

SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

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

January 8, 2020

A CALL MEETING TO ORDER

B DEVELOPMENT APPEALS

9:00 AM APPOINTMENTS

1. Division 8 File: 05736201; PRDP20184867 page 2

An appeal against the Development Authority's decision to APPROVE a development permit for a dwelling, single detached (existing), single lot regrading and placement of clean fill at 63 Woodland Lane (Lot 2 Block 6 Plan 1710725; NW-36-25-03-W5M) and located approximately 0.4 km (1/4 mile) south of Burma Road, 0.4 km (1/4 mile) east of Woodland Road, and on the south side of Woodland Lane.

Appellants: Matt and Shelby Livingstone
Applicant: Sheldon Appave
Owner: Sally Morse

10:30 AM APPOINTMENTS

2. Division 7 File: 07607001; PRDP20193711 page 60

An appeal against the Development Authority's decision to APPROVE a development permit for cannabis cultivation (existing building) at 25113 Township Road 272 (Lot 1 Block 1 Plan 0212619; NE-7-27-2-W5M) west of Range Road 25 on the south side of Township Road 272.

Appellant: Hunt's Coulee Ranch Ltd.
Applicant: Kristopher Lutz
Owners: Paul and Theresa Keysell

C CLOSE MEETING

D NEXT MEETING: January 29, 2020



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: January 8, 2020 **DIVISION:** 8

FILE: 05736201 **APPLICATION:** B-1; PRDP20184867

SUBJECT: Dwelling, single detached (existing), single-lot regrading and placement of clean fill

PROPOSAL: dwelling, single detached (existing), single-lot regrading and placement of clean fill	GENERAL LOCATION: Located approximately 0.4 km (1/4 mile) south of Burma Rd. and 0.41 km (1/4 mile) east of Woodland Rd.
APPLICATION DATE: November 30, 2018	DEVELOPMENT AUTHORITY DECISION: Discretionary – Approved
APPEAL DATE: December 13, 2019	DEVELOPMENT AUTHORITY DECISION DATE: January 22, 2019 & December 3, 2019
APPELLANT: Matt and Shelby Livingstone	APPLICANT: Sheldon Appave/Sally Morse
LEGAL DESCRIPTION: Lot 2, Block 6, Plan 1710725, NW-36-25-3-W5M	MUNICIPAL ADDRESS: 63 WOODLAND LANE
LAND USE DESIGNATION: Residential One District (R-1)	GROSS AREA: ± 2.15 acres
DISCRETIONARY USE: Placement of fill is a discretionary use in all land use districts.	DEVELOPMENT VARIANCE AUTHORITY: N/A
PUBLIC SUBMISSIONS: The application was circulated to 38 adjacent properties. No letters in support or opposition to the application were received.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • Land Use Bylaw, C-4841-97 (LUB) • Bearspaw Area Structure Plan • Calgary/Rocky View Intermunicipal Development Plan

EXECUTIVE SUMMARY:

This proposal is for a dwelling, single detached (existing), single-lot regrading and placement of clean fill.

A building permit for construction of the dwelling was originally issued (November, 2017), with all proposed grading activities, in the immediate proximity of the dwelling, less than 1.00 m (3.28 ft.) in grade change. In such cases, Development Permits are not required as this grade change is permitted per Section 33 of the LUB. During construction additional fill was evidently required, resulting in more than 1.00 m (3.28 ft.) being placed. A Development Permit was subsequently required in order to permit the additional fill. On November 30, 2018, a development permit application was submitted, and approved to allow a grade variance up to 1.44 m (4.72 ft.) of fill on-site.



Subsequently, it is noted that the conditions in the original approval erroneously referenced a site plan that did not account for the additional fill. The condition was updated in December 2019 in order to clarify this error; however, it is important to note that the original assessment was indeed undertaken with consideration of the request for the 1.44 m of fill.

An As-Built Grading Survey (July 2019) and a Site-Specific Implementation Plan (SSIP) (September 2019, revised December 2019), were provided to and reviewed by Rocky View County. The SSIP identified deficiencies with the development, that may impact the adjacent lands to the east and provided recommendations to mitigate potential concerns. These recommendations are required to be implemented through the conditions of the permit approval.

On December 13, 2019, the Appellant appealed the decision of the Development Authority for the reasons noted within the agenda package.

PROPERTY HISTORY:

December 3, 2019	PRDP20184867 modified by the Development Authority for clarification purposes per Section 15 of the Land Use Bylaw.
February 27, 2019	PRDP20184867 originally issued by the Development Authority.
March 27, 2017	Plan 1710725 is registered, resulting in the creation of the subject lands.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

Sean MacLean
Supervisor, Planning and Development Services

SK/lt

**DEVELOPMENT PERMIT REPORT**

Application Date: November 30, 2018	File: 05736201
Application: PRDP20184867	Applicant/Owner: Sheldon Appave/Sally Morse
Legal Description: Lot 2, Block 6, Plan 1710725, NW-36-25-3-W5M	General Location: Located approximately 0.4 km (1/4 mile) south of Burma Rd., 0.4 km (1/4 mile) east of Woodland Rd., and on the south side of Woodland Ln.
Land Use Designation: Residential One District (R-1)	Gross Area: ± 0.87 hectares (± 2.15 acres)
File Manager: Stefan Kunz	Division: 8

PROPOSAL:

The proposal is for an existing dwelling, single detached, single-lot regrading and placement of clean fill.

Land Use Bylaw (C-4841-97) Requirements:*Section 33.6 Placing of Fill*

- (a) *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. Requirement and conditions of the permit may include but not be limited to:*
- (i) *a Site Specific Stormwater Management/Implementation Plan;*
 - (ii) *a Deep Fill Report, if the fill is more than 1.20 m (3.94 ft.) in depth;*
 - (iii) *a Biophysical Impact Study, if the fill may impact a body of water. Such as a wetland or natural watercourse;*
 - (iv) *an Erosion and Sediment Control Plan;*
 - (v) *a Reclamation Plan;*
 - (vi) *registration of Drainage Easement(s) and/or other agreements on the title;*
 - (vii) *confirmation that the fill does not contain construction rubble or any contaminants; and*
 - (viii) *a Road Use Agreement permitting the hauling of fill.*
- (b) *Notwithstanding Section 33.6(a), the placing and storage of fill and topsoil may be allowed without a Development Permit in the following circumstances, providing that there is no adverse effect on adjacent lands as a result of any drainage alteration:*
- (i) *The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades;*
 - (ii) *The placing of up to 20 cm (± 7.87 inches) in depth of clean topsoil for general landscaping or agricultural purposes. Construction of berm(s) and re-grading does not constitute general landscaping or agricultural purposes.*



Application Details:

The Applicant is requesting approval for the construction of a dwelling, single detached, single-lot regrading and placement of clean fill.

- The Applicant proposed to construct a dwelling, single detached on the subject property;
- Building Permit PRBD20174019 was issued November 10, 2017, for the construction of a dwelling, single detached:
 - Review of the BP noted that the fill required around the proposed dwelling was less than 1.00 m (3.28 ft.). During construction of the dwelling, however, additional fill was required that resulted in more than 1.00 m (3.28 ft.) being placed. After the BP was issued, it was noted that a Development Permit was required with respect to the amount of re-grading occurring on the subject lands. No other relaxation typically required through a Development Permit application (i.e. setback, height etc.) was identified;
- The proposed dwelling, single detached, complies with the relevant setback requirements contained in the Residential One District;
- Based on the drawings submitted, it appears the most significant grade change will be along the east of the proposed dwelling, single detached;
- Fill has been placed at the following depths:
 - NE – 1.44 m (4.72 ft.)
 - SE – 1.44 m (4.72 ft.)
 - SW – 0.84 m (2.76 ft.)
 - NW – 0.58 m (1.90 ft.)
- An area of approximately 929.03 sq. m (10,000.00 sq. ft.) in size has been filled, equating to a volume of approximately 250 m³ of fill. This equates to approximately 20 truckloads;
- The Applicant submitted a site plan and grading slip for the property. Note, the grading plan includes an address of 67 woodland lane, which is incorrect, but the plan itself is referencing the subject property of 63 woodland lane.
- It is the interpretation of the Development Authority that the proposed placement of fill and regrading activities on the subject land, in conjunction with the conditions of approval, will not pose any impact to adjacent lands nor impact the enjoyment of value of neighbouring properties.

STATUTORY PLANS:

- Land Use Bylaw.
- Bearspaw Area Structure Plan
 - The BASP does not contain specific policy pertaining to the placement of fill.

INSPECTOR'S COMMENTS:

January 4, 2019

- House is complete and driveway is graveled;
- Small amounts of topsoil still on site;
- Grade raised by at least 1 m on the east along driveway;
- No municipal address sign at approach.



CIRCULATION COMMENTS: Circulated December 10, 2018, due December 31, 2018

Alberta Transportation (December 19, 2018)

- The proposed development is located outside of Alberta Transportation development control area, a Roadside Development Permit from the department is not required.

Planning and Development Services, Engineering - Rocky View County (January 15, 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.
- Parcel size is 2.15 acres. Land Use is R1.

Geotechnical:

- The applicant submitted a site plan (Watt Consulting Group – October 12, 2017) and grade slip (MPE Engineering Ltd. – October 30, 2017).
- The plans indicate that only elevations around the dwelling will be raised, and the lot will not be comprehensively regraded.
- The site plans indicate that there are areas of fill which are greater than 1.2 metres in depth.
- As a permanent condition, for areas of fill which are greater than 1.2 metres in depth, the applicant shall submit a Deep Fill Report, in accordance with the requirements of the County Servicing Standards, to confirm adequate compaction.

Transportation:

- The application indicates that 250 m³, or 20 truckloads of soil will be imported.
- Prior to issuance, the applicant is required to contact County Road Operations to determine if a Road Use Agreement is required to haul fill to the subject lands.
- Transportation Offsite Levy has previously been collected on the subject lands under subdivision application PL20150058.

Storm Water Management:

- The applicant submitted a site plan (Watt Consulting Group – October 12, 2017) and grade slip (MPE Engineering Ltd. – October 30, 2017), which is consistent with the SWMP for the Willow Creek Phase 2 subdivision.
- The Lowest Top of Footing (LTF) and lot corner elevations are consistent in the two plans; therefore, there are no concerns about alterations of stormwater drainage causing negative impacts to adjacent properties.

Environmental

- County GIS identifies two wetlands on the subject lands. The plans submitted to not indicate that there will be any disturbance to the wetlands.
- As a permanent condition, any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.

Operations Division, Rocky View County (January 11, 2019)

- Applicant to contact County Road Operations re: Road Use/Haul Agreement.
- Applicant to ensure placement of fill and lot re-grading do not negatively impact existing surface drainage patterns in the area and do not direct any additional surface drainage into County road ROW, Woodland Lane.
- Grading should allow for stormwater runoff into ditch system at the front of property.

**OPTIONS:**

APPROVAL, subject to the following conditions:

OPTIONS:

Option #1 (this would allow for the fill to remain)

That the appeal against the decision of the Development Authority to issue a Development Permit for an dwelling, single detached (existing), single-lot regrading and placement of clean fill at Lot 2, Block 6, Plan 1710725, NW-36-25-3-W5M (63 Woodland Lane) be denied, 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 and placement of clean fill, for construction of a dwelling, single detached (existing), may be permitted to remain on the subject lands in accordance with the site plans, as prepared by WATT Consulting Group, File 17L0731, dated October 12, 2017 and the grading slip, as prepared by MPE Engineering Ltd, Job No. 29177-001-00, dated October 30, 2017.
 - a. With the addition of a volume of approximately 250.00 cu. m of fill, over an area of 929.03 sq. m, resulting in a grade change 0.58 m to 1.44 m, above the stated grades identified in the noted site plans.

Prior to Issuance:

- 2) That prior to issuance, the Applicant/Owner shall contact County Road Operations to determine if a Road Use Agreement and/or Road Data Permits are required for the purposes of Stripping & Grading and future construction:
 - a. Written confirmation shall be received from County Road Operations regarding the status of this condition. Note, any agreement or data permits required shall be issued by County Road Operations unless confirmation by County Road Operations.

Permanent:

- 3) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
- 4) That the Applicant/Owner shall submit a Deep Fill Report, for any areas greater than 1.2 m in depth, to confirm adequate compaction results, in accordance with the requirements of the County's Servicing Standards.
- 5) That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands or County road rights-of-way from drainage alteration.
- 6) That it is the Applicant/Owner's responsibility to ensure that the fill is placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
- 7) That the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing from the subject site onto adjacent lands or roadways at all times.
- 8) That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto the public roadways.
- 9) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.



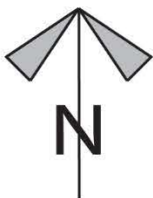
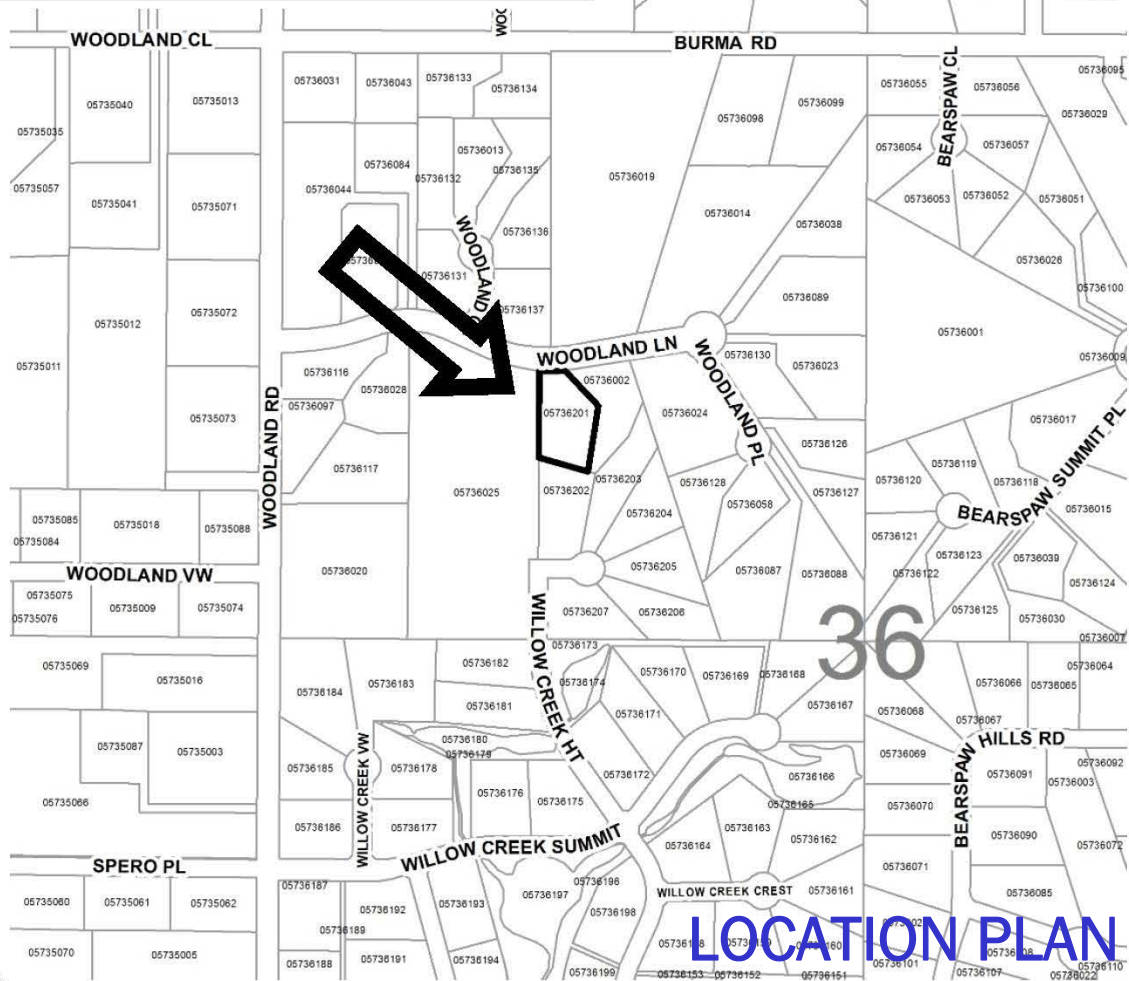
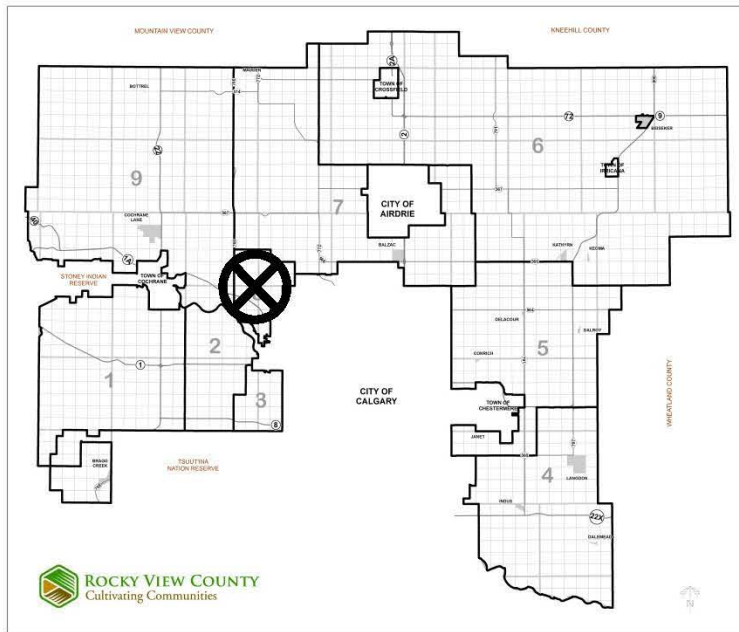
- 10) That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
- 11) That no topsoil shall be removed from the site.

Advisory:

- 12) That the site shall remain free of restricted and noxious weeds, and maintained in accordance with the Alberta Weed Control Act.
- 13) That the Applicant/Owner shall be responsible for all required payments of third party reviews and/or inspections as per the Master Rates Bylaw, based on the County's discretion or requirement.
- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 15) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 16) That if this Development Permit is not issued by **June 30, 2020**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #2 (this would require the fill to be removed and grades returned to pre-development stage)

That the appeal against the decision of the Development Authority to issue a Development Permit for an dwelling, single detached (existing), single-lot regrading and placement of clean fill at Lot 2, Block 6, Plan 1710725, NW-36-25-3-W5M (63 Woodland Lane) be upheld, and that the decision of the Development Authority be revoked.

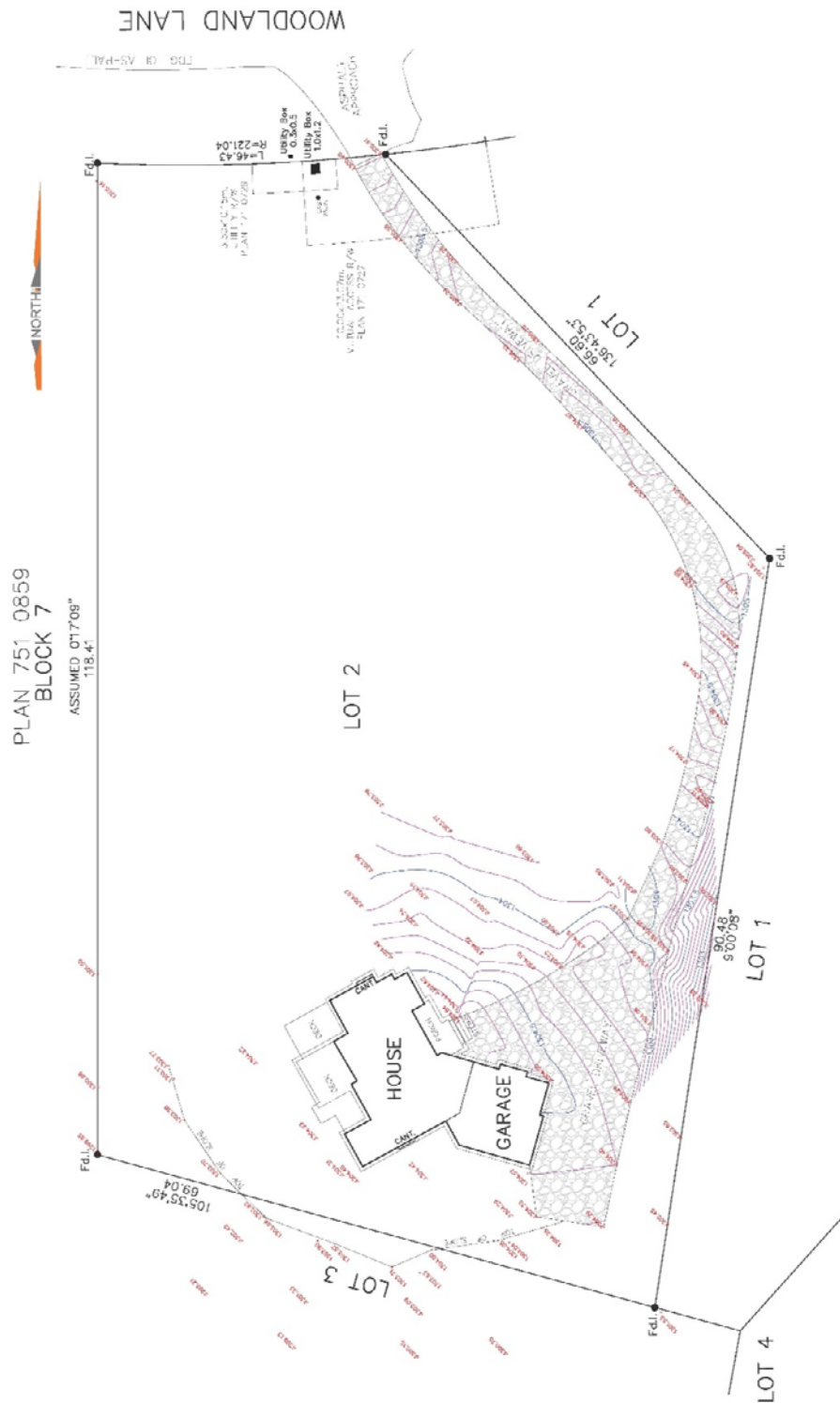


NW-36-25-03-W05M
Lot:2 Block:6 Plan:1710725

Date: Dec 13, 2019

Division #8

File: 05736201



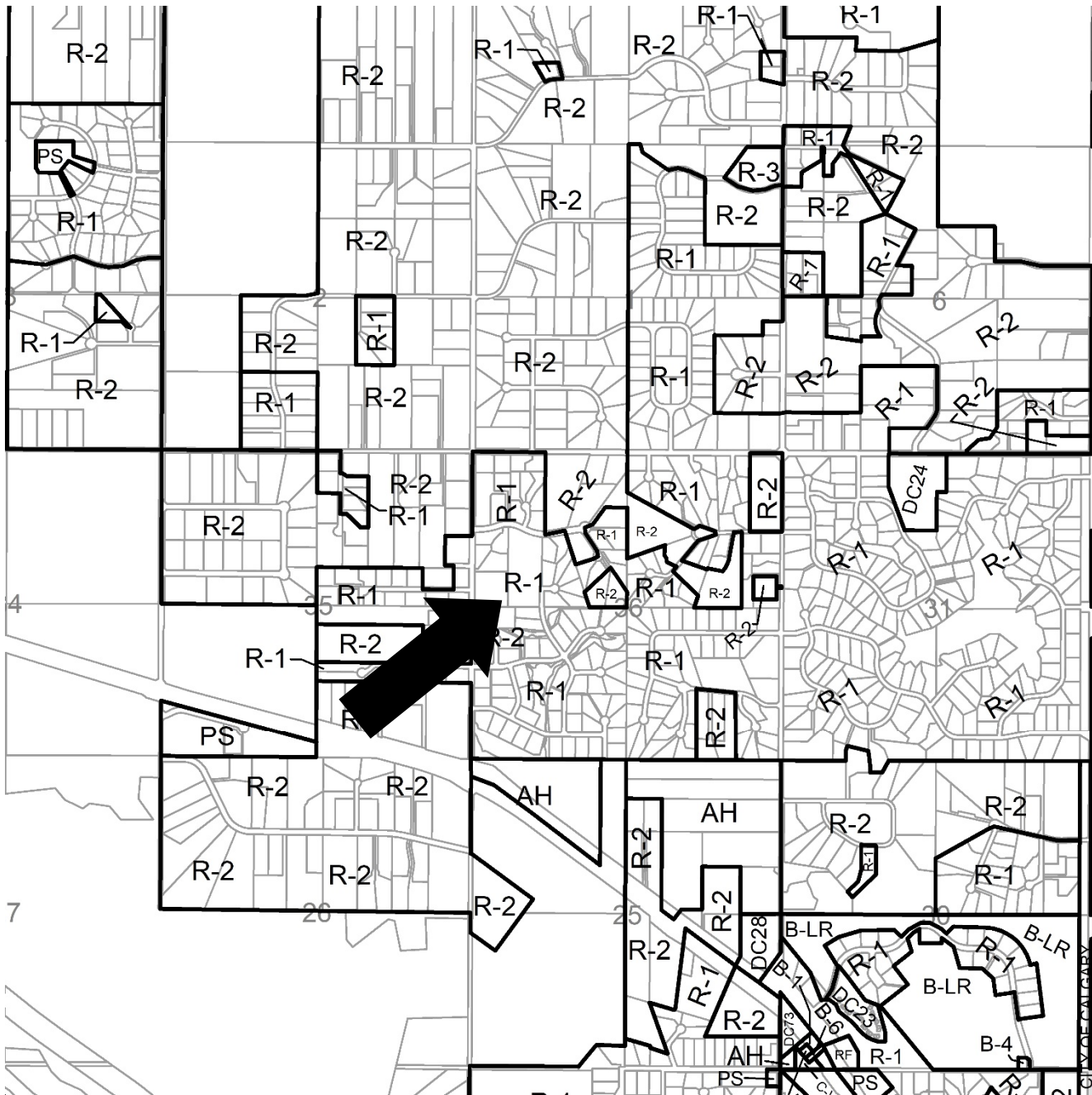
SITE PLAN

NW-36-25-03-W05M
Lot:2 Block:6 Plan:1710725

Date: Dec 13, 2019

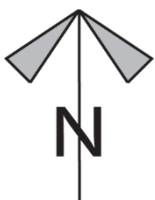
Division #8

File: 05736201



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	NR1 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-36-25-03-W05M
Lot:2 Block:6 Plan:1710725

Date: Dec 13, 2019

Division #8

File: 05736201



TOPOGRAPHY

Contour Interval 2 M



Date: Dec 13, 2019

File: 05736201



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

AIR PHOTO

Spring 2018



NW-36-25-03-W05M
Lot:2 Block:6 Plan:1710725

Date: Dec 13, 2019

Division #8

File: 05736201



Date: Dec 13, 2019

File: 05736201



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

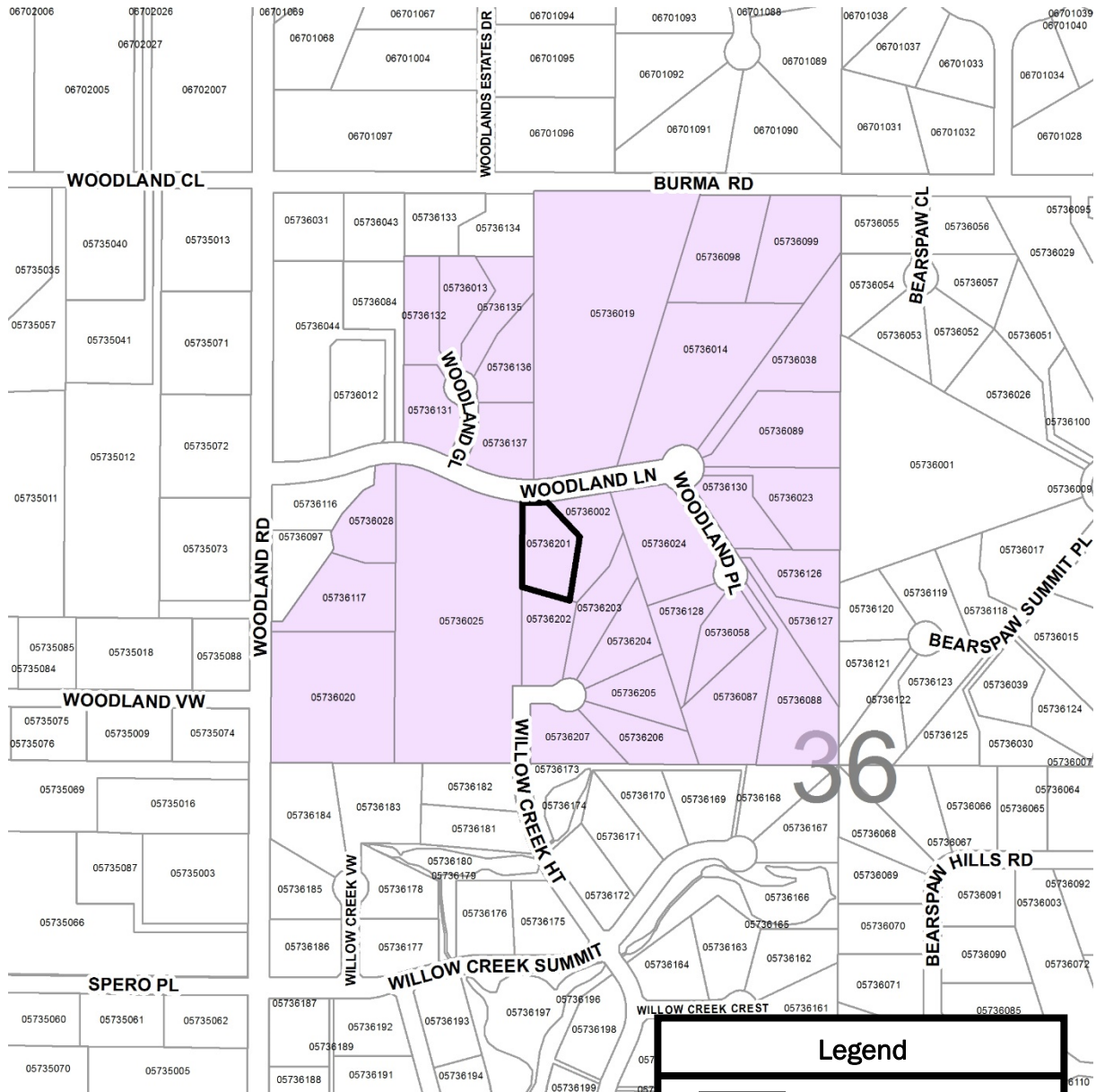
HISTORIC SUBDIVISION MAP

NW-36-25-03-W05M
Lot:2 Block:6 Plan:1710725

Date: Dec 13, 2019

Division #8

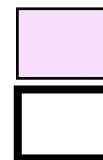
File: 05736201



Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



NW-36-25-03-W05M
 Lot:2 Block:6 Plan:1710725

Date: Dec 13, 2019

Division #8

File: 05736201



Notice of Appeal

Subdivision and Development Appeal Board

Enforcement Appeal Committee

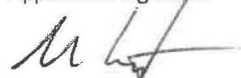
Appellant Information			
Name of Appellant(s) Matt and Shelby Livingstone			
Mailing Address 65 Woodland Lane	Municipality Rockyview County	Province AB	Postal Code [REDACTED]
Site Information			
Municipal Address 63 Woodland Lane	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 2 Block 6 Plan 1710725		
Property Roll # 05736201	Development Permit, Subdivision Application, or Enforcement Order # PRDP20184867		
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
<p>-Dwelling in question was built approximately 4ft higher than site plan (see attachment A)</p> <p>-Footing elevation check was required to be completed, builder (Saville Homes) failed to do so, Rockyview County did not enforce it (see attachment B and C)</p> <p>-The site plan called for an embankment measuring 0.8 meters high instead an embankment measuring 1.64 meters high was created; this has impacted our (appellants) property with erosion and flooding on our septic field with the potential to cause field failure. No permit was issued for that amount of fill. Stripping, Filling, Excavation and Grading Section 33.6 -all aspects were not followed (see attachment D and E)</p> <p>-Appellants primary source of drinking water is a well located on our property. We are concerned that the fill may be contaminated and impacting the ground water. A "confirmation that the fill does not contain...any contaminants" (see section 33.6) was never done. We demand the fill be tested for contaminants.</p> <p>-Up until now appellants were not given an opportunity to appeal any and all easements that were granted to 63 Woodland Lane</p> <p>-Appellants have been trying to work with Rockyview County since November 2018 and with the builder since May 2018 to rectify this problem. The only solution the County has come up with is adding more fill. That is not an adequate or effective solution as per the issues stated above.</p> <p>-Appellants demand the property to be graded as per the plan and the excess fill removed. This will result in a steep slope up to the home owner's driveway. The slope will still result with storm water drainage on to our property. The only remedy would be to have the home owner's garage doors moved to the front of the house and the property graded to contain all storm water.</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.

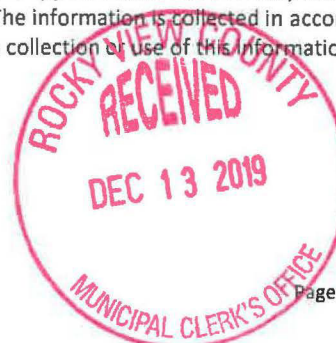

Appellant's Signature

2019 Dec 12

Date



Last updated: 2018 November 13

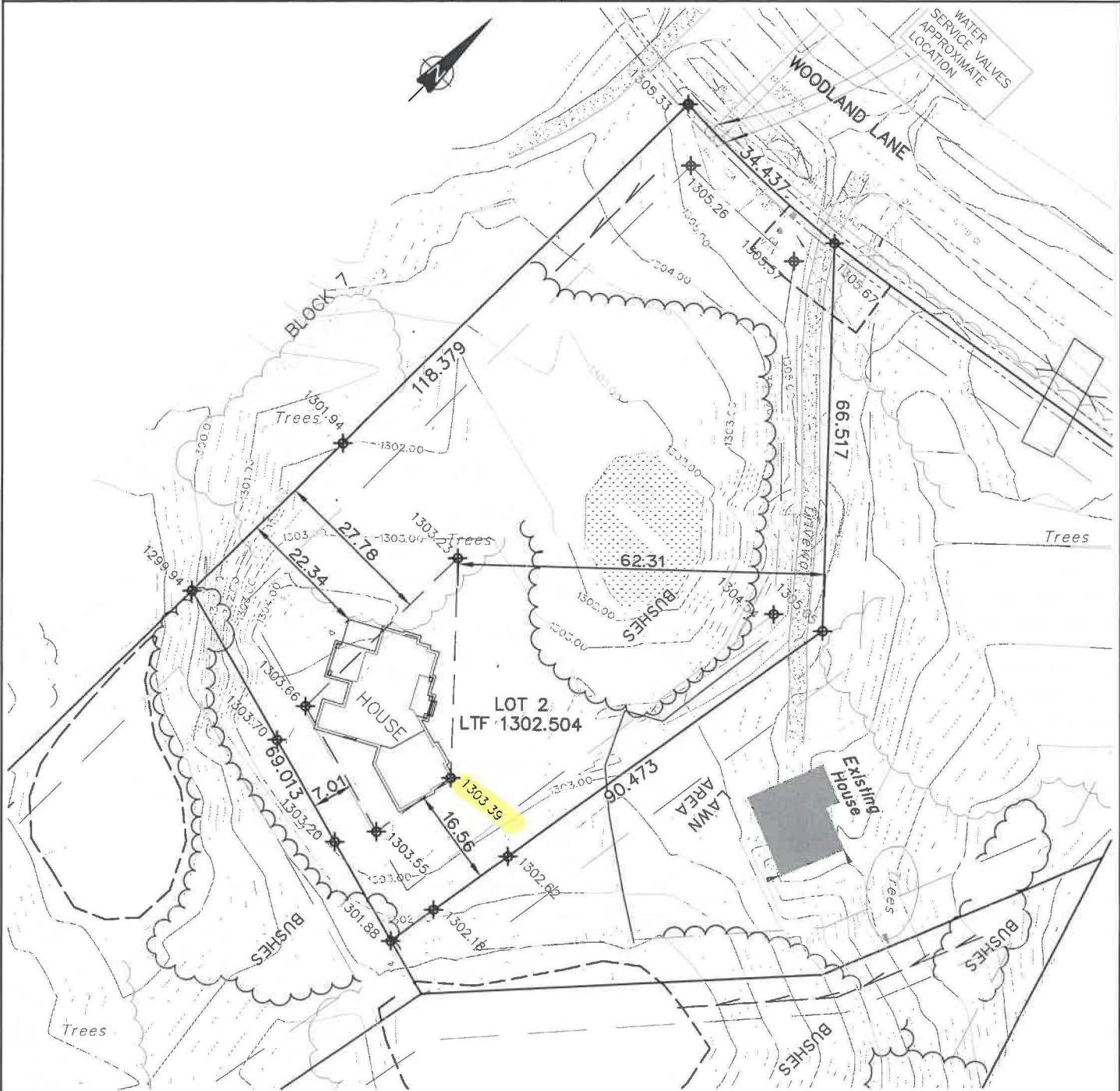


Page 1 of 2

ATTACHMENT

A

ADDRESS67 WOODLAND LANE			JOB No.29177-001-00	GRADE SLIP No.
LOT2	BLOCK6	PLAN No.1710725	SUBDIVISIONWILLOW CREEK PHASE 2	
BUILDERSAVILLE HOMES			DEVELOPERHDL CAPITAL LTD.	
BUILDER ADDRESS418 26th AVENUE NW CALGARY, AB T2M 2E2			CONSULTANTMPE ENGINEERING LTD	
BUILDER PHONE No.403-616-6981			BUILDER REPRESENTATIVE	



SCALE: 1:1000

LOT CORNER ELEVATIONS PROVIDED BY HOUSE BUILDER. DIMENSIONS APPROXIMATE, CONFIRMED WITH LEGAL PLAN. SEPTIC FIELD LOCATION TO BE DETERMINED BY A QUALIFIED INSTALLER

LEGEND

- | | | | |
|---------|----------------------------------|-----------|-----------------|
| ---X--- | ROCKY VIEW WATER COOP WATER LINE | X | CURB STOP |
| --- | WATER SERVICE | ○ | HYDRANT |
| --- | BUILDING ENVELOPE | | CULVERT |
| --- | NATURAL AREA | | ORIGINAL GROUND |
| --- | DITCH | ⊗ 1290.55 | SPOT ELEVATION |

PERMIT TO PRACTICE
MPE ENGINEERING LTD.
PERMIT NUMBER: P3680
The Association of Professional
Engineers and Geoscientists of Alberta



OCTOBER 30, 2017

WATER SERVICE SIZE, TYPE:	50 mm SERIES 160 HDPE
SEPTIC SYSTEM:	SEPTIC AREA NOT SHOWN
GROUND WATER DRAIN TO SURFACE REQUIRED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
GROUND WATER DRAIN TO SUMP REQUIRED	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
DISCHARGE WATER TO SURFACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SERVICE INSTALLED TO 1.0 m PAST CURB STOP	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
HIGH SULPHATE CONCENTRATIONS PRESENT IN SOILS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SULPHATE RESISTANT CEMENT (HS) REQUIRED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
ADDITION SULPHATE REQUIREMENTS	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
FOUNDATION SOIL BEARING INVESTIGATION AND CERTIFICATION REQUIRED (SEE NOTE BELOW)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
UTILITY EASEMENTS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
FOOTING ELEVATION CHECK REQUIRED PRIOR TO POURING (NOTIFY DEVELOPER 48 HOURS IN ADVANCE)	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

NOTES

1. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT THE FOOTINGS ARE NATIVE MATERIAL THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETE.
2. BUILDING GRADE SLIP INFORMATION COMPLETED BASED ON UMA ENGINEERING'S APPROVED CONSTRUCTION DRAWINGS. MPE ENGINEERING LTD. DOES NOT ASSUME RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN DESIGN AND AS-BUILT INFORMATION.

I CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED, IN THE BUILDING PERMIT, ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.

AUTHORIZED BUILDER'S REPRESENTATIVE _____ DATE _____

THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED SUBDIVISION PLAN.

AUTHORIZED DEVELOPER'S REPRESENTATIVE _____ DATE _____

USER: s:\11 DATE TIME: 20171030 08360424
PATH: N:\29177 Willow Creek Phase 2\Drawings\Working\3685\3685-3 Lot 2 Block 6.dwg

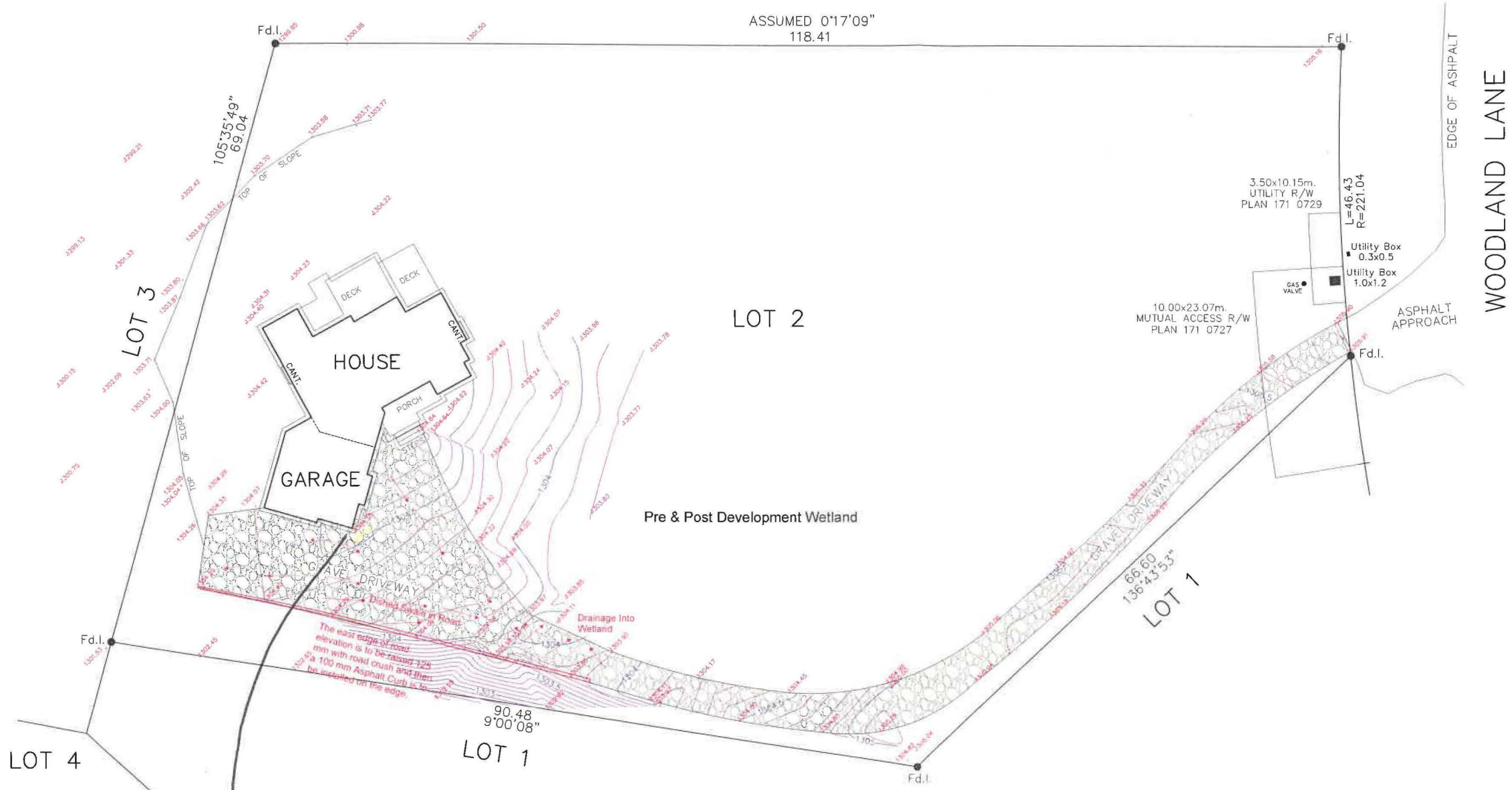
PLAN 751 0859
BLOCK 7

ASSUMED 0°17'09"
118.41



- Notes
- DISTANCES ARE IN METERS AND DECIMALS THEREOF.
 - COORDINATES ARE BASED ON CONTROL INFORMATION OBSERVED BY GPS AND POST PROCESSED BY NATURAL RESOURCES CANADA PRECISE POINT POSITIONING SERVICE.
 - COORDINATES ARE IN GROUND USING COMBINED SCALE FACTOR = 0.999706
 - PROJECTION: 3° DEGREE TRANSVERSE MERCATOR (3TM)
 - HORIZONTAL DATUM: NORTH AMERICA DATUM 1983 (NAD83).
 - ADOPTED VERTICAL DATUM: CANADIAN VERTICAL DATUM 1928 (CVD28).
 - ORTHOMETRIC REFERENCE MERIDIAN: 114 W.
 - ELEVATIONS SHOWN ARE GROUND SPOT ELEVATIONS.
 - SITE TOPOGRAPHY COLLECTED BETWEEN THE DATES OF NOV. 9, 2018 AND JUL. 24, 2019.

- Legend:
- MAJOR CONTOUR 0.5m. INTERVAL
 - MINOR CONTOUR 0.1m. INTERVAL
 - SPOT ELEVATION
 - Fd.I. FOUND STATUTORY IRON POST



No.	Revision Description	By	Date	Appr.
01	ISSUED FOR INFORMATION			

GRADING REVIEW Dwg.1

Job Description:
Lot 2 - 63 Woodland Lane
Rocky View County, AB.

Client:
SAVILLE HOMES

Approval:	File #:	29-177-001	01	01
Date:	Lot(s):	2	Block #:	6
Scale:	Plan #:	171 0725		

measuring at 1304.55

Most recent

ATTACHMENT

B

RE: 63 Woodland Lane

JTargett@rockyview.ca

Fri 2019-10-04 5:18 PM

To: [REDACTED]

Hi Shelby,

The noted Stormwater Management Plan is under review. Once assessed by Engineering Services, any recommendations of that plan are required to be implemented to mitigate any offsite impacts. The intent of the plan is to ensure that there is no negative impact to adjacent properties. If there is, those impacts are corrected. Future development or weather events may cause possible unforeseeable issues but the property would have to operate in accordance with any technical requirements, in perpetuity. If that is not occurring, you would advise the County and we would follow-up and ensure that any regulation of the Development Permit or supporting technical is being adhered to properly, such as the Stormwater Management Plan.

In regards to the construction of the dwelling on its current foundation, there were multiple check points and inspections during the building permit process to ensure the house was construed in accordance with the current Alberta Building Code. Onsite inspections by multiple Safety Codes Officers, footing elevation checks, a engineered-stamped Foundation Soil Bearing & Sulphate Content Investigation and engineered-stamped grading slip were a few of the checkpoints the builder had to submit to ensure the dwelling complied with the Alberta Building Code. If it didn't, construction would not have proceeded until corrected. The dwelling has been issued occupancy and as such any and all regulations of the Alberta Building Code were complied with.

Please let me know if you have any other questions.

Thanks,
Jacqueline

JACQUELINE TARGETT
Development Officer | Planning and Development Services

ROCKY VIEW COUNTY
Effective October 9, 2018 our new address is:
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-8161
jtargett@rockyview.ca | 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.

ATTACHMENT

C

Response to FOIP Request 10-30-2019-03

FOIP@rockyview.ca

Tue 2019-11-19 2:26 PM

To: [REDACTED]

 3 attachments (1 MB)

10-30-2019-03 - Response Letter.pdf; 10-30-2019-03 Attachment A.pdf; 10-30-2019-03 Attachment 1.pdf;

Good Afternoon,

Please see the attached response to your request of 10-30-2019-03 submitted on Oct 30, 2019, for access to information under the *Freedom of Information and Protection of Privacy Act*, as noted below:

Footing elevation inspection report and engineered-stamped foundation soil bearing and sulphate content report for the property located at 63 Woodland Lane
Search Time frame: Dec 2017 to Oct 2019

Note:

Foundation Soil Bearing and Sulphate Content Investigation report – Building services is aware that this report has “67 Woodland Lane” listed as the address. At the time of document creation it was thought that would be the address of the property; however, the properties final address was 63 Woodland Lane. 67 Woodland Lane does not exist as an address within RVC; it is one and the same as 63 Woodland Lane. Rocky View County does not perform Footing Elevation Inspections and as such has no report to provide pertaining to that portion of the search.

Regards,

RAJDEEP DHILLON

FOIP & Records Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY

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

Phone: 403-520-3998

raideepd@rockyview.ca | www.rockyview.ca

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ATTACHMENT

D

ATTACHMENT

E



STRIPPING, FILLING, EXCAVATION AND GRADING

SECTION 33 Stripping, Filling, Excavation and Grading

- 33.1 Site stripping, filling, excavation, grading and/or re-contouring (including construction of artificial water bodies and dugouts) require a Development Permit.
- (a) Notwithstanding Section 33.1, the following uses do not require a Development Permit:
- (i) Development as part of a signed Development Agreement; independent of, or prior to, other development on the same parcel or site;
 - (ii) Ponds under 0.60 m (1.97 ft.) in depth;
 - (iii) Dugouts or ponds on parcels of land exceeding 16.19 hectares (40.00 acres), where there is continued use of the land for agriculture; or
 - (iv) Development as part of a resource extraction use on the same parcel or site which has a Development Permit for that use.
- 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 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.
- 33.3 Pond construction in excess of 1.21 hectares (3.00 acres), including artificial water bodies and dugouts for agricultural purposes, is a discretionary use and requires a Development Permit.
- 33.4 Where, in the process of development, areas require levelling, filling or grading, the topsoil shall be removed before work commences, stockpiled and replaced following the completion of the work.
- 33.5 Developments involving the construction of artificial water bodies or dugouts may require as a condition of development approval, that it shall be the sole responsibility of the developer to ensure that such signs, fences, and boarding are put in place as the developer shall consider necessary to protect the public generally and the residents of the area in particular from any danger arising as a result of the construction or installation of the artificial water body or dugout on the developer's property.
- 33.6 Placing of Fill**
- (a) 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. Requirement and conditions of the permit may include but not be limited to:
- (i) a Site Specific Stormwater Management/Implementation Plan;

- (ii) a Deep Fill Report, if the fill is more than 1.20 m (3.94 ft.) in depth;
 - (iii) a Biophysical Impact Study, if the fill may impact a body of water. Such as a wetland or natural watercourse;
 - (iv) an Erosion and Sediment Control Plan;
 - (v) a Reclamation Plan;
 - (vi) registration of Drainage Easement(s) and/or other agreements on the title;
 - (vii) confirmation that the fill does not contain construction rubble or any contaminants; and
 - (viii) a Road Use Agreement permitting the hauling of fill.
 - (b) Notwithstanding Section 33.6(a), the placing and storage of fill and topsoil may be allowed without a Development Permit in the following circumstances, providing that there is no adverse effect on adjacent lands as a result of any drainage alternation:
 - (i) The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades;
 - (ii) The placing of up to 20 cm (\pm 7.87 inches) in depth of clean topsoil for general landscaping or agricultural purposes. Construction of berm(s) and re-grading does not constitute general landscaping or agricultural purposes.
 - (c) Notwithstanding Section 33.6(b), the Development Authority may require a Statutory Declaration that details how the fill and topsoil will be placed.
 - (d) Notwithstanding Section 33.6(b), the County requires a Road Use Agreement (RUA) or a written confirmation from the County that a Road Use Agreement is not required for the hauling of fill and topsoil.
 - (e) Notwithstanding Section 33.6(a) and (b), no fill and topsoil shall be place and stored in a Flood Hazard Area, wetlands, Riparian Protection Area, and drainage courses, unless otherwise approved by the Development Authority and the applicable authority.
- 33.7 Stripping and Grading Permit**
- (a) In all land use districts, stripping, and grading in connection with an approved subdivision is a use, permitted and may include road construction up to but not the final layer of asphalt, and underground utilities.
- 33.8 Removal of Topsoil - unless specifically permitted in a Development Permit, topsoil shall not be removed from any site.**
- 33.9 Borrow Areas**
- (a) That notwithstanding Section 33.1, the excavation of borrow areas may be allowed as a use, *discretionary*, in any land use district providing:
 - (i) a Development Permit has been issued for that use;
 - (ii) the excavated material is used as fill in a development within the County or an adjacent County and the development is fully approved by that County authority;
 - (iii) the maximum area of excavation does exceed 8.00 hectares (19.76 acres), the maximum material to be removed from the site is 40,000 cubic metres (52,317 cubic yards) and the excavated material does not contain sand or gravel;

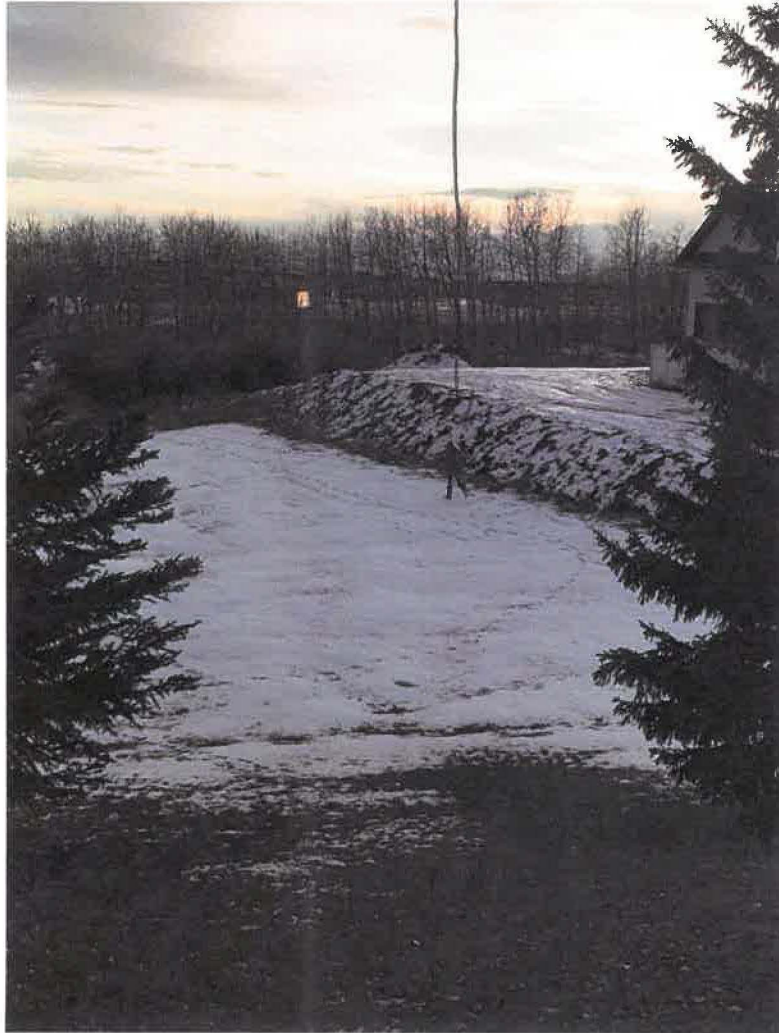
63 Woodland Lane

Erosion and Water Run-off Pictures

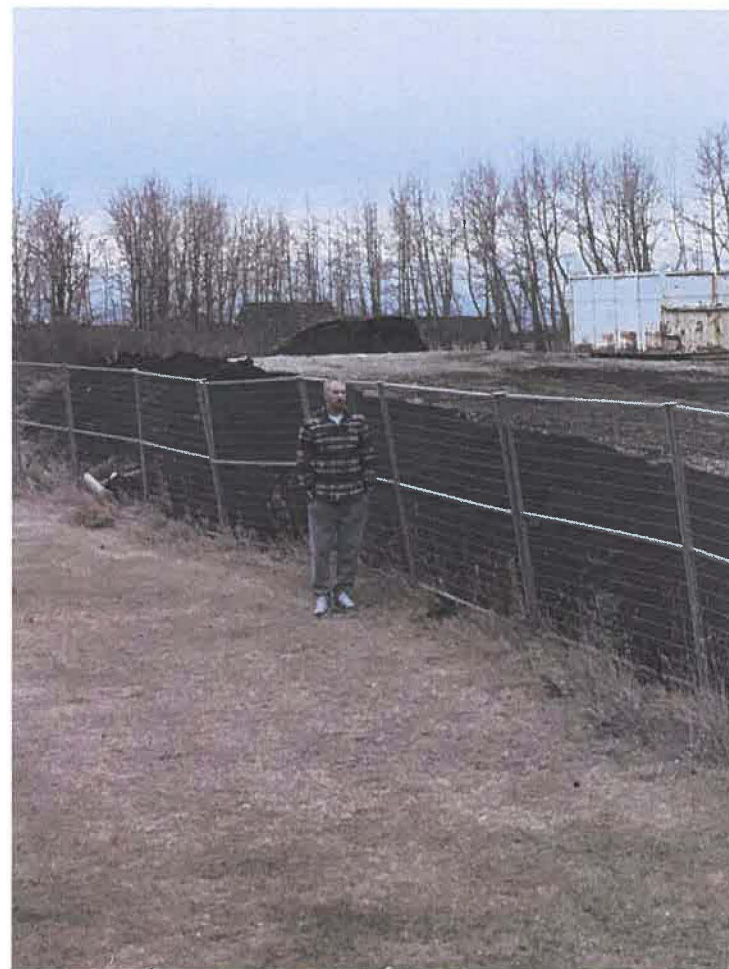
Before Construction of 63 Woodland Lane



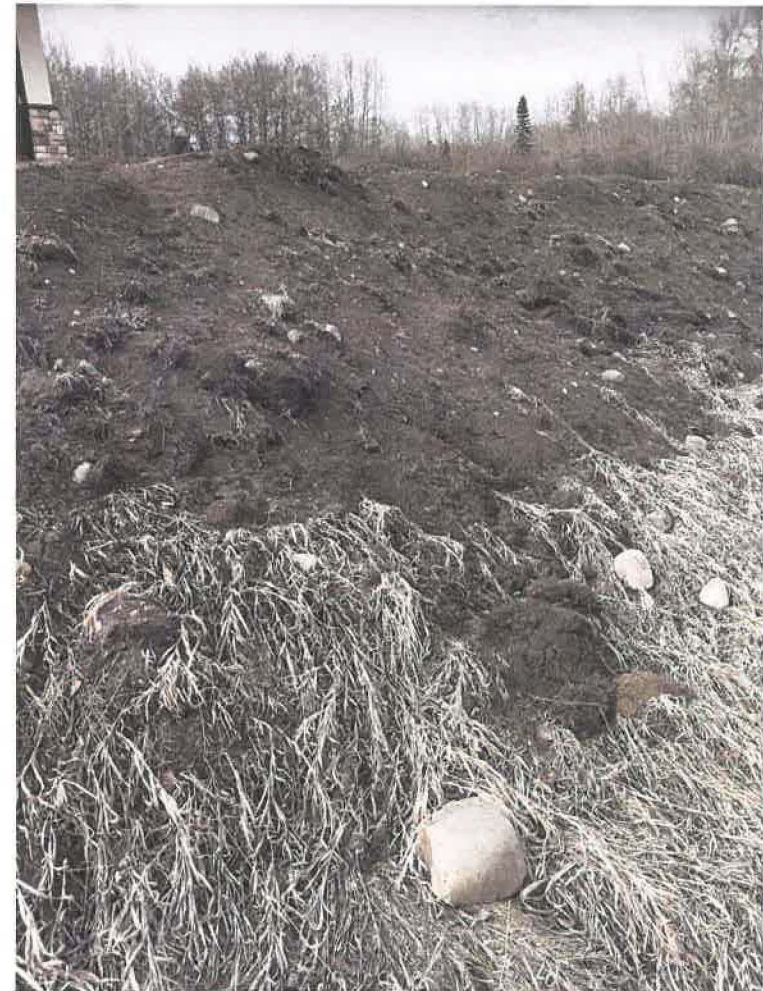
Our daughter she is 5'3"



He is 6'5"



























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

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

DEVELOPMENT PERMIT (Page 1 of 2)

Morse, Sally

Development Permit #: PRDP20184867

Date of Issue: December 3, 2019

Roll #: 05736201

Your Application dated November 30, 2018 for a Development Permit in accordance with the provisions of the Land Use Bylaw C-4841-97 of Rocky View County in respect of:

dwelling, single detached (existing), single-lot regrading and placement of clean fill

at Lot 2 Block 6 Plan 1710725, NW-36-25-03-05; 63 WOODLAND LANE

has been considered by the Development Officer and the decision in the matter is that your application be **APPROVED** subject to the following conditions:

Description:

1. That single-lot regrading and placement of clean fill, for construction of a dwelling, single detached (existing), may be permitted to remain on the subject lands generally in accordance with the site plan, as prepared by WATT Consulting Group, File 17L0731, dated October 12, 2017 and the grading slip, as prepared by MPE Engineering Ltd, Job No. 29177-001-00, dated October 30, 2017.
 - i. With the addition of a volume of approximately 250.00 cu. m of fill, over an area of 929.03 sq. m, resulting in a grade change of 0.58 m to 1.44 m, above the stated grades identified in the noted site plans.

Prior to Issuance:

2. That prior to issuance, the Applicant/Owner shall contact County Road Operations to determine if a Road Use Agreement and/or Road Data Permits are required for the purposes of Stripping & Grading and future construction:
 - i. Written confirmation shall be received from County Road Operations regarding the status of this condition. Note, any agreement or data permits required shall be issued by County Road Operations unless confirmation by County Road Operations.

Permanent:

3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
4. That the Applicant/Owner shall submit a Deep Fill Report, for any areas greater than 1.2 m in depth, to confirm adequate compaction results, in accordance with the requirements of the County's Servicing Standards.
5. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands or County road rights-of-way from drainage alteration.
6. That it is the Applicant/Owner's responsibility to ensure that the fill is placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
7. That the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing from the subject site onto adjacent lands or roadways at all times.
8. That the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto the public roadways.
9. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.



Morse, Sally #PRDP20184867

Page 2 of 2

10. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.

11. That no topsoil shall be removed from the site.

Advisory:

12. That the site shall remain free of restricted and noxious weeds, and maintained in accordance with the Alberta Weed Control Act.

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

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

15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

16. That if this Development Permit is not issued by June 30, 2020, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: It is the responsibility of the Applicant/Owner to obtain all Alberta Environment and Parks (AEP) approvals and permits for working in and/or near wetlands

Development Authority
Phone: 403.520.8158
E-Mail: development@rockyview.ca

NOTE: It is the responsibility OF THE APPLICANT to ensure that all conditions of approval are met.

Please be informed, that the conditions of the Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Permit.



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

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DEVELOPMENT PERMIT (Page 1 of 2)

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Morse, Sally #PRDP20184867

Page 2 of 2

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Development Authority
Phone: 403.520.8158
E-Mail: development@rockyview.ca

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ROCKY VIEW COUNTY
Cultivating Communities

20184867

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$700	File Number 05736201
Date of Receipt Nov. 30/18	Receipt #

Name of Applicant Sheldon Appare Email Sheldon@savillehomes.com

Mailing Address 418 26 Ave NW, Calgary AB

Postal Code Tam 2E2

Telephone (B) 403-614-6981

(H)

Fax

For Agents please supply Business/Agency/ Organization Name

Registered Owner (if not applicant) Sally Morse

Mailing Address

Postal Code

Telephone (B)

(H)

Fax

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NW $\frac{1}{4}$ Section 30 Township 25 Range 3 West of 5 Meridian

b) Being all / parts of Lot 2 Block 6 Registered Plan Number 1710725

c) Municipal Address 63 Woodland Lane

d) Existing Land Use Designation R-1 Parcel Size 2.15 Division

2. APPLICATION FOR

Development Permit for the change of grade above 1 meter.

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 SHELDON APPARE 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

Date

Nov 29, 18

Owner's Signature

Date

S. Morse

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, Sneddon Appare, 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

Nov 29, 18
Date



ROCKY VIEW COUNTY
Cultivating Communities

20184867

STRIPPING, FILLING, EXCAVATION AND GRADING

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

Name of Applicant Sheldon Appare

Address of Applicant 63 Woodland

Telephone (C) 403-666-6981 (H) _____ (Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? To grade the existing lot to allow the construction of a new single family home. Erosion geotextics will be provided on the site plan provided in application

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable) there is a natural West to East grade which will not be disturbed.

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height <u>0.6m</u>	Volume <u>200 250</u> meters cubed
Width <u>100 in ft (30.48)</u>	Truckload <u>20</u> (approximately)
Length <u>100 in ft (30.48)</u>	Slope Factor _____ (if applicable)
Area <u>857 929</u> square metres	

* Please show all measurements in detail on your site plan.

4. TERMS AND CONDITIONS

(a) General statement about conditions:

- The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
- Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
- The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
- As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

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

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

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

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

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

5. ADDITIONAL INFORMATION

I Sheldon Appare hereby certify that
(Print Full Name)

- ☐ I am the registered owner
☒ I am authorized to act on behalf of the registered owner

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

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

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

Saville Homes Ltd.
418 26 Ave NW
Calgary, AB
T2M 2E2

November 29, 2018

To Whom It May Concern:

I am writing to explain the reason behind this Development Permit. We were contracted to construct a single family home for our client Sally Morse. During the grade slip process the Kelvin Wiley from MPE Engineering determined that the lowest top of footing to be 1302.504. As a result, we were forced to raise the house from our original depth to the stated geodetic. By doing so, this now pushed the NE/SE corner of the house above the 1 meter threshold and trigger a development permit. We had no choice but to raise the house to this height. The geodetic of the lot prior to construction at the building corners is as follows:

NE – 1303.39 (garage entrance)
SE – 1303.39 (garage entrance)
SW – 1303.66
NW – 1304.02

The geodetic of the lot post construction at the building corners is as follows:

NE – 1304.83 (garage entrance)
SE – 1304.83 (garage entrance)
SW – 1304.50
NW – 1304.60

We are only over the 1 meter threshold at the garage entrance. If you have any questions please don't hesitate to call or email.

Thank you,

Sheldon Appave
Saville Homes
403-616-6981
sheldon@savillehomes.com

SITE PLAN

DESCRIPTION OF PROPERTY LOT 2, BLOCK 6, PLAN 171 0725

WOODLAND LANE

ROAD CL

MAXIMUM SLOPE OF EXISTING AND NEW PORTIONS OF THE DRIVEWAY WILL NOT EXCEED 8%.

10.00x23.07m. MUTUAL ACCESS R/W
PLAN 171 0727

3.50x10.15m. UTILITY R/W
PLAN 171 0729

LOT 1

LOT 2

LOT 1

LOT 4

BLOCK 7
PLAN 751 0859

LTF =	1302.50
MIN. OPENING =	1302.70
ACTUAL T/O FTG =	1302.60
T/O SUBFLR =	1305.87
FRONT GRADE =	1304.83/1304.70
REAR GRADE =	1304.50
GARAGE SLAB =	1304.83

LEGEND :

-Distances are in metres and decimals thereof.
 -Statutory Posts found shown thus _____
 -Drill Holes in concrete shown thus _____
 -Back of Walk shown thus _____
 -Back of Curb shown thus _____
 -Lip of Gutter shown thus _____
 -Edge of Asphalt shown thus _____
 -Center line of Fence shown thus _____

● Fd.I.
○ D.H.

© A.L.S.

LOT 3

-Major Site Contours shown thus _____ 1304 _____
 -Minor Site Contours shown thus _____
 -Proposed Foundation Grade _____
 -Spot grade @ 15m from fndtn. _____
 -Grade slope direction shown thus _____

All Elevations Reference 1200 Geodetic Datum, Unless Otherwise Noted.

MUNICIPAL ADDRESS : 63 WOODLAND LANE, ROCKY VIEW COUNTY

DRAWN . : J. SERVANO

CHECKED . : R.M.

SCALE. . : 1:600

FILE NO. . : 17L0731

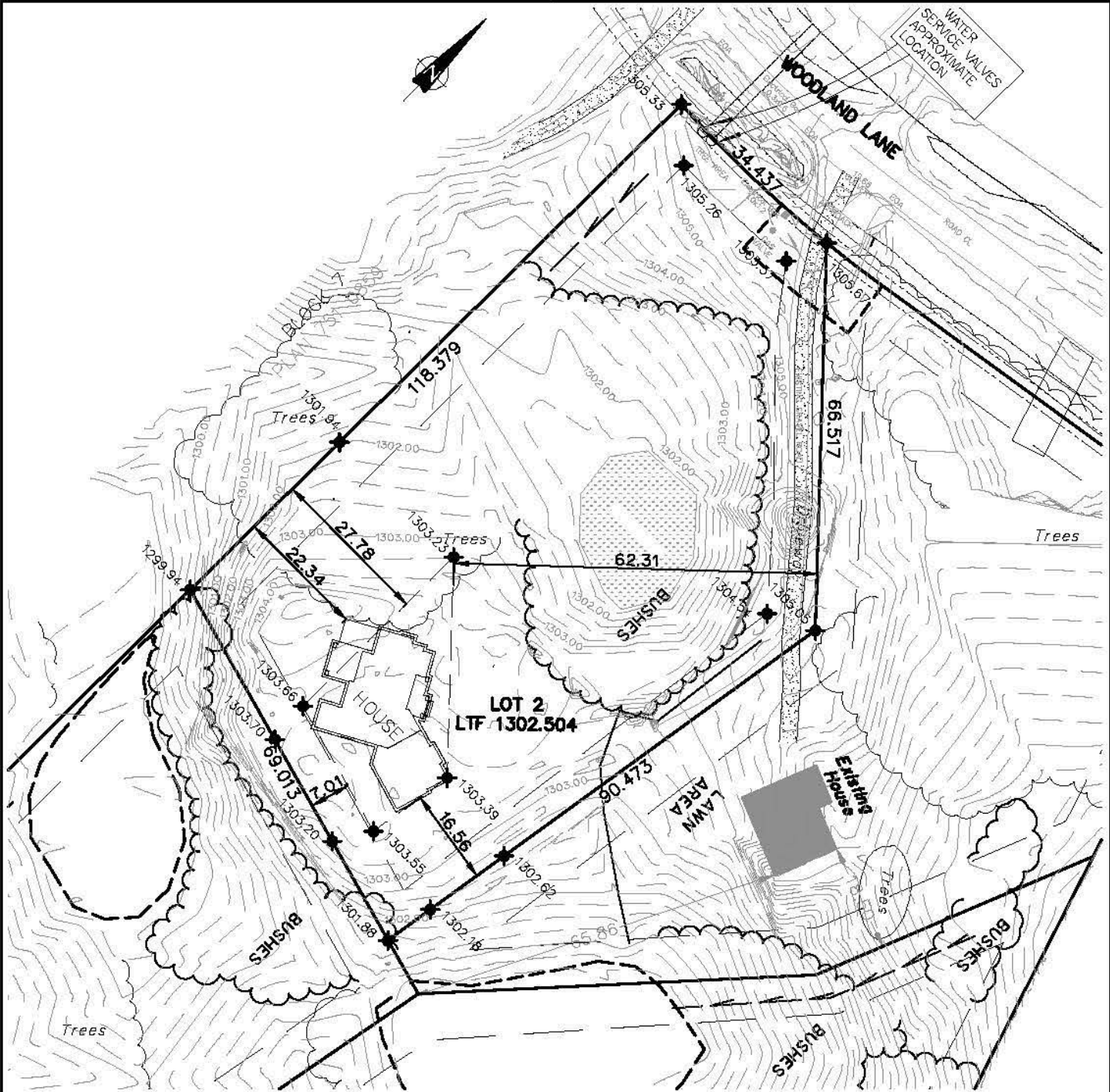
DATE . . : JULY 12, 2017

REVISION . : OCT.12/17



Watt Consulting Group Ltd.
#310, 3016 – 5 Avenue NE
Calgary, Alberta T2A 6K4
T. 403.273.9001
F. 403.273.3440
www.wattconsultinggroup.com

ADDRESS 67 WOODLAND LANE			JOB No. 29177-001-00	GRADE SLIP No. 2
LOT 2	BLOCK 6	PLAN No. 1710725	SUBDIVISION WILLOW CREEK PHASE 2	
BUILDER SAVILLE HOMES			DEVELOPER HDL CAPITAL LTD.	
BUILDER ADDRESS 418 26th AVENUE NW CALGARY, AB T2M 2E2			CONSULTANT MPE ENGINEERING LTD	
BUILDER PHONE No. 403-616-6981			BUILDER REPRESENTATIVE	



SCALE: 1:1000

LOT CORNER ELEVATIONS PROVIDED BY HOUSE BUILDER. DIMENSIONS APPROXIMATE, CONFIRMED WITH LEGAL PLAN.
SEPTIC FIELD LOCATION TO BE DETERMINED BY A QUALIFIED INSTALLER

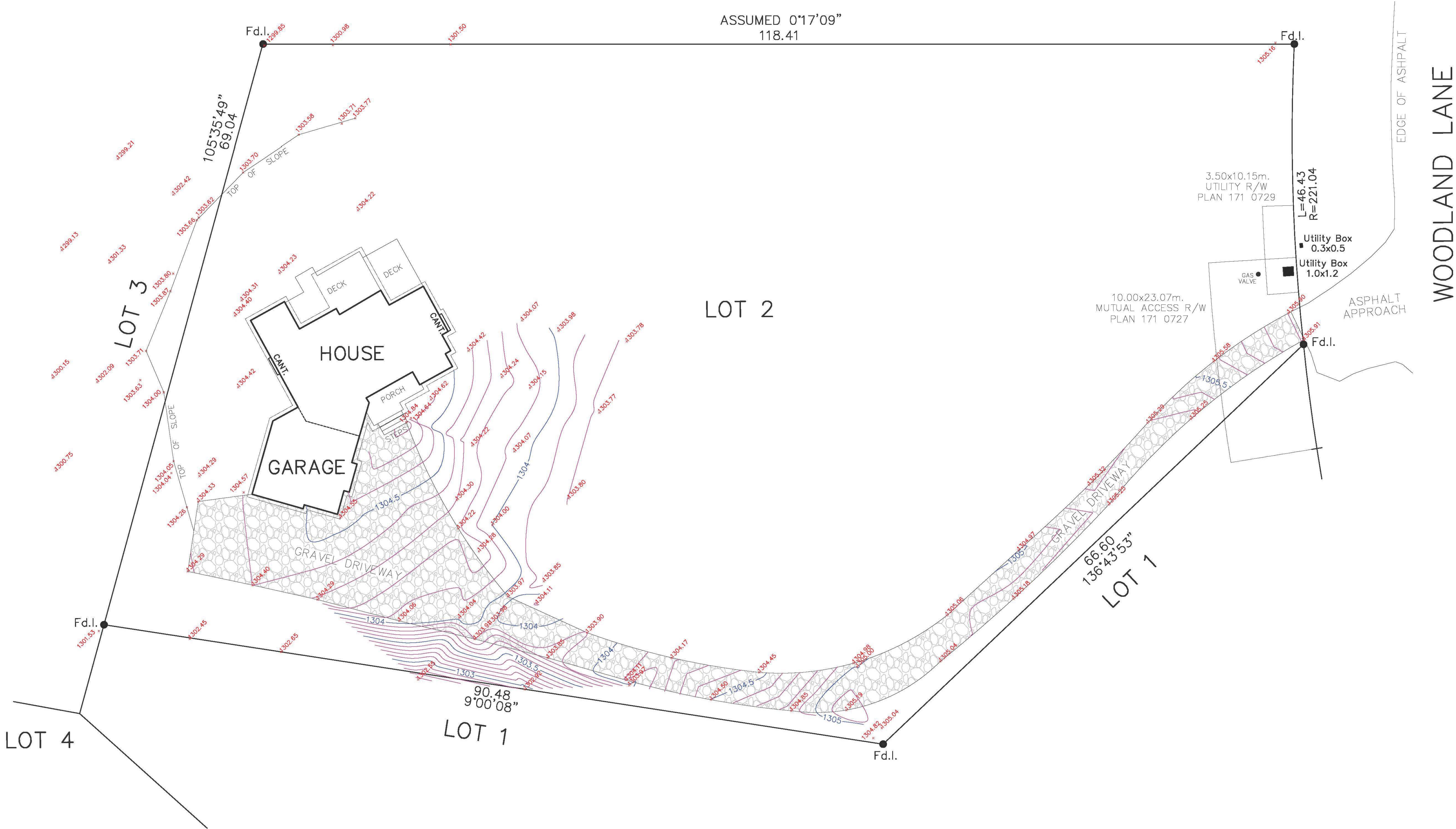
LEGEND			PERMIT TO PRACTICE MPE ENGINEERING LTD. PERMIT NUMBER: P3680 The Association of Professional Engineers and Geoscientists of Alberta		
	ROCKY VIEW WATER COOP WATER LINE		CURB STOP		
	WATER SERVICE		HYDRANT		
	BUILDING ENVELOPE		CULVERT		
	NATURAL AREA		ORIGINAL GROUND		
	DITCH		SPOT ELEVATION		

OCTOBER 30, 2017

WATER SERVICE SIZE, TYPE:		50 mm SERIES 160 HDPE		NOTES	
SEPTIC SYSTEM:		SEPTIC AREA NOT SHOWN			
		YES	NO	1. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT THE FOOTINGS ARE NATIVE MATERIAL THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETE. 2. BUILDING GRADE SLIP INFORMATION COMPLETED BASED ON UMA ENGINEERING'S APPROVED CONSTRUCTION DRAWINGS. MPE ENGINEERING LTD. DOES NOT ASSUME RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN DESIGN AND AS-BUILT INFORMATION.	
GROUND WATER DRAIN TO SURFACE REQUIRED		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
GROUND WATER DRAIN TO SUMP REQUIRED DISCHARGE WATER TO SURFACE		<input type="checkbox"/>	<input checked="" type="checkbox"/>	I CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED, IN THE BUILDING PERMIT, ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.	
SERVICE INSTALLED TO 1.0 m PAST CURB STOP		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
HIGH SULPHATE CONCENTRATIONS PRESENT IN SOILS SULPHATE RESISTANT CEMENT (HSI) REQUIRED		<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ AUTHORIZED BUILDER'S REPRESENTATIVE _____ DATE	
ADDITION SULPHATE REQUIREMENTS		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
FOUNDATION SOIL BEARING INVESTIGATION AND CERTIFICATION REQUIRED (SEE NOTE BELOW)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED SUBDIVISION PLAN. _____ AUTHORIZED DEVELOPER'S REPRESENTATIVE _____ DATE	
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
UTILITY EASEMENTS		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
FOOTING ELEVATION CHECK REQUIRED PRIOR TO POURING (NOTIFY DEVELOPER 48 HOURS IN ADVANCE)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

PLAN 751 0859
BLOCK 7

ASSUMED 0°17'09"
118.41



- Notes:
- DISTANCES ARE IN METERS AND DECIMALS THEREOF.
 - COORDINATES ARE BASED ON CONTROL INFORMATION OBSERVED BY GPS AND POST PROCESSED BY NATURAL RESOURCES CANADA PRECISE POINT POSITIONING SERVICE.
 - COORDINATES ARE IN GROUND USING COMBINED SCALE FACTOR = 0.999706
 - PROJECTION: 3° DEGREE TRANSVERSE MERCATOR (3TM)
 - HORIZONTAL DATUM: NORTH AMERICA DATUM 1983 (NAD83).
 - ADOPTED VERTICAL DATUM: CANADIAN VERTICAL DATUM 1928 (CVD28).
 - ORTHOMETRIC REFERENCE MERIDIAN: 114° W.
 - ELEVATIONS SHOWN ARE GROUND SPOT ELEVATIONS.
 - SITE TOPOGRAPHY COLLECTED BETWEEN THE DATES OF NOV. 9, 2018 AND JUL. 24, 2019.

- Legend:
- MAJOR CONTOUR
0.5m. INTERVAL
 - MINOR CONTOUR
0.1m. INTERVAL
 - SPOT ELEVATION
 - Fd.I. FOUND STATUTORY IRON POST

AS-BUILT

Stamp:	Signature:
--------	------------

No.	Revision Description	By	Date	Appr
01	SURVEY UPDATE	A.M.	JUL. 26, 2019	J.D.
00	ISSUED TO CLIENT	J.D.	JUL. 17, 2019	J.D.

Title:

SITE TOPOGRAPHY

Job Description:

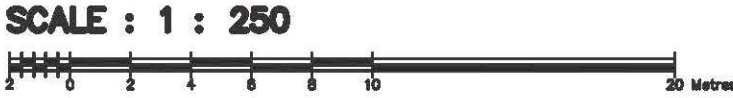
63 Woodland Lane
Rocky View County, AB.

Client:

SAVILLE HOMES

#310, 3016 - 5 Avenue NE
Calgary, Alberta T2A 6K4
T. 403.273.9001
F. 403.273.3440
www.wattoconsultinggroup.com

Drawn: R.H.	Field Surveyor: R.P.	Sheets:	Total Sheets:
Draft Chk: R.P.	Survey Date: JUL. 2017 - JUN. 2019	01	01
Approved: J.D.	File #: 17L0731		
Date: JUL. 16, 2019	Lot(s): 2	Block #: 6	
Scale: 1:250	Plan #: 171 0725		



Suite 320, 6715 - 8 Street NE
Calgary, AB T2E 7H7
Phone: 403-250-1362
1-800-351-0929
Fax: 403-250-1518



MEMORANDUM

To: Jacqueline Targett

From: Kelvin Wiley, P.Tech

cc: Sheldon Appave, Gurbir Nijjar

Re: Lot 2 Willow Creek Ph1

Date: December 20, 2019 (revised)

Grading Review of Lot Drainage

Pages: 2

File: 29177-001-00

In an email dated August 21, 2019 Rocky View County (RVC) requested that a Site-Specific Stormwater Implementation Plan (SSIP) or grading review be conducted to address the apparent drainage discrepancies between the subdivision master drawing plan and the as-built lot grading. In addition to these discrepancies from original grading plans, this grading review will address the more general drainage and servicing issues that are generally covered by a SSIP.

In conjunction with this grading review, a drawing (*Dwg. 1*) has been generated and is attached. The design constraints and minor modifications as illustrated in this drawing are to be implemented by the landowner during landscaping, driveway graveling and hardscaping, which is ongoing. The following have been considered in this drawing:

1. The split of driveway drainage to the north or to the south has been shown with arrows, and will be maintained during the 2020 gravel grading and eventual asphalt paving of the driveway. The surface drainage of the driveway is designed to generally flow north and into the pre-existing wetland so that pre-development on-site stormwater storage levels will be maintained.
2. Final house envelope elevations are higher than pre-development elevations as fill was permitted under the development permit (DP) that was acquired from RVC. The homeowner is willing to commit to additional lot grading in 2020. To prevent overland flows from the driveway from flowing east onto the adjoining property, the east side of the driveway will be raised 125 mm with 25 mm road crush gravel. This will force the house and driveway stormwater runoff to remain within a reversed roadway crown (dished swale) until runoff flows north and then west into the existing wetland. This drainage pattern has been illustrated in *Dwg. 1*. A concrete curb structure of a minimum above gravel height of 150 mm and 125 mm embedment depth into the driveway gravel will be installed on the east edge of the driveway to prevent traffic from extending tires over the road edge. This curb will provide additional assurance that runoff surface water from the house and driveway cannot flow to the east and down the grassed slope that now separates Lot 2 and Lot 1.

3. The overland drainage plan and utility right-of-way plan for Willow Creek Phase 2 subdivision have been reviewed and the as-built Lot 2 drainage conforms to the concepts and requirements of these documents. Although there was no overland drainage right-of-way registered against Lot 2, the natural wetland north of the house continues to serve as a bio-retention area with a minimum storage capacity of 38 m³. Rainwater from the properties hard surfaces generally flow to this bio-retention area to the north.
4. Any post development overland stormwater flows to the neighbouring property of Lot 1, which has a septic tank in the back of lot, will be minor. This flow will consist of runoff from a 3 to 6 m wide grassed slope that is of considerably smaller area than the pre-development area of Lot 2 that was sloped towards the Lot 1 property to the east. Prior to the construction grading of Lot 2 there was in excess of 25 m of Lot 2 property that drained east towards Lot 1 in the southern half of the east property line.

In addition to the landscaping improvements shown on *Dwg. 1*, the following suggestions and requirements are to be addressed by the landowner:

- Snow clearance by blower or plowing is to be directed to the area northwest of the driveway. Any piling of excess snow is to be located to the north between the house and the wetland. No row of piled snow can be left on the east edge of the driveway as this might melt and flow over the 100 mm concrete curb to the east. Snow that falls on the south side of the house can remain to the south but other driveway snow needs to be piled where its meltwater will flow into the pre-existing wetland north of the house.
- Use of de-icing salts and substances is highly discouraged. Due to the increased driveway slopes resulting from the DP fill elevations, there is ample sloping for sidewalks and driveway. These slopes in excess of 2% will be sufficient to prevent ponding and icing. Light sanding with a natural product, if required, will serve to minimize damage by chemically contaminated runoff into the wetland.
- It is suggested that the landowner install multiple rain barrels or cisterns at roof downspout locations to capture rainwater for irrigating manicured areas.

The present Lot 2 storm drainage and conveyance slopes and grading, with the minor landscape revisions noted above, will conform to the *Willow Creek Ph2 Stormwater Management Report and Concept Plan* and *March 2008 Stormwater Master Drainage Plan*. If further questions or comments arise, please feel free to contact MPE Engineering Ltd.

Yours truly,

MPE ENGINEERING LTD.



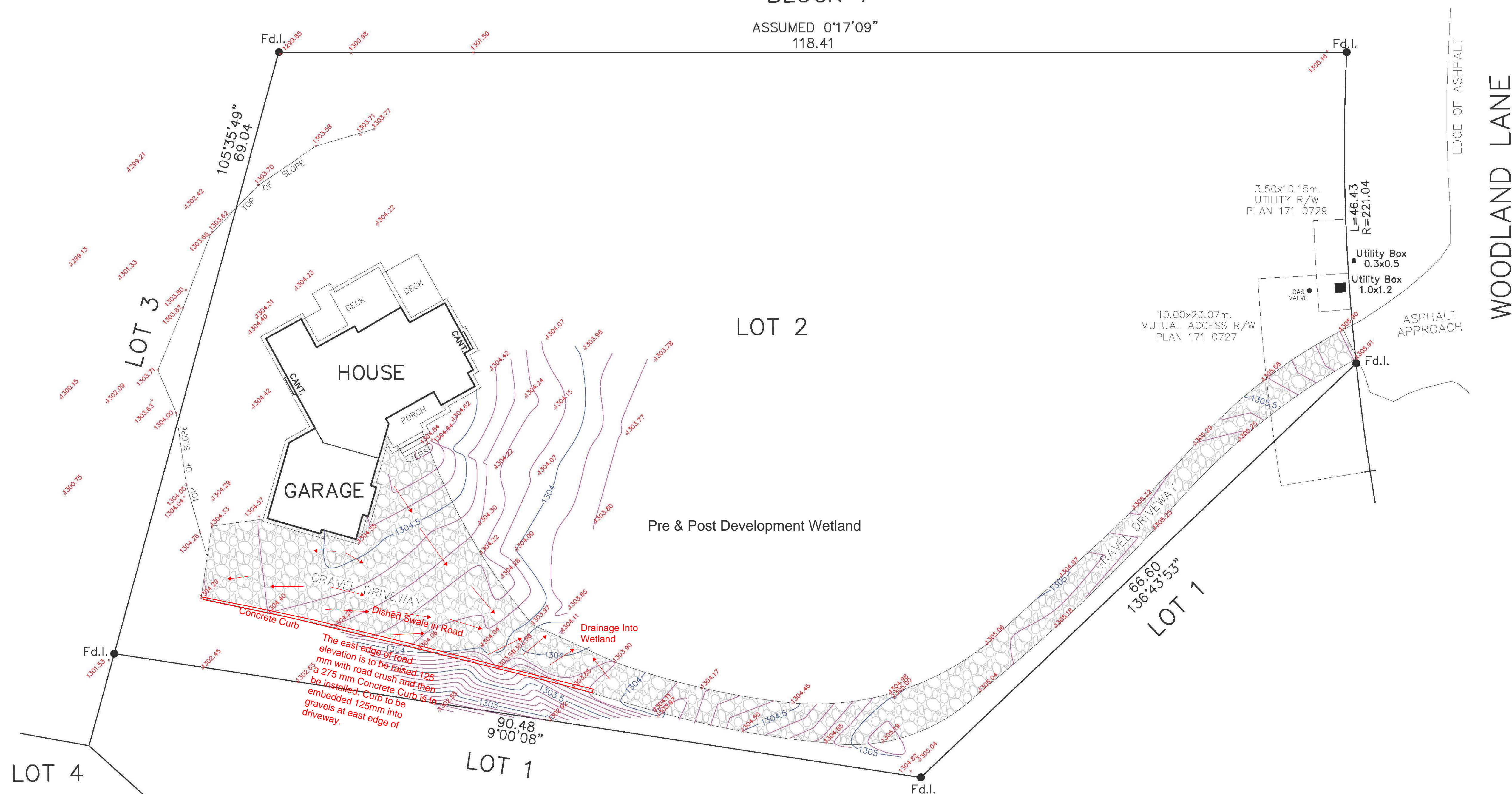
Kelvin Wiley, P.Tech. (Eng.)
Senior Technologist / Project Manager

KW/vv
Encl.



PLAN 751 0859
BLOCK 7

ASSUMED 0°17'09"
118.41







SCALE : 1 : 250



Notes

- DISTANCES ARE IN METERS AND DECIMALS THEREOF.
- COORDINATES ARE BASED ON CONTROL INFORMATION OBSERVED BY GPS AND POST PROCESSED BY NATURAL RESOURCES CANADA PRECISE POINT POSITIONING SERVICE.
- COORDINATES ARE IN GROUND USING COMBINED SCALE FACTOR = 0.999706
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Legend:

-  MAJOR CONTOUR
0.5m. INTERVAL
 MINOR CONTOUR
0.1m. INTERVAL
 SPOT ELEVATION
 FOUND STATUTORY IRON POST

00	ISSUED FOR INFORMATION			
No.	Revision Description	Bv	Date	Appr

NO.
Title:

GRADING REVIEW Dwg.1

Job Description:

**Lot 2 - 63 Woodland Lane
Rocky View County, AB.**

Client:

SAVILLE HOMES

		Sheets:		Total Sheets:
		01		01
Approved:	File #:	29-177-001		
Date: Sept.26, 2019	Lot(s): 2	Block #: 6		
Scale: 1:250	Plan #: 171 0725			

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: Wednesday, January 8, 2020 **DIVISION:** 7

FILE: 07607001 **APPLICATION:** PRDP20193711

SUBJECT: Cannabis Cultivation

PROPOSAL: Cannabis Cultivation (existing building)	GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) west of Rge. Rd. 25 and on the south side of Twp. Rd. 272
APPLICATION DATE: October 11, 2019	DEVELOPMENT AUTHORITY DECISION: Approved
APPEAL DATE: December 10, 2019	DEVELOPMENT AUTHORITY DECISION DATE: November 19, 2019
APPELLANT: Hunt's Coulee Ranch Ltd.	APPLICANT: 7 Leaf Inc. (Kristopher Lutz)
LEGAL DESCRIPTION: Lot 1 Block 1 Plan 0212619, NE-07-27-02-05	MUNICIPAL ADDRESS: 25113 TWP RD 272
LAND USE DESIGNATION: Farmstead District (F)	GROSS AREA: ± 1.94 hectares (± 4.79 acres)
PERMITTED USE: Cannabis Cultivation is a discretionary use in the Farmstead District (F).	DEVELOPMENT VARIANCE AUTHORITY: N/A
PUBLIC SUBMISSIONS: The application was circulated to seven (7) adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> •County Plan (Bylaw C-7280-2013) •Land Use Bylaw (Bylaw C-4841-1997)

EXECUTIVE SUMMARY:

The subject land is within the Farmstead District, approximately 0.81 km (1/2 mile) west of Range Road 25 and on the south side of Township Road 272. The land contains a dwelling and an accessory building (barn), which is the proposed building to be utilized for Cannabis Cultivation. The barn is approximately 135.00 sq. m (1,453.07 sq. ft.) in size.



On November 9, 2018, Council amended the Land Use Bylaw to include regulations for Cannabis Cultivation and added the use to the Farmstead District. The relevant regulations include minimum separation distances and time-limits for approval. All general regulations in the Farmstead District are applicable as well.

Additionally, all cannabis cultivation operations are required to obtain licensing through Health Canada, which involves a comprehensive list of requirements including: production capacity, notification to local authorities, physical security, building materials, system ventilation and filtration, water supply, lighting, sanitation, waste handling, and record keeping. As federal licensing requirements are outside of municipal jurisdiction, the proposal was assessed in accordance with the Land Use Bylaw and the County Servicing Standards. On November 19, 2019, the application was approved.

On December 10, 2019, an adjacent landowner appealed the decision of the Development Authority. The reasons for the appeal are detailed in the agenda package.

PROPERTY HISTORY:

May 19, 2006	FBL20060403_614: Accessory Building (over-sized farm building), construction of an addition to an existing building and relaxation of the maximum height requirement <i>Note: Addition was never constructed</i>
May 17, 2006	Development permit (2006-DP-11970) for oversize barn addition was approved.
June 20, 2002	Redesignation from Ranch and Farm to Farmstead

APPEAL:

See attached report and exhibits.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean MacLean".

Sean MacLean
Supervisor Planning

SKh/llt

DEVELOPMENT PERMIT REPORT

Application Date: October 11, 2019	File: 07607001
Application: PRDP20193711	Applicant/Owner: 7 Leaf Inc. (Kristopher Lutz)
Legal Description: Lot 1, Block 1, Plan 0212619, NE-07-27-02-05	General Location: located approximately 0.81 km (1/2 mile) west of Rge. Rd. 25 and on the south side of Twp. Rd. 272
Land Use Designation: Farmstead District (F)	Gross Area: 4.79 acres
File Manager: Sandra Khouri	Division: 07

PROPOSAL:

The proposal is for Cannabis Cultivation to grow cannabis within an existing accessory building (barn). The existing barn is 135.00 sq. m (1,453.07 sq. ft.) and is the only accessory building on the property. According to site inspection photos, the barn cannot be seen from the road as it is heavily screened by mature trees.

LAND USE BYLAW:

Section 8 DEFINITIONS

CANNABIS CULTIVATION means the growing and harvesting of cannabis as licensed by Health Canada.

Section 20.9 CANNABIS CULTIVATION AND CANNABIS FACILITY

- a) *Cannabis Cultivation and/or Cannabis Facility shall not occur in a building where a residential use is located.*
 - The proposed development will take place within the existing barn. There is an existing residence on site, however, no cultivation operations will occur in the dwelling.
- b) *A Health Care Site for the purposes of Section 20.9 of this Bylaw means the lot(s) or parcel(s) on which a Health Care Practice or Health Care Services is situated.*
 - Noted.
- c) *A School Site for the purposes of Section 20.9 of this Bylaw means the lot(s) or parcel(s) on which a School, public or separate, a School, private, or a Child Care Facility is situated.*
 - Noted.
- d) *The minimum separation distance between Cannabis Cultivation and/or Cannabis Facility and other uses shall be established by measuring the shortest distance between the Cannabis Cultivation and/or Cannabis Facility building or field and the other building. If the requirement states a minimum distance to a site, then the distance shall be established by measuring the shortest distance between the Cannabis Cultivation and/or Cannabis Facility building or field and the other site.*
 - Noted.
- e) *In the B-2, I-IA, and B-AS districts, Cannabis Cultivation and/or Cannabis Facility must be located at least 75 m from a residential site.*

- Not applicable in this case, as the subject land is designated Farmstead District.
- f) *In all other districts, Cannabis Cultivation and/or Cannabis Facility must be located:*
 - (i) At least 150 m from a Health Care Site or School Site;
 - There are no Health Care or School Sites in the vicinity of the proposed Cannabis Cultivation.
 - This was verified by checking for issued development permits on any adjacent properties for the following uses: Health Care Practice; Health Care Service; School, Public or Separate; School, Private; and Child Care Facility.
 - (ii) At least 100 m from a site that is designated as a school reserve on title;
 - There are no school reserves in the vicinity of the proposed Cannabis Cultivation.
 - (iii) At least 100 m from a residential site.
 - The proposed Cannabis Cultivation is not located in the vicinity of a residential site (a parcel with a residential land use district); all surrounding parcels are agricultural (zoned Ranch and Farm).
 - The Ranch and Farm parcel to the west contains a dwelling, which is located approximately 635 m from the barn. As such, there are no concerns with this setback requirement.
- g) *A Development Permit for Cannabis Cultivation and/or Cannabis Facility shall be limited, and the term of the Development Permit shall not exceed three years.*
 - Due to the location and scale of the proposed Cannabis Cultivation use, the permit will be approved with a three year time limit.
- h) *A residential development constructed or created on a site after the approval of a Cannabis Cultivation and/or Cannabis Facility use shall not be considered a residential site for the purposes of interpreting Section 20.9(e) and Section 20.9 (f) of this Bylaw.*
 - Noted.

Section 47 FARMSTEAD DISTRICT (F)

47.3 Uses, Discretionary

Cannabis Cultivation

- The proposed Cannabis Cultivation is discretionary use, therefore, a Development Permit is required.

47.5 Minimum & Maximum Requirements

47.5 (b) Front yard setback (north)

- Required: 45.00 m;
- Existing: Lots.

(c) Side yard setback (east/west)

- Required: 6.00 m;
- Existing: Lots/13.46 m.

(d) Rear yard setback (south)

- Required: 15.00 m;
- Existing: 21.07 m.

47.7 Maximum height of buildings

(a) Accessory building - 5.50 m (18.04 ft.).

- The existing accessory building (barn) is approximately 5.79 m (19.00 ft.) in height, exceeding the maximum for the district. However, a development permit (2006-DP-11970) was issued on May 17, 2006 for an addition to the barn and a height relaxation. While the barn addition was never constructed, the height relaxation still applies.

PARCEL INFORMATION:

Permit History

2008-BP-21334	Deck addition to SFD
2006-DP-11970	Accessory Building (over-sized farm building), construction of an addition to an existing building and relaxation of the maximum height requirement <i>Note: Addition was never constructed</i>
FBL20060403_614	Farm building (barn)
2002-BP-15745	SFD (move on modular)
2001-DP-9441	Renewal of a dwelling, mobile home for farm help
2000-DP-8967	Renewal of a dwelling, mobile home for farm help
1999-DP-8526	Renewal of a dwelling, mobile home for farm help

STATUTORY PLANS:

The subject property is not located within a statutory plan area. As such, the application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

October 31, 2019

- No access to barn
- Does not appear to be any activity, no employees can be seen
- Approximately two fifth wheel trailers
- Heavy screening on north side of parcel and along driveway to the barn
- Cannot see barn from Twp Rd 272
- No signage

CIRCULATIONS:Alberta Health Services

Thank you for inviting our comments on the above-referenced application. Alberta Health Services Environmental Public Health (AHS-EPH) understands that this application proposes to operate a cannabis cultivation facility on the subject property. Based on the information provided, we recommend the following considerations:

1. Confirm that there is an adequate water supply available for the proposed use.
2. Consider the types and volume of chemicals (such as pesticides, solvents, cleaning products and fertilizers) that will be stored onsite for the planned operation. Ensure the proposed methods and location of chemical storage, utilization and disposal does not create hazardous conditions for the facility or adjacent properties.
3. Chemicals and hazardous materials must be handled appropriately so as to not contaminate cannabis products intended for consumption.

Building Services Review

No objection to Cannabis Cultivation.

A Declaration of Use must be filled out and signed under the New Farm Location Permit to determine if a Building Permit is required.

Development Compliance Officer Review

No comments received.

Agricultural Services Review

Agricultural Services Staff Comments: No agricultural concerns.

Engineering Services Review (November 05, 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.
- As per the application, the applicant is proposing to use an existing building (Barn) for micro-cultivation of cannabis.
- As an advisory condition, all commercial licensees from Health Canada shall be the responsibility of the applicant.

Geotechnical - Section 300.0 requirements:

- Engineering has no requirements at this time as no changes to the current ground conditions are proposed.

Transportation - Section 400.0 requirements:

- Significant increase to traffic volume is not anticipated for this micro-cultivation operation. Therefore, the applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw.

Sanitary/Waste Water - Section 500.0 requirements:

- Engineering has no requirements at this time as sanitary services are not requested at the location.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- Engineering has no requirements at this time as water services are not requested at the location.
- As an advisory condition, all commercial licensees for water supply from AEP shall be the responsibility of the applicant.

Storm Water Management – Section 700.0 requirements:

- Engineering has no requirements at this time as no addition of hard surfaces or changes to current drainage or are proposed.

Environmental – Section 900.0 requirements:

- Engineering has no requirements at this time.

Fire Services Review

No comments received.

Solid Waste & Recycling

A fact sheet on cannabis waste management, from the Gov't of Alberta, is attached to support this application as information.

Utility Services

No Concerns.

OPTIONS:

APPROVAL, subject to the following conditions:

Description:

1. That Cannabis Cultivation within an accessory building (existing barn), approximately 135.00 sq. m (1,453.07 sq. ft.) in size, may commence on the subject lands in general accordance with the application and site plan.

Permanent:

2. That this approval does not include a *Cannabis Retail Store or Cannabis Facility*.
3. That there shall be no water discharged offsite from the subject property at any time.
4. That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
5. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
6. That no outdoor storage shall be allowed at any time for business use.

7. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
8. That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.
9. That any waste containers, garbage or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
10. That no signage shall be placed on the subject property, related to the approved *Cannabis Cultivation* use. Any future signage related to the development shall require separate development permit approval.
11. That the Applicant/Owner shall contact County Road Operations to determine if any Road Data permits are required for transport of products, using the County road system for the proposed development, prior to operation.
12. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

13. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
14. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
15. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
16. That a Building Permit and applicable subtrade permits shall be obtained through Building Services, prior to any construction taking place.

Note: That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit, if applicable. A Declaration of Use must be filled out and signed under a New Farm Location Permit, or a Building Permit will be required.

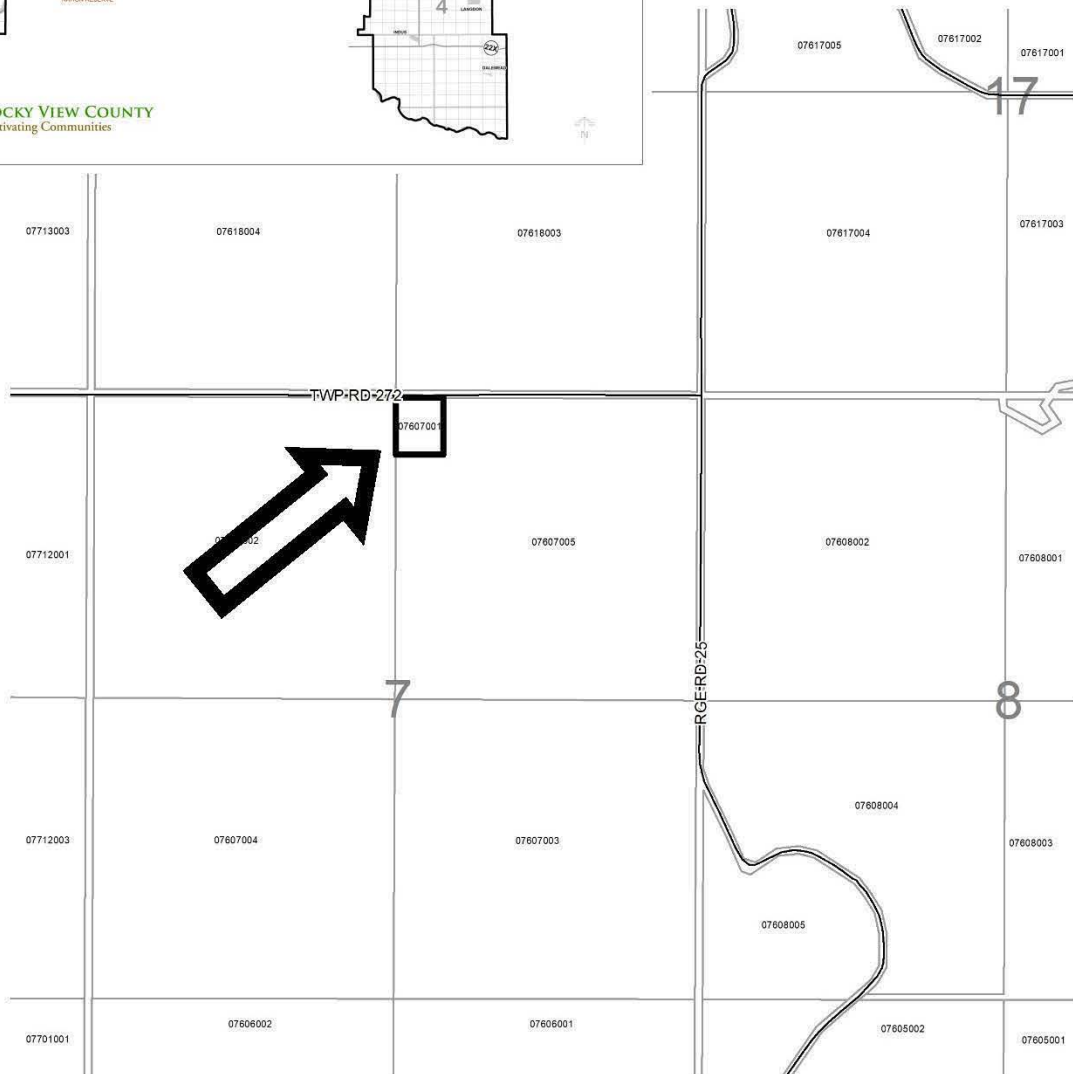
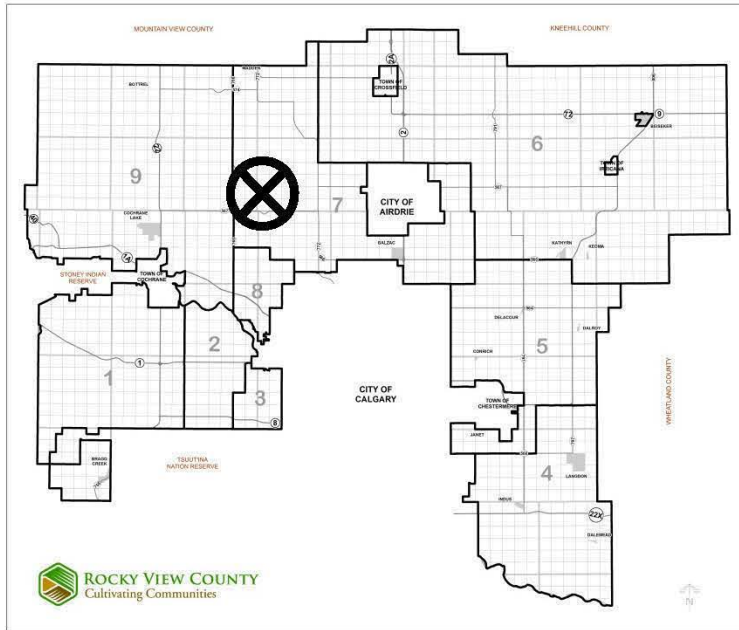
17. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required Health Canada, Alberta Health Services and Alberta Gaming and Liquor Commission approval(s).
 - ii. That all cannabis waste shall be managed in accordance with Alberta Cannabis Waste Management Fact Sheet.
 - iii. That no signage shall be placed contrary to Alberta Regulation 326/2009 unless a separate application form is submitted and approved for any proposed signage.
18. That all commercial licenses for water supply from Alberta Environment and Parks shall be the responsibility of the Applicant/Owner.
19. That this Development Permit, once issued, shall be valid until **December 11, 2022**.

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

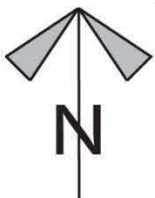
Decision: Discretionary – Approved

Date of Decision: November 19, 2019

Development Authority

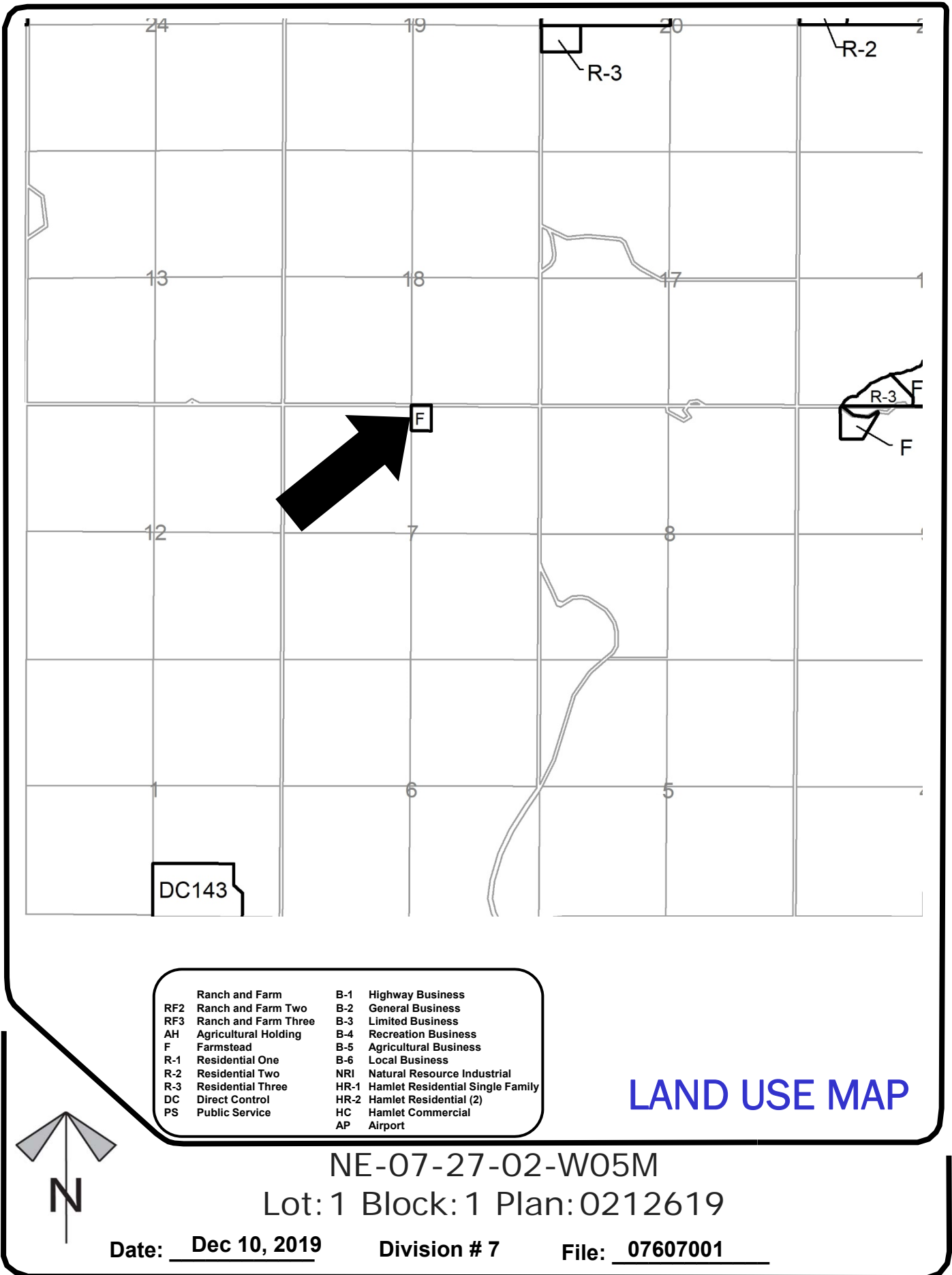


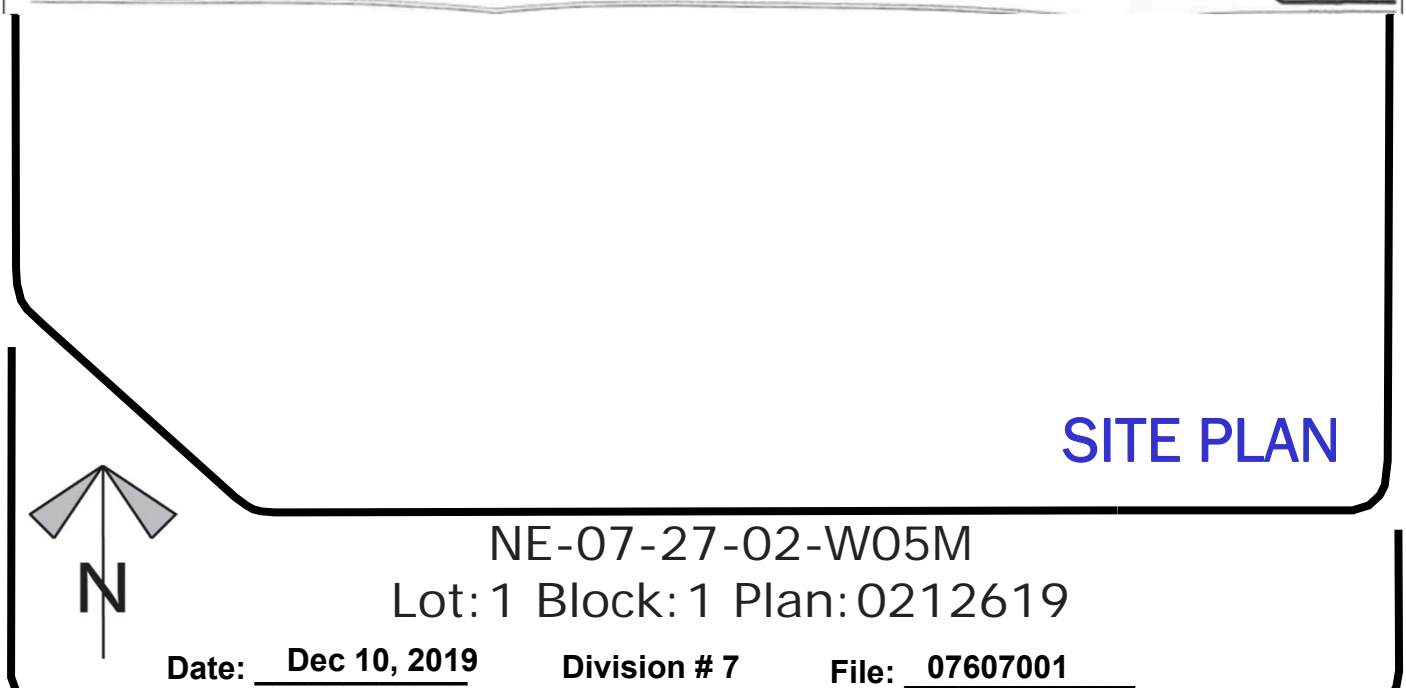
LOCATION PLAN

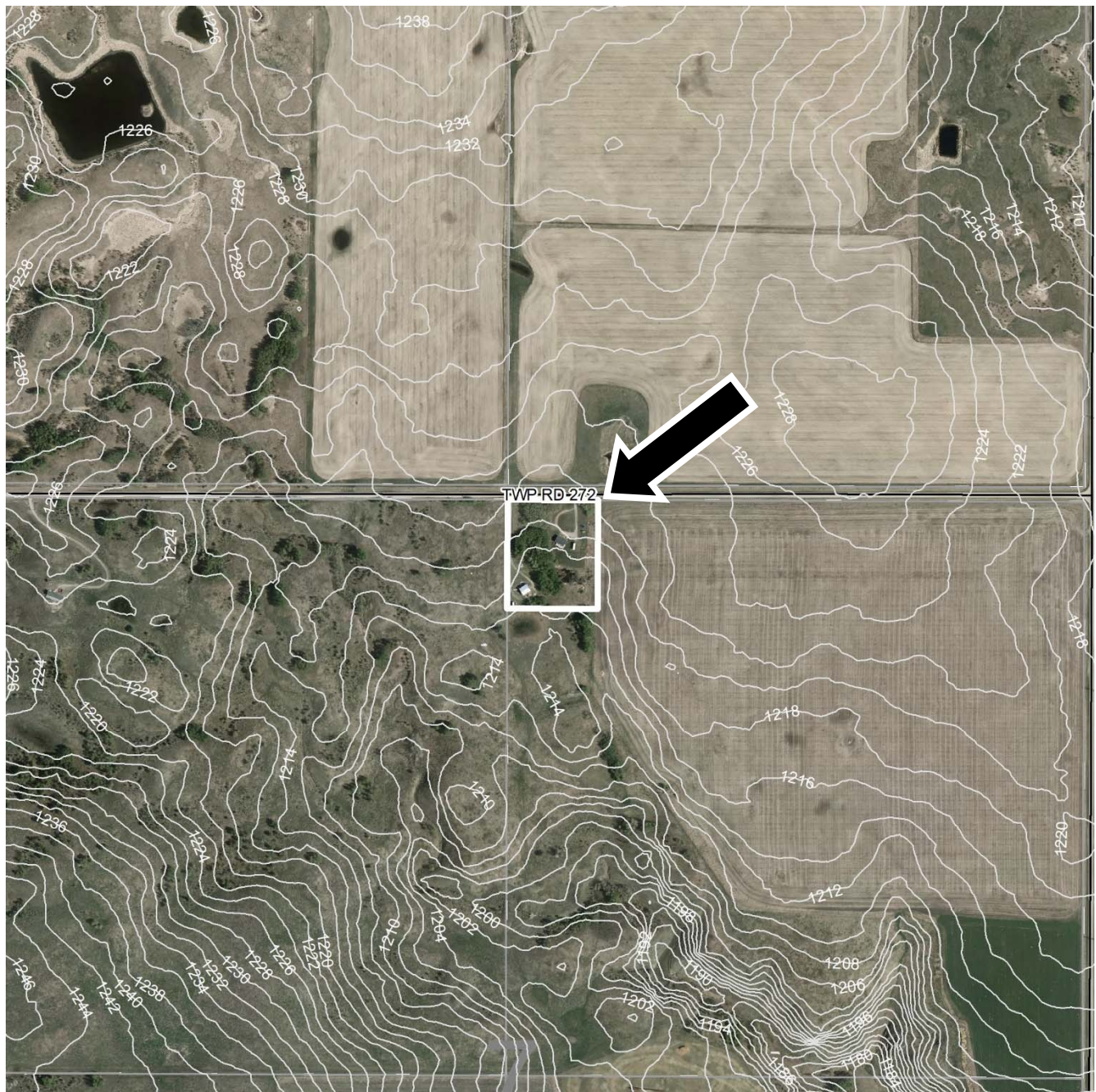


NE-07-27-02-W05M
 Lot: 1 Block: 1 Plan: 0212619

Date: Dec 10, 2019 Division # 7 File: 07607001

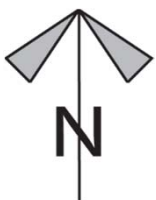






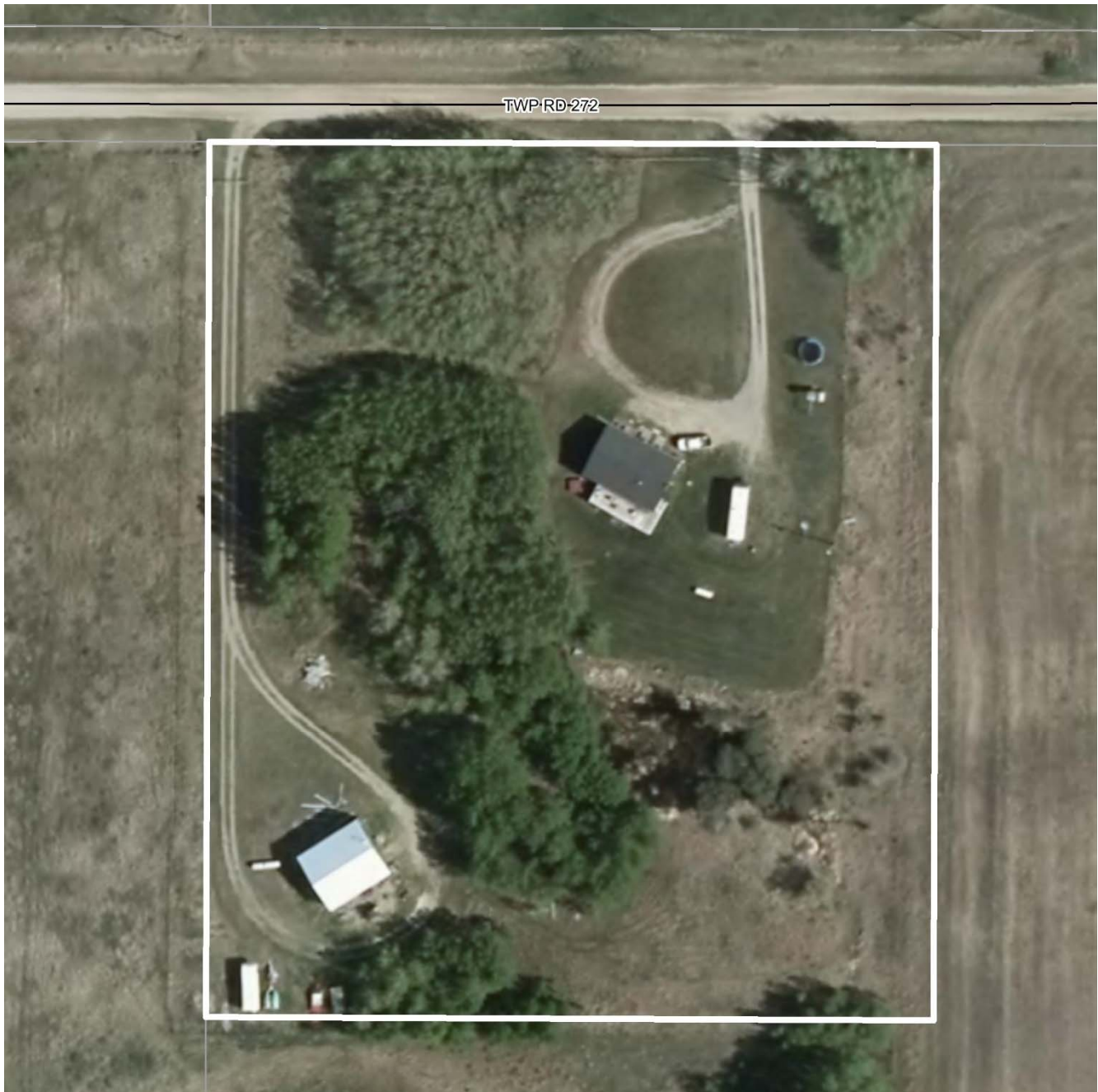
Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M



NE-07-27-02-W05M
 Lot: 1 Block: 1 Plan: 0212619

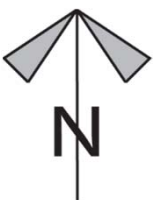
Date: Dec 10, 2019 Division # 7 File: 07607001



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

AIR PHOTO

Spring 2018

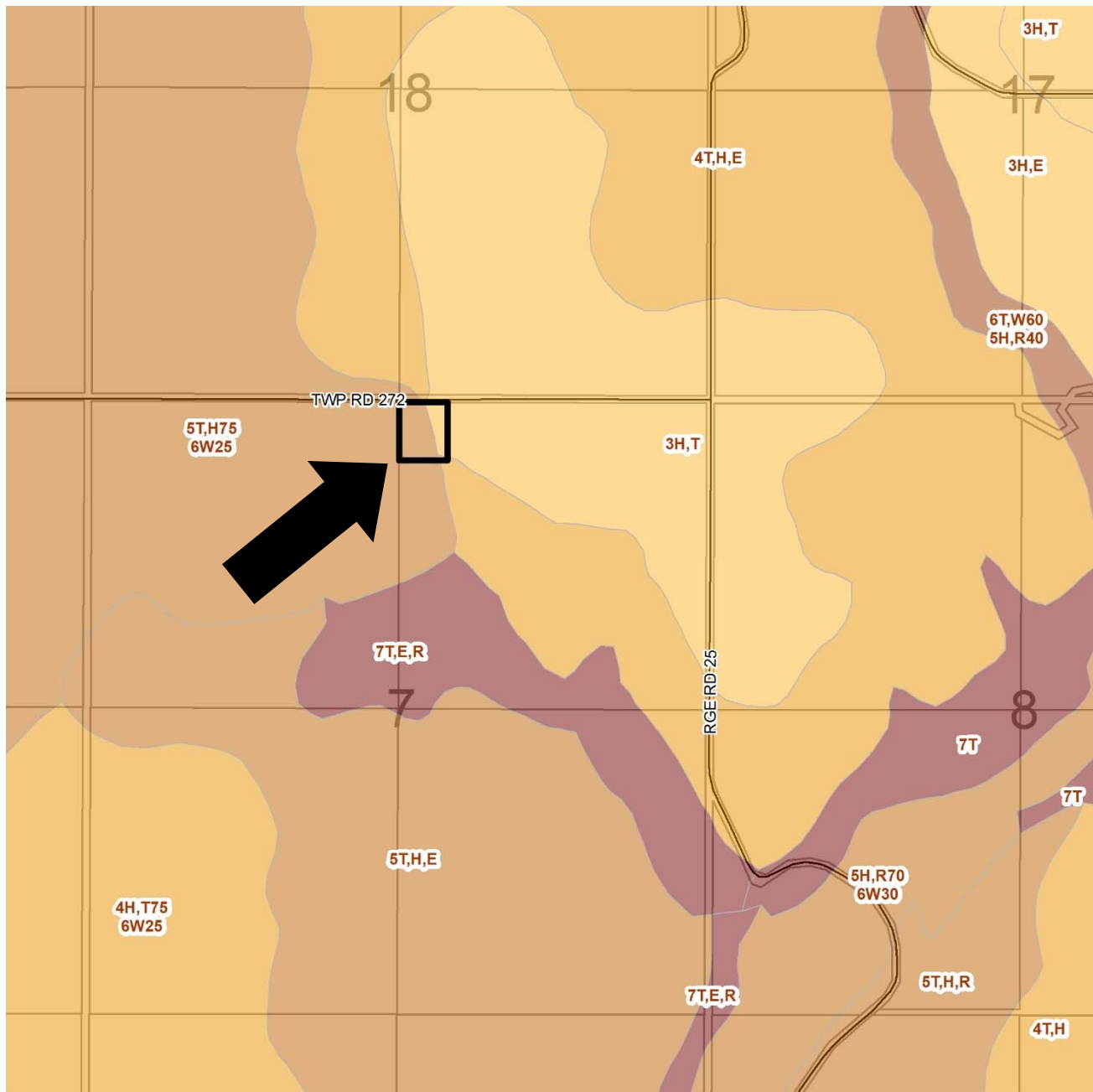


NE-07-27-02-W05M
Lot: 1 Block: 1 Plan: 0212619

Date: Dec 10, 2019

Division # 7

File: 07607001



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

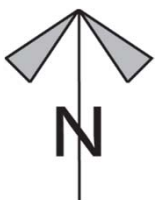
CLI Class

- 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

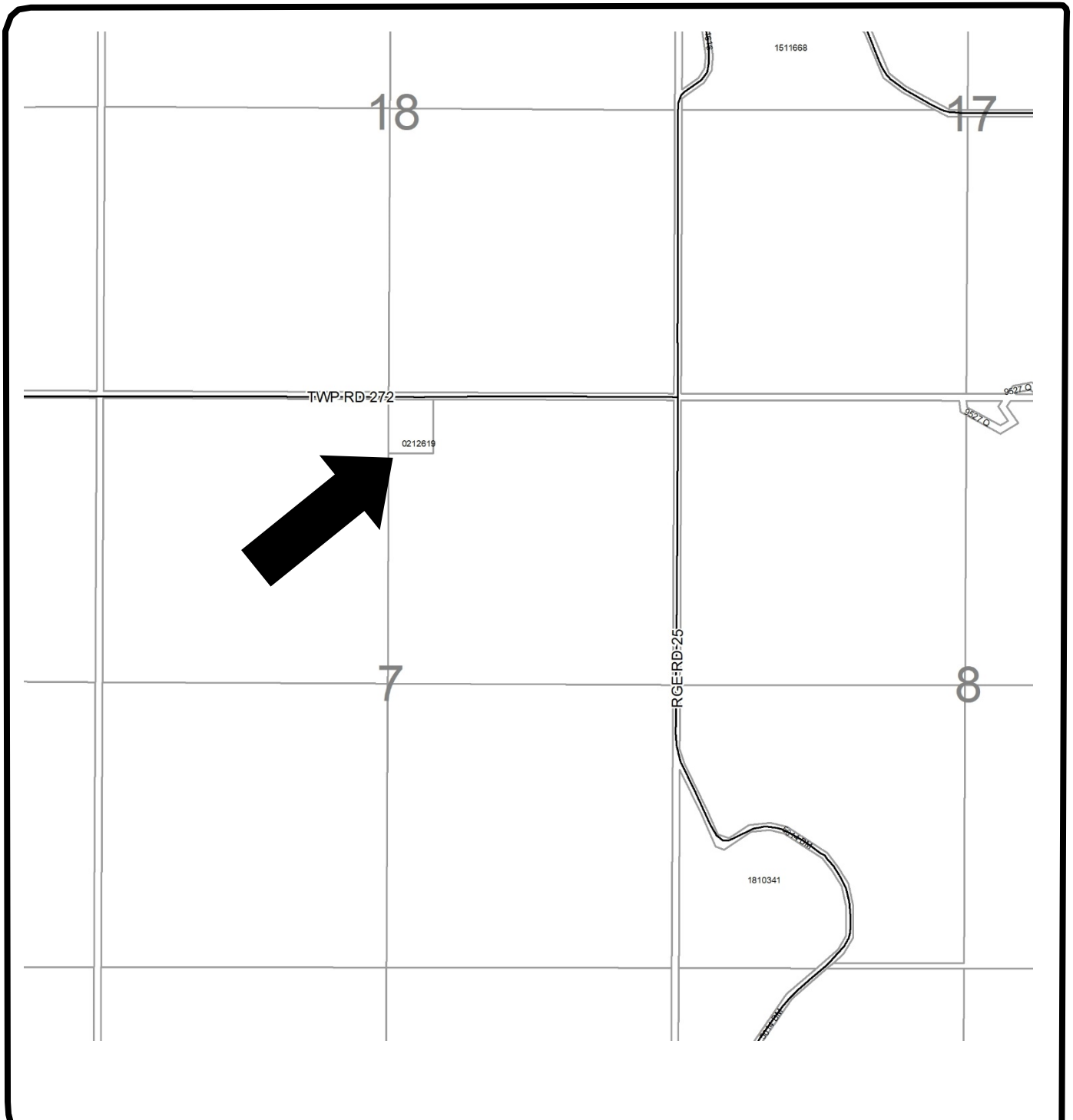


NE-07-27-02-W05M
Lot: 1 Block: 1 Plan: 0212619

Date: Dec 10, 2019

Division # 7

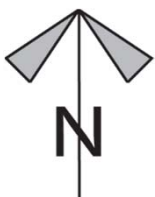
File: 07607001



Legend – Plan numbers

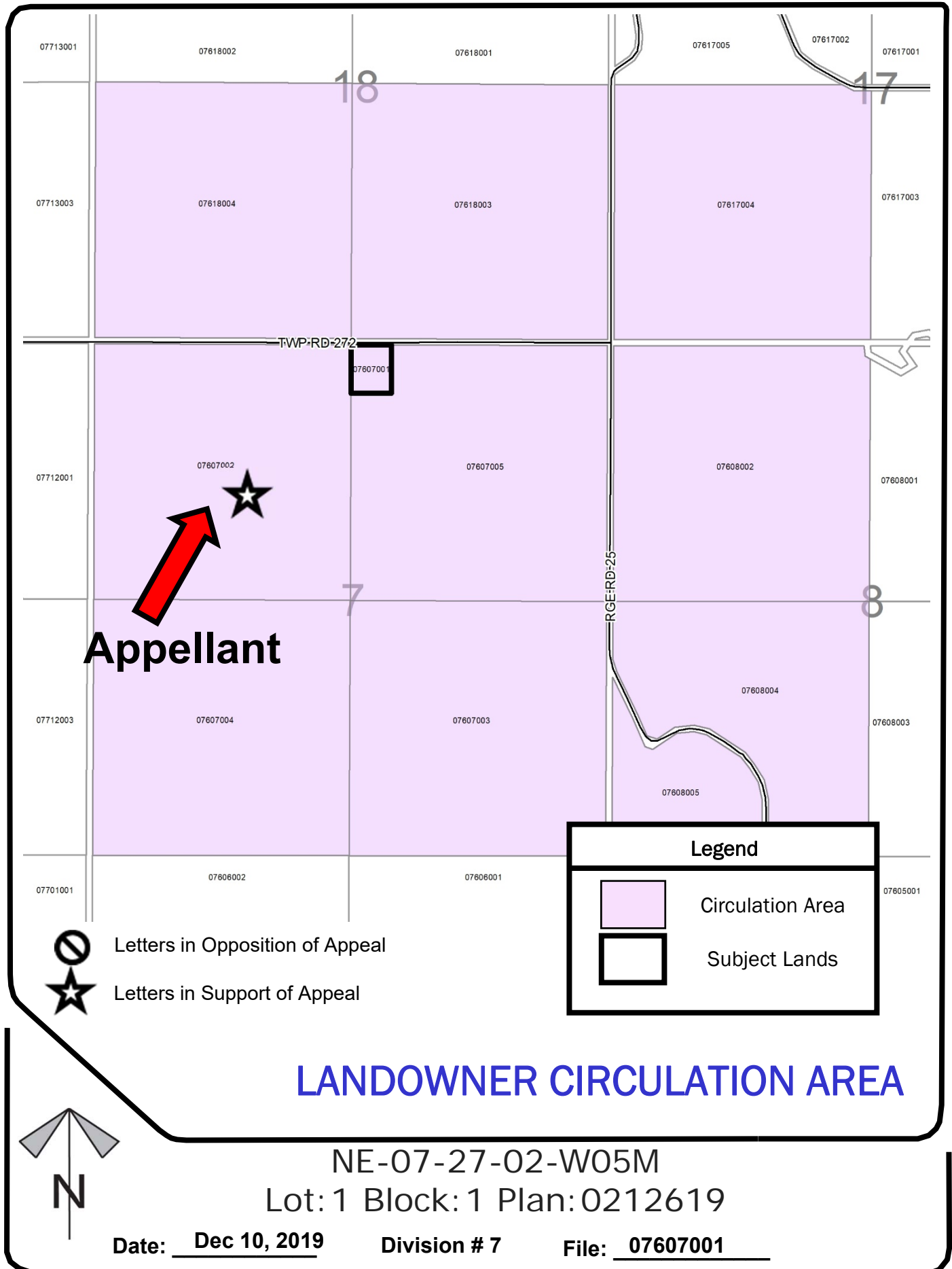
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP



NE-07-27-02-W05M
Lot: 1 Block: 1 Plan: 0212619

Date: Dec 10, 2019 Division # 7 File: 07607001





Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Hunt's Coulee Ranch Ltd.			
Mailing Address 271079 Range Rd 25		Municipality Rocky View County	Province AB
Postal Code T4B4R3			
Main Phone # (403) 948-5710	Alternate Phone # (403) 860-8551	Email Address huntscoulee@yahoo.ca	
Site Information			
Municipal Address 25113 Twp Rd 272		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 1, Block 1 Plan 0212619	
Property Roll # 07607001	Development Permit, Subdivision Application, or Enforcement Order # PROP20193711		
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
<p>please see attached.</p> <div style="text-align: right;"> </div>			

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

Hunt's Coulee Ranch Ltd.
271079 Range Road 25
Rocky View County, AB T4B 4R3
Office: (403)948-5710
Cell: (403)860-8551
Email: huntscoulee@yahoo.ca

December 10, 2019

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

To The Appeal Board:

We have recently received a notification of Development Permit approval for a Cannabis Cultivation at 25113 Twp Rd 272 (Application Number PRDP20193711), an acreage adjoining the edge of our property.

When we received this notification we had a LOT of questions. We sought the answers to our questions before making a decision to appeal or not. Through several phone calls back and forth with the county office, we were able to have a discussion with Sandra Khouri, the development officer that approved it. Through our conversation we learned that she approved this permit based solely on the site plan and that it met the set back requirements. If Ms. Khouri required the applicant to provide information under Table 11 of the Land Use Bylaws, she was not willing to divulge any of this information to us as adjoining land owners, but more concerning, it was not taken into consideration in her decision.

According to Ms. Khouri Rocky View County has no jurisdiction over such things as water usage, lighting, employees, garbage etc. and that all of this is regulated through Health Canada. Our understanding is that the county absolutely has the authority to grant or reject development permits based on any items in Table 11 of the Land Use Bylaws. It needs to be understood that Health Canada is only concerned with the integrity of the plant being produced. They do not regulate how these operations affect the environment and community surrounding the operation. As citizens we depend on our local jurisdiction to look after our interests in the community of Rocky View, which we do not feel is happening here.

Some of our concerns are as follows:

- **Water usage:** There is no definitive amount of water that is required by Cannabis plants. It varies greatly depending on the stage of growth, variety, and surrounding environment. Our research has revealed anywhere from 2 to 13 gallons per plant per day. That is a lot of water. Where is it coming from? What is their estimated usage?
- **Waste products:** How will waste be stored and disposed of? There will be garbage, chemicals and plant materials. We have pristine native pastures and cropland surrounding this site and in direct path of prevailing winds blowing garbage into our property.
- **Chemicals:** What chemicals will be used and how will they be handled and disposed of. Some Cannabis Cultivation operations use solvents to extract the oils from the plant and a lot of sanitizing agents. Any mishandling of those chemicals can cause severe damage. The runoff from this property goes directly

through our property of native grassland (approximately 22 metres from the building site) to a tributary of West Nose Creek (approximately 175 metres from the building site).

- Security: What measures are they taking to secure the area?
- Lighting: Will there be outdoor lighting creating light pollution?
- Odors: Will there be apparent odors affecting the enjoyment and use of the surrounding properties?
- Building properties: This was approved based on the existing building. It is a wood frame, batt insulation building. How is the applicant protecting the structure with such a high humidity operation? There are also currently no water or sewage services to the building. Is that going to be required?
- Employees: Will there be any employees, and if so how many?
- Increased traffic and road use: What is the impact going to be from a traffic standpoint? Employees, water trucks, shipping trucks can have a big impact on road usage and safety on some of the surrounding roads.
- Noise: Will there be noise pollution?
- Fire Risk: Health Canada requires the applicant of a Cannabis Cultivation License to provide written notice to the local fire authority regarding the activity being conducted. This requirement clearly indicates an increased risk of fire. Some of the chemicals that are used in these operations are highly volatile. This site is almost 20 kms from the closest fire station and we feel the response time is too great for a high risk operation.
- Crime Risk: Health Canada also requires the applicant of a Cannabis Cultivation License to provide written notice to the local police detachment responsible for providing policing services to this area. Once again this requirement clearly indicates an increased risk of crime. In these tumultuous times of high crime in rural areas of Alberta, we must be diligent in our actions to decrease these risks. We feel the approval of this development permit is inviting crime into our back yard. This location is at the very western tip of the Airdrie RCMP detachments response area, and consequently has a poor response time.

While we understand that Cannabis Cultivation is now legal, we still must be attentive to the risks involved with such an operation and appropriately mitigate them. Rocky View County has the authority to impose requirements, and has the obligation to their citizens to keep our community and local environment safe and enjoyable. We do not feel that Rocky View County has done their due diligence when reviewing this application for Cannabis Cultivation, and are appealing their decision to approve it.

Regards,



Heather Rabin
Hunt's Coulee Ranch Ltd.

Heather Rabin
271083 Range Road 25
Rocky View County, AB [REDACTED]

December 18, 2019

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

To The Appeal Board

I am writing in concern that Development Permit Application # PRDP20193711 was approved by the county. I do not feel that a Cannabis Cultivation site is complementary to our immediate area. As a nearby landowner I am concerned about such an operation having a negative impact on local land values and our vast landscape.

Such operations are very intensive and belong in a more industrial area where there is better access to municipal services such as water, fire, and police. Industrial areas provide better road maintenance for employees and services such as waste disposal. They are also better suited for security including lighting.

The County of Rocky View needs to take into consideration the negative impacts a Cannabis Cultivation operation may have on local landowners, residents and the environment we live in and enjoy. Some of us for many years.

Thank you.



Heather Rabin
LLD SE-12-27-3-W5



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

7 Leaf Inc. (Kristopher Lutz)



Page 1 of 3

Tuesday, November 19, 2019

Roll: 07607001

RE: Development Permit #PRDP20193711

Lot 1 Block 1 Plan 0212619, NE-07-27-02-05; (25113 TWP RD 272)

The Development Permit application for Cannabis Cultivation (existing building) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Cannabis Cultivation within an accessory building (existing barn), approximately 135.00 sq. m (1,453.07 sq. ft.) in size, may commence on the subject lands in general accordance with the application and site plan.

Permanent:

2. That this approval does not include a *Cannabis Retail Store or Cannabis Facility*.
3. That there shall be no water discharged offsite from the subject property at any time.
4. That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
5. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
6. That no outdoor storage shall be allowed at any time for business use.
7. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
8. That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.



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

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

7 Leaf Inc. (Kristopher Lutz) Page 2 of 3
#PRDP20193711

9. That any waste containers, garbage or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
10. That no signage shall be placed on the subject property, related to the approved *Cannabis Cultivation* use. Any future signage related to the development shall require separate development permit approval.
11. That the Applicant/Owner shall contact County Road Operations to determine if any Road Data permits are required for transport of products, using the County road system for the proposed development, prior to operation.
12. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

13. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
14. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
15. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
16. That a Building Permit and applicable subtrade permits shall be obtained through Building Services, prior to any construction taking place.

Note: That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit, if applicable. A Declaration of Use must be filled out and signed under a New Farm Location Permit, or a Building Permit will be required.

17. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required Health Canada, Alberta Health Services and Alberta Gaming and Liquor Commission approval(s).
 - ii. That all cannabis waste shall be managed in accordance with Alberta Cannabis Waste Management Fact Sheet.
 - iii. That no signage shall be placed contrary to Alberta Regulation 326/2009 unless a separate application form is submitted and approved for any proposed signage.
18. That all commercial licenses for water supply from Alberta Environment and Parks shall be the responsibility of the Applicant/Owner.
19. That this Development Permit, once issued, shall be valid until **December 11, 2022**.

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



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

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

7 Leaf Inc. (Kristopher Lutz) Page 3 of 3
#PRDP20193711

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 10, 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,

A handwritten signature in blue ink, appearing to read "ba", is positioned above the contact information for the Development Authority.

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



ROCKY VIEW COUNTY
Cultivating Communities

20193711

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$530.00	File Number 07607001
Date of Receipt Oct 11/19	Receipt #

Name of Applicant Kristopher Lutz Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

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

For Agents please supply Business/Agency/ Organization Name 7 Leaf INC

Registered Owner (if not applicant) Paul and Theresa Keysell

Mailing Address [REDACTED]

Postal Code [REDACTED]

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

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NE $\frac{1}{4}$ Section 7 Township 27 Range 2 West of 5 Meridian

b) Being all / parts of Lot 1 Block 2 Registered Plan Number 212619

c) Municipal Address 25113 TWP RD 272

d) Existing Land Use Designation F Parcel Size 4.79 Acres Division [REDACTED]

2. APPLICATION FOR

Discretionary use designation "micro Cannabis Cultivation"

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 KRISTOPHER LUTZ 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 [Signature]

Date 10/08/19

Owner's Signature Paul Keysell

Date Oct 01, 2019, 06:52 PM MDT

5. RIGHT OF ENTRY

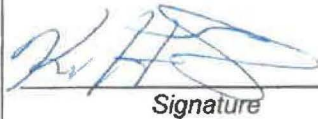
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



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, KRISTOPHER LUTZ, 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

10/08/19
Date



ROCKY VIEW COUNTY
Cultivating Communities

LETTER OF AUTHORIZATION

I, (We) Paul and Theresa Keysell being the owner (s) of

Lot 1 Block 1 Plan 212619

Legal:

NW NE SE/SW Section 7 Township 27 Range 2 W 5 M

give Kristopher Lutz permission to act on my

(our) behalf in applying for a Development Permit for the above subject property.

Paul Keysell

Signature

Theresa Keysell

Signature

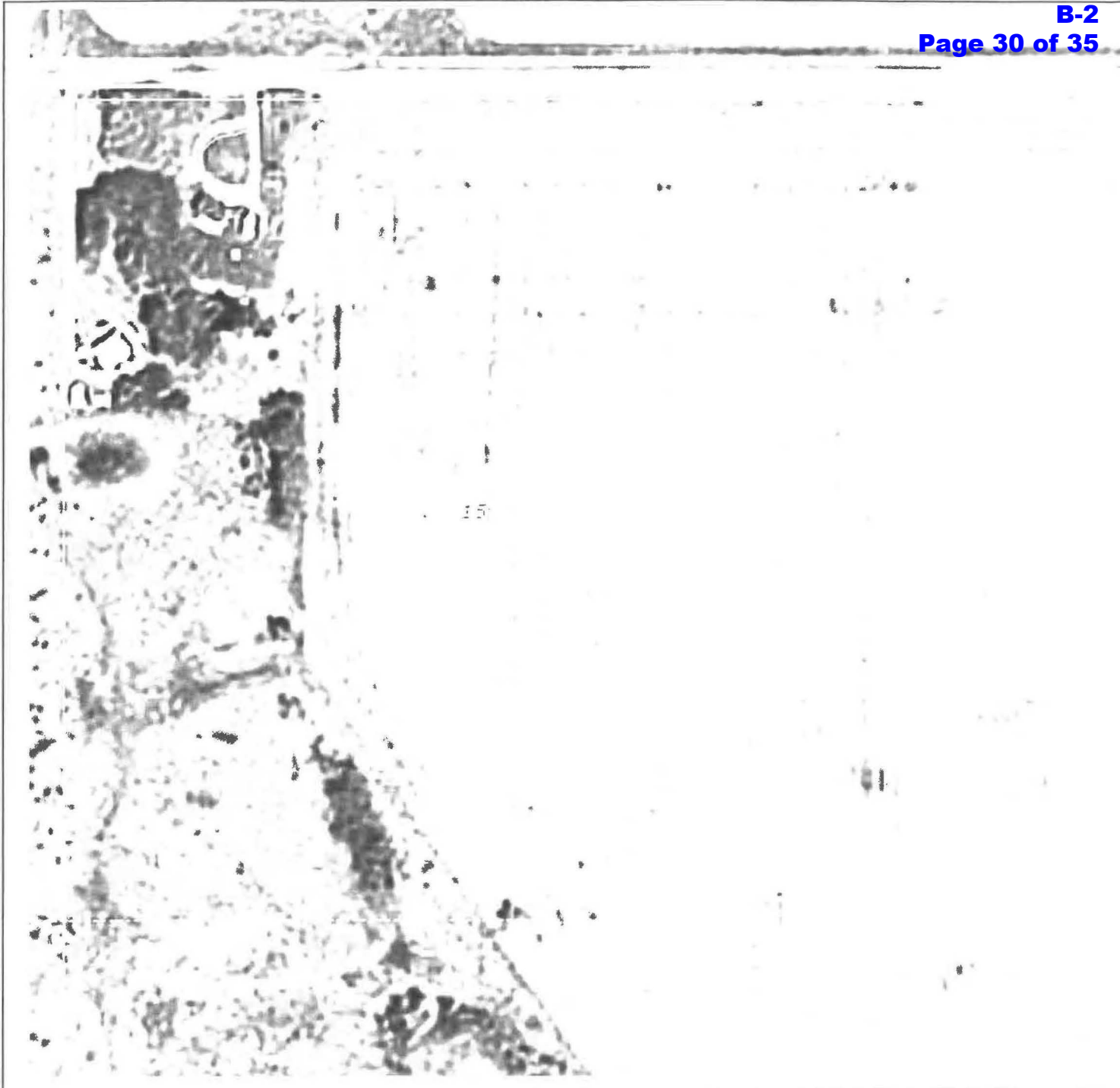
Oct 01, 2019, 06:52 PM MDT


Date

TWP RD 272







<p align="center">Abandoned Well Map Non showing</p>	Base Data provided by: Government of Alberta	
	<p>Author Kris Lutz</p>	<p>Printing Date: 9/26/2019</p>
<p>Legend</p> <ul style="list-style-type: none"> Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer Road Paved Road Gravel Road Other Driveway Winter Road or Truck Trail Unimproved or Unclassified Road Rail Line —+ Rail Line 	<p>Date Date (If applicable)</p>	
	<p>The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer.</p>	<p>Scale: 4,513.99</p> <p align="center">0.07 Kilometers 0</p> <hr/> <p>Projection and Datum:</p> <p align="center">WGS84 Web Mercator Auxiliary Sphere</p> <hr/> <div align="right">  <p>Alberta Energy Regulator</p> </div>

ALBERTA
REAL ESTATE

This plan is page 1
from page 1.

- Municipal Address
- Title Information
- Certificate of Title
- Unless otherwise noted, distances are o
- Eaves are dime
- Fence lines are otherwise noted
- The property is extent of title: Inst. No. 751 101

LEGEND:
Found Statutory Ir
Calculated Point
Power Pole
Power Line

No.	Rev

CLIENT
PAUL W. SANDE
RR1
AIRDRIE, AB
T4B 2A3

DESCRIPTION
PLAN 021 2619
BLOCK 1
LOT 1
NE 1/4 SEC 7, T4
M.D. of ROCKY

Dated this 26th day of

Jerald Rasmussen
JERALD RASMUSSEN
ALBERTA LAND SURVEYOR

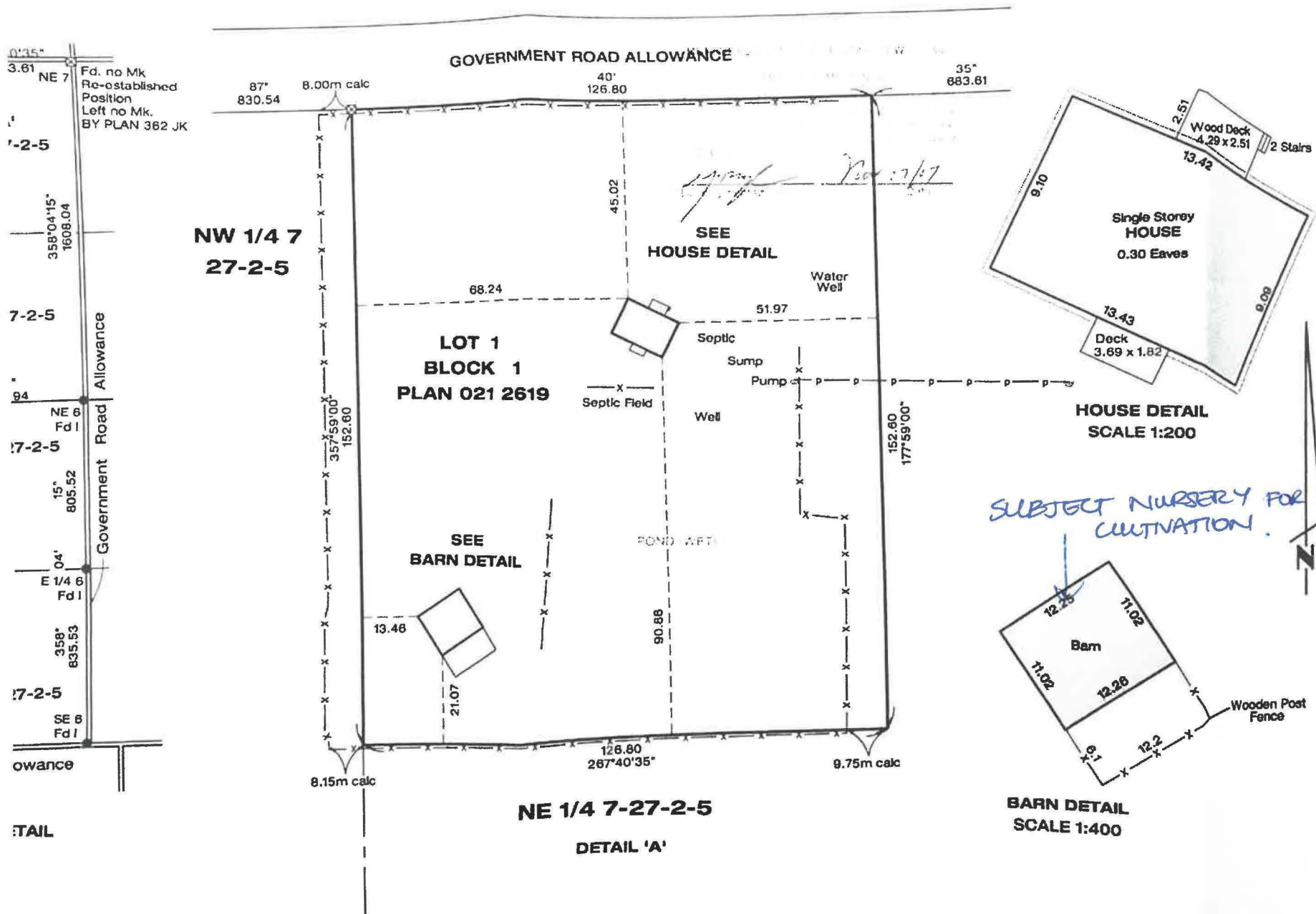
Copy

Job No.: C01
Drawing No.: C01
Drawn By: ES

MALTAIS
GEOMATICS

Agenda

NE 1/4 7-27-2-5



Greg and Linda Sanden
271079 Range Rd 25
Rocky View County, AB T4B 4R3

December 18, 2019

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

To The Appeal Board:

We understand that approval has been given for a Cannabis Cultivation Operation on Lot 1, Block 1, NE-7-27-2-W5. This deeply concerns us as we are adjoining land owners.

There are no answers given to our concerns over water, disposal of chemicals, solvents and other waste, security, fire, how many plants and what stage, extra traffic, employees, etc. From experience, response time for emergency services in our area is far from prompt. Also, this will affect our land value. There needs to be a much more stringent process for approving a new and unproven industry such as cannabis in an area which is all grain, hay and livestock. Considering Rocky View wants to change from a Municipal District to a Specialized Municipality this industry needs to be in an area with other like businesses for taxation and services.

Regards,

A handwritten signature in cursive script, appearing to read "Linda E. Sanden".

Greg and Linda Sanden

Kimberly Bowen & Ian Bubis
270026 Range Road 25
Rocky View County AB
T4B 4R3

December 28, 2019

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

To The Appeal Board:

RE: Development Permit approval for a Cannabis Cultivation at 25113 Twp Rd 272
(Application Number PRDP20193711).

This letter is in support of an appeal determined and submitted by Hunt's Coulee Ranch regarding the development of a Cannabis operation at the above noted address. We agree that Rocky View County has underestimated the risks involved in the operation of such business and also question the process in the granting of this development permit.

As recently as this summer, we applied for our own development permit for a private riding arena. The process included a letter to our neighbours to give them an opportunity to question and/or oppose this development and circulation in the Rocky View Weekly. I understand this did not happen in the above application. We question this process because our permit was for an agricultural building, it is private, has no customers and makes no revenue. Perhaps revenue is the key point, does Rocky View administration approve any business without caution because it will provide revenue to the county, and then other developments that provide no revenue are given extra scrutiny and permit costs so that the county gets its piece of the pie?

We are of the opinion that Rocky View County administration has misused their power, has not been diligent in risk management, and needs to reverse their decision until all stakeholders (the community in closest vicinity) have their concerns addressed.

Regards,

Kimberly Bowen & Ian Bubis