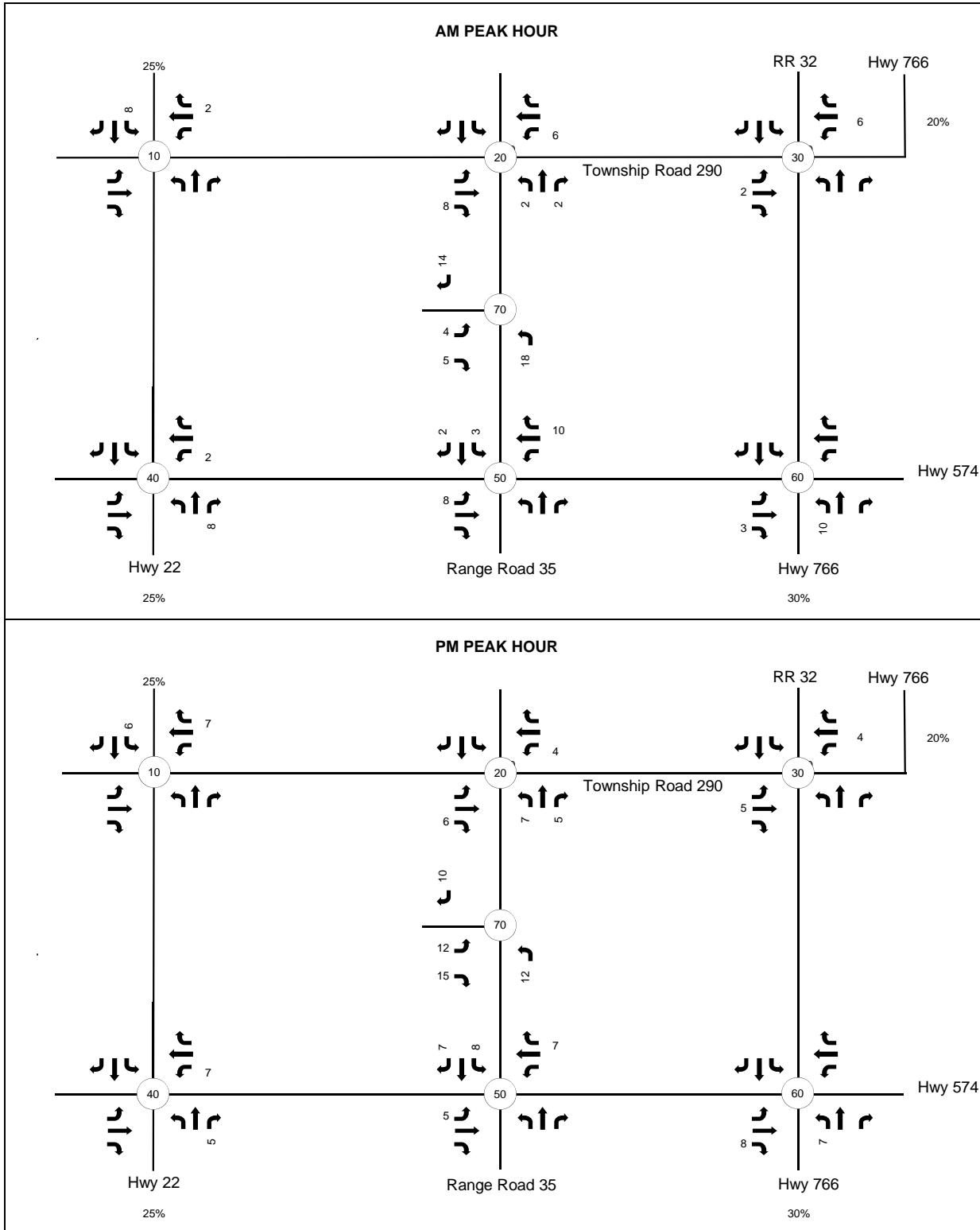
**Figure 3.2**  
**2015 Background**  
**Traffic Volumes**





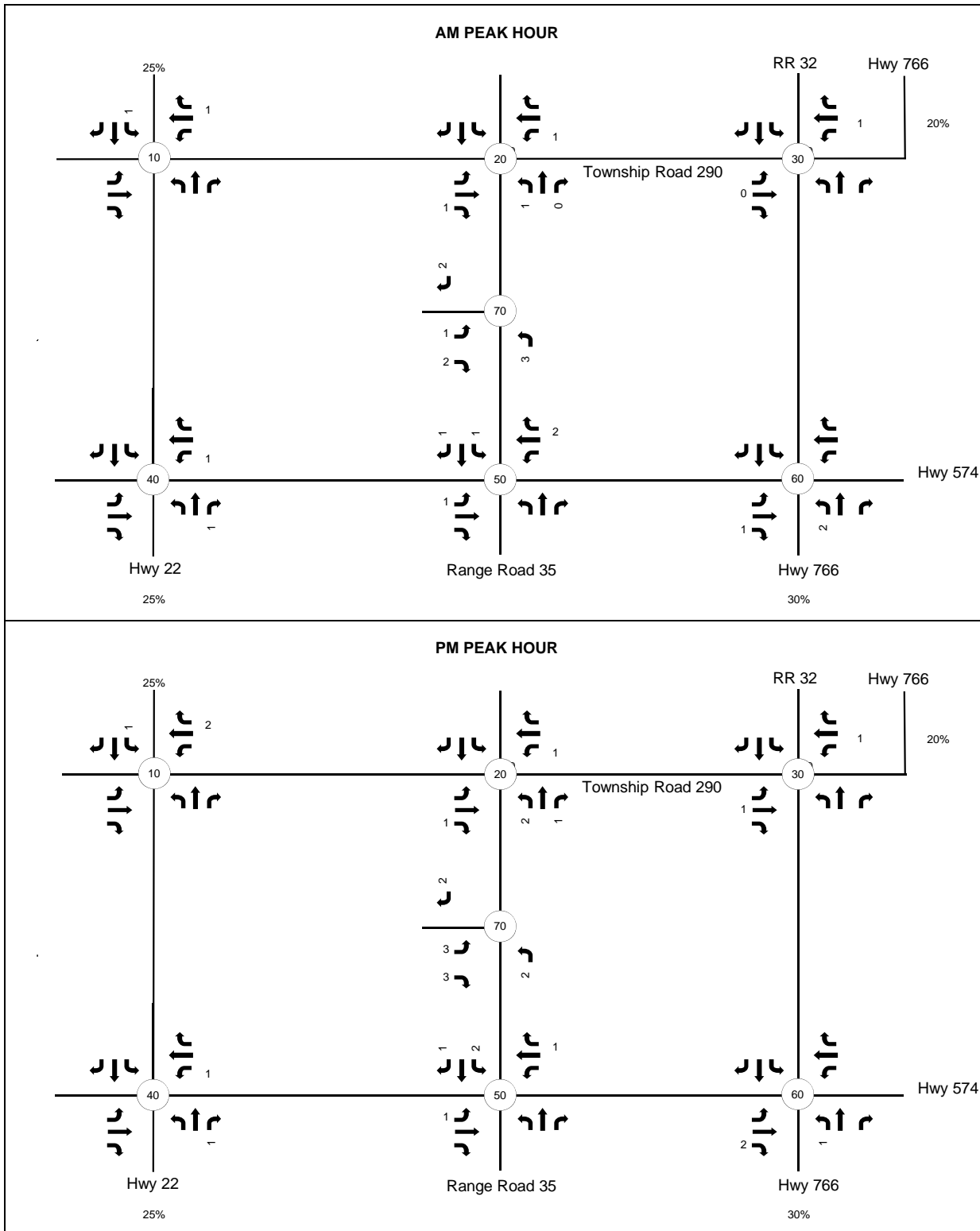
ROCKY VIEW COUNTY  
 CHINOOK RIDGE LODGE AND GOLF COURSE  
 TRANSPORTATION IMPACT ASSESSMENT

**Figure 3.3**  
**2035 Background**  
**Traffic Volumes**



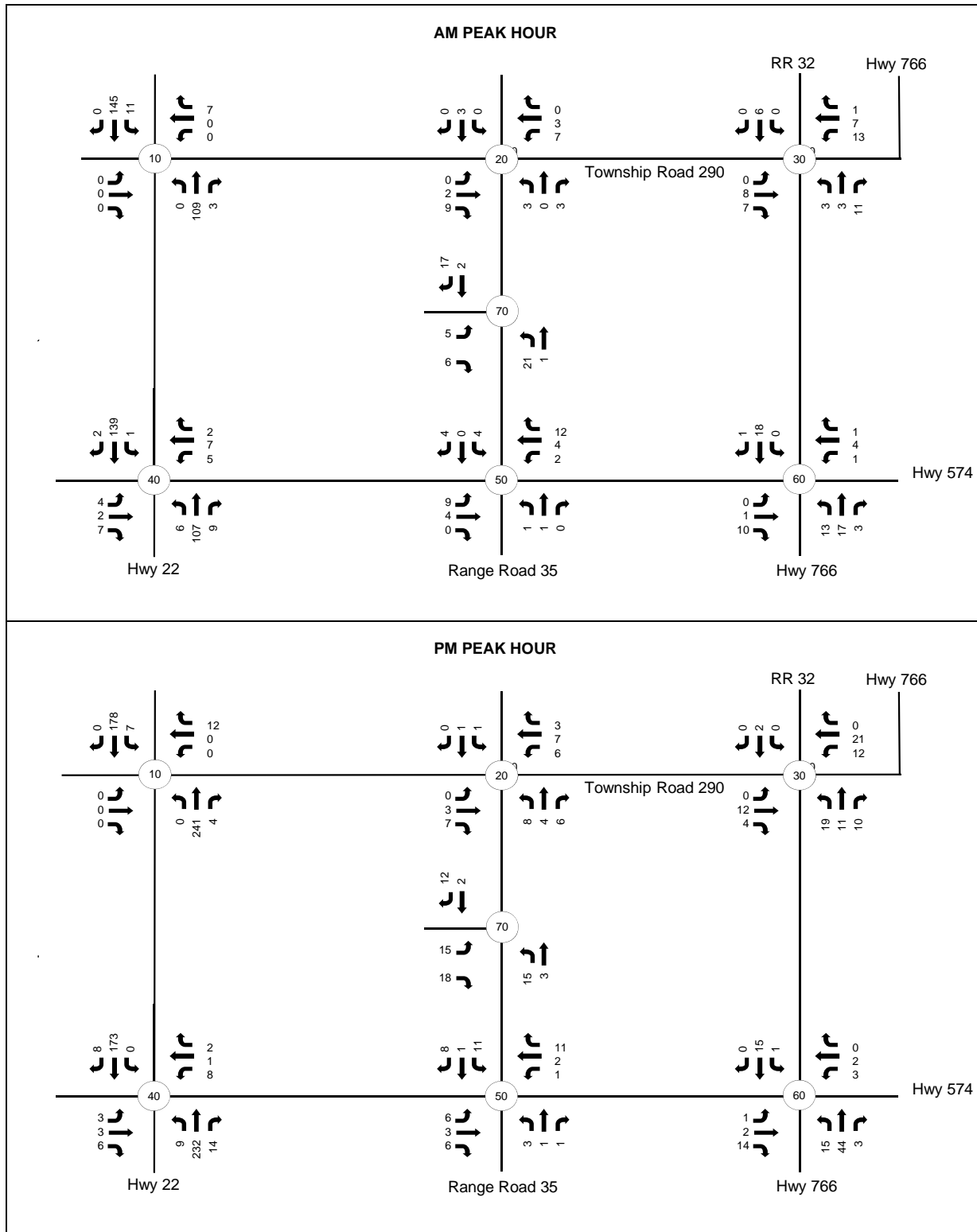
ROCKY VIEW COUNTY  
CHINOOK RIDGE LODGE AND GOLF COURSE  
TRANSPORTATION IMPACT ASSESSMENT

**Figure 3.4**  
**Golf Course Site-Generated**  
**Traffic Volumes**



ROCKY VIEW COUNTY  
CHINOOK RIDGE LODGE AND GOLF COURSE  
TRANSPORTATION IMPACT ASSESSMENT

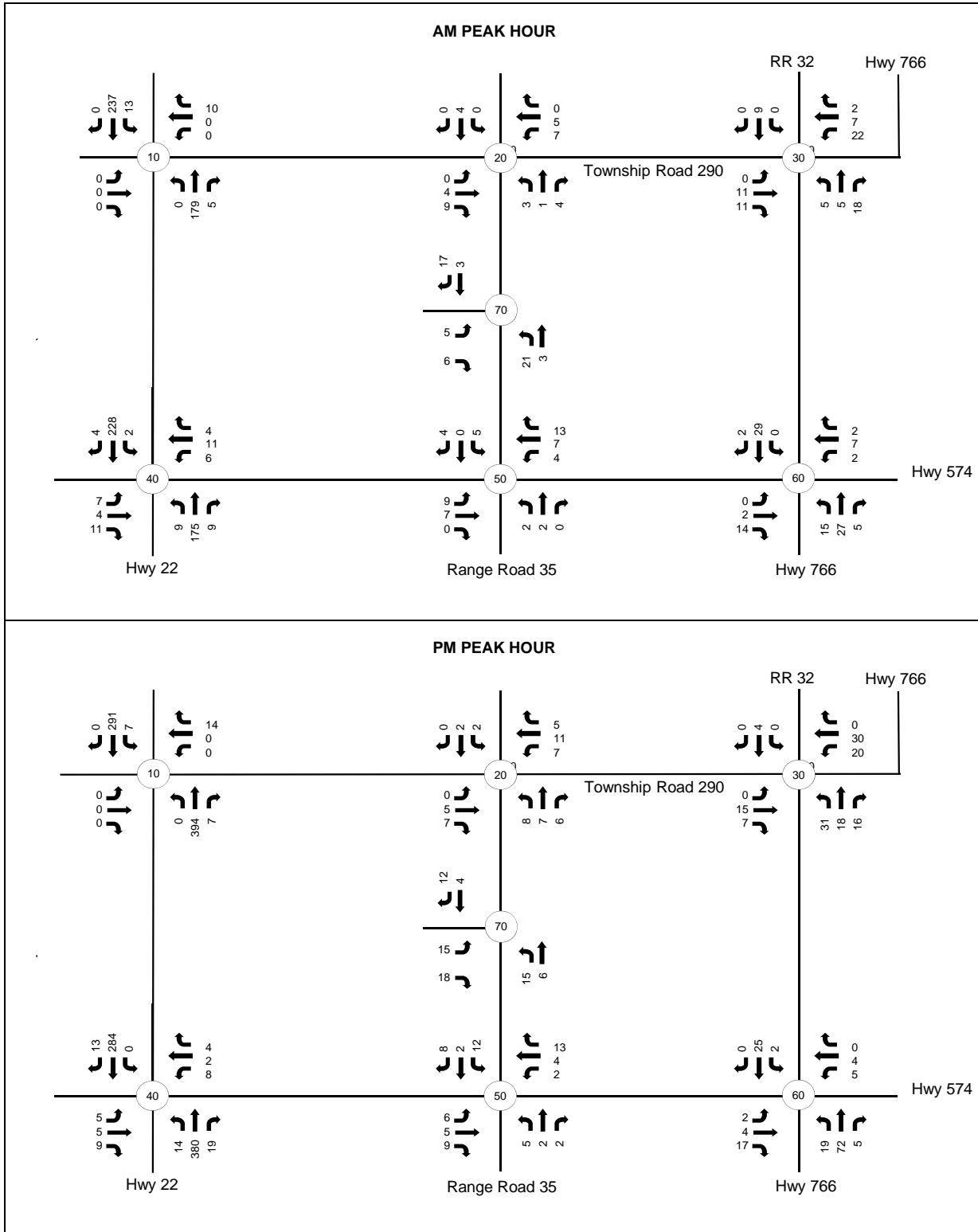
**Figure 3.5**  
**Hotel Site-Generated**  
**Traffic Volumes**



ROCKY VIEW COUNTY  
CHINOOK RIDGE LODGE AND GOLF COURSE  
TRANSPORTATION IMPACT ASSESSMENT

**Figure 3.6**  
**2015 Post-Development**  
**Traffic Volumes**





ROCKY VIEW COUNTY  
CHINOOK RIDGE LODGE AND GOLF COURSE  
TRANSPORTATION IMPACT ASSESSMENT

**Figure 3.7**  
**2035 Post-Development**  
**Traffic Volumes**

**CHINOOK RIDGE LODGE AND GOLF COURSE  
TRANSPORTATION IMPACT ASSESSMENT****5.0 Conclusions**

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The Chinook Ridge Lodge and Golf Course is proposed to include an 18-hole golf course with banquet services seating up to 500. Lodging will also be available at the adjacent 21 room boutique hotel and 30 site campground/RV park (including 15 solar powered sleeping cabins and 15 RV stalls) planned for the development. The analysis contained in this report demonstrates that the addition of the proposed development does not result in any significant impact to the study area intersections and, therefore no roadway improvements are required as a result of this project.

## Appendix E

Trip Generation Report

**Scenario - 1**

Scenario Name: Peak Trip Generation

User Group:

Dev. phase: 1

Horizon Year: 2018

Analyst Note: This is assuming a peak trip generating scenario where attendees at an event travel to and from the site within the same hour.

Warning: The time periods among the land uses do not appear to match.

**VEHICLE TRIPS BEFORE REDUCTION**

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
330 - Resort Hotel	General	Rooms	16	Weekday, PM Peak Hour of Generator	Best Fit (LIN)	8	8	16
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$T = 0.48(X) + 8.67$	50%	50%	
416 - Campground/Recreational Vehicle Park	General	Occupied Campsites	81	Weekday, PM Peak Hour of Generator	Average	21	13	34
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				0.41	62%	38%	
560 - Church	General	Seats	500	Sunday, Peak Hour of Generator	Average	132	138	270
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				0.54	49%	51%	

**VEHICLE TO PERSON TRIP CONVERSION****BASELINE SITE VEHICLE CHARACTERISTICS:**

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
330 - Resort Hotel	100	100	1	1	50	50
416 - Campground/Recreational Vehicle Park	100	100	1	1	62	38
560 - Church	100	100	1	1	49	51

**ESTIMATED BASELINE SITE PERSON TRIPS:**

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
330 - Resort Hotel	8	8	0	0	8	8
	16		0		16	
416 - Campground/Recreational Vehicle Park	21	13	0	0	21	13
	34		0		34	
560 - Church	132	138	0	0	132	138
	270		0		270	



# **CODE HUNTER**

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## **BARRISTERS**

June 14, 2019

**Robert Moyse**

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robert.moyse@codehunterllp.com

Assistant: Sofia Diaconu  
Direct: (403) 232-4371  
sofia.diaconu@codehunterllp.com

**VIA EMAIL: SDAB@ROCKYVIEW.CA**

Rocky View County Subdivision and Development Appeal Board  
262075 Rocky View Point  
Rocky View County, Alberta T4A 0X2

Dear Sir/Madam:

**Re: Hearing of Appeal re Development Permit PRDP20185188**  
**Scheduled for June 26, 2019**  
**Appeal File No: 08731001**

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We are in the process of being retained by Karen Singer in relation to the captioned appeal.

We are advised that the appeal hearing is scheduled for June 26, 2019. In the interest of procedural fairness, we request that the hearing be adjourned to a later sitting of the Appeal Board so that we may review this matter with our client and prepare materials for inclusion in the hearing agenda.

Furthermore, pursuant to section 686(4) of the *MGA*, we also request that you forward to us as soon as possible the application materials submitted by the applicant in respect of the subject development permit and all other relevant documents and materials relating to the appeal.

We look forward to your response.

Yours truly,



Robert Moyse  
RJM/sd

cc Johnson Kwan <JKwan@rockyview.ca>  
Michelle Mitton <MMitton@rockyview.ca>