

SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

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

January 29, 2020

A CALL MEETING TO ORDER

B DEVELOPMENT APPEALS

9:00 AM APPOINTMENTS

1. Division 5 File: 05301006; PRDP20192968 page 2

An appeal against the Development Authority's decision to REFUSE a development permit application for the renewal of a home-based business, type II, for an autobody shop at 250250 Range Road 281 (Lot 1 Block 1 Plan 0610678; NW-01-25-28-W4M) located approximately 1.21 km (3/4 mile) north of Township Road 250 and on the east side of Range Road 281.

Appellant/Applicant: Tinio Ramoncito
Owners: Bhupinder and Ravinder K Basati

C CLOSE MEETING

D NEXT MEETING: February 19, 2020



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: January 29, 2020 **DIVISION:** 5

FILE: 05301006 **APPLICATION:** B-1; PRDP20192968

SUBJECT: Renewal of a Home-Based Business, Type II,
for an autobody shop

PROPOSAL: Renewal of a Home-Based Business, Type II, for an autobody shop	GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) north of Twp. Rd. 250 and on the east side of Rge. Rd. 281
APPLICATION DATE: August 21, 2019	DEVELOPMENT AUTHORITY DECISION: Discretionary - Refused
APPEAL DATE: December 30, 2019	DEVELOPMENT AUTHORITY DECISION DATE: December 12, 2019
APPELLANT: Tinio Ramoncito	APPLICANT: Tinio Ramoncito
LEGAL DESCRIPTION: Lot 1 Block 1 Plan 0610678, NW-01-25-28-W04M	MUNICIPAL ADDRESS: 250250 RGE RD 281, Rocky View County AB
LAND USE DESIGNATION: Agriculture Holdings District (AH)	GROSS AREA: ± 8.09 hectares (± 20.00 acres)
PERMITTED USE: Home Based Business, Type II, is a discretionary use within the Agricultural Holdings District.	DEVELOPMENT VARIANCE AUTHORITY: Development Authority has no discretion to allow for more than 2 non-resident employees.
PUBLIC SUBMISSIONS: The application was circulated to 19 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 •Land Use Bylaw

EXECUTIVE SUMMARY:

The application is for a Home Based Business, Type II, for an autobody shop, and for the relaxation of the number of non-resident employees.

In accordance with Section 21.3 of the Land Use Bylaw (Home Based Business regulations), on a parcel designated as Agricultural Holdings, the permitted number of non-resident employees shall not exceed two (2) through a Development Permit.

The refusal decision was appealed by the Appellant/Applicant on December 30, 2019, as they feel they have minimal impact on neighbouring properties.



PROPERTY HISTORY:

1989-BP-1252	Construction of a Single Family Dwelling
1999-BP-13415	Manufactured Single Family Dwelling
2001-DP-9573	Moved In Dwelling
2011-DP-14679	Home-Based Business, Type II
2012-DP-15105	Renewal of a Home-Based Business, Type II
PRDP20142211	Renewal of a Home-Based Business, Type II
PRDP20161082	Renewal of a Home-Based Business, Type II
PRDP20172212	Renewal of a Home-Based Business, Type II

APPEAL:

See attached report and exhibits.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sean MacLean", written over a horizontal line.

Sean MacLean
Supervisor, Planning and Development Services

CL/lt



OPTIONS:

APPROVAL:

Option #1 (this would allow for an increase to the number non-resident employees)

That the appeal against the Development Authority to refuse to issue a Development Permit for a Home Based Business, Type II, for an autobody shop at Lot 1, Block 1, Plan 0610678, NW-01-25-28-W04M (250250 RGE RD 281, Rocky View County, AB) be upheld, that the decision of the Development Authority be revoked, and that a Development Permit be issued, subject to the following conditions:

Description:

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

Permanent:

- 2) That the number of non-resident employees shall not exceed three (3) at any time.
 - a. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 3) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 4) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 5) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 6) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 7) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 8) That the Home-Based Business shall be limited to the accessory building and the outside storage area.
- 9) That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 400.00 sq. m. (4,305.56 sq. ft.).
- 10) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
- 11) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 12) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 13) That this Development Permit shall be valid until **September 6, 2024**.



Advisory:

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

Option #2 (this would not allow for an increase to the number of non-resident employees)

That the appeal against the decision of the Development Authority to refuse to issue a Development Permit for a Home-Based Business, Type II, for an autobody shop at Lot 1, Block 1, Plan 0610678, NW-01-25-28-W04M (250250 RGE RD 281, Rocky View County, AB) be denied, and the decision of the Development Authority be upheld.

Application No.	PRDP20192968	File Manager	Christina Lombardo
District	AH	Gross Area (ha)	8.09
Proposed Business	Renewal of a Home Based Business Type II, for an autobody shop		

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

Comments
This application is the second (2) renewal application. The last application PRDP20172212, was issued September 6, 2017 and expired September 5, 2019. Any changes for this application have been noted.

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

Comments
Existing Accessory building will continue to be used for the business. External appearance is adequately screened. All noise shall be generated exclusively between 5:30pm and 8:30pm, Monday to Saturday.

Regulation	Max	Proposed	Δ	Variance
21.3 (b) Business Trips	8.00	3.00	-5.00	
(e) Non-Resident Employees	2.00	3.00	1.00	50.00%
35.11 (a) No. of Signs	1.00	0.00	-1.00	
(b) Sign length	1.00	0.00	-1.00	
(b) Sign width	0.60	0.00	-0.60	

REFUSAL

Comments
There are four (4) part time employees, and one (1) lives on the property. They have personal vehicles parked in the front of the property and all vehicles used in the business are parked within the screened/fenced area. No signage has been requested.

Outdoor Storage Calculation (m ²) - 21.3(g)					
1% of Parcel:	809.00	Over 400m ² ?	TRUE	Max Area Permitted:	400
Proposed Outdoor Storage Area (m ²)			Δ	Variance	
400.00			0.00		
Does Propsoed Outdoor Storage Area Meet District Setbacks?					
Front		Side 1	Side 2		Rear
Yes		Yes	Yes		Yes

Proposed Operations			
Days Open	Monday to Saturday	Hours	5:30pm to 8:30pm

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

Doc Type	Policy Name	Applicable Policies?	Compliance with Policies
IGP	Interim Growth Plan		
IDP			
MDP	County Plan		
ASP			
CS			

BP/DP History	1989-BP-1252 - SFD 1999-BP-13415 - Manufactured SFD 2001-DP-9573 - Moved In Dwelling 2011-DP-14679 - HBB, Type II 2012-DP-15105 - HBB, Type II PRDP20142211 - HBB, Type II PRDP20161082 - HBB, Type II PRDP20172212 - HBB, Type II
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Comments
Outdoor Storage requested is 4300 sq. ft., which is within our allowable limit. This area is located on the north side of the accessory building and is within required setbacks. From aerial imagery it appears there are some cars parked on the east side of the south accessory building that should be contained within the fenced area.

Comments
The business will operate out of the accessory building and outdoor storage area.

Comments

Comments
The subject property falls outside the policy area of an area structure plan or conceptual scheme; therefore the application has been evaluated in accordance with the Land Use Bylaw.

Inspector Comments	<p>Oct 2, 2019</p> <ul style="list-style-type: none"> - Garage/shop located beside outdoor storage on site - Several vehicles visible lined & screened with a black fabric fence - No workers visible, no equipment piled up outside of storage area - No shop activity or sound generated from equipment indoors - 4 other vehicles located in front of dwelling and garage - well maintained site with one waste container in front of storage - No adjacent landowners impacted - no development on adjacent sites - No signage visible, no other concerns
Overall Assessment	
Non-Standard Conditions	



REFUSAL

Tinio Ramoncito



Development Permit #: PRDP20192968

Date of Issue: December 12, 2019

Roll #: 05301006

Your Application dated August 21, 2019 for a Development Permit in accordance with the provisions of the Land Use Bylaw C-4841-97 of Rocky View County in respect of:

renewal of a Home-Based Business, Type II, for an autobody shop

at Lot 1 Block 1 Plan 0610678, NW-01-25-28-04; (250250 RGE RD 281, Rocky View County AB)

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

1. The total number of non-resident employees requested exceeds the maximum amount permitted, as defined in Section 21.3 of the Land Use Bylaw C-4841-97.

Permitted: 2;

Proposed: 3.

If you require further information or have any questions regarding this development, please contact Christina Lombardo at 403-520-1185 or email clombardo@rockyview.ca and include the application number.

Regards,

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

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



Notice of Appeal Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information	
Name of Appellant(s) TIMO RAMONCITO	
Site Information	
Municipal Address 250250 RAYFORD 281	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) BASATI BHUPINDER Lot 1 Block 1 PAR 0610678 M.W. 01-25-04
Property Roll # 05301006	Development Permit, Subdivision Application, or Enforcement Order #

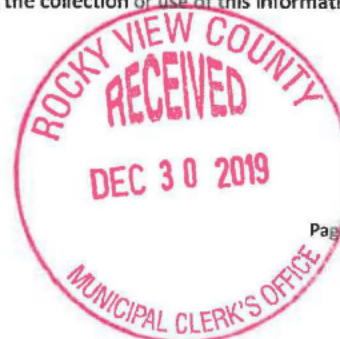
I am appealing: (check one box only)		
Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval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

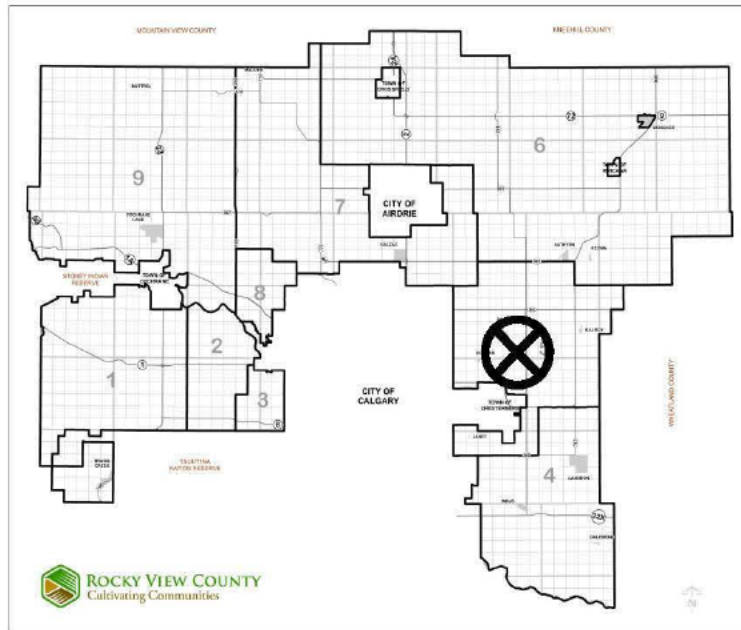
Reasons for Appeal (attach separate page if required) <p>we have two PART Time or full time. SINCE 2016 WE are trying to WORK VERY HARDLY SO IT DOES NOT IMPACT ON ANY NEIGHBOURS. WE ARE WORKING IN ACCORDANCE WITH BYLAWS ALWAY TRYING TO WORK SO TH DOES NOT EFFECT ANY BODY AROUND US.</p>
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This 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.

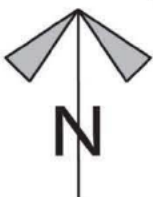

Appellant's Signature

Dec 30/2019
Date





LOCATION PLAN

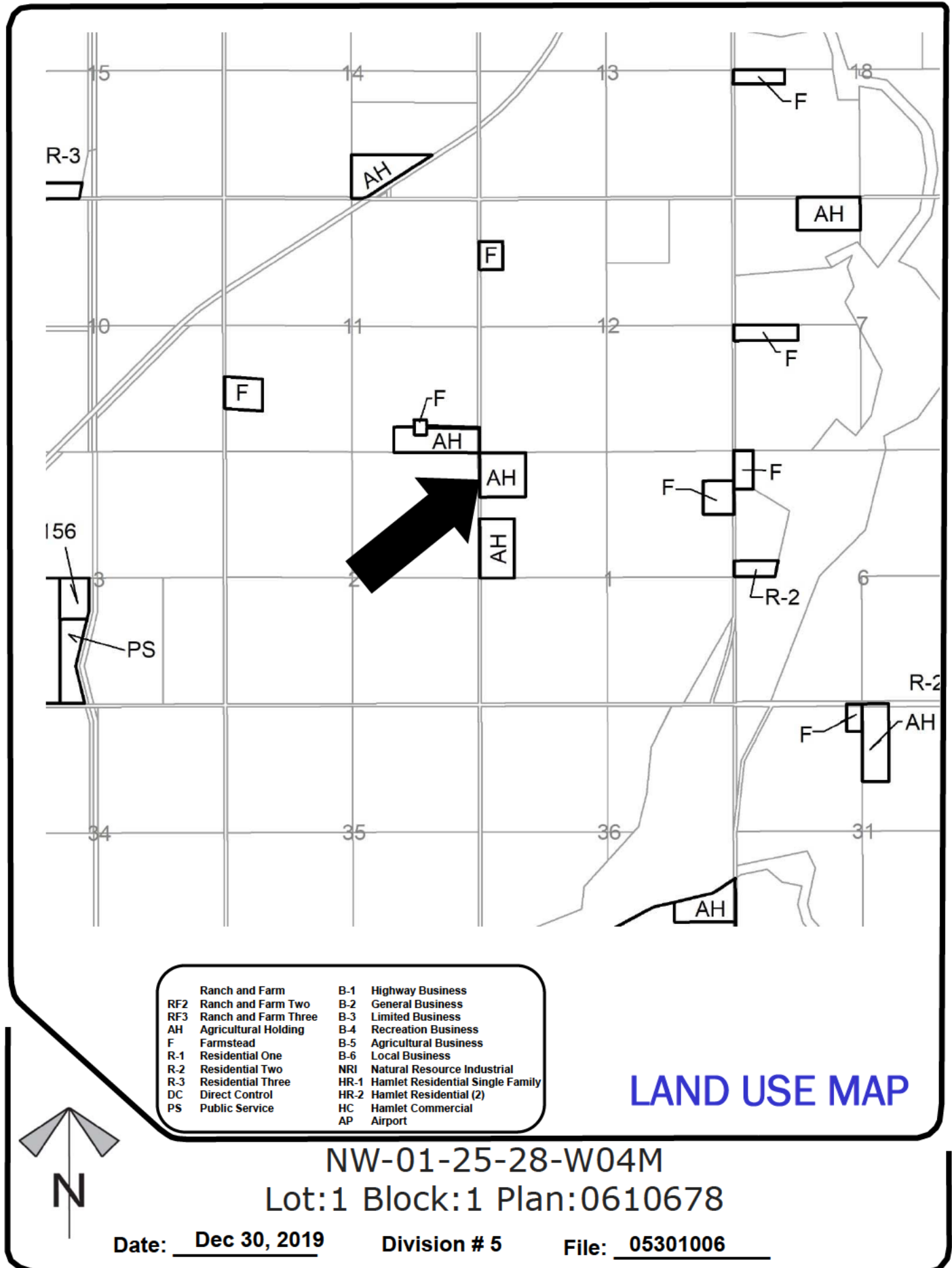


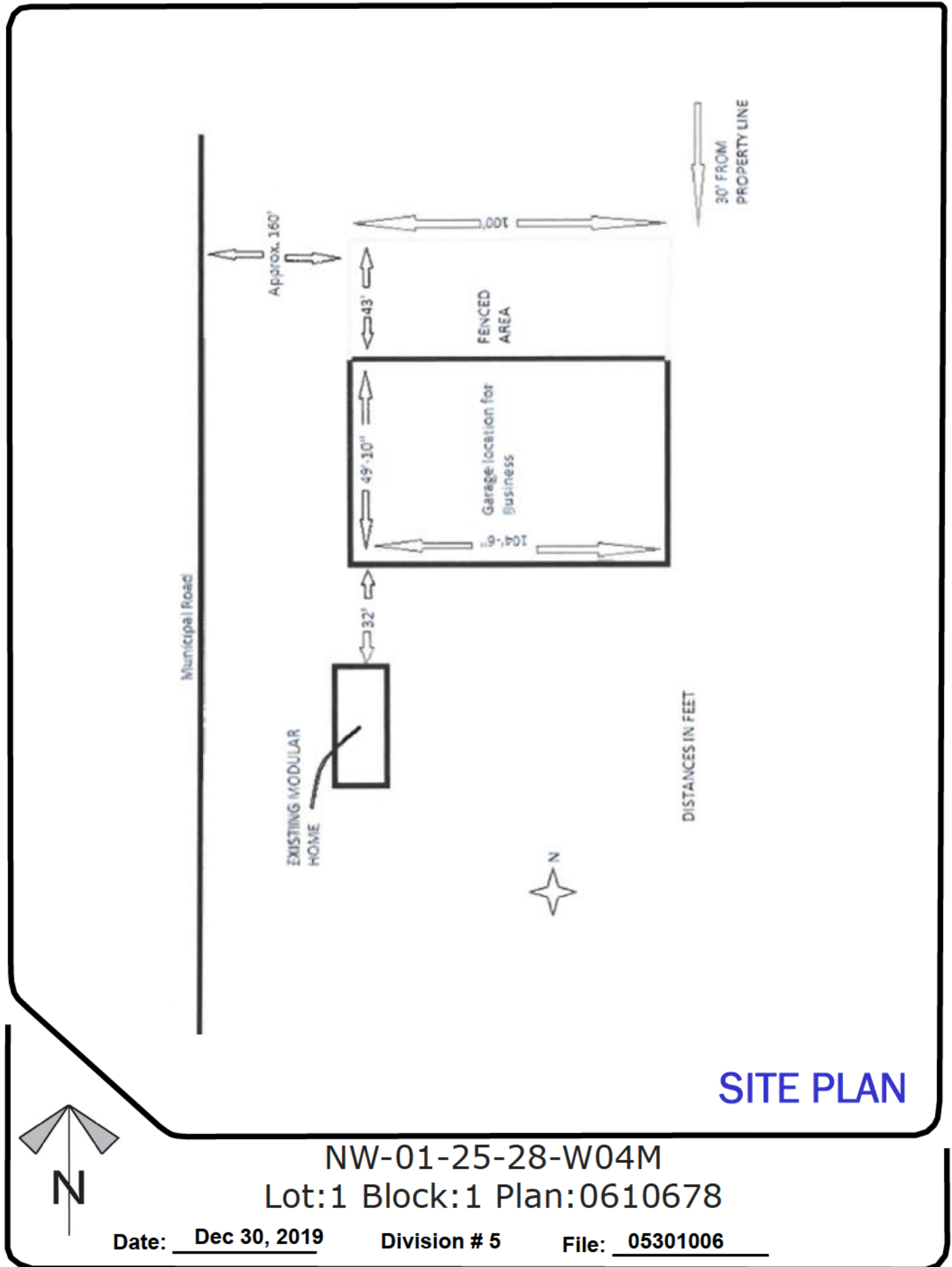
NW-01-25-28-W04M
Lot:1 Block:1 Plan:0610678

Date: Dec 30, 2019

Division # 5

File: 05301006





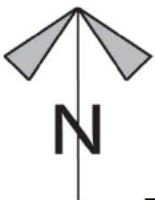
SITE PLAN

NW-01-25-28-W04M
Lot:1 Block:1 Plan:0610678

Date: Dec 30, 2019 Division # 5 File: 05301006



SITE INSPECTION



NW-01-25-28-W04M
Lot:1 Block:1 Plan:0610678

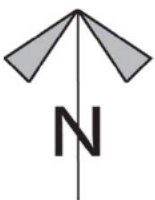
Date: Dec 30, 2019

Division # 5

File: 05301006



SITE INSPECTION



NW-01-25-28-W04M
Lot:1 Block:1 Plan:0610678

Date: Dec 30, 2019

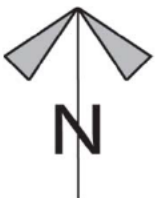
Division # 5

File: 05301006



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

TOPOGRAPHY
Contour Interval 2 M

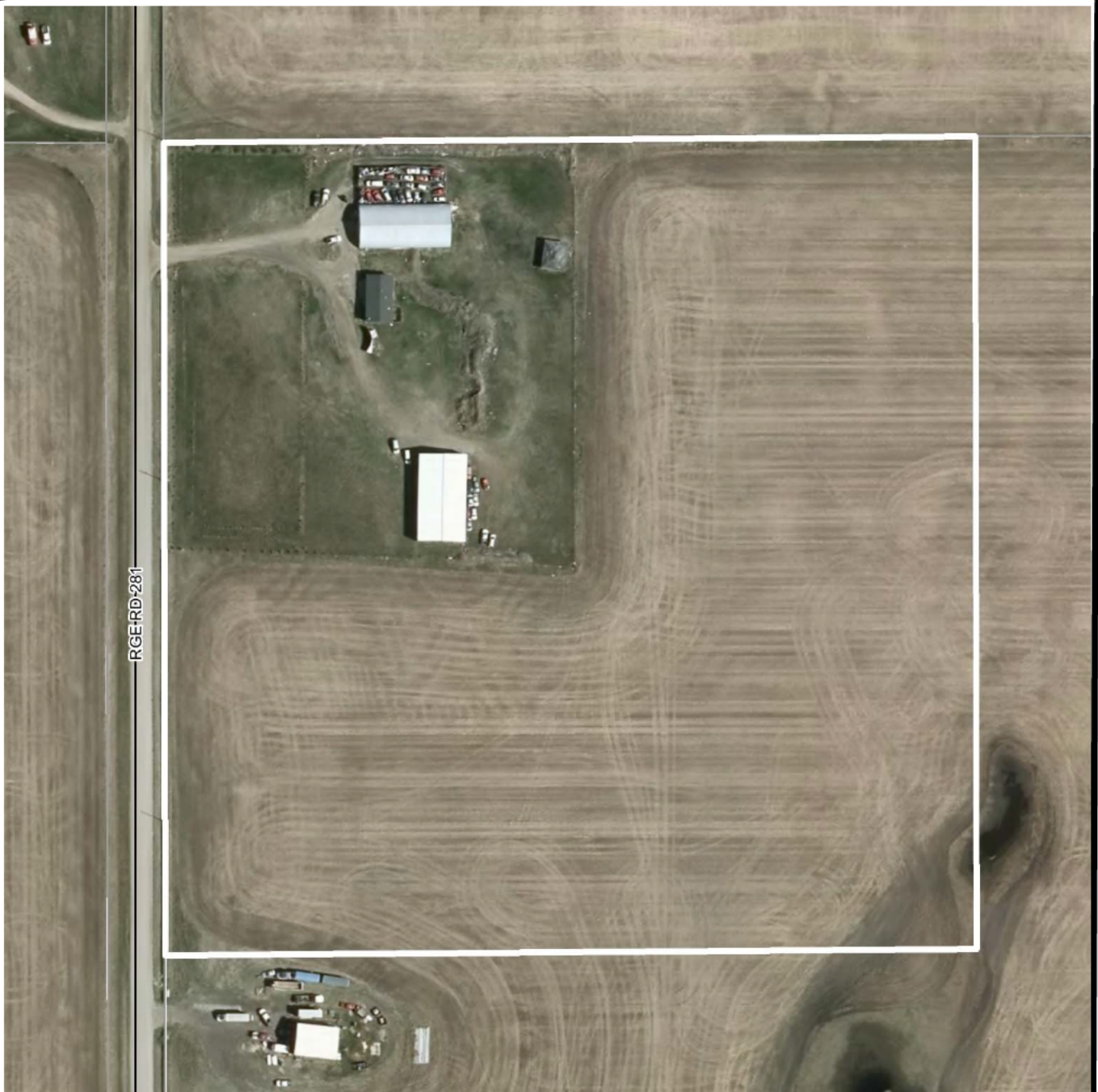


NW-01-25-28-W04M
Lot:1 Block:1 Plan:0610678

Date: Dec 30, 2019

Division # 5

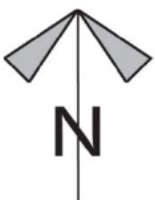
File: 05301006



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

AIR PHOTO

Spring 2018

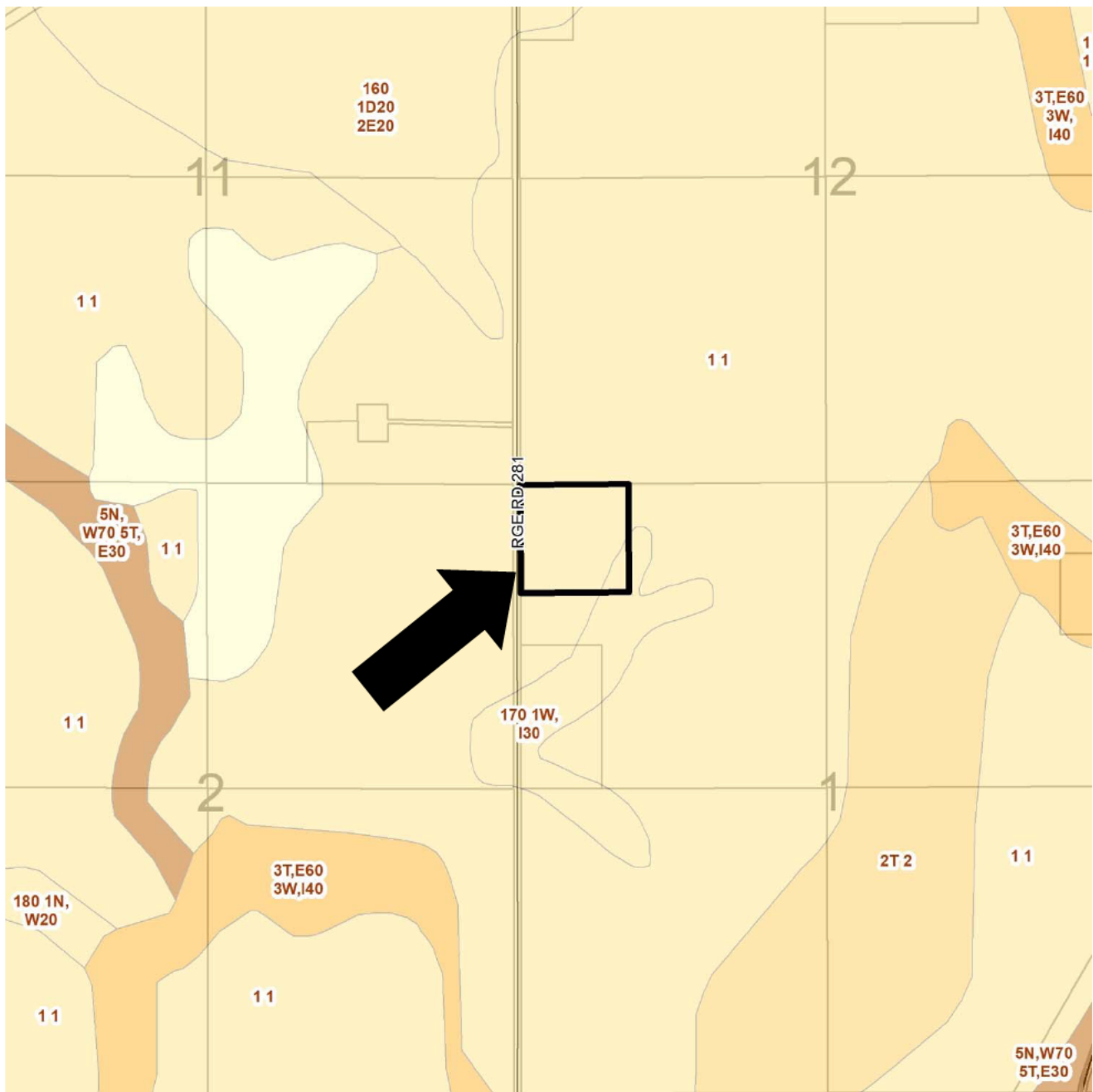


NW-01-25-28-W04M
Lot:1 Block:1 Plan:0610678

Date: Dec 30, 2019

Division # 5

File: 05301006



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

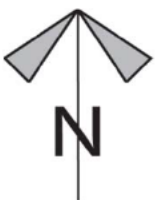
CLI Class

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

Limitations

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

SOIL MAP

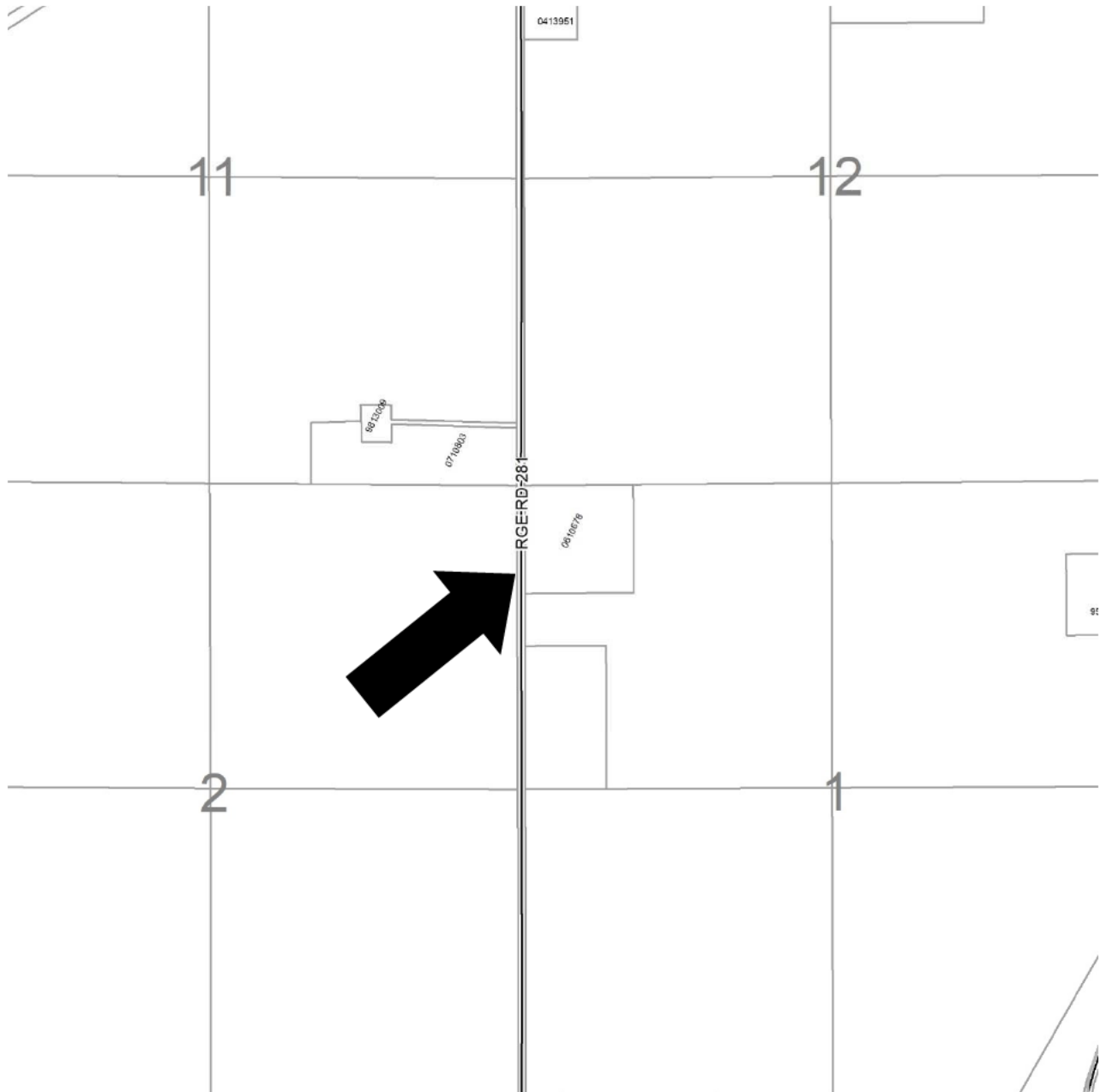


NW-01-25-28-W04M
Lot:1 Block:1 Plan:0610678

Date: Dec 30, 2019

Division # 5

File: 05301006



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

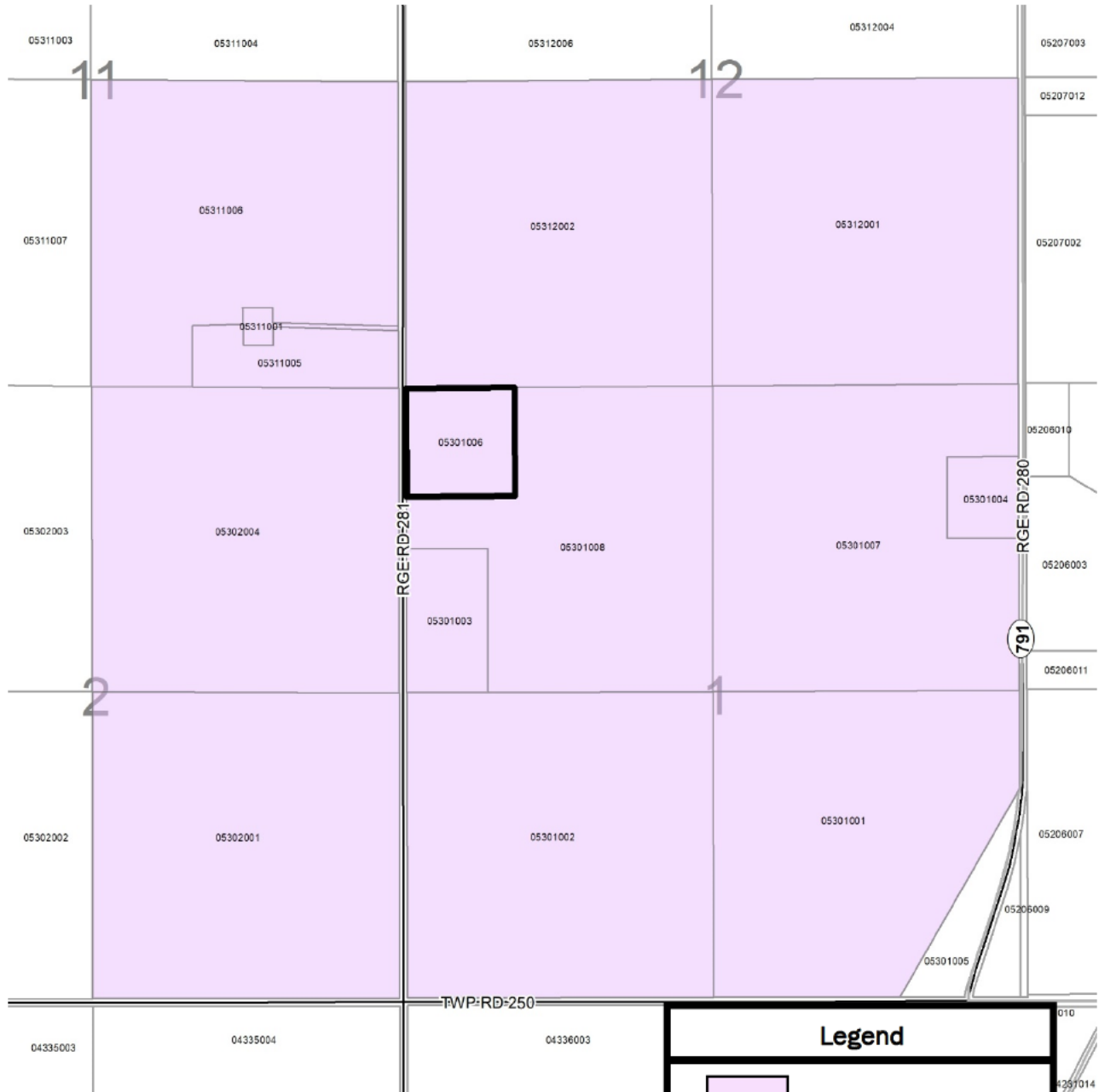
NW-01-25-28-W04M

Lot:1 Block:1 Plan:0610678

Date: Dec 30, 2019

Division # 5

File: 05301006

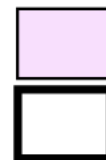


Letters in Opposition



Letters in Support

Legend

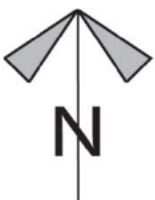


Circulation Area



Subject Lands

LANDOWNER CIRCULATION AREA



NW-01-25-28-W04M
 Lot:1 Block:1 Plan:0610678

Date: Dec 30, 2019

Division # 5

File: 05301006



ROCKY VIEW COUNTY
Cultivating Communities

20192968

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$200.00	File Number 05301006
Date of Receipt Aug 21/19	Receipt # 2019021854

Renewal of PRDP20172212

Name of Applicant RAMONCITO G. TINIO Email [REDACTED]
 Mailing Address [REDACTED] Postal Code [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]
 For Agents please supply Business/Agency/ Organization Name _____
 Registered Owner (if not applicant) BNUPINDER Basals & RAVINDER Basals
 Mailing Address [REDACTED] Postal Code [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the _____ ¼ Section _____ Township _____ Range _____ West of _____ Meridian
 b) Being all / parts of Lot 1 Block 1 Registered Plan Number 06010678
 c) Municipal Address 250256 RANGE RD 281
 d) Existing Land Use Designation AH Parcel Size 20 Acres Division _____

2. APPLICATION FOR

Home BASED BUSINESS TYPE II
Autobody Shop

3. ADDITIONAL INFORMATION

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

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Ramoncito G Tinio 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 [Signature]
 Date AUG 21/2019

Owner's Signature [Signature]
 Date AUG 21/2019

5. RIGHT OF ENTRY

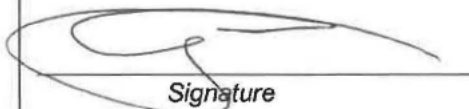
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, _____, 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

21 Aug 2019
Date



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION TO OPERATE A HOME-BASED BUSINESS

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

Name of Business PARD'S AUTOBODY COLLISION LTD.
 Address of Business 250250 RANGE RD 281
 Postal Code TOM 0T0
 Telephone (B) 587 969 2304 (H) _____ Fax _____

1. PROPERTY INFORMATION

Is this on your property? Yes/No _____ At your customers locations? Yes/No _____ Both? Yes/No _____
 How many square feet are being used for business purposes in the following:
 House _____ Accessory Building 5200 SQ FT Outdoors 4300 SQ FT

2. VEHICLES

How many vehicles come to your home/property Per day 3 Per week 12
 Please describe the number and type of vehicles used in the business JUST OUR PERSONAL
CAR, FIVE SMALL CARS and SUVs
 Where will these vehicle(s) be parked? AT HOME
 * Please show parking and storage area on your site plan.

3. EMPLOYEES

Including the Applicant, how many people are employed by the Home-Based Business?
 (An employee is a person who attends the site more than once in a seven (7) day period for business purposes)
 Full Time 2 Part Time 3
 Including the Applicant, how many of the above persons live on this property?
 Full Time Employees 1 Part Time Employees _____

4. OPERATION

What are your days of operation? MON TO SAT What are your hours of operation? 5:30 PM TO 8:30 PM

5. STORAGE AND SIGNAGE

Is outside storage requested? YES/NO If yes - how many square feet? 4300
 Will a sign be required? YES/NO NO If yes - Please provide detailed sketches of the proposed sign on a separate sheet

6. ADDITIONAL INFORMATION

Signature of Applicant _____ Date: AUG 21/2019

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



Summary

Roll Number	05301006
Legal Desc	NW-01-25-28-W04M
Divison	05
Lot Block Plan	Lot:1 Block:1 Plan:0610678
Linc Number	31593727
Title Number	161008200
Parcel Area	20.00000
Municipal Address	250250 RGE RD 281
Contact Information	Basati, Bhupinder & Ravinder K Calgary AB T2M 4L5
Land Use Information	AH (AGRICULTURAL HOLDING)

00000000000000

Plan

Planning Applications Information

Application No.	Name	Status	Planner	Application Date
2005416	Gehrken		DavidW	Monday, October 3, 2005
2005138	Gehrken	Closed - Approved	DavidW	Friday, April 1, 2005

Area Structure Plan

{There is no related Area Structure Plan}

Conceptual Scheme

{There is no related Conceptual Scheme}

Permit

Permit Number	Permit Type	Date Issued
FBL20040106_399	Building	Tue Jan 06, 2004
FBL20020528_281	Building	Tue May 28, 2002
1999-BP-13415	Building	Fri Dec 03, 1999
1989-BP-1252	Building	Mon Aug 28, 1989

Development Permit Information

Permit Number	Date Issued
PRDP20172212	Wednesday, September 6, 2017
PRDP20161082	Monday, August 8, 2016
2012-DP-15105	Tuesday, October 9, 2012
2011-DP-14679	Tuesday, September 13, 2011
2001-DP-9573	Tuesday, November 13, 2001
PRDP20142211	
PRDP20192968	

Alert

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
		Thursday, March 8, 2007		O		Inquiry made by Bert Brown as to whether this property could be used for a HBB II to make trusses (mostly indoors). Yes per Graham	1
		Wednesday, July 9, 2014	Tuesday, November 25, 2014	C		EF-2083 Contravention: Operating Outside DP	2
CE	CaseyM	Wednesday, July 15, 2015	Thursday, June 30, 2016	C	CEWC20150184	Case Number: CEWC20150184 Case Description: Scentless Chamomile and Canada Thistle is growing on berm surrounding yard.	1
DEVS	PaulSi	Thursday, January 7, 2016	Thursday, January 7, 2016	O		stamp of compliance issued	1
CE	TroyH	Monday, June 27, 2016	Monday, June 27, 2016	C	CEWC20160273	Case Number: CEWC20160273 Case Description: Canada Thistle, Scentless Chamomile & White Cockle behind house and shop.	1

Geospatial Boundary

Boundary	Category
Division	5
Area Structure Plan	No ASP
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	Gurbir Nijjar
Water Coop	No Water Coop
Gas Coop Service	ROCKYVIEW GAS CO-OP
No. of Lots Within 600 M	5
No. of App Subdiv Within 600 M	0
Developed Road Allowance	Yes

School	No School Boundary
Recreation	Chestermere-Conrich
Fire District	BALZAC
Primary Fire Station	107
Secondary Fire Station	111
Tertiary Fire Station	116

Geospatial Adjacency

Boundary	Category	Distance
Closest Highway	No HWY within 800 M	
Closest Gravel Pit	River Pit	28533.08 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:1014.97 M
Closest Road Name	RGE RD 281(Surface Type:Gravel)	9.92 M
Closest Railway	CNR	1755.27 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	3587.82 M
Closest Waste Transfer Site	Within 3 Km	
Closest Municipality	CITY OF CHESTERMERE	5053.93 M
Closest Confined Feeding Operation	Within 10 KM	

RCERD 281



11

F

12

F

AH

RGE RD/281

AH

F

2

AH

1

TWP RD/250



ROCKY VIEW COUNTY

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

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

RECEIPT OF PAYMENT

Receipt Number: 2019021854
Receipt Date: 08/21/2019
Date Paid: 08/21/2019
Full Amount: \$200.00
GST Amount: \$0.00

Payment Details:	Payment Method	Amount Tendered	Cheque Number
	Cash	\$200.00	

Amount Tendered: \$200.00

Change / Overage: \$0.00

Contact: Tinio Ramoncito, Address: [REDACTED]

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Renewals (except gravel pits)	PRDP20192968	\$200.00	\$200.00

