

# SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

**June 3, 2020**

## ROCKY VIEW COUNTY

THESE APPEALS WERE HEARD  
ELECTRONICALLY IN  
ACCORDANCE WITH THE  
MEETING PROCEDURES  
(COVID-19 SUPPRESSION)  
ALBERTA REGULATION  
50/2020

### A CALL MEETING TO ORDER

### B APPEALS

#### 9:00 AM APPOINTMENT

**1. Division 8 File: 06713066 PL20190098 page 2**

An appeal against the Subdivision Authority's conditions of approval for a subdivision application to create a  $\pm 1.60$  hectare ( $\pm 3.95$  acre) parcel with a  $\pm 2.82$  hectare ( $\pm 6.97$  acre) remainder at 262067 Poplar Hill Drive (Lot 13, Block 9, Plan 1511599; SW-13-26-03-W5M) and located approximately 0.41 kilometre (1.4 mile) north of Township Road 262 and on the west side of Poplar Hill Drive, approximately 3.35 miles northwest of the city of Calgary.

Appellants/Owners: Robyn Weiss and B. Donald Barbor

#### 10:30 AM APPOINTMENT

**2. Division 5 File: 05328023 PRDP20200038 page 79**

An appeal against the Development Authority's decision to REFUSE a development permit application for a Home-Based Business, Type II, for a landscaping company, relaxation of the maximum permitted outside storage area and relaxation of the total number of non-resident employees at 254038 Range Road 284 (Block 14, Plan 1144 LK; SW-28-25-28-04) and located approximately 0.21 kilometres (1/8 miles) north of Highway 564 and on the east side of Range Road 284.

Appellant/Owner: Jeff Jiang

#### 1:00 PM APPOINTMENT

**3. Division 4 File: 03321005 PRDP20200124 page 126**

An affected party appeal against the Development Authority's decision to APPROVE a development permit application for General Industry, Type II, construction of a four-bay tenant warehouse and signage at NE-21-23-28-W04M and located at the southwest junction of Range Road 283 and Norman Place.

Appellant: Don Campbell (1275685 Alberta Ltd.)  
Applicant/Owner: 905748 AB Ltd.

### C CLOSE MEETING

### D NEXT MEETING: June 24, 2020

**PLANNING AND DEVELOPMENT SERVICES****TO:** Subdivision and Development Appeal Board**DATE:** June 3, 2020**DIVISION:** 08**FILE:** 06713066**APPLICATION:** B-1; PL20190098**SUBJECT:** Subdivision Item: Residential Subdivision

<b>PROPOSAL:</b> To create a $\pm$ 1.60 hectare ( $\pm$ 3.95 acre) parcel with a $\pm$ 2.82 hectare ( $\pm$ 6.97 acre) remainder.	<b>GENERAL LOCATION:</b> Located approximately 0.41 km (1.4 mile) north of Twp. Rd. 262 and on the west side of Poplar Hill Drive, approximately 3.35 miles northwest of the city of Calgary.
<b>APPLICATION DATE:</b> July 19, 2019	<b>DEVELOPMENT AUTHORITY DECISION:</b> Approved with conditions.
<b>APPEAL DATE:</b> May 4, 2020	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> March 9, 2020
<b>APPELLANT:</b> Weiss, Robyn & Barbor, Barrie	<b>APPLICANT:</b> Weiss, Robyn & Barbor, Barrie
<b>LEGAL DESCRIPTION:</b> Lot 13, Block 9, Plan 1511599; SW-13-26-03-W05M	<b>MUNICIPAL ADDRESS:</b> 262067 POPLAR HILL DRIVE
<b>LAND USE DESIGNATION:</b> Residential Two District (R-2)	<b>GROSS AREA:</b> $\pm$ 4.42 hectares ( $\pm$ 10.92 acres)
<b>PERMITTED USE:</b> N/A	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> N/A
<b>PUBLIC SUBMISSIONS:</b> The application was circulated to (169) adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>•County Plan</li> <li>•Land Use Bylaw</li> <li>•Bears paw Area Structure Plan</li> </ul>

**EXECUTIVE SUMMARY:**

On March 9, 2020, the Subdivision Authority approved application PL20190098 subject to conditions.

The lands are  $\pm$  4.42 hectares ( $\pm$  10.92 acres) in size and currently accessed from a paved approach off Poplar Hill Drive. The lands contain a dwelling and are serviced by a private septic system and connection to Rocky View Water Co-op. The lands hold the Residential Two District (R-2), which allows for a minimum parcel size of 3.95 acres. Surrounding lands are also generally R-2 District, with the exception of the community of Silverhorn to the west.

Three options were presented to the Municipal Planning Commission for consideration as the Applicant requested a variance to the access requirements for new subdivisions. The Commission approved the application with amendments to conditions per the Applicant's request with respect to





access arrangements as well as a request to Council to defer collection of the Transportation Off-Site Levy on Lot 2. This deferral was approved by Council on April 28, 2020.

On May 4, 2020, the Applicant appealed Conditions #4 and #9 of the Subdivision Authority's decision, which pertains to the requirement to provide cash-in-lieu of Municipal Reserve (MR) dedication and confirmation of piped water supply.

#### Servicing

- 4) *The Owner is to provide confirmation of tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:*
- I. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;*
  - II. Documentation proving that water supply has been purchased and secured for proposed Lot 1; and*
  - III. Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.*
- The existing lot is serviced by Rocky View Water Co-op and the Applicant has proposed the same service arrangement for the proposed Lot 1. Therefore, confirmation of available capacity was required as part of the application submission. The Applicant could have proposed to service the lot via groundwater, in which case, the County would have requested Aquifer Testing Phase 2 Assessment with a Well Driller's Report as a condition of subdivision.
  - The Applicant must demonstrate adequate servicing to Lot 1 prior to registration of the subdivision. Policy 8.9.1 of the Bears paw ASP states that *"the provision of water to subdivisions within the Plan Area shall be in accordance with policy established by Council and the guidelines established by Alberta Environmental Protection."* To delay the purchase of water capacity would be inconsistent with the Bears paw ASP, Policy 411 and the County Servicing Standards Table 600A. As well, the responsibility to provide servicing then falls to a future buyer rather than the developer.

#### Municipal Reserve

- 9) *The provision of Reserve in the amount of 10 percent of the gross area of Lots 1 and 2 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Abe Evaluations (2013) Ltd. file number 19R243, dated August 19, 2019, dated July 13, 2019 pursuant to Section 666(3) of the Municipal Government Act.*
- Per Section 663 of the *Municipal Government Act*, the approved subdivision is not exempt from providing municipal reserve. In this case, neither lot holds future subdivision potential under the current Bears paw Area Structure Plan. Lot 1 is approved as a land-locked parcel and Lot 2 is accessed by a 12.50 m panhandle so both lots have technical constraints limiting future subdivision as well. Therefore, Administration recommends full collection of municipal reserve on both parcels at this time.

The Appellant has provided reasons for the appeal, which are included in the Notice of appeal attached to this report.



**PROPERTY HISTORY:**

April 28, 2020	Council approved the deferral of collection of the Transportation Off-Site Levy on Lot 2.
March 9, 2020	Application PL20190098 was approved to create a $\pm$ 1.60 hectare ( $\pm$ 3.95 acre) parcel with a $\pm$ 2.82 hectare ( $\pm$ 6.97 acre) remainder subject to conditions.
June 15, 2015	Plan 1511599 was registered to create one (1) new parcel with a 10.92 acre remainder (subject lands).
January 18, 1994	The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

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

Sean MacLean  
Supervisor, Planning and Development Services

JA/ llt

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Subdivision Authority

**DATE:** March 9, 2020

**DIVISION:** 08

**APPLICATION:** PL20190098

**SUBJECT:** Subdivision Item: Residential Subdivision

**APPLICATION:** To create a  $\pm$  1.60 hectare ( $\pm$  3.95 acre) parcel with a  $\pm$  2.82 hectare ( $\pm$  6.97 acre) remainder.

**GENERAL LOCATION:** Located approximately 0.41 km (1.4 mile) north of Twp. Rd. 262 and on the west side of Poplar Hill Drive, approximately 3.35 miles northwest of the city of Calgary.

**LAND USE DESIGNATION:** Residential Two District (R-2)

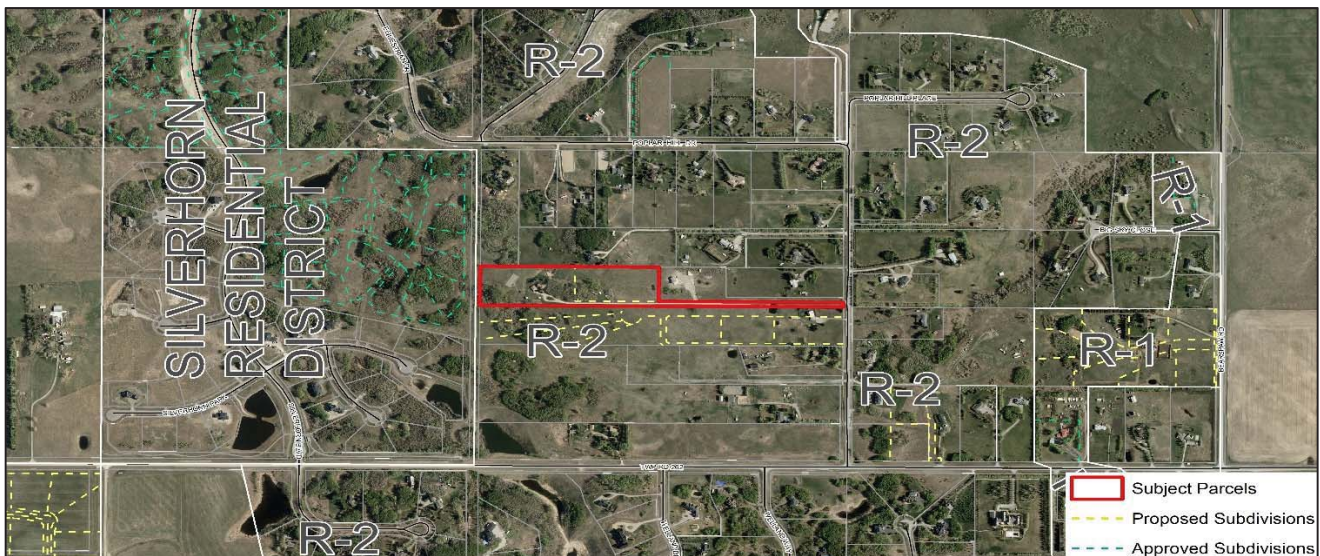
**ADMINISTRATION RECOMMENDATION:**

Administration recommends refusal in accordance with Option #3.

**OPTIONS:**

- Option #1: THAT Subdivision Application PL20190098 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190098 be approved with the conditions noted in Appendix 'C'.
- Option #3: THAT Subdivision Application PL20190098 be refused as per the reasons noted.

**AIR PHOTO & DEVELOPMENT CONTEXT:**





**APPLICANT:** Robyn Weiss & Barrie Barbor

**OWNER:** Barrie Donald Barbor & Robyn Elaine Weiss

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b>	<b>TECHNICAL REPORTS SUBMITTED:</b>
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Bearspaw Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Level 3 PSTS prepared by Osprey Engineering Inc. (July 18, 2019);</li> <li>• Letter from Rocky View Water Co-op (July 15, 2019);</li> <li>• Storm Drainage Report prepared by Osprey Engineering Inc. (July 18, 2019);</li> </ul>

The subject lands are included in the Bearspaw ASP where infill development is generally supported. The lands are identified in Figure 3: Concept Plans as Development Priority Area 1 which recommend Concept Plans.

The proposal is consistent with the ASP with the exception of the minimum parcel size of 4.0 acres as the proposed lot is 3.95 acres (parcel size will be reduced by the required road dedication).

Therefore, the proposed subdivision is not consistent with the BASP, and there are technical challenges presented. Administration does not support the application for the following reasons:

1. A conceptual scheme has not been submitted as required for parcels less than 4.0 acres in size per policy 8.1.20;
2. Lot 2 is proposed as a land-locked parcel without both legal and physical access as required by the Subdivision and Development Regulations and County Servicing Standards.

*Payments and Levies*

Reserves and applicable levies are outstanding.

<b>APPLICABLE FEE/LEVY</b>	<b>AMOUNT OWING</b>
<b>TRANSPORTATION OFFSITE LEVY</b> [Base = \$4,595/ac x 10.92 ac = \$50,177.40]	\$50,177.40
<b>MUNICIPAL RESERVE (\$/ACRE)</b> \$51,739.93 per acre according to the appraisal completed by Abe Evaluations (2013) Ltd. dated August 19, 2019	\$56,500.00

*Accessibility to a Road:*

Access is currently provided to Lot 2 via a shared paved approach off Poplar Hill Drive. There is an existing Easement and Access Right-of-Way Plan [151 147 380] registered on title.





Lot 1 as proposed does not have physical access to a County road, it would be a land-locked parcel.

As both legal and physical access are required in accordance with the Subdivision and Development Regulations and County Servicing Standards; if Municipal Planning Commission wishes to approve the application, Administration recommends dedication and construction of a new County road off Poplar Hill Drive (Option #1).

There is currently a Road Acquisition Agreement [151 147 379] registered on title for both the subject panhandle and the panhandle to the north (Lot 14, Block 9, Plan 1511599) such that the lands may be acquired by the County for the sum of \$1 for construction of a public road to provide access to future parcels.

As a condition of subdivision approval, the Applicant/Owner would be required to enter into a Development Agreement with the County pursuant to Section 655 of the *Municipal Government Act* for construction of a new internal road system from Poplar Hill Drive west to the subject lands (approximately 400 m in length) to a Country Residential (400.4) standard complete with cul-de-sac bulb.

The Applicant has indicated that access to the proposed Lot 1 would be provided through the existing panhandle with registration of an access easement (Option #2). If Council wishes to pursue Option 2, Administration recommends that a  $\pm 12.5$  m wide road acquisition is registered on proposed Lot 2, extending west from the existing road acquisition agreement to the western boundary of Lot 2.

This would partially utilize the existing road acquisition agreement and provide the potential for the future construction of a public road, if the 19.7 acre lot to the south is to be developed.

### *Servicing*

The existing home (Lot 2) is serviced by an existing Private Septic System. The Applicant provided a Level 3 PSTS Assessment for the proposed Lot 1, which indicates that the soil is suitable for a treatment mound and treatment field system receiving secondary treated effluent.

As Lot 1 is less than 4 acres in size, County Policy 449 requires a Decentralized or Regional Wastewater Treatment System rather than a standard PSTS. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible, a Packaged Sewage Treatment Plant is therefore required for Lot 1 along with a Deferred Servicing Agreement for connection to a decentralized or regional system once available.

As a condition of subdivision, the Applicant/Owner is to enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of Lot 1.

As a condition of subdivision, the Applicant/Owner shall enter into a Deferred Services Agreement with the County for connection of the proposed lots to a regional or decentralized wastewater system once available.

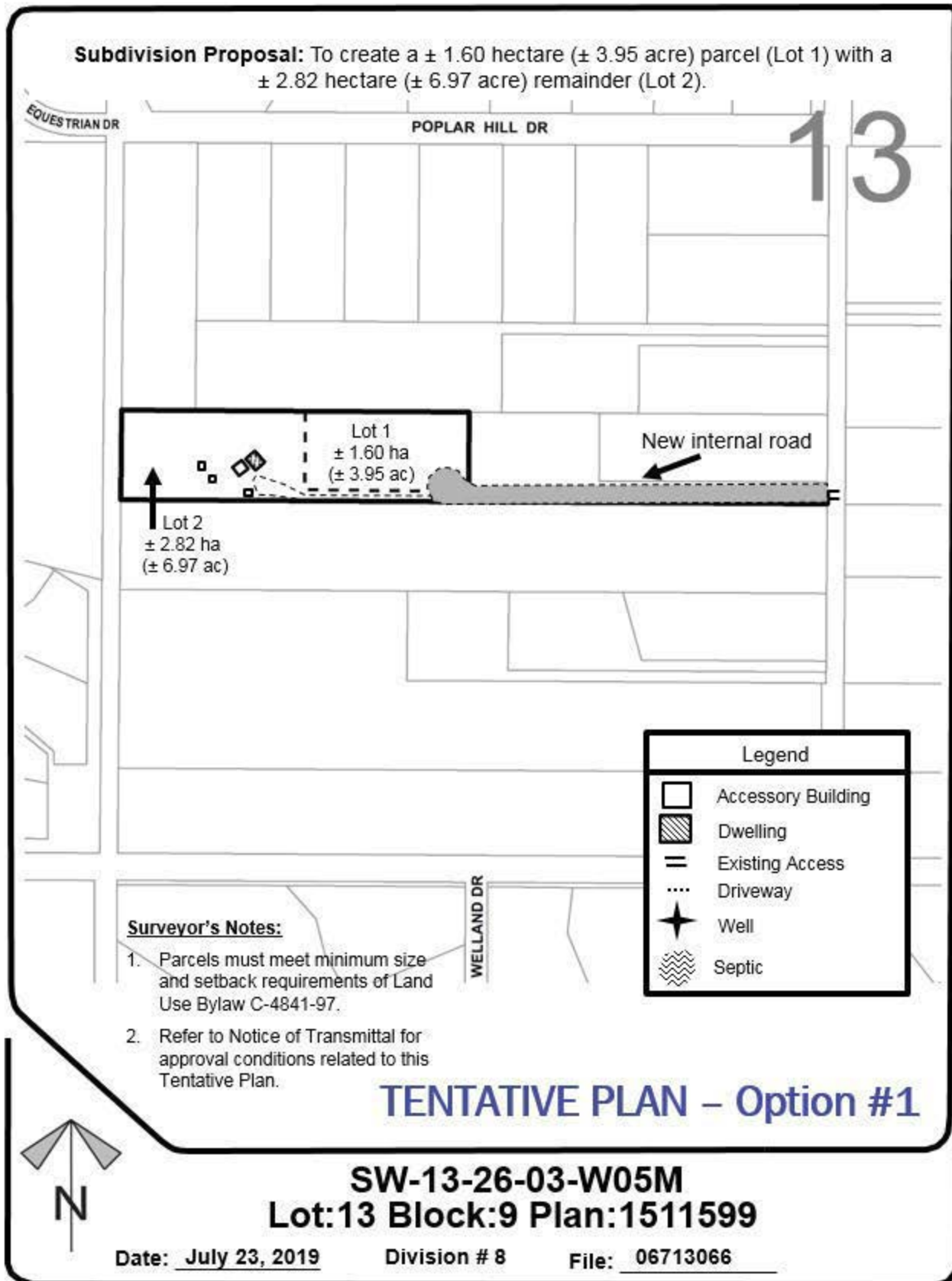
The existing home (Lot 2) is currently serviced by the Rocky View Water Co-op and the Applicant has provided a letter from Rocky View Water Co-op indicating that capacity is available to service the proposed Lot 1.

As a condition of subdivision, the Applicant/Owner is required to provide confirmation of tie-in to the Rocky View Water Co-op potable water distribution system for Lot 1.



ROCKY VIEW COUNTY

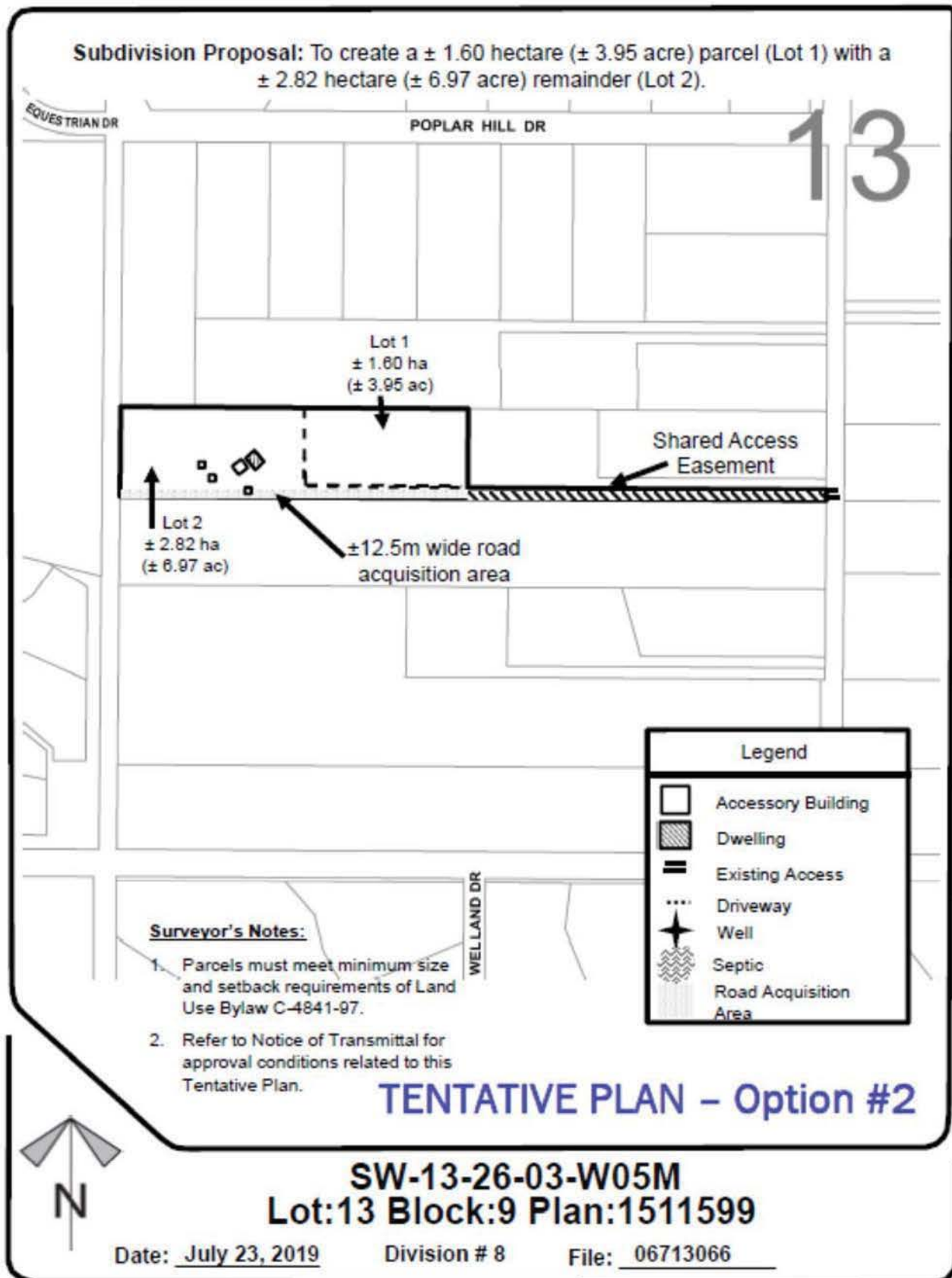
Tentative Plan – Option #1





ROCKY VIEW COUNTY

## Tentative Plan – Option #2







**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for refusal.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

JA/lt

**APPENDICES:**

APPENDIX 'A': Maps and Other Information  
APPENDIX 'B': Approval Conditions – Option #1  
APPENDIX 'C': Approval Conditions – Option #2  
APPENDIX 'D': Letters

**APPENDIX 'A': MAPS AND OTHER INFORMATION**

<b>DATE APPLICATION RECEIVED:</b> July 19, 2019	<b>DATE DEEMED COMPLETE:</b> August 30, 2019
<b>GROSS AREA:</b> ± 4.42 hectares (± 10.92 acres)	<b>LEGAL DESCRIPTION:</b> Lot 13, Block 9, Plan 1511599, SW-13-26-03-W05M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b>  <div style="display: flex; justify-content: space-between;"> <div style="width: 20%;"> June 15, 2015   January 18, 1994 </div> <div style="width: 80%;"> Plan 1511599 was registered to create one (1) new parcel with a 10.92 acre remainder (subject lands).   The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council. </div> </div>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b>  The application was circulated to one hundred sixty nine (169) adjacent landowners to which no responses were received.  The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

**APPENDIX 'B': APPROVAL CONDITIONS [Option #1]**

- A. However, should the Subdivision Authority wish to approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the Subdivision and Development Regulation. The following reasons are to be provided:
- 1.
  - 2.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Survey Plans*

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

*Transportation & Access*

- 2) The Applicant/Owner shall enter into a Development Agreement with the County for:
  - a) Design and construction of a paved Country Residential (400.4) internal road from Poplar hill drive to site access for Lot 1 in accordance with the County Servicing Standards and the approved Tentative plan including:
    - i. cul-de-sac bulb;
    - ii. paved approaches to each new lot;
    - iii. ditches; and
    - iv. signage
  - b) Obtaining approval for a road name by way of application to, and consultation with, the County;
  - c) Design and construction of the necessary stormwater management infrastructure to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;
  - d) Removal and reclamation of the existing approach, as shown on the approved Tentative Plan;
  - e) Installation of power, natural gas, and all other shallow utilities;



## ROCKY VIEW COUNTY

- f) Dedication of necessary easements and rights-of-way for utility line assignments;
  - g) Submission of the geotechnical report for the internal road construction and implementation of the recommendations and findings of the geotechnical report in accordance with County's Servicing Standards;
  - h) Submission of the Construction Management Plan and Weed Management Plan for the internal road construction and implementation of the recommendations of the Construction Management Plan and Weed Management Plan in accordance with County's Servicing Standards.
  - i) Submission of an Erosion and Sediment Control (ESC) plan for the construction of the internal road and implementation of the ESC measures during the construction of road infrastructures.
- 3) That the existing Easement and Access Right-of-Way Plan [151 147 380] shall be discharged.
  - 4) The County shall enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will also provide benefit to other lands.

### *Servicing*

- 5) The Owner is to provide confirmation of tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:
  - Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
  - Documentation proving that water supply has been purchased and secured for proposed Lot 1;
  - Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 6) The Owner is to enter into a Site Improvements / Services Agreement with the County for Lot 1 and shall include the following:
  - For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment
  - In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc. (May 27, 2019).
- 7) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 and 2, indicating:
  - Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

### *Payments and Levies*

- 8) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.



*Municipal Reserve*

- 10) The provision of Reserve in the amount of 10 percent of the gross area of Lots 1 and 2 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Abe Evaluations (2013) Ltd. file number 19R243, dated August 19, 2019, dated July 13, 2019 pursuant to Section 666(3) of the *Municipal Government Act*.

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw

**APPENDIX 'C': APPROVAL CONDITIONS [Option #2]**

- A. However, should the Subdivision Authority wish to approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the Subdivision and Development Regulation. The following reasons are to be provided:
- 1.
  - 2.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

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

**Transportation & Access**

- 2) That the existing Easement and Access Right-of-Way Plan [151 147 380] shall be updated to include provisions for access to Lot 1.
- 3) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a. The provision of road acquisition  $\pm 390$  metres in length and  $\pm 12.5$  metres wide ( $\pm 1.89$ ac) to extend west from the existing Road Acquisition Area [Agreement 151 147 379] to the road allowance on the western boundary of Lot 2;
  - b. Provisions for the removal of any existing structures within the acquisition area at the time of construction of the road; and,
  - c. That land is to be purchased for \$1 by the County.

**Servicing**

- 4) The Owner is to provide confirmation of tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:



- Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
  - Documentation proving that water supply has been purchased and secured for proposed Lot 1; and
  - Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 5) The Owner is to enter into a Site Improvements / Services Agreement with the County for Lot 1 and shall include the following:
- For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment.
  - In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc. (May 27, 2019).
- 6) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 and 2, indicating:
- Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

#### *Payments and Levies*

- 7) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

#### *Municipal Reserve*

- 9) The provision of Reserve in the amount of 10 percent of the gross area of Lots 1 and 2 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Abe Evaluations (2013) Ltd. file number 19R243, dated August 19, 2019, dated July 13, 2019 pursuant to Section 666(3) of the *Municipal Government Act*.

#### *Taxes*

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

#### **D. SUBDIVISION AUTHORITY DIRECTION:**

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw





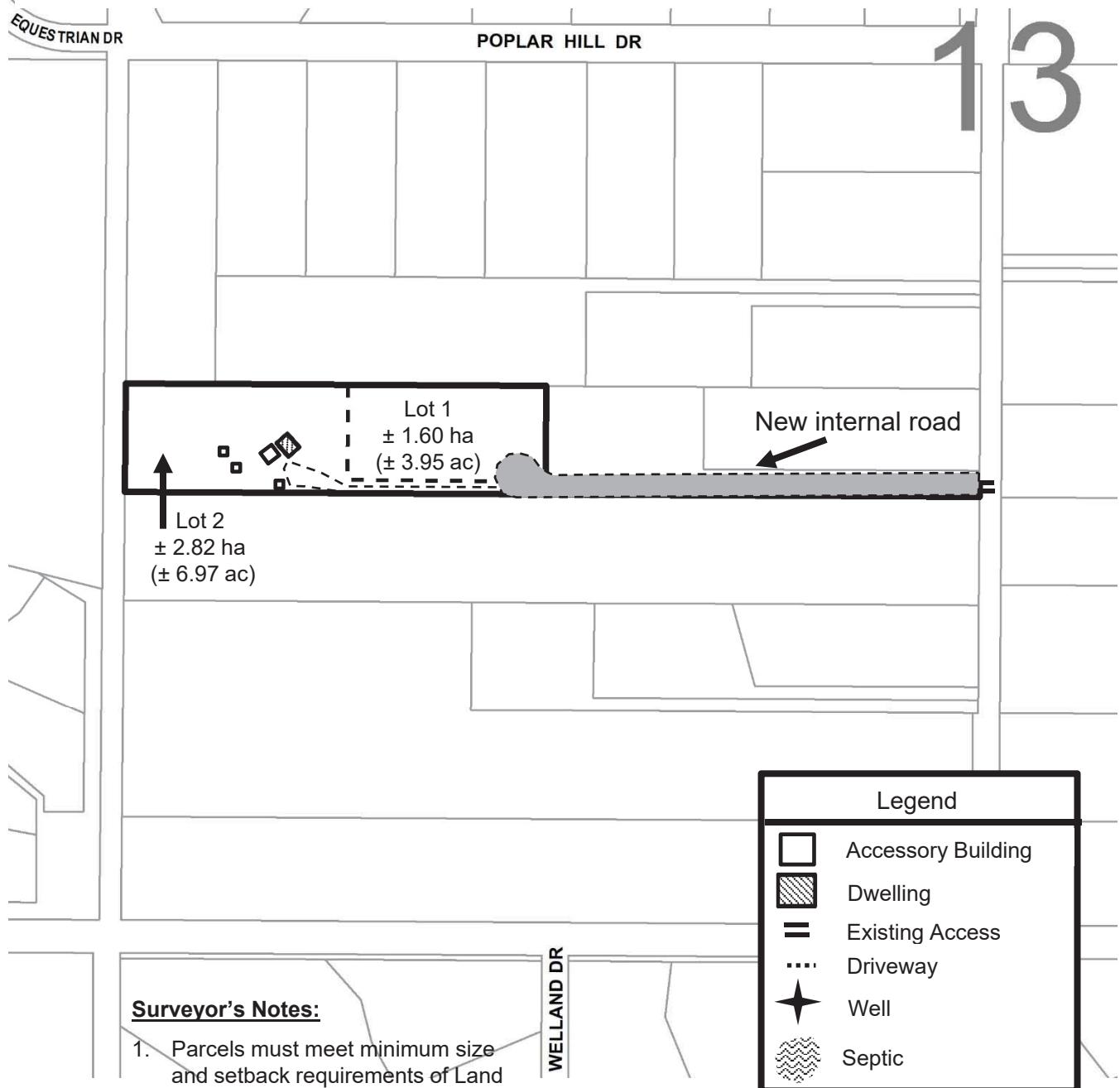
**APPENDIX 'D': LETTERS**

NO LETTERS RECEIVED



**File: 06713066**

**Subdivision Proposal:** To create a  $\pm 1.60$  hectare ( $\pm 3.95$  acre) parcel (Lot 1) with a  $\pm 2.82$  hectare ( $\pm 6.97$  acre) remainder (Lot 2).

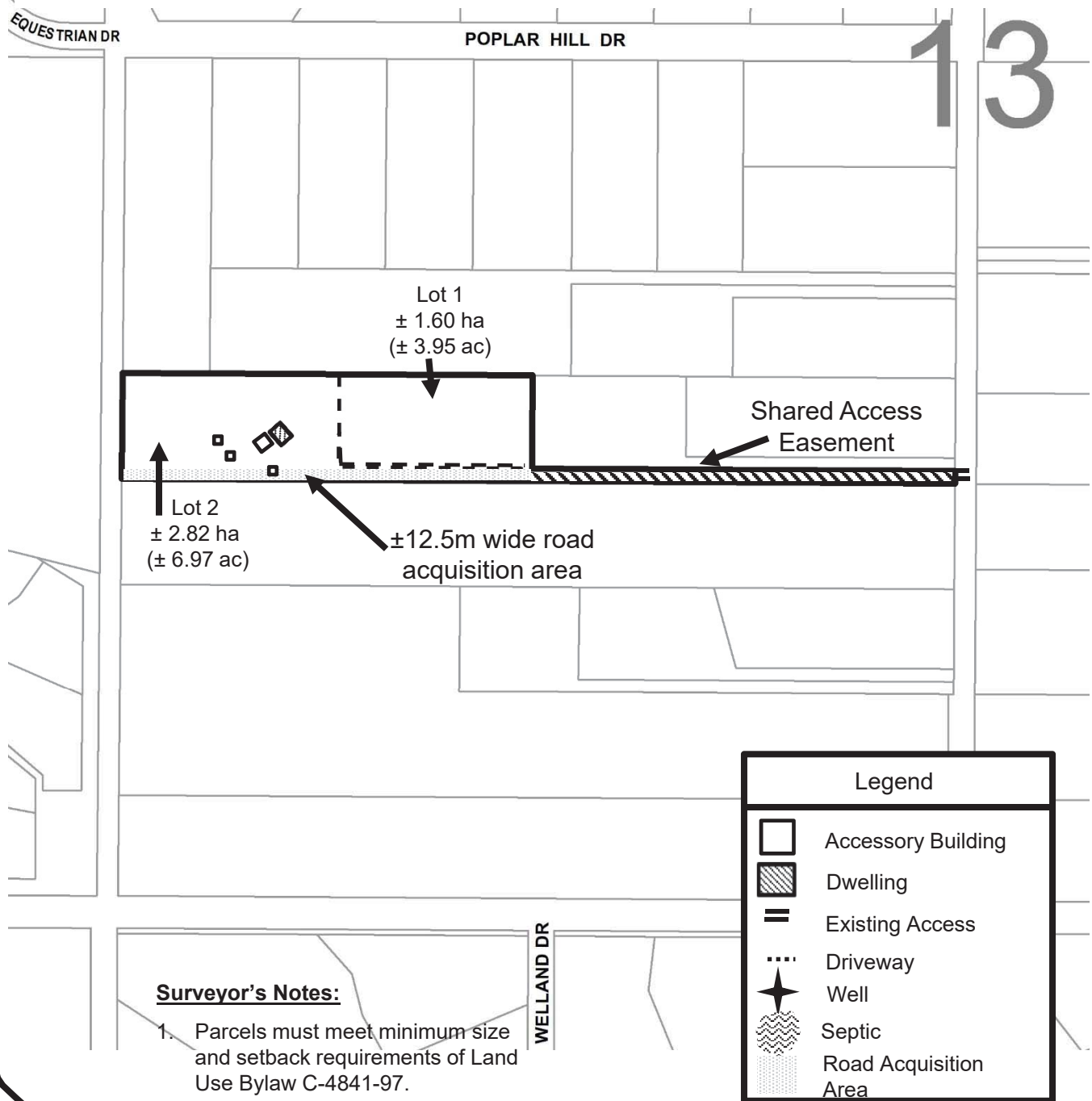


Date: July 23, 2019

Division # 8

File: 06713066

**Subdivision Proposal:** To create a  $\pm 1.60$  hectare ( $\pm 3.95$  acre) parcel (Lot 1) with a  $\pm 2.82$  hectare ( $\pm 6.97$  acre) remainder (Lot 2).



**Surveyor's Notes:**

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

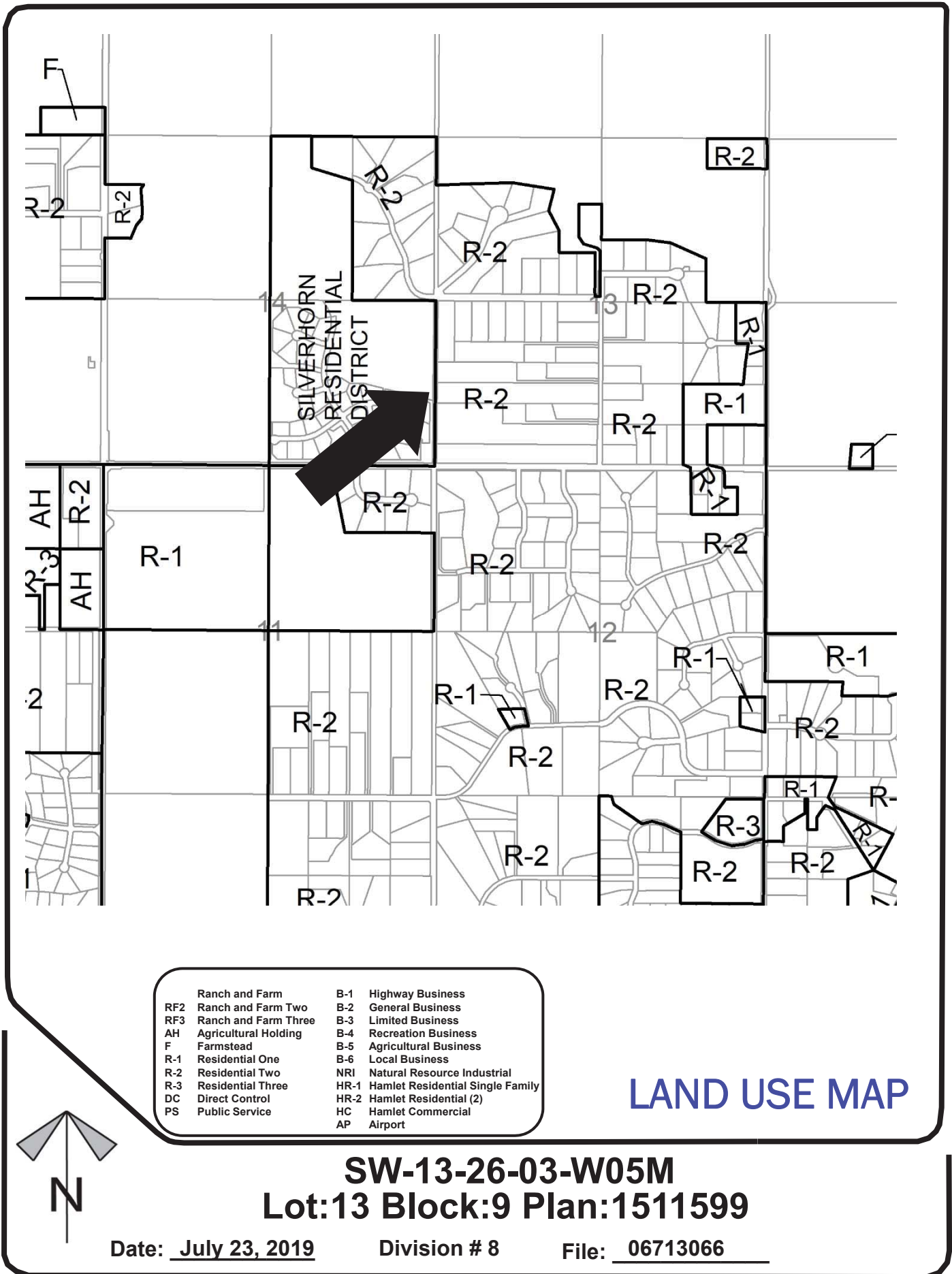
**TENTATIVE PLAN – Option #2**

**SW-13-26-03-W05M**  
**Lot:13 Block:9 Plan:1511599**

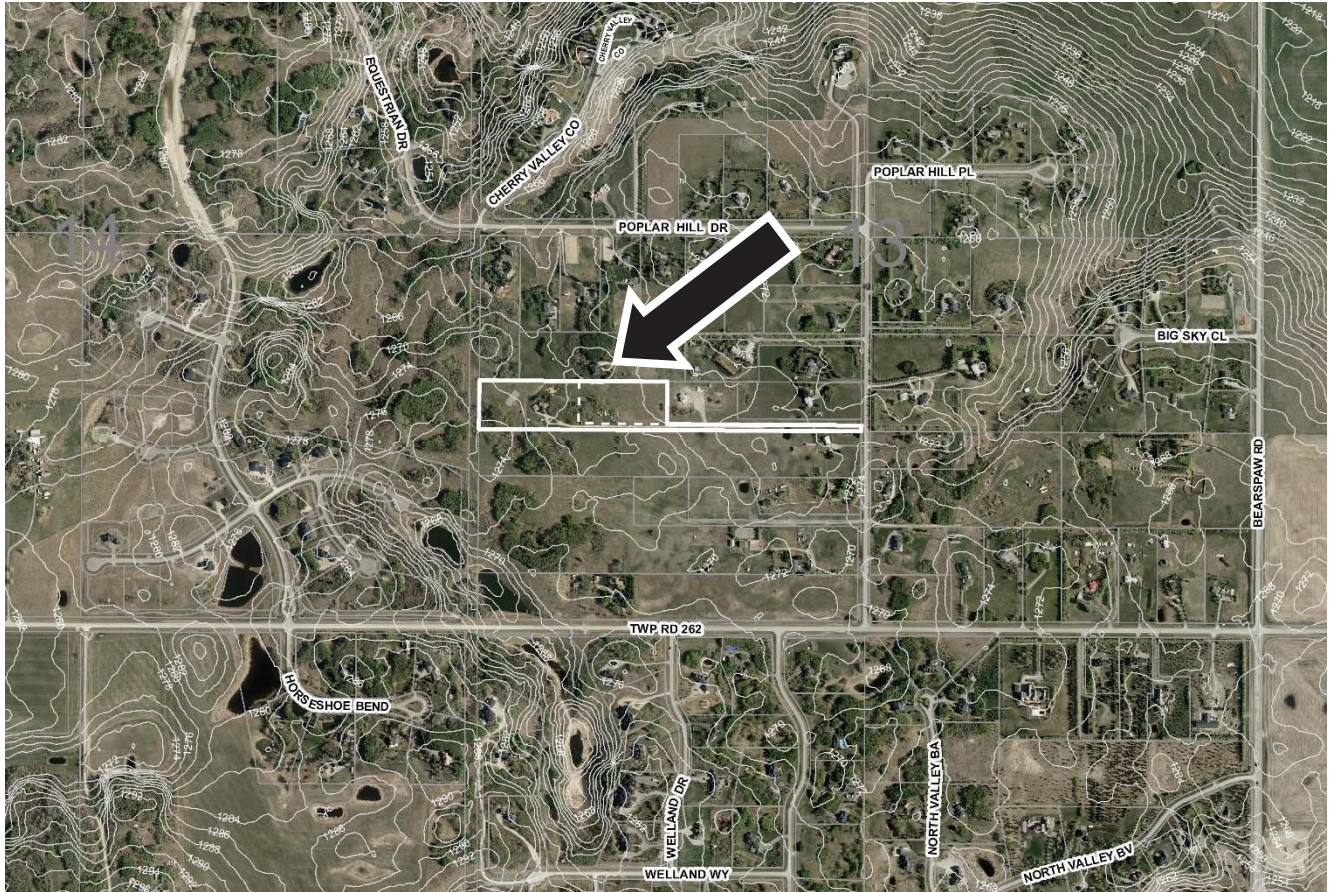
Date: July 23, 2019

Division # 8

File: 06713066

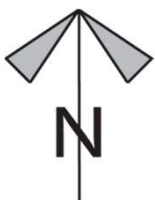






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**  
*Contour Interval 2 M*



**SW-13-26-03-W05M**  
**Lot:13 Block:9 Plan:1511599**

Date: July 23, 2019

Division # 8

File: 06713066

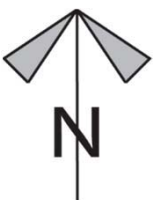




Note: Post processing of raw aerial  
photography may cause varying degrees  
of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*



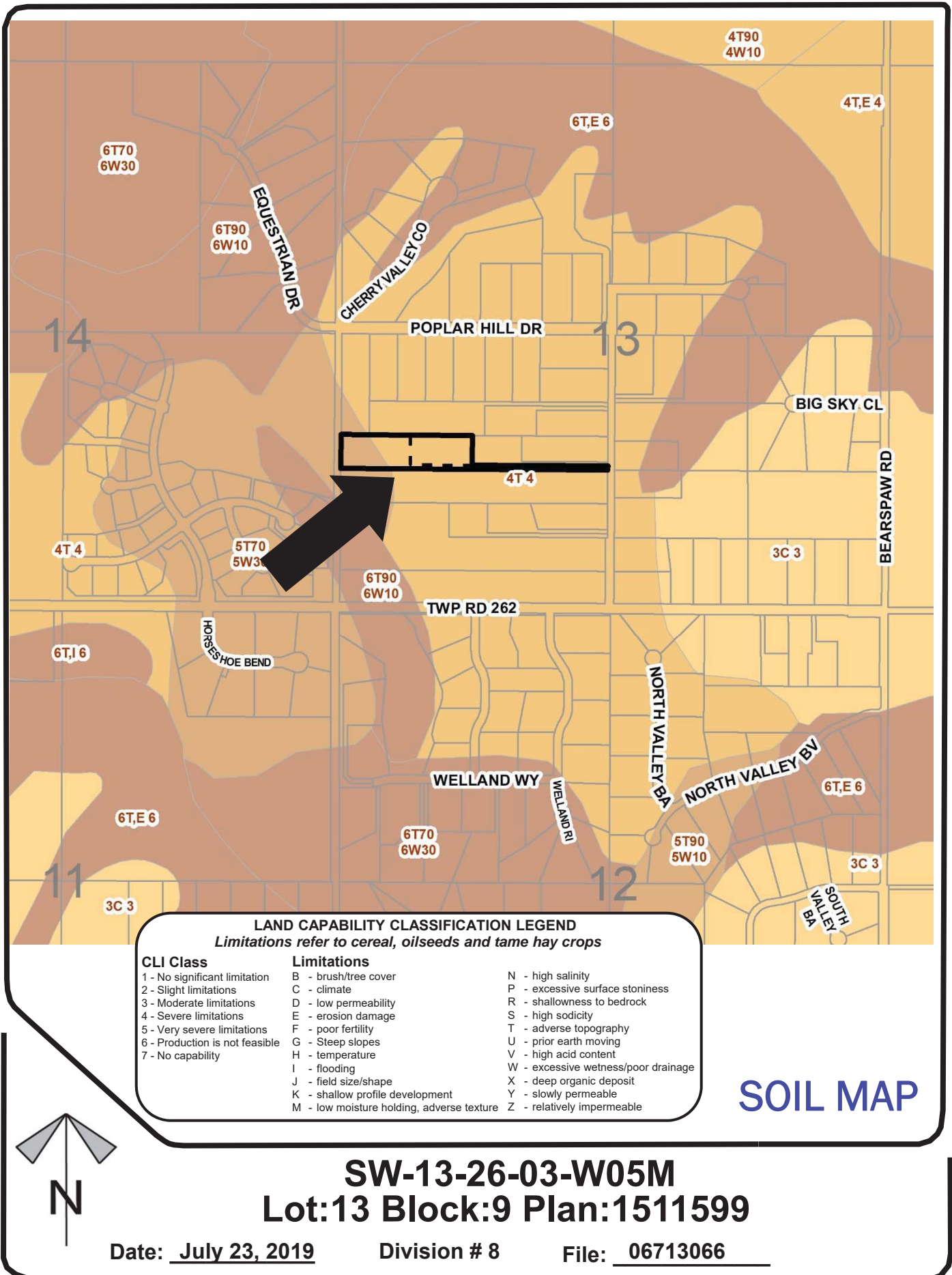
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**Lot:13 Block:9 Plan:1511599**

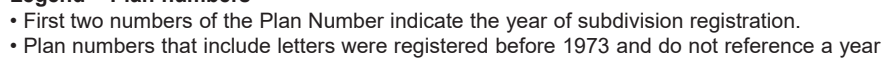
Date: July 23, 2019

Division # 8

File: 06713066

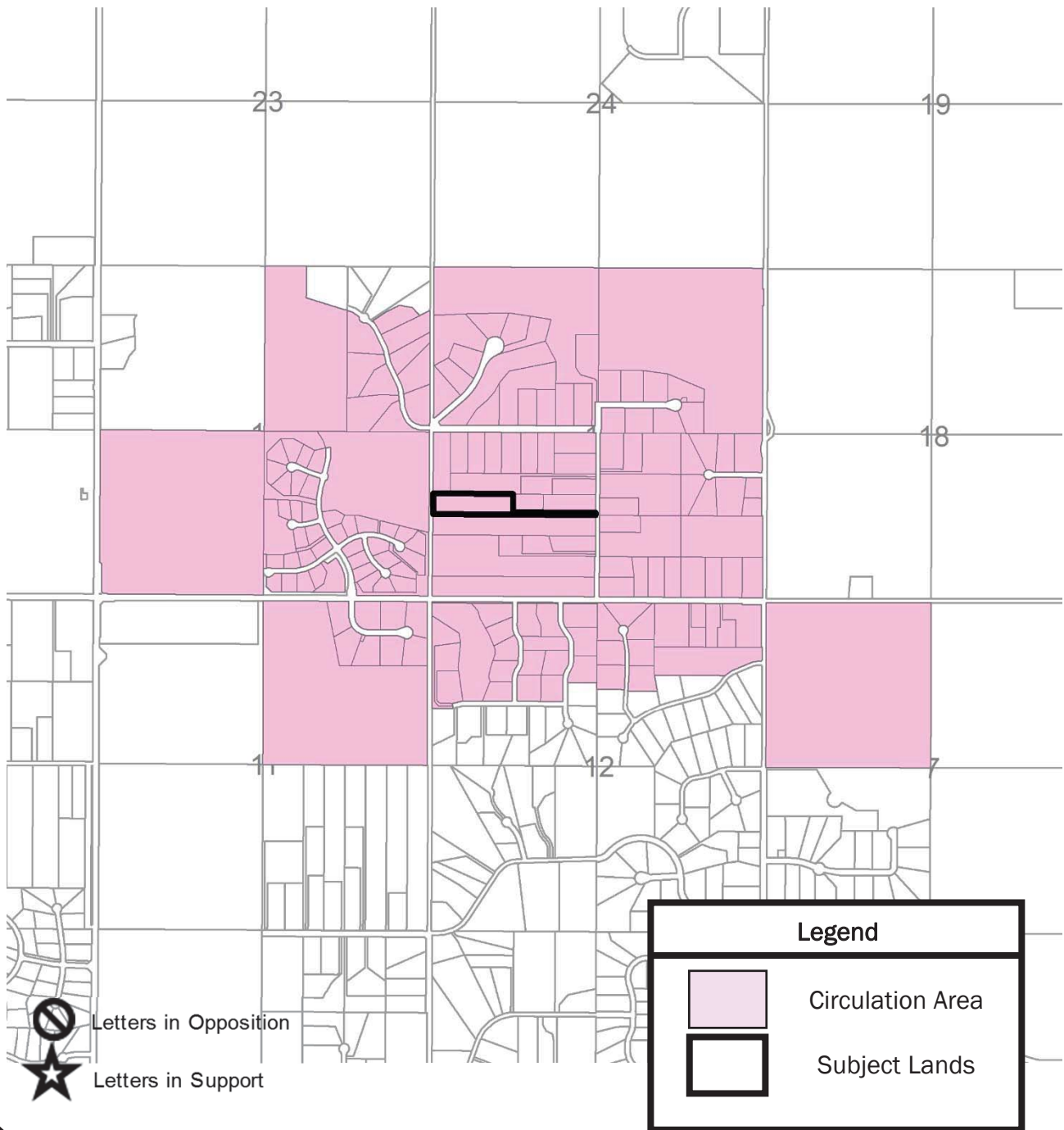




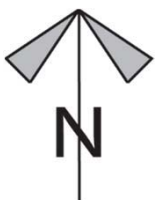


**SW-13-26-03-W05M**  
**Lot:13 Block:9 Plan:1511599**

**File: 06713066**



## LANDOWNER CIRCULATION AREA



**SW-13-26-03-W05M**  
**Lot:13 Block:9 Plan:1511599**

Date: July 23, 2019

Division # 8

File: 06713066



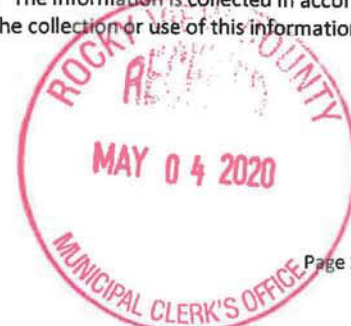
**Notice of Appeal**  
**Subdivision and Development Appeal Board**  
**Enforcement Appeal Committee**

<b>Appellant Information</b>		
Name of Appellant(s) <b>Robyn Weiss/ B. Donald Barbor</b>		
<b>Site Information</b>		
Municipal Address <b>262067 Poplar Hill Dr.</b>	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <b>SW-13-26-03-W05M Plan 1511599</b>	
Property Roll # <b>06713066</b>	Development Permit, Subdivision Application, or Enforcement Order # <b>PL20190098</b>	
<b>I am appealing: (check one box only)</b>		
<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order
<b>Reasons for Appeal (attach separate page if required)</b>		
Please see attached letter. R. Weiss <div style="background-color: black; width: 100px; height: 20px; margin-top: 5px;"></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.

Robyn Weiss  
Appellant's Signature

May 4, 2020  
Date





The Municipal Reserve conditions of approval were not perceived clearly by the applicant and thus the applicant is requesting alternate conditions be considered. In the creation of a one parcel subdivision (4 acres lot) the condition of a Municipal Reserve payment on both the new lot and the existing parcel seems in excess in comparison to the Market Value of and total cost of creating the new lot. The applicant is asking the Subdivision and Development Appeal Board to consider one of the following scenarios in exchange of the payment in lieu for the existing home parcel. Please note that the future existing parcel of 6 acres and house have been in existence for 25 years and has subsequently paid municipal taxes through this time period. There have been no municipal ameliorations of services or amenities added to the vicinity or community throughout this time. Meaning; no parks, no pathways, road maintenance, garbage services, lights either street or road, schools, (home is on private water coop). The main point of Municipal Reserve Funding is to add to or to create improvements in services or infrastructure for communities none of which we have benefited from (yet)

**The applicant is willing to pay the Municipal Reserve Payment of 10% of lot or parcel size for the newly created 3.98-acre lot but is requesting consideration of the possible alternative for the remaining 6-acre lot:**

**Option #1.**

That the cost of the Municipal Reserve for the existing lot be deferred based on future development possibilities. This is due to the Conceptual Scheme "Rich Hills" application for the 20-acre parcel adjacent and parallel to the applicant's property. If and or when this is approved the applicant would be able to apply for R1 and create 2 more 2 acres parcels for development. This satisfies the ability for the possibility for future intention of development making a deferral of payment feasible.

**Option #2.**

The County of Rocky view take 10% of the land of the existing 6 acres to create a future municipal pathway that will connect directly to the municipal path system on the Silverhorn Development/Community that connects to the applicants existing 6-acre parcel. This makes sense to future Area Planning. Please note that if this happens the creation of two new parcels Option #1 would be reduced to 1new 2-acre parcel.

**Option #3**

As the cost of the purchasing the Water-Coop membership is currently \$30 000 with an additional estimated cost of \$10 000 to connect or hot tap to the main Valve which incidentally requires drilling to go underneath Poplar Hill Dr. which is a paved road. The applicant is queering whether it is regulation to have to connect the water or if a letter stating that water capacity and connection is certain from the Rocky View Water Coop is sufficient. In this way the applicant could afford to pay the entirety of the Municipal Reserve being charged for both lots.

**WATER AND SEWER SERVICING Water Supply – Section 600 of the Servicing Standards for Residential Subdivision** There are two possible methods of supplying water to the proposed new lots. Water supply may either come from a piped water distribution (co-op) water source, or by groundwater. **1. If a water distribution system (co-op) is proposed to serve the parcel(s), or there is a known water line in the area, information regarding the availability of water from the system and the estimated cost of hook-up is required in the form of a letter from the water distribution company.** 2. If groundwater is proposed to serve the new parcel(s), and the application proposes to create six or more total lots on the quarter section, information regarding the availability of groundwater is required. This information includes well driller's reports for the property and surrounding area, and a report from a professional engineer, hydrogeologist or geophysicist, licensed to practice in the province of Alberta, that states that there is sufficient water to supply 1,250 cubic metres of water per year for each proposed lot, and that the proposed diversion will not interfere with other residential licensees and traditional agricultural users, as defined in the Water Act, Section 23(3) (a).

I hope that some sort of compromise will be considered, in today's real-estate market and the fact that although pretty and in a fairly good location the proposed cost of fulfilling the required conditions make the feasibility of following through with this particular subdivision futile. It would also be important to note that development of this particular parcel of land and the way it was initially subdivided 30 years prior ( colloquially referred to as Spaghetti 20's) are extremely difficult to develop and individual land owners are finding the cost too much to be able to develop the community into cohesive country residential properties that fit into the Municipalities Area Structure Plan. These properties are too small to be purchased by developers as they are not profitable commercially and thus if development is going to occur it will one or two lots at a time.

The applicant looks forward to hearing a response in continuation of partnering with the Rocky View County to see this subdivision executed.

Sincerely,

Robyn Weiss  
B. Donald Barbor



## Decision of the Municipal Planning Commission

Issue date: March 10, 2020

Robyn Weiss and Barrie D. Barbor  
[REDACTED]  
[REDACTED]

File: PL20190098

Rocky View County's Municipal Planning Commission conditionally approves your subdivision application subject to the conditions below.

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

C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

### *Survey Plans*

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

### *Transportation & Access*

2) That the existing Easement and Access Right-of-Way Plan [151 147 380] shall be updated to include provisions for access to Lot 1.

### *Servicing*

4) The Owner is to provide confirmation of tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:



- iv. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
  - v. Documentation proving that water supply has been purchased and secured for proposed Lot 1;
  - vi. Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 5) The Owner is to enter into a Site Improvements / Services Agreement with the County for Lot 1 and shall include the following:
- o For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment.
  - o In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc.(May 27, 2019).
- 6) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 and 2, indicating:
- ii. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

*Payments and Levies*

Original Condition

7) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

OR (subject to approval by Council—see note):

Alternate Condition

The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of Lot 1 to be subdivided as shown on the Plan of Survey.

- a) The collection of Transportation Offsite Levy on Lot 2 to be subdivided as shown on the Plan of Survey is deferred.

*Note: if a deferral is granted by Council in accordance with Transportation Offsite Levy Bylaw C-7356-2014), the alternate condition applies. If a deferral is not granted by Council, the original version of the condition applies.*

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

*Municipal Reserve*

9) The provision of Reserve in the amount of 10 percent of the gross area of Lots 1 and 2 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Abe Evaluations (2013) Ltd. File number 19R243, dated August 19, 2019, dated July 13, 2019 pursuant to Section 666(3) of the *Municipal Government Act*.

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Prior to submitting any final endorsement documents, the applicant is advised that the following must be completed within one year of the date of subdivision approval:

- all conditions of approval must be satisfied;
- all subdivision approval fees must be paid; and
- Rocky View County has received proof to this effect.

Please contact Planning and Development Services at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158 for assistance with this decision or the subdivision endorsement process.

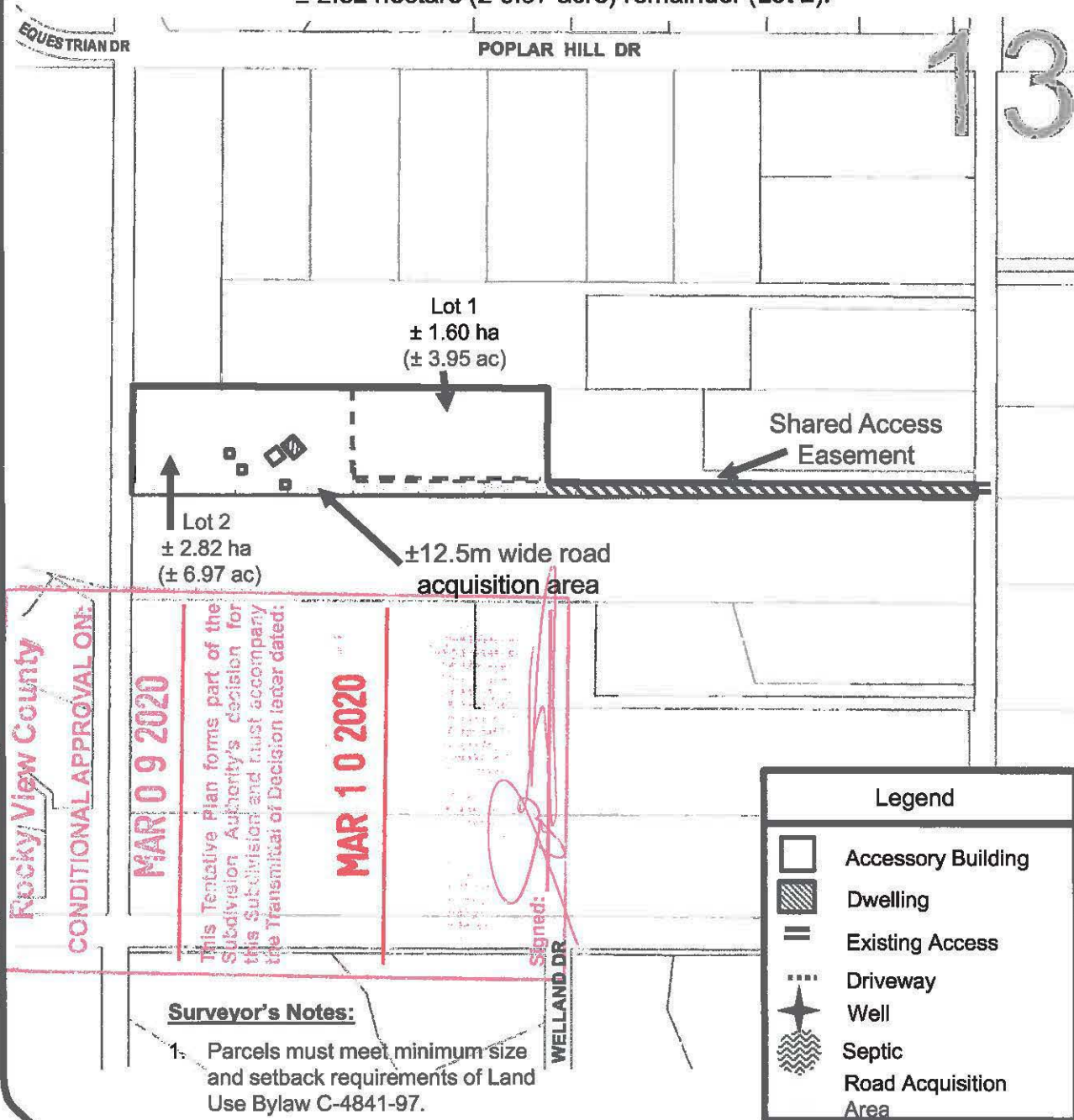
An appeal against the decision of the Municipal Planning Commission must be filed in accordance with section 678 of the *Municipal Government Act*. An appeal against this decision will be heard by the Subdivision and Development Appeal Board and must be filed using the prescribed form within the prescribed appeal period. To file an appeal or for assistance with filing an appeal please contact the Municipal Clerk's Office at [sdab@rockyview.ca](mailto:sdab@rockyview.ca) or 403-230-1401.



Jerry Gautreau, Chair  
Municipal Planning Commission



**Subdivision Proposal:** To create a  $\pm 1.60$  hectare ( $\pm 3.95$  acre) parcel (Lot 1) with a  $\pm 2.82$  hectare ( $\pm 6.97$  acre) remainder (Lot 2).



## TENTATIVE PLAN – Option #2

**SW-13-26-03-W05M**  
**Lot:13 Block:9 Plan:1511599**

Date: July 23, 2019

Division # 8

File: 06713066

20190098



ROCKY VIEW COUNTY  
Cultivating Communities

# PLANNING SERVICES FORM 3.6 SUBDIVISION APPLICATION RESIDENTIAL PURPOSES

FOR OFFICE USE ONLY	
Date of Receipt <u>July 19/19</u>	File Number <u>06713066</u>
Fee Submitted <u>\$1990</u>	Accepted by <u>SV</u>

Please note that the information provided in these forms is crucial to the assessment of your Application. Further, that in making this Application you are certifying the accuracy of the information contained in the pages of this form and any other material submitted with your application. Erroneous or inaccurate information provided in these forms or within the material submitted with your application may prejudice the validity of the Application and/or any decision issued regarding the Application. This form incorporates the details required in section 4(2) of the Subdivision and Development Regulation Schedule Form 1 Subdivision and Development Regulation (section 4) Application for Subdivision and the requirements specified in section 4(3), 4(4) and 4(5) of the Subdivision and Development Regulation. This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application or by a person authorized to act on the registered owner's behalf.

## NATURE OF PROPOSED APPLICATION

☒ Subdivision

### 1. APPLICANT / AGENT

Applicant / Agent

Robyn Weiss / Barrie D. Barbor

Mailing Address

Telephone (B)

(H)

Postal Code

Fax

Email

☒ Owner Same As Applicant

### 2. OWNER

Registered Owner

Mailing Address

Postal Code

Telephone (B)

(H)

Fax

Email

### 3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All / part of the SW ¼ section 13 township 26 range 3 west of 5 meridian

Being all / parts of lot \_\_\_\_\_ block 9 Registered Plan Number 1511599 Certificate of Title Number \_\_\_\_\_

Municipal Address (if applicable) 262067 Poplar Hill DR. 151147375

Total Area of the above parcel of land to be subdivided is \_\_\_\_\_ hectares ( 3.95 acres)

+/- 4.40

SUBDIVISION APPLICATION

PLANNING SERVICES FORM 3.6

July 2016, Version 1.3

## PLANNING SERVICES FORM 3.6

### 4. LOCATION OF LAND TO BE SUBDIVIDED

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

### 5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

- Describe: (a) Existing use of the land Pasture (R2)
- (b) Proposed use of the land Residential (R2)
- (c) The designated use of the land as classified under a Land Use Bylaw R2

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

- (a) Describe the nature of the topography of the land (flat, rolling, steep, mixed)  
flat, slightly rolling
- (b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots etc., sloughs, creeks, etc.) Smallish stand of Poplar Trees (pretty)
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) loam + clay

### 7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

Describe any buildings (historical or otherwise), and any structures on the land and whether or not they are to be demolished or moved. None

### 8. WATER AND SEWER SERVICES

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

lot owned septic / Water from Rockyview Water coop.

### 9. PROPOSED LOTS

- (a) Number of parcels being created 1
- (b) Size of parcels being created 3.95 acres



## PLANNING SERVICES FORM 3.6

### 10. MUNICIPAL RESERVE STATUS

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

☒ Deferral

☐ If dedicated, area of Reserves and designation

☐ Deferral to balance

☐ Cash in lieu of land, value to be determined by appraisal.

- PREVIOUSLY PAID.

have previously paid this fee on  
last subdivision of 3.95 acre parcel.



## PLANNING SERVICES FORM 3.6

### 11. MANDATORY SUPPORTING INFORMATION – SUBDIVISION

#### PART A: General requirements

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

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

See storm water +  
sewage reports

RW

## PLANNING SERVICES FORM 3.6

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

### Wastewater

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

OR

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

Conditions of subdivision may include but not be limited to:

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

### Water supply

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

OR

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

Conditions of subdivision may include but not be limited to:

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

## **PLANNING SERVICES FORM 3.6**

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

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

- ☐ A Supply Evaluation (Phase 1) OR Water Well Driller's Report (demonstrating a minimum supply rate of 1 IGPM) to determine the likelihood of installing a successful well. Alternatively, the Applicant shall demonstrate that the proposed parcel is capable of connection to piped water supply with sufficient capacity and in accordance with provincial requirements.
- ☐ Where the County has determined that a piped wastewater system is not available for connection and a regional or decentralized system is either not proposed or not required, the Applicant shall provide a Private Sewage Treatment System (PSTS) Report in accordance with the County's Servicing Standard which demonstrates, based on on-site soil analysis, the capacity of the lands to cater for treatment and disposal of wastewater.

Conditions of subdivision may include but not be limited to:

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

### *Stormwater management*

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

Conditions of subdivision may include but not be limited to:

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



## **PLANNING SERVICES FORM 3.6**

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

### *Geotechnical matters*

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

Conditions of subdivision may include but not be limited to:

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

### *Traffic Impacts*

- ☐ A statement from a suitably qualified traffic engineer (P.Eng) regarding the necessity for a Traffic Impact Assessment (TIA) including the general rationale for this position. Should the statement identify the requirement for the preparation of a TIA, then a TIA shall be prepared. Notwithstanding the preceding comments, a TIA shall be prepared if:
- ☐ The County requires preparation of a Traffic Impact Assessment in order to process the application;

Conditions of subdivision may include but not be limited to:

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

### *Biophysical Impact Assessment*

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

## **PLANNING SERVICES FORM 3.6**

Conditions of subdivision may include but not be limited to:

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

### *Slope Stability*

- ☐ If there is evidence that the subject land has slopes equal to, or in excess of, 15% (with greater than 2m of vertical rise), the Applicant shall incorporate a site plan identifying future dwelling/building sites, PSTS and Water Well locations within a minimum developable area of 1 acre together with private access roads. Where there is evidence of slopes equal to, or in excess of, 15% (with greater than 2m of vertical rise) on the site and development (future building construction, filling or excavation or the construction of private access or roads) is to incorporate this portion of the lands, or development is to be in close proximity to these sloped areas, a Slope Stability Assessment prepared by a suitably qualified professional (P.Eng) shall be provided which shall incorporate recommendations for the management of these areas with respect to the proposed development.

OR

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

Conditions of subdivision may include but not be limited to:

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

### *Environmental Site Assessment*

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

Conditions of subdivision may include but not be limited to:

- ☐ A requirement to comply with the recommendations of the Environmental Site Assessment including any site reclamation required.

### *Other matters*

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



## PLANNING SERVICES FORM 3.6

### Terms, conditions and additional notes regarding subdivision applications

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

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



## PLANNING SERVICES FORM 3.6

(e) General statement about technical reports:

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

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

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

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

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

I Robyn Elaine Weiss hereby certify that ☒ I am the registered owner  
(Print Full Name)  
Barrie Donald Barber ☐ I am authorized to act on behalf of  
the registered owner

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

Address 262067 Poplar Hill Dr. (Signed) REW  
Phone Number \_\_\_\_\_ Date July 18 2019

### 13. RIGHT OF ENTRY

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

Applicant / Owner's Signature

REW  
D. Barber



## Planning Services

06713 066

File Number

### Time Extension Agreement for Subdivision Applications

APPLICANT: Robyn Weiss / Barrie Barbor

LEGAL  
DESCRIPTION: SW / 13 / 26 / 3 / 5 .

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

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

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

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

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

I/We, Robyn Weiss / Barrie Barbor  
hereby enter into an agreement with Rocky View County to extend the time prescribed under Section 6 of the Subdivision and Development Regulations to

July 19, 2019  
Date

[Signature]  
Applicant's Signature



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0036 700 599       1511599;9;13                      151 147 375

LEGAL DESCRIPTION

PLAN 1511599

BLOCK 9

LOT 13

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 4.418 HECTARES (10.92 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;3;26;13;SW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 141 208 838

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE(DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
151 147 375      15/06/2015      SUBDIVISION PLAN

OWNERS

ROBYN ELAINE WEISS

AND

BARRIE DONALD BARBOR

BOTH OF:

[REDACTED]  
[REDACTED]  
[REDACTED]

AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
781 201 018      11/12/1978      UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS  
-----

PAGE 2  
# 151 147 375

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

-----

961 178 182	07/08/1996	EASEMENT OVER LOT 8 FOR BENEFIT OF LOT 9 PLAN 9611632 (PORTION DESCRIBED)
141 208 839	12/08/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 280 5TH AVE WEST COCHRANE ALBERTA T4C1B1 ORIGINAL PRINCIPAL AMOUNT: \$1,285,000
151 147 376	15/06/2015	CAVEAT RE : DEFERRED RESERVE CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6
151 147 377	15/06/2015	CAVEAT RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL GOVERNMENT ACT
151 147 379	15/06/2015	CAVEAT RE : ROADWAY CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6
151 147 381	15/06/2015	EASEMENT OVER AND FOR BENEFIT: SEE INSTRUMENT

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 22 DAY OF JULY,  
2019 AT 03:55 P.M.

ORDER NUMBER: 37670420

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

( CONTINUED )



THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



Robyn Weiss

[REDACTED]

[REDACTED]

[REDACTED]

July 18, 2019

To Whom It May Concern,

I, Robyn Weiss and my husband Donald Barbor are applying to subdivide our roughly 11 acre property on which we reside. We are proposing to subdivide a 4 acre residential parcel and would continue living on the remaining 6 acre parcel.

We are also cognizant of the fact that as our property was originally a long and narrow 20 acre parcel that all subsequent lots need to come off of a pan handle type configuration. As we have previously subdivided a 4 acre parcel we technically have no more frontal road allowance to panhandle down to the main road – Poplar Hill Dr. As the 20 acre parcel that is parallel to us is trying to apply for a subdivision of 8 - 2 acre parcels we feel confident that in the future our road will be either a road acquisition by the county or shared with future developments. With this in mind we are proposing that the county allow us to create a shared road access agreement to service this new proposed lot. Our drive way is wide enough to eventually be constructed to meet municipal road measurements.

We are also proposing that this proposed 4 acre subdivision would fit in well with the residential plan in our immediate community as most adjacent lots down Poplar Hill Dr are 4 acre parcels. This proposed lot is better used as a residential parcel rather than pasture land and supports better fits into the Bears paw Conceptual Scheme and would assist in creating municipal growth for the county.

We look forward to working with the county to create this residential parcel.

Sincerely,

Robyn Weiss

Don Barbor





July 15, 2019

Ms. Robyn Weiss  
[REDACTED]  
[REDACTED]

Dear Ms. Weiss,

Thank you for your enquiry regarding potential subdivision of the parcel at 262067 Poplar Hill Drive.

In regards to your subdivision proposal, we confirm that Rocky View Water Co-op Ltd has the capacity to service a newly subdivided lot at 262067 Poplar Hill Drive.

Confirmation of this supply is contingent on the purchase of the required 10,000 Class B Shares with the Co-op. Prior to providing service, you will also be required to enter into a Water Services Agreement with RVWC.

All Rocky View Water Co-op standards must be followed, and all the water lines will be inspected during installation and at completion. Please contact me for any further information.

Kind Regards,

Brad Mason  
General Manager



### Summary

Roll Number	06713066
Legal Desc	SW-13-26-03-W05M
Divison	08
Lot Block Plan	Lot:13 Block:9 Plan:1511599
Linc Number	36700599
Title Number	151147375
Parcel Area	10.92000
Municipal Address	262067 POPLAR HILL DRIVE
Contact Information	Weiss, Robyn Elaine [REDACTED] [REDACTED] 00000000000000
Land Use Information	R-2 (RESIDENTIAL TWO)

### Plan

#### Planning Applications Information

Application No.	Name	Status	Planner	Application Date
2010174	Nelson	Impending Expiry (45)	BenM	Friday, July 9, 2010
2007528	Maidment/Nelson	Closed - Expired	BenM	Tuesday, December 11, 2007

#### Area Structure Plan

Plan Name	RV Number
Bearspaw	

#### Conceptual Scheme

{There is no related Conceptual Scheme}

### Permit

#### Building Permit

Permit Number	Permit Type	Date Issued
PRGS20171481	Gas	Tue May 02, 2017
2011-BP-24494	Building	Wed Dec 14, 2011
2011-EP-11982	Electrical	Thu Nov 10, 2011
2011-GP-12238	Gas	Thu Nov 10, 2011
FBL20110811_1091	Building	Thu Aug 11, 2011
1996-BP-10627	Building	Wed Sep 11, 1996

#### Development Permit Information

Permit Number	Date Issued
---------------	-------------

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description
		Tuesday, October 25, 2011	Thursday, December 15, C 2011			Original Note: Owners realtor came by today to inquire about building permits for a detached garage (792 sq.ft.) and a farm building. Both were put up without any permits. Gave the realtor a breakdown of the costs as to the related building permits and subtrade permits. Double fees shall be charged on as built. Garage - (BP-\$143.00 X 2), (EP-\$100.00 X 2), (GP unit heater-\$90.00 X 2); Farm building - (\$25.00 X 2). Double fees on all safety code fees as well. Site plan and title can be obtained from compliance file with christine. The 4th accessory building will be removed via a statutory declaration. Confirm with compliance department before bringing in any building permits. Completed Note: Compliance issued December 15, 2011

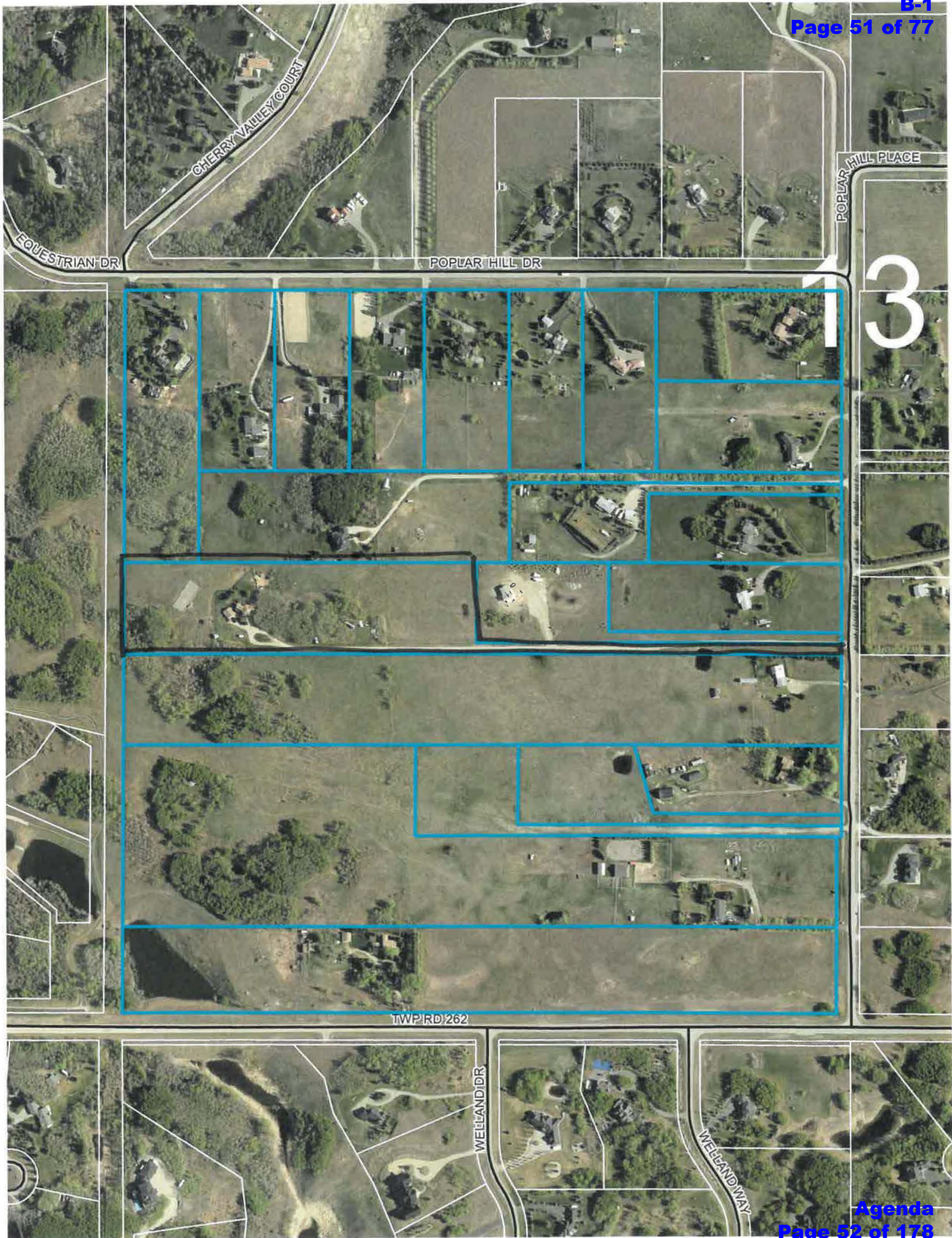
**Geospatial Boundary**

Boundary	Category
Division	8
Area Structure Plan	Bears paw
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	Milan Patel
Water Coop	ROCKY VIEW WATER CO-OP LTD.
Gas Coop Service	ATCO GAS
No.of Lots Within 600 M	41
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Bears paw-Glendale
Fire District	BEARSPAW
Primary Fire Station	103
Secondary Fire Station	151
Tertiary Fire Station	102

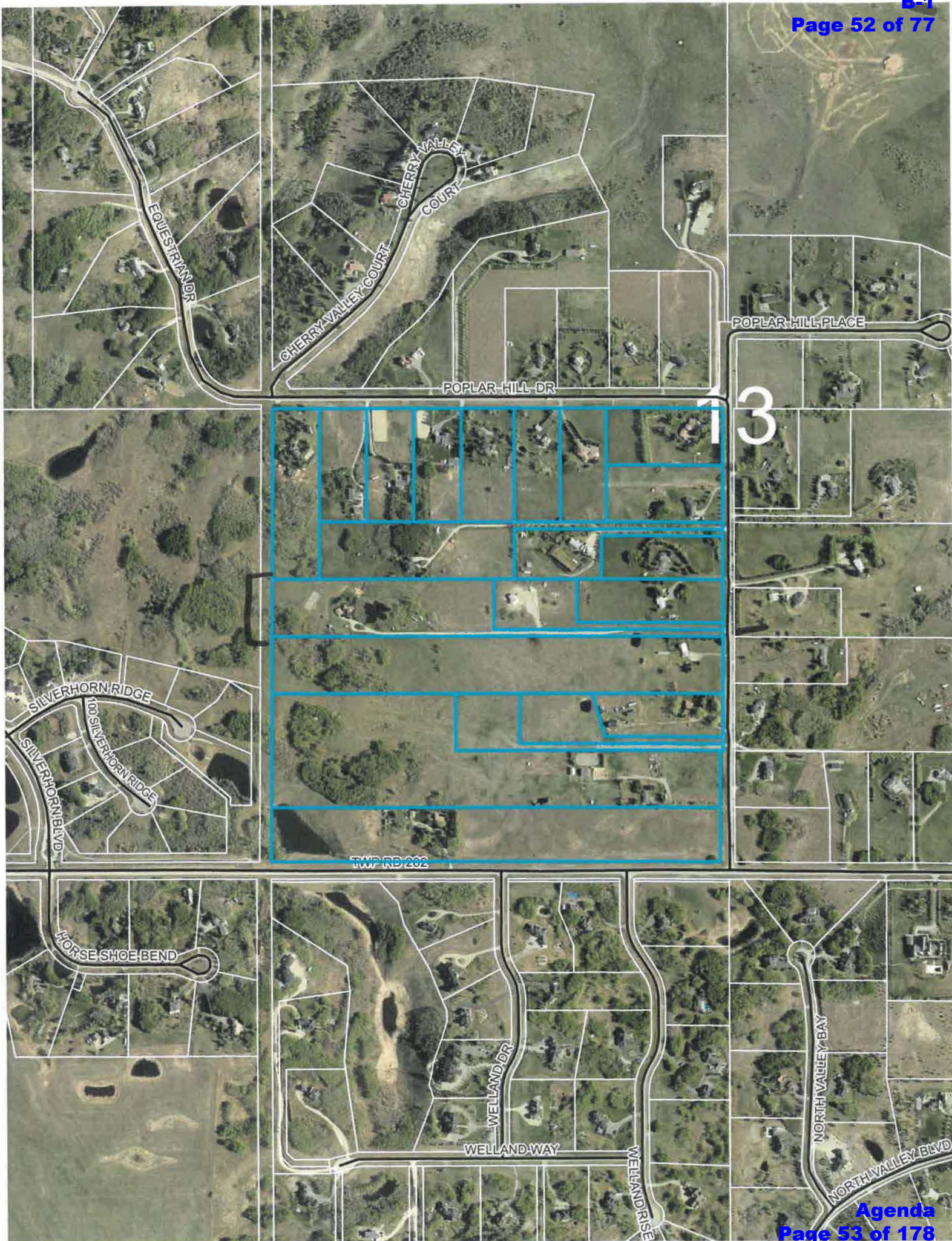
**Geospatial Adjacency**

Boundary	Category	Distance
Closest Highway	No HWY within 800 M	
Closest Gravel Pit	Glendale Pit	5279.29 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:14510.33 M
Closest Road Name	POPLAR HILL DR( Surface Type:Paved )	7.46 M
Closest Railway	CPR	6860.41 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	
Closest Waste Transfer Site	Within 3 Km	
Closest Municipality	CITY OF CALGARY	5448.65 M
Closest Confined Feeding Operation	Within 10 KM	













OSPREY ENGINEERING INC.  
Box 1367 · BLACK DIAMOND, ALBERTA · T0L 0H0 CANADA  
TEL: 403.933.2226 · FAX: 403.933.2230 · EMAIL: ospreyeng@gmail.com

18 July 2019

Our File: 190496

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

Attention: Jacqueline Targett – Development Officer

RE: Weiss Subdivision (Lot 12, Blk. 9, Plan 1511599, SW13-26-3-5)  
262067 Poplar Hill Drive, Rocky View County  
Storm Drainage

Dear Ms. Targett,

The following is provided to address a general development permit requirement by Rocky View County for the proponent to provide an engineer's opinion of the requirement for a stormwater management plan for a proposed development. Pursuant to the discussion below, it is my opinion that a stormwater management plan is *not* required as this development does not propose internal roads and will not increase the imperviousness of the parcel beyond 10%.

The most-recent development permit site plan supplied by the proponent is appended.

## BACKGROUND

The Weiss property is located west of Poplar Hill Drive north of Township Road 262 (see Figure 1). The parcel 4.418 ha [10.92 acres] more or less. The parcel is developed with an existing dwelling and private sewage system.

The parcel drains generally eastward to depressions located in the east portion of the parcel and in adjacent parcels to the north and east. Runoff in this area of Bearspaw follows unnamed drainage courses eastward and discharges to Bigspring Creek approximately 1.7 km north.

The owner intends to subdivide the lot into 2 parcels of approximately 1.62 ha [4.00 acres] (Proposed Lot) and 2.80 ha [6.92 acre] remainder in the west portion of the parcel. The remainder will contain the existing dwelling.

No new roads are proposed for this development.

## ANALYSIS

The proposed development does not appear to be within any flood plains or other areas prone to inundation. A slight depression is located in the east portion of the site.

Predevelopment (existing) impervious areas were scaled from publically-available image sources (Google 2018):

- Proposed Lot (the 1.62 ha parcel) has negligible impervious surface;
- The remainder (2.80 ha parcel containing the existing dwelling) is 1.3% impervious (more or less), and
- The total predevelopment imperviousness for the 4.418 ha parcel is 0.8%.

Post-development imperviousness of the proposed lot affects the above as follows:

ORIGINAL FILE PATH:  
D:\PROJECTS\190496 - WEISS BEARSPAW PSTS\LETTERS\190496 L002 MAK COUNTY DRAINAGE 190718.DOCX

../2

WEISS SUBDIVISION (LOT 12, BLK. 9, PLAN 1511599, SW13-26-3-5)  
262067 POPLAR HILL DRIVE, ROCKY VIEW COUNTY  
STORM DRAINAGE  
ROCKY VIEW COUNTY

PAGE 3  
18 JULY 2019

- Specific species of vegetation will be at the proponent's discretion but regardless will be appropriate for the area and location planted;
- As the proponent is aware of the legal risks and penalties associated with unauthorized discharge of sediment into a water body, during any construction, the proponent will employ "good housekeeping practices" for erosion and sedimentation control on this site. This includes:
  - Locating any material stockpiles away from drainage courses, water bodies or areas of concentrated runoff flows;
  - Protecting stockpiles from the effects of wind;
  - Ensuring material will be temporary and will be removed or stabilized as noted below;
  - Ensuring that all bare earth is suitably stabilized with topsoil and an appropriate mulch and seed mix to allow establishment of vegetative cover as soon as possible. Alternately, bare slopes can be covered with a suitable, commercially-available erosion control matting (e.g. coco, hemp, geotextile);
- Any products proposed for use in erosion and sedimentation control shall be appropriate for their application. If any questions exist in this regard, the owner will contact a professional engineer or other professional skilled in erosion control (e.g. P.Ag. or CPESC) to provide recommendations;
- A further reference for erosion and sedimentation control best practices is Field Manual for Erosion and Sedimentation Control (City of Calgary 2011), which is available at no cost from [www.calgary.ca](http://www.calgary.ca).

If you have any questions or concerns please contact the undersigned.

Yours truly,  
**OSPREY ENGINEERING INC.**

Association of Professional Engineers and Geoscientists of Alberta Permit to Practice No. P10743



2019-07-18

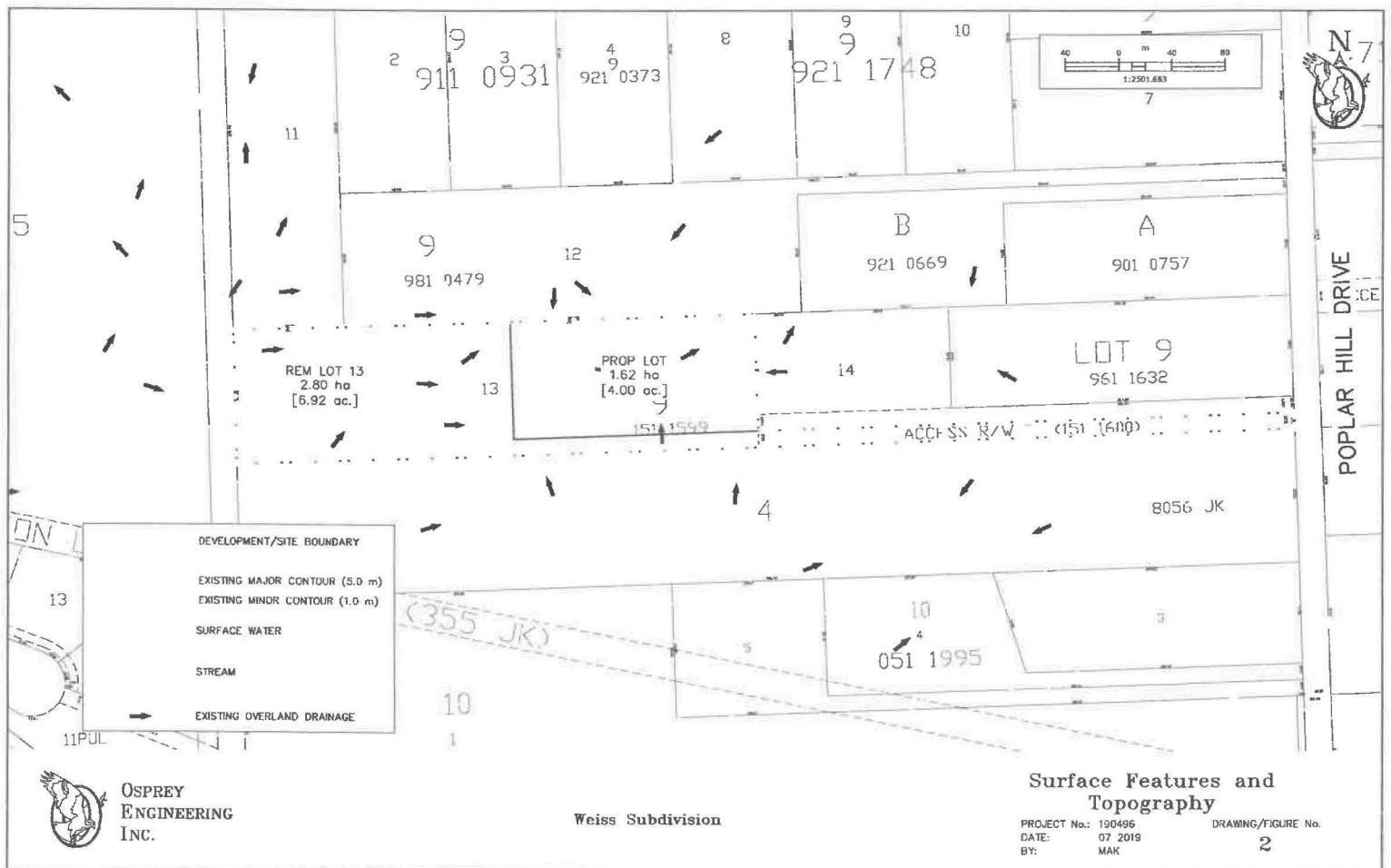
Michael A. Kitchen, P.Eng.  
President

MAK/

Encl.

cc: Robyn Weiss – proponent  
File









OSPREY ENGINEERING INC.  
BOX 1367 · BLACK DIAMOND, ALBERTA · T0L 0H0 CANADA  
TEL: 403.933.2226 · FAX: 403.933.2230 · EMAIL: ospreyeng@gmail.com

18 July 2019

Our File: 190496

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

Attention: Jacqueline Targett – Development Officer

RE: Weiss Subdivision (Lot 12, Blk. 9, Plan 1511599, SW13-26-3-5)  
262067 Poplar Hill Drive, Rocky View County  
Level 3 Private Sewage (PSTS) Assessment

Dear Ms. Targett:

The following Level 3 Private Sewage Site Assessment was performed in support of an application for subdivision of the above-noted parcel. *All proposed lots were found to be suitable for private sewage treatment systems (PSTS) with limitations noted.*

The site investigation and report were performed and prepared consistent with the following documents:

- Safety Codes Council 2015, *Alberta Private Sewage Standard of Practice*, Alberta Municipal Affairs, Edmonton ["SOP 2015"],
- Alberta Association of Municipal Districts and Counties [AAMDC] 2011, *Model Process for Subdivision Approval and Private Sewage* ["Model Process"] and related documents which are referenced by Rocky View County 2013, *Servicing Standards*.

## PROJECT BACKGROUND

The subject parcel consists of 4.418 ha [10.92 acres] more or less. The location of the site is shown on Figure 1.

It is understood that the proponent intends to subdivide the lot into 2 parcels of approximately 1.62 ha [4.00 acres] (Proposed Lot) and 2.80 ha [6.92 acre] remainder in the west portion of the parcel. The remainder will contain the existing dwelling. The existing dwelling will continue to use the existing shared driveway—using a panhandle along the south property line of the subject parcel. The preferred lot layout is shown on Figure 2.

As noted, there is a dwelling in the west portion of the subject parcel. This dwelling has an existing private sewage system which will remain in use. The system appears to be functional and all components are located such that they are contained within the property with adequate setbacks after the proposed subdivision.

All lots will be served by the local water co-op.

All the proposed lots are intended to be served by private sewage systems.

## METHODOLOGY AND LIMITATION

In support of a subdivision, Rocky View County has requested that a Private Sewage (PSTS) Assessment be completed to justify that wastewater from dwellings on the proposed lots can be treated and dispersed on site consistent with relevant Safety Codes. Methodology in describing acceptable conditions for adequate operation of private sewage treatment systems (PSTS) is consistent with SOP 2015.

As such, all loading rates are as per SOP 2015. No percolation tests were performed as these are no longer considered acceptable evidence in support of selection of soil loading rates in SOP 2015. Observations were taken from publicly available background information and field assessments noted:

- 25 June 2019: Osprey soil observations.

Observation and recording of soil profiles was performed as directed in SOP 2015 using forms based on those provided by Alberta Municipal Affairs. Soil samples from each test pit were submitted to Down to Earth Labs of Lethbridge for texture analysis. These results are appended.

This report is to be used by the owners of the lots noted and Rocky View County in support of subdivision of the subject parcels, as described in the Model Process. It is not intended as a full system design. Full design and site investigation (including digging additional test holes or other tests as may be required) by a licensed installer consistent with the relevant standard of practice in force at the time is still assumed to be required as part of the permit process.

## DESCRIPTION

This description is based on information provided by the landowner and information obtained from various public sources. Topography of the parcel based on available LIDAR data is included showing existing surface features within and immediately surrounding the subject parcel.

### *Density and Cumulative Impact*

Surrounding parcels are developed as residential acreages of similar size as proposed for this subdivision. Figure 3 indicates the number of parcels in each of the surrounding quarter-sections based on cadastral data provided by AltaLIS. Proposed lots are greater than 4.0 acres; as such, the requirement for packaged treatment plants per Rocky View County Policy 449 is *not* applicable. All parcels in the area are assumed to be served by individual private sewage systems and local water co-op. Wells noted in the provincial database for the surrounding area (SW13-26-3-5) are listed in Appendix B.

### *Topography, Surface Water and Vegetation*

Topography and surface features are shown on Figure 4. No surface water was noted. A minor depression is noted in the extreme east end of the parcel. This area would likely be unsuitable for PSTS components and is noted as such.





Aerial photography is from Digital Globe. Site slopes are from AltaLIS 15-m grid Lidar current to 2016.

No springs or wells using shallow groundwater (GWUDI) for domestic purposes were noted within 150 m (500 feet) of the subject parcel. No dugouts or surface water bodies were noted as being used for domestic purposes within 150 m (500 feet) of the subject parcel.

Vegetation across the subject parcel is as follows:

- Turf grass and ornamental planting near the existing dwelling,
- Mixed native grasses, shrubs and scattered areas of poplar and aspen forest.

Generally, the vegetation on site do not indicate features that would limit PSTS.

### ***Encumbrances***

An access right-of-way exists along the proposed panhandle to accommodate the shared driveway. This does not unduly limit PSTS location or design.

Standard setback (separation) distances for various PSTS components as per SOP 2015 are as follows:

- All soil based treatment components (fields, mounds, etc...) must be 90 m from a lake, river, stream or creek *unless* "...a principal building or other development feature is located between the soil based treatment system and the lake, river, stream or creek such that a failure causing effluent on the ground will be obvious and create an undesirable impact on the owner..." (SOP 2015, Art. 2.1.2.4). Generally, if the dwelling is constructed between the stream and the soil-based treatment component, this is acceptable and the setbacks to a water source or water course as noted below are applicable;
- Septic tanks, settling tanks and effluent tanks:
  - o 10 m from a water source,
  - o 10 m from a water course,
  - o 1 m from a property line and
  - o 1 m from a building;
- Packaged (secondary) treatment plants and settling tanks which include pre-aeration:
  - o Same as for septic tanks *except*
  - o 6 m from a property line;
- Sand filters (to foot of berm):
  - o Same as for septic tanks;
- Recirculating gravel filters (to foot of berm):
  - o Same as for septic tanks *except*
  - o 3 m from property line;
- Treatment field (edge of weeping lateral trench):
  - o 15 m from a water source,
  - o 15 m from a water course (unless building is located between water course and field),
  - o 1.5 m from a property line,
  - o 10 m from a basement, cellar or crawl space,



- 1 m from a building without a permanent foundation,
- 5 m from a building with a permanent foundation but without a basement cellar or crawl space (e.g. slab-on-grade) and
- 5 m from a septic tank or packaged sewage treatment plant;
- Treatment mound (from point where side slope of mound berm intersects natural soil contour):
  - Same as for a treatment field *except*
  - 3 m from a property line,
  - 3 m from a septic tank,
  - 10 m from a basement, cellar or crawl space and
  - 10 m from a building with a permanent foundation but without a basement cellar or crawl space (e.g. slab-on-grade).

### ***Soils***

According to the Alberta Soil Information Viewer, the following soil series may be present in the subject parcel.

- Dunvargen (DVG): Orthic black chernozem on medium textured (loam or clay loam) till,
- Spy Hill (SPY): Orthic black chernozem, moderately fine textured (sandy clay loam, clay loam and silty clay loam) on gravelly and stony medium textured till.

Although these soils would be *generally* amenable to PSTS, they may pose some significant limitations with respect to PSTS design. Limitations would include possible lower loading rates for dispersing effluent on fine-textured soil (e.g. clay loam or finer) with weak or poor structure, restricting soil horizons which limit downward movement and high groundwater or seasonal high groundwater conditions.

All systems dispersing primary-treated (Level 1, standard septic tank) effluent to the soil must maintain a minimum vertical separation from the discharge (i.e. bottom of trench) to a restricting soil horizon, groundwater or seasonal high groundwater of 1.5 m [5 ft]. All systems dispersing secondary treated effluent (Effluent Level 2 or better per SOP 2015, including treatment mounds) to the soil must maintain a vertical separation of at least:

- 0.9 m [3 ft] to restricting soil horizons, groundwater and seasonal high groundwater;
- Vertical separation can be reduced to 0.6 m [2 ft] if:
  - The effluent is treated and disinfected such that it has BOD<sub>5</sub> and TSS less than 10 mg/L, and non-detectable (<10 cfu/100 mL) fecal coliforms or E. coli;
  - The site is more than 2 km from a stream, creek, river or lake;
  - Is not located over GWUDI which is a domestic use aquifer, and
  - It can be shown that the travel time for the effluent to the restricting soil horizon or groundwater is at least 7 days.

Soil profiles were developed for 1 test pit excavated within the subject parcel on the proposed new lot, as shown on Figure 4. As noted, a detailed soil profile and laboratory texture analyses are appended.





Soils were generally consistent with the soil series noted for the area. Generally, a black Ah-horizon (topsoil) to approximately 23 cm [9"] overlays lighter Ae horizon to 48 cm [19"]. This overlays brown B and BC-horizons to approximately 127 cm [50"] which transitions to parent material. Parent material was consistent to below 279 cm [110"]. Mottling was noted below 127 cm [50"]—this would constitute a restricting layer and vertical separation would be measured to this horizon.

## ESTIMATE OF SYSTEM DAILY FLOWS

Houses are predicted to be at least four bedrooms and generally include additional fixtures that can increase peak daily flows.

As such, a peak daily flow rate of 2300 L/day [500 gal/day] is used (a four-bedroom house with allowance for *some* extra fixture units). The installation of such fixtures as garbage grinders, large soaker tubs and other high-volume and/or high-strength effluent producing fixtures requires special consideration given the increase in PSTS soil component size required to accommodate such features. Actual size of system components is the responsibility of the system installer and will be determined prior to obtaining permits based on the proposed house size and design.

## INFILTRATION COMPONENT SIZING

Based on the site assessment, the following types of soil-based effluent treatment and dispersal systems are not appropriate for this site:

- Treatment fields receiving primary (Level 1) effluent due to lack of adequate vertical separation to the restricting soil horizon,
- Gravity fed treatment fields as all treatment fields receiving secondary treated (Level 2 or better) effluent must use pressure distribution,
- LFH at-grade systems except in forested areas where LFH layers of 50 mm [2"] or more deep can be demonstrated,
- Lagoons due to limited distance to property boundaries and
- Open discharge due to limited distance to property boundaries and area density.

Treatment mound systems and treatment field systems receiving secondary treated effluent are acceptable subject to building and actual lot layout. Suitability of any given proposed PSTS is subject to the design judgment of the installer and the Standard of Practice in effect at the time of installation. Soils can vary throughout a parcel and such variation can affect the suitability of land for PSTS.

For the purposes of this report, the infiltration component assumes a pressure-distributed treatment field system receiving primary treated (Level 1) effluent:

- Limiting soil horizon is clay with moderate (grade 2) blocky structure;
- Hydraulic loading rate is 9.8 L/m<sup>2</sup>/day [0.20 gal/ft<sup>2</sup>/day];
- No specific linear loading rate is applicable as more than 1.2 m [4 ft] of vertical separation exists to the restricting soil horizon;
- The required vertical separation to ground water for the system proposed is 0.9 m [3 ft]. Given the soil profiles observed, this can be achieved;



- Mound sand layer is assumed to be 61 × 1.2 m [200 × 4 ft];
- Sand layer minimum depth is 0.3 m [12"];
- Total approximate footprint is 35.4 × 11.9 m [116 × 39 ft]

Footprints for such systems are shown on Figure 4. Footprints are approximate and will depend on dwelling size, type of PSTS ultimately chosen by the owner and installer based on detailed soil analysis at the time of detailed design as well as other factors. Other designs and arrangements are possible for each proposed infiltration component. Decisions relating to a final design are the responsibility of the landowner and their system installer.

As stated, the existing dwelling will continue to be served by its existing private sewage system. This system appears to function adequately and is not impacted by the proposed subdivision.

## SUSTAINABILITY OF PRIVATE SEWAGE

If installed by a qualified installer as recommended in this report and properly operated and maintained, these lots can support viable PSTS for the long term.

## CONCLUSIONS

If installed and maintained using accepted best practices, there is more than adequate space on the proposed lots to install compliant, functioning PSTS. It must be noted that system size will vary according to the actual house proposed on the lot.

If you require anything further, please contact the undersigned.

Yours truly,

**OSPREY ENGINEERING INC.**

Association of Professional Engineers, Geoscientists of Alberta Permit to Practice No. P10743



2019-07-18

Michael A. Kitchen, P.Eng.

Alberta Municipal Affairs, Certificate of Competency PS 8926, Private Sewage Installer; Group I  
President

MAK/

Encl.

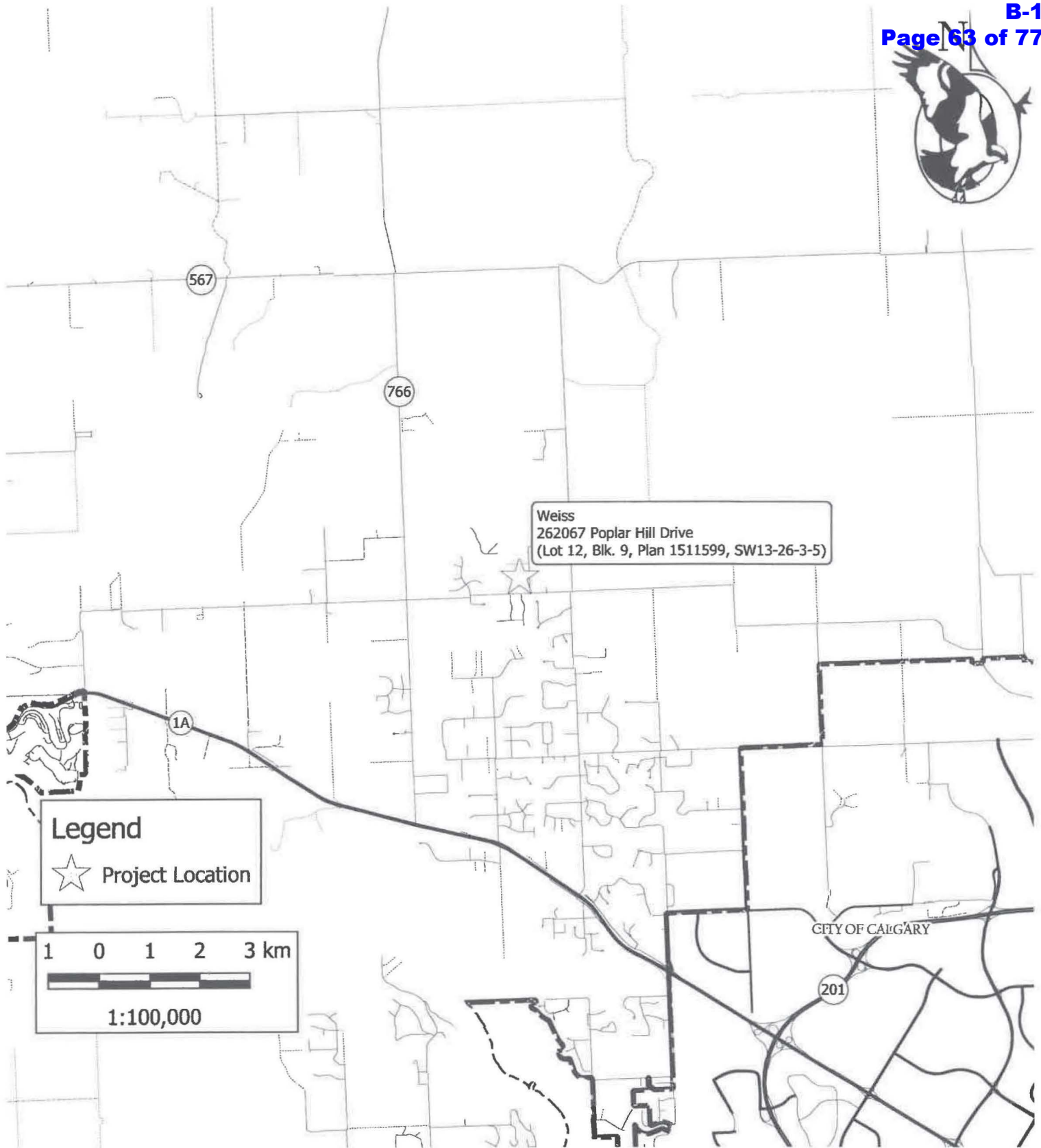
cc: Robyn Weiss – proponent  
File



## FIGURES

The following figures are referenced in the report.

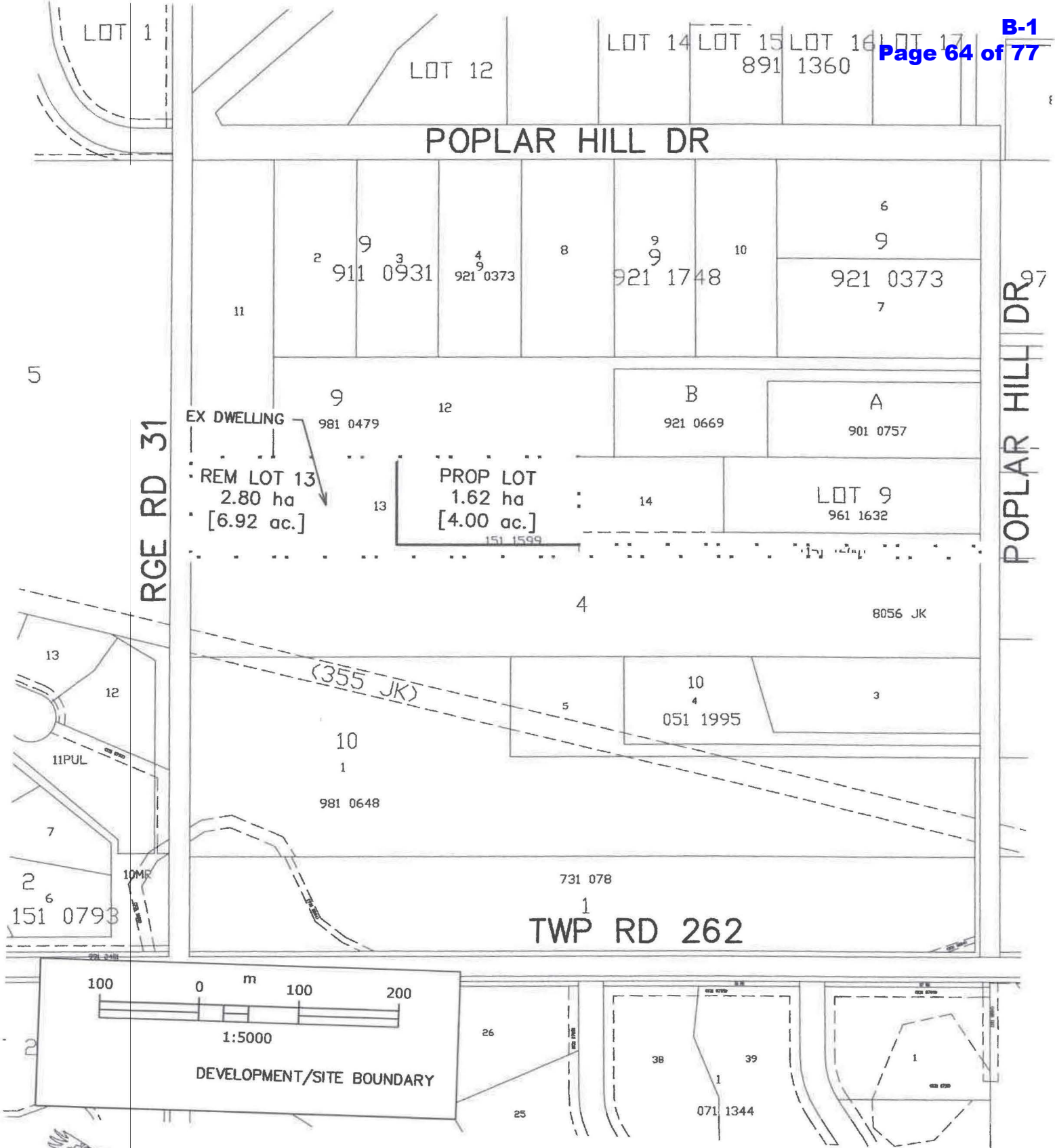




Weiss Subdivision  
PSTS Assessment

Figure 1 - Location





OSPREY  
ENGINEERING  
INC.

FIGURE 2

07 2019 PROJECT No.: 190496

Weiss Subdivision  
**Proposed Subdivision**



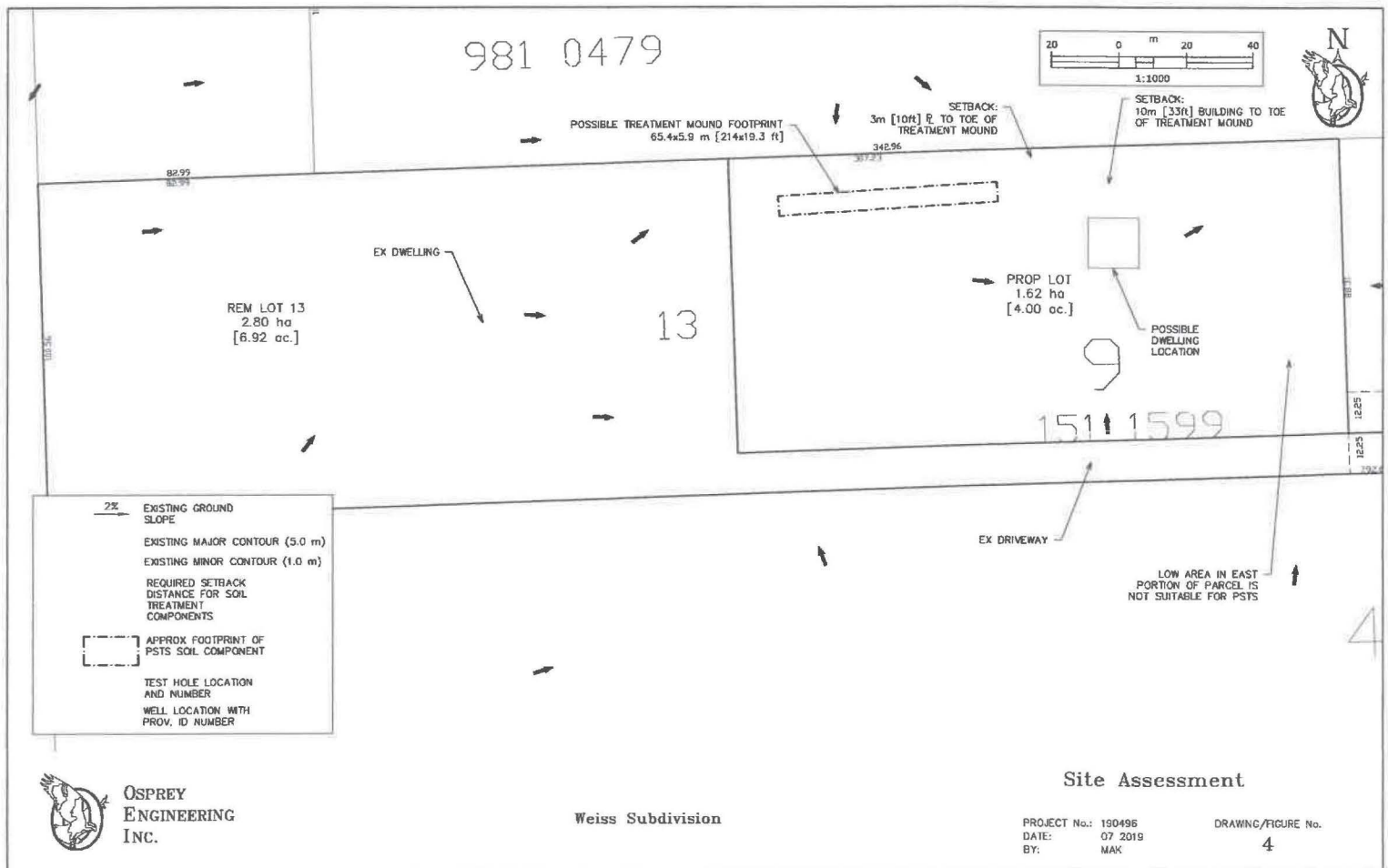
OSPREY  
ENGINEERING  
INC.

FIGURE 3

07 2019 PROJECT No.: 190496

## Weiss Subdivision

# Surrounding Development



## APPENDIX A – SOIL PROFILES

The following pages contain soil profiles from the site assessment conducted by Osprey Engineering Inc. on 25 June 2019. Samples of soil from the most-limiting soil horizon were taken from each test hole and submitted to Down to Earth Labs of Lethbridge. Laboratory soil texture results are also included. Based on the observed conditions, conclusions were made as to allowable soil loading rates and sizes of dispersal areas needed for treatment fields and mounds.





190496 - Weiss, 262067 Poplar Hill Drive, Bears paw									25-Jun-19	
Legal Land Location									Test Pit GPS Coordinates (UTM Zone 11N)	
LSD-1/4	Sec	Twp	Rge	Mer	Lot	Block	Plan		Easting	Northing
SW	13	26	3	5	12	9	1511599		688589 m	5677352 m
Vegetation notes: Grasses (pasture), hummocky. Poplars to west						Overall site slope %		1%		
						Slope position of test pit:		mid		
Test hole No.	Soil Subgroup		Parent Material		Drainage		Depth of Lab sample #1		Depth of Lab sample #2	
1	O.BLC		Glaciolacustrine		Good to Fair		18 in.		45 in.	

Horizon	Depth (in.)	Texture	Lab or HT	Colour	Gleying	Mottling	Structure	Grade	Consistency	Moisture	% Coarse Fragments
Ah	0-9	CL	HT	10YR 2/1	none	none	Granular	3	Friable	Moist	0%
Ae	9-19	C	Lab	10YR 3/4	none	none	Blocky	3	Friable	Moist	0%
Bm	19-30	SIC	HT	10YR 4/4	none	none	Blocky	2	Friable	Moist	15%
BCk	30-50	CL	Lab	2.5Y 5/4	none	none	Blocky	2	Friable	Moist	25%
Ck	50-110+	CL	HT	2.5Y 5/4	none	few, medium, faint	Blocky	1	Friable	Moist	20%
Depth to Groundwater		Not found			Restricting Soil Layer Characteristic			Not found			
Depth to Seasonally Saturated Soil		50"			Depth to restrictive Soil Layer			Not found			
Site Topography		Hummocky			Depth to Highly Permeable Layer Limiting Design			Not found			

Key Soil Characteristics applied to system design effluent loading	Clay, Grade 3, Blocky, Restricted below 50"
Weather Condition notes:	Sunny, warm, wet. Rain in last 48 hours.
Comments: such as root depth and abundance or other pertinent observations:	Moderate effervescence below 30 inches. No roots below 50 inches. Orange precipitates below 19 inches. White precipitates below 30 inches. Minor sandy inclusions from 19 to 50 inches.

## **APPENDIX B – WELL INFORMATION**

The following records are from the Alberta Well Information Database for the area within Section 13-26-3-5. It must be noted that well locations are often not described precisely and the locations noted in this database are often for the centroid of the parcel, legal subdivision (LSD) or quarter-section in which the well is located. All parcels within the subject parcel are to be provided with potable water from the local water co-op – as such, no existing wells within this subdivision are to be used for domestic purposes.





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[Export to Excel](#)

Please click the water Well ID to generate the Water Well Drilling Report.

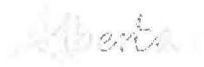
<a href="#">350189</a>	SE	13	26	3	5	DOERING DRILLING LTD.	1990-01-22	385.00	Test Hole- Decommissioned	Domestic	18	WADHWA, I.S.#TEST HOLE 2	220.00	1.00	5.50
<a href="#">350190</a>	SE	13	26	3	5	DOERING DRILLING LTD.	1990-01-25	540.00	New Well	Domestic	16	WADHWA, I.S.	210.00	1.70	5.50
<a href="#">350191</a>	SW	13	26	3	5	ALKEN BASIN DRILLING LTD.	1990-03-13	280.00	Test Hole- Decommissioned	Domestic	13	CALDWELL, TOM	0.00	0.20	5.50
<a href="#">350192</a>	SW	13	26	3	5	ALKEN BASIN DRILLING LTD.	1990-03-15	220.00	New Well	Domestic	6	CALDWELL, TOM	151.00	4.00	5.50
<a href="#">350193</a>	SW	13	26	3	5	ALKEN BASIN DRILLING LTD.	1990-03-16	280.00	New Well	Domestic	13	CALDWELL, TOM	219.00	10.00	5.50
<a href="#">352005</a>	SE	13	26	3	5	KRIEGER DRILLING LTD.	1990-08-23	320.00	New Well	Domestic	14	DELLAROSE, L.	145.00	3.00	6.62
<a href="#">352205</a>	SW	13	26	3	5	DOLOMITE DRILLING	1990-09-04	235.00	New Well	Domestic	8	WAGNER, S	150.00	4.00	6.62
<a href="#">354363</a>	NW	13	26	3	5	UNKNOWN DRILLER		0.00	Chemistry	Domestic		NELSON, VALERIE			0.00
<a href="#">356394</a>	NW	13	26	3	5	UNKNOWN DRILLER		0.00	Chemistry	Domestic		GARDINER, ANISA/RON			0.00
<a href="#">357373</a>	SW	13	26	3	5	DOLOMITE DRILLING	1991-04-24	430.00	New Well	Domestic	17	WAGNER, S	210.00	3.00	6.62
<a href="#">361031</a>	SW	13	26	3	5	DOLOMITE DRILLING	1991-08-19	220.00	New Well	Domestic	10	WAGNER, SIEGFRIED/LYDIA	120.00	3.00	6.62
<a href="#">363946</a>	SW	13	26	3	5	AERO DRILLING & CONSULTING LTD.	1992-03-04	380.00	New Well- Decommissioned	Domestic	10	CALDWELL, TOM	0.00	0.25	0.00
<a href="#">363947</a>	SW	13	26	3	5	AERO DRILLING & CONSULTING LTD.	1992-03-07	460.00	New Well	Domestic	22	CALDWELL, TOM	300.00	10.00	5.50
<a href="#">364134</a>	NE	13	26	3	5	UNKNOWN DRILLER		0.00	Chemistry	Domestic		NEUFELD, HUGH			0.00
<a href="#">366384</a>	6	13	26	3	5	ALBERTA SOUTHERN EXPLORATION DRILLING LTD.	1992-09-14	420.00	New Well	Domestic	23	RICHARDS, GERRY	240.00	1.00	6.62
<a href="#">391037</a>	SW	13	26	3	5	UNKNOWN DRILLER		0.00	Chemistry	Domestic		CALDWELL			0.00
<a href="#">391038</a>	SW	13	26	3	5	FLINN DRILLING LTD.	1972-04-01	255.00	New Well	Domestic	9	SANDS, K.H.	122.00	4.00	5.50
<a href="#">391039</a>	SE	13	26	3	5	DEL'S DRILLING	1970-12-01	165.00	New Well	Domestic	8	BUDGER, S.	128.00	9.00	0.00
<a href="#">391040</a>	SE	13	26	3	5	UNKNOWN DRILLER		165.00	Chemistry	Domestic		BUDGEN	155.00		0.00
<a href="#">391460</a>	SE	13	26	3	5	UNKNOWN DRILLER		180.00	Chemistry	Domestic		HARRINGTON, C.A.	160.00		0.00



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391461	SE	13	26	3	5	DIVERSIFIED DRILLING & EXPLORATION CO.	1976-02-13	350.00	New Well	Domestic	7	SUTHERLAND, LARRY	200.00	1.50	5.50
391462	SE	13	26	3	5	DEL'S DRILLING	1972-10-01	300.00	Dry Hole	Unknown	13	SUTHERLAND, LARRY			0.00
391463	SE	13	26	3	5	M&M DRILLING CO. LTD.	1971-06-01	271.00	New Well	Domestic	20	BUNKER, JOHN	223.00		0.00
391464	SE	13	26	3	5	M&M DRILLING CO. LTD.	1972-04-01	540.00	New Well- Decommissioned	Domestic	55	OBERHOFFER, MATT			0.00
391465	SE	13	26	3	5	DEL'S DRILLING	1972-11-01	335.00	Dry Hole	Domestic	13	SUTHERLAND, LARRY			0.00
391466	SE	13	26	3	5	FLINN DRILLING LTD.	1972-05-01	200.00	New Well	Domestic	5	OBERHOFFER, M.U.	102.00	25.00	0.00
391467	SE	13	26	3	5	ELGIN EXPLORATION COMPANY LIMITED	1989-06-10	252.00	Test Hole	Domestic	5	DELLAROSA, LOU #1	0.00		0.00
391468	SE	13	26	3	5	ELGIN EXPLORATION COMPANY LIMITED	1989-06-13	192.00	New Well	Domestic	5	DELLAROSA, LOU	109.00	7.00	5.56
391469	SW	13	26	3	5	UNKNOWN DRILLER		180.00	Chemistry	Domestic		GUSTAFSON, R.W.	146.00		0.00
391470	SW	13	26	3	5	UNKNOWN DRILLER		140.00	Chemistry	Domestic		NELSON, A.M.	60.00		0.00
391471	SW	13	26	3	5	FLINN DRILLING LTD.	1972-08-01	280.00	Dry Hole	Domestic	8	PRICE, B.			0.00
391472	SW	13	26	3	5	FLINN DRILLING LTD.	1972-09-01	260.00	New Well	Domestic	9	PRICE, B.	149.00	4.00	0.00
391473	SW	13	26	3	5	AQUARIUS EXPLORATION LTD.	1975-07-31	280.00	New Well	Domestic	2	LIERADO, M.	153.00	4.00	0.00
391474	SW	13	26	3	5	M&M DRILLING CO. LTD.	1981-09-01	320.00	New Well- Decommissioned	Domestic	6	WEGNER, SIG #2			0.00
391475	SW	13	26	3	5	UNKNOWN DRILLER		250.00	Chemistry	Domestic		BITONTI			0.00
391476	SW	13	26	3	5	M&M DRILLING CO. LTD.	1989-09-01	920.00	New Well	Domestic	17	WEGNER, SIG #1	240.00	0.75	7.00
391477	SW	13	26	3	5	M&M DRILLING CO. LTD.	1981-09-01	400.00	New Well- Decommissioned	Domestic	3	WEGNER, SIG #5			0.00
391478	NW	13	26	3	5	STAR DRLG CO	1977-02-18	290.00	Deepened	Domestic	10	FEDAR CONSTR	190.00	7.00	5.56
391478	NW	13	26	3	5	STAR DRLG CO	1977-02-18	290.00	Deepened	Domestic	10	FEDAR CONSTR	245.00	12.00	5.56
391479	NW	13	26	3	5	STAR DRLG CO	1976-09-21	295.00	New Well	Domestic	6	FEDOR CONSTR	238.00	6.00	5.56



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391480	NW	13	26	3	5	STAR DRUG CO	1976-10-04	275.00	New Well	Unknown	7	FEDOR CONSTR	240.00	10.00	5.56
391481	NW	13	26	3	5	DEL'S DRILLING	1974-11-26	311.00	New Well	Domestic	20	NIBLET, DAVE	250.00	4.00	5.50
391482	NW	13	26	3	5	NORTHERN WATER SUPPLY CO.	1974-11-16	278.00	New Well	Domestic	13	D&S INVESTMENTS LTD	248.00	20.00	5.50
391483	NW	13	26	3	5	DIVERSIFIED DRILLING & EXPLORATION CO.	1975-11-12	274.00	New Well	Domestic	9	FEDOR CONSTR	239.00	10.00	5.56
391484	NW	13	26	3	5	UNKNOWN DRILLER		310.00	Chemistry	Domestic		DONNELLY, J.K.			0.00
391485	NW	13	26	3	5	DEL'S DRILLING	1981-04-01	290.00	New Well	Domestic	14	COOK, E.D.	247.00	15.00	7.00
391486	NW	13	26	3	5	UNKNOWN DRILLER		295.00	Chemistry	Domestic		HINER, T.L.			0.00
391487	NW	13	26	3	5	UNKNOWN DRILLER		0.00	Chemistry	Domestic		SCHUBERT, JOAN			0.00
391488	NW	13	26	3	5	UNKNOWN DRILLER		300.00	Chemistry	Domestic		JANZEN, F.			0.00
391489	NW	13	26	3	5	ALBERTA SOUTHERN EXPLORATION DRILLING LTD.	1988-01-18	360.00	New Well	Domestic	14	FEDOR, EUGENE #1	220.00	5.00	6.62
391490	NW	13	26	3	5	ALBERTA SOUTHERN EXPLORATION DRILLING LTD.	1988-01-19	500.00	Dry Hole	Domestic	22	FEDOR, EUGENE #2	0.00	0.05	6.62
391491	NW	13	26	3	5	ALBERTA SOUTHERN EXPLORATION DRILLING LTD.	1988-01-22	400.00	New Well	Domestic	11	FEDOR, EUGENE #3			6.62
391492	NW	13	26	3	5	UNKNOWN DRILLER		0.00	Chemistry	Domestic & Stock		PEARSON, GLENN G.			0.00
391493	NW	13	26	3	5	UNKNOWN DRILLER		275.00	Chemistry	Domestic		MIROSEVIC, DAL			0.00
391494	NW	13	26	3	5	DIVERSIFIED DRILLING & EXPLORATION CO.	1988-09-03	200.00	New Well	Domestic	12	FEDOR, G.	175.00	9.00	5.50
391495	NW	13	26	3	5	DIVERSIFIED DRILLING & EXPLORATION CO.	1988-09-09	220.00	New Well	Domestic	13	FEDORE, G.	190.00	9.00	5.50
391496	NE	13	26	3	5	DIVERSIFIED DRILLING & EXPLORATION CO.	1978-09-15	325.00	New Well	Domestic	18	D&S INVESTMENTS LTD	160.00	5.00	5.50
391497	NE	13	26	3	5	DIVERSIFIED DRILLING & EXPLORATION CO.	1978-07-31	325.00	New Well- Decommissioned	Domestic	13	D&S INVESTMENTS LTD	240.00	1.50	0.00
391498	NE	13	26	3	5	KENS AIRTECH SERVICE	1979-03-23	345.00	New Well	Domestic	19	D&S INVESTMENTS LTD	252.00	15.00	6.62
391499	NE	13	26	3	5	KENS AIRTECH SERVICE	1979-04-03	400.00	New Well- Decommissioned	Domestic	21	BUNNY HOLLOW DEV	350.00	1.50	6.62

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<u>391503</u>	NE	13	26	3	5	UNKNOWN DRILLER		380.00	Chemistry	Domestic		CHERRY VALLEY WATER UTILITY CO		0.00
<u>391504</u>		13	26	3	5	UNKNOWN DRILLER		280.00	Chemistry	Domestic		LERAND, DR M.	50.00	0.00"
<u>416435</u>	SE	13	26	3	5	INCH BILL	1971-02-10	200.00	New Well	Domestic	11	WATSON, KEN	120.00	2.00 6.00
<u>416436</u>	SW	13	26	3	5	INTERPROVINCIAL DRILLING CONTRACTORS	1972-07-21	170.00	New Well	Domestic	7	PEARSON, VICTOR	140.00	10.00 6.00
<u>416437</u>	SW	13	26	3	5	INTERPROVINCIAL DRILLING CONTRACTORS	1971-08-07	230.00	New Well	Domestic	8	WESTERN CONSTR	120.00	2.00 6.00
<u>416438</u>	SW	13	26	3	5	INTERPROVINCIAL DRILLING CONTRACTORS	1972-01-13	320.00	New Well	Domestic	8	WESTERN CONSTR	140.00	2.00 6.00
<u>416439</u>	NE	13	26	3	5	INTERPROVINCIAL DRILLING CONTRACTORS	1979-02-07	220.00	New Well	Domestic	13	D&S INVESTMENTS	195.00	8.00 6.63
<u>490787</u>	NW	13	26	3	5	DEN-ALTA DRILLING LTD.	1998-10-07	150.00	New Well	Domestic	9	7 LOCKE, CHARLIE	95.00	20.00 5.56
<u>1600093</u>	SW	13	26	3	5	PEE WEE DRILLING (2004) LTD.	2003-10-21	280.00	New Well- Decommissioned	Domestic	7	LEGAULT, FRANCOIS		



## REFERENCES

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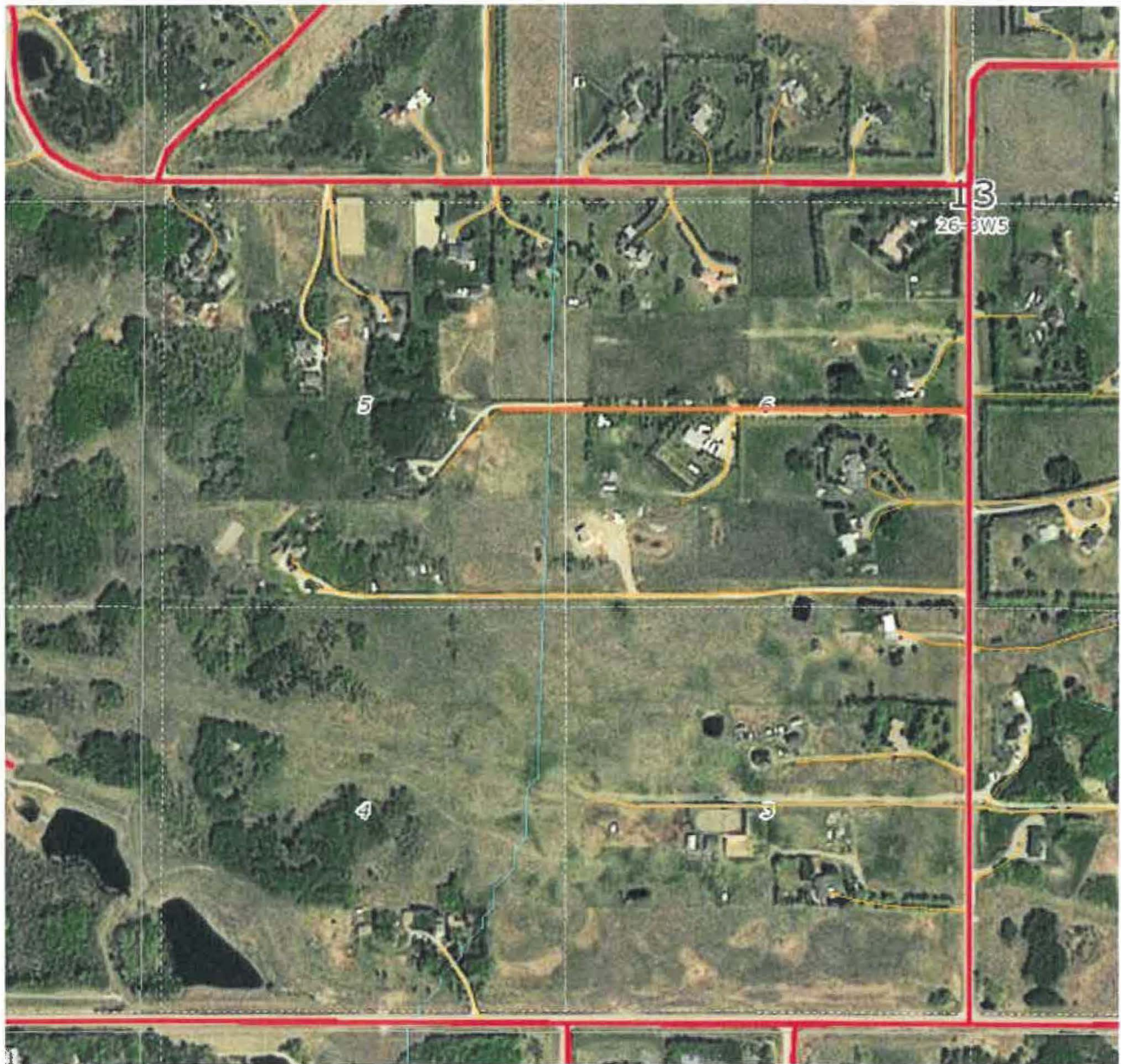
AltaLIS Ltd. 2014, *Rural Cadastral Base for Township 26-3-5*

AltaLIS Ltd. 2018, *15-m Lidar for Township 26-3-5*

Rocky View County 2013, *Servicing Standards*

Safety Codes Council 2015, *Alberta Private Sewage Standard of Practice*, Alberta Municipal Affairs, Edmonton





## Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 7/22/2019

Date Date (if applicable)

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Scale: 9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



### Legend

- 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

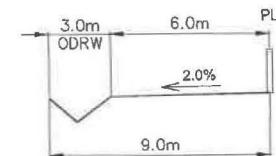
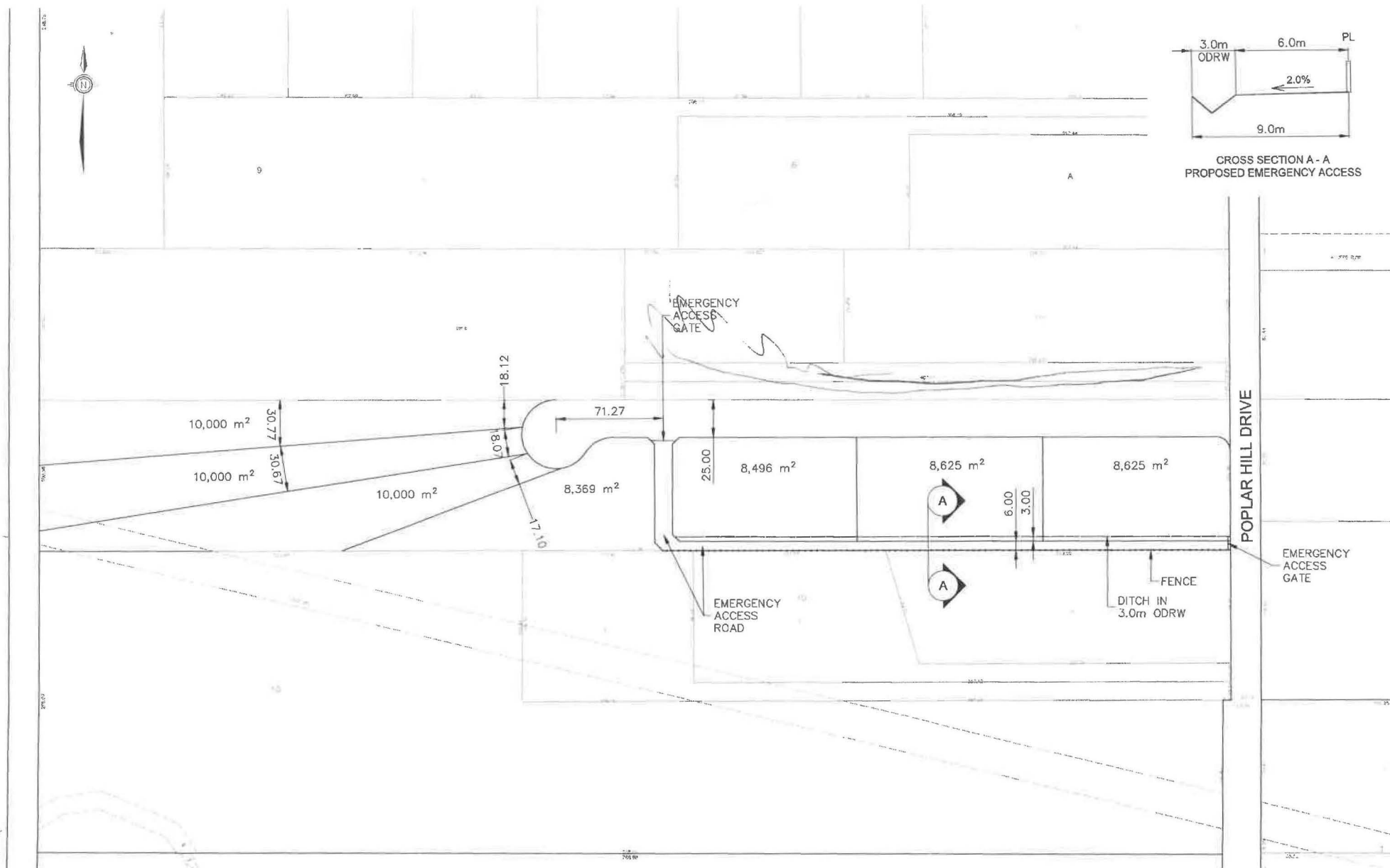


Photo:  
proposed lot and  
building placement.



main drive  
↓  
Poplar Hill Dr.





**SHAOWEI YANG**  
 BEARSPAW, ALBERTA

LOTING PLAN  
 (7 LOTS)

LEGEND

Possible future development  
 of shared municipal road.

DATE FEB 9, 2018 1:2500

**CIMA+**

PROJECT No. 004-00078 PLATE 1.0

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Subdivision and Development Appeal Board

**DATE:** June 3, 2020

**DIVISION:** 05

**FILE:** 05328023

**APPLICATION: B-2; PRDP20200038**

**SUBJECT:** Home-Based Business, Type II

<b>PROPOSAL:</b> a Home-Based Business, Type II, for a landscaping company, relaxation of the maximum permitted outside storage area and relaxation of the total number of non-resident employees.	<b>GENERAL LOCATION:</b> located approximately 0.21 km (1/8 miles) north of Hwy. 564 and on the east side of Rge. Rd. 284.
<b>APPLICATION DATE:</b> January 9, 2020	<b>DEVELOPMENT AUTHORITY DECISION:</b> Refused
<b>APPEAL DATE:</b> May 8, 2020	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> April 6, 2020
<b>APPELLANT:</b> Jeff Jiang Zhicong	<b>APPLICANT:</b> Jeff Jiang Zhicong
<b>LEGAL DESCRIPTION:</b> Block 14 Plan 1144 LK, SW-28-25-28-04	<b>MUNICIPAL ADDRESS:</b> 254038 RGE RD 284
<b>LAND USE DESIGNATION:</b> Agriculture Holdings District (AH)	<b>GROSS AREA:</b> ± 8.22 hectares (± 20.30 acres)
<b>PERMITTED USE:</b> Discretionary	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Section 9.7 (c) of the Land Use Bylaw states that the Development Authority may grant a variance, in alignment with the Bylaw.
<b>PUBLIC SUBMISSIONS:</b>  The notice of hearing was circulated to 13 adjacent landowners. At the time this report was prepared, no letters were received in support or opposition of the appeal.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b>  <ul style="list-style-type: none"> <li>•County Plan</li> <li>•Land Use Bylaw</li> </ul>



## EXECUTIVE SUMMARY:

The land contains a dwelling, a detached garage, a Quonset, and multiple sea containers. A large portion of the land has been regraded and stockpiles of fill were noted on site during the County's inspection.

This is the second time an application has been made for the landscaping business on this property. The previous application (PRDP20181968) was conditionally approved on November 20, 2018, with Prior to Issuance conditions intended to ensure the business was made compliant with Land Use Bylaw requirements. However, these conditions were never satisfied so the permit expired and the applicant was directed to re-apply.

The subject application was evaluated in accordance with the Land Use Bylaw (C-4841-97). It was noted that the proposal does not comply with the following regulations:

- 1) Due to the scale and intensity of the business operations, the proposed use is not in keeping with the purpose and intent of the Agricultural Holdings District.
- 2) The proposed landscaping business varies the external appearance and residential character of the land.
- 3) The development is not secondary to the residential use of the parcel.
- 4) The business has been in operation prior to the application for development permit. As such, the site inspection assessed the amount of storage required for the proposed business as it currently operates. The amount of outdoor storage permitted for a Home-Based Business is 400.00 sq. m. The amount of outdoor storage required for the landscaping business is calculated at 19,140.00 sq. m.

**Permitted: 400.00 sq. m (4,305.56 sq. ft.)**

**Development Authority Analysis: 19,140.00 sq. m (206,021.25 sq. ft.)**

- 5) The requested number of non-resident employees exceeds the maximum number permitted.

**Permitted number of non-resident employees: Two (2)**

**Requested number of non-resident employees: Four (4)**

- 6) The continued operation of the business may unduly interfere with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
- 7) That the intensity of the proposed development is greater than that of a *Home-Based Business* and therefore does not meet the definition of a Home-Based Business. The proposed development would appear most consistent with a *Contractor, General* use. *Contractor General* is neither permitted nor discretionary in the Agricultural Holdings District.

On April 6, 2020, the application was refused by the Municipal Planning Commission. The reasons for refusal are detailed in the agenda package.

The Applicant appealed this decision on May 8, 2020, but did not provide reasons for the appeal.



**PROPERTY HISTORY:**

January 2018	<ul style="list-style-type: none"> <li>The property is under enforcement action.</li> <li>The Applicant/Owner is advised to apply for a development permit as a result a Court Order from the Court of Queen's Bench.</li> </ul>
May 2018	<ul style="list-style-type: none"> <li>Development permit application for a Home-Based Business, Type II (PRDP20181968) is applied for.</li> </ul>
July 9, 2018 & October 1, 2018	<ul style="list-style-type: none"> <li>Planning &amp; Development Services conduct two site inspections: <ul style="list-style-type: none"> <li>The property is not being used as a residence as the dwelling does not appear to be occupied;</li> <li>The intensity of the proposed development is significantly greater than that of a Home-Based Business due to the amount of outdoor storage (approximately 19,140 sq. m).</li> </ul> </li> <li>It is determined that the proposed development does not meet the purpose and intent of the Agricultural Holdings District nor does it meet the definition of a Home-Based Business.</li> </ul>
October 3, 2018	<ul style="list-style-type: none"> <li>Upon discussion with the Applicant, the Applicant is willing to bring the site into compliance and into a state where the proposed development is in alignment with the definition of a Home-Based Business.</li> <li>A number of prior to issuance conditions have been added to the Notice of Decision to ensure compliance in a timely manner.</li> </ul>
November 20, 2018	<ul style="list-style-type: none"> <li>Permit is conditionally approved with an expiry date of April 30, 2019 to meet Prior to Issuance conditions.</li> </ul>
June 26, 2019	<ul style="list-style-type: none"> <li>Prior to Issuance conditions are still outstanding.</li> <li>Approval contains a condition stipulating that time extensions are not permitted.</li> <li>The file is closed and sent to Development Compliance.</li> </ul>
January 9, 2020	<ul style="list-style-type: none"> <li>A development permit application for the Home-Based Business, Type II is applied for (subject application).</li> </ul>
February 28, 2020	<ul style="list-style-type: none"> <li>Planning &amp; Development Services conduct a site inspection: <ul style="list-style-type: none"> <li>Confirms that a resident does occupy the dwelling on site.</li> <li>The outside storage associated with the Home-Based Business exceeds the amount stated on the application.</li> </ul> </li> <li>The scale and intensity of the business still exceeds that of a Home-Based Business.</li> </ul>



ROCKY VIEW COUNTY

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

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

Sean MacLean  
Supervisor, Planning and Development Services

SKh/ltt

## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> January 9, 2020	<b>File:</b> 05328023
<b>Application:</b> PRDP20200038	<b>Applicant/Owner:</b> Jeff Jiang Zhicong
<b>Legal Description:</b> Block 14, Plan 1144 LK, SW-28-25-28-04	<b>General Location:</b> located approximately 0.21 km (1/8 miles) north of Hwy. 564 and on the east side of Rge. Rd. 284.
<b>Land Use Designation:</b> Agricultural Holdings District (AH)	<b>Gross Area:</b> ± 8.22 hectares (± 20.30 acres)
<b>File Manager:</b> Sandra Khouri	<b>Division:</b> 05

### PROPOSAL:

The proposal is for a Home-Based Business, Type II, for a landscaping company, relaxation of the maximum permitted outside storage area and relaxation of the total number of non-resident employees.

### APPLICATION HISTORY:

January 2018	The property is under enforcement action. The Applicant/Owner is advised to apply for a development permit as a result a Court Order from the Court of Queen's Bench.
May 2018	Development permit applications for a Home-Based Business, Type II (PRDP20181968) and single-lot regrading (PRDP20181973) are applied for.
July 9, 2018 & October 1, 2018	Planning & Development Services conduct two site inspections. It is confirmed that the property is not being used as a residence as the dwelling does not appear to be occupied. Additionally, the intensity of the proposed development is significantly greater than that of a Home-Based Business due to the amount of outdoor storage (approximately 19,140 sq. m). Therefore, it is determined that the proposed development does not meet the purpose and intent of the Agricultural Holdings District nor does it meet the definition of a Home-Based Business.
October 3, 2018	Upon discussion with the Applicant, the Applicant is willing to bring the site into compliance and into a state where the proposed development is in alignment with the definition of a Home-Based Business. Therefore, a number of prior to issuance conditions have been added to the Notice of Decision to ensure compliance in a timely manner.
November 20, 2018	PRDP20181968 and PRDP20181973 are conditionally approved with an expiry date of April 30, 2019 to meet Prior to Issuance conditions.





June 26, 2019	Prior to Issuance conditions on both development permits are still outstanding. Both permits contain a condition stipulating that time extensions are not permitted. As such, both files are closed and have been sent to Development Compliance.
January 9, 2020	A development permit application for the Home-Based Business, Type II is applied for (subject application).  To date, no application has been submitted for single-lot regrading. As per Development Compliance, the Applicant/Owner intends to re-apply sometime this year.*
February 28, 2020	Planning & Development Services conducted a site inspection which confirms that a resident does occupy the dwelling on site. However, the outside storage associated with the Home-Based Business exceeds the amount stated on the application.  As the scale and intensity of the business still exceeds that of a Home-Based Business, this application is recommended for refusal.

\* As Development Permit, PRDP20181973 for Stripping & Grading was not issued and the grading activities have commenced onsite, a condition of approval is proposed to capture the grading activities that have occurred for the proposed for the Outside Storage areas.

**APPLICATION DETAILS:**

<b>Details</b>	<b>Land Use Bylaw</b>	<b>Proposed</b>	<b>Variance</b>
<b>Business Name</b>	n/a	Rock Rose Landscaping Ltd.	n/a
<b>Area of Business</b>	21.3 a) Shall be limited to the dwelling and its accessory buildings and may include outside storage	The business operations will occur within the dwelling, accessory buildings, and outside storage area	None
<b>Number of Visits</b>	21.3 b) 8 visits per day in agricultural districts	4 visits per day	None
<b>Parking and Vehicles</b>	21.3 h) All vehicles, motors, trailers, or equipment that is used in the home-based business, shall be kept within a building or a storage area.	Two dump trucks, one crane, and one tractor to be parked in storage area	None
<b>Number of Employees</b>	21.3 e) Max. 2 non-resident employees at any time	2 full-time and 2 part-time employees (non-resident), 2 full-time employees (resident)	100%
<b>Hours of Operation</b>	n/a	Monday to Friday, 7:00 am to 5:00 pm	n/a

<b>Storage</b>	21.3 d) Shall not exceed 1% of the parcel or 400.00 sq. m (4,305.56 sq. ft.), whichever is the lesser.  1% of parcel = 809.78 sq. m. Max permitted = 400.00 sq. m.	19,140 sq. m (206,021.25 sq. ft.) outside storage**	4,685%
<b>Signage</b>	35.11 1.00 m x 0.60 m commercially produced sign in front yard	No signage requested	None
<b>Permit Expiry</b>	21.1 g) The term of a Development Permit issued for a Home-Based Business shall not exceed one (1) year	1 year term will be granted since this is the first application	None

\*\* The application identifies an area of 400.00 sq. m (4305.56 sq. ft.) of outside storage; however, during the site inspection conducted on February 28, 2020, it was estimated that the area currently being used for outdoor storage is approximately 19,140 sq. m (206,021.25 sq. ft.).

#### **LAND USE BYLAW:**

##### *Section 8 Definitions*

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

- Based on the site inspection conducted on February 28, 2020, the property contains a residence occupied by an employee of the Home-Based Business.
- However, the intensity of the proposed development is significantly greater than that of a Home-Based Business. It is the opinion of Administration that the proposed use does not meet the definition of a Home-Based Business and due to the scale and intensity of the business operations, the use is better suited to the definition of Contractor, General, which is defined in the Land Use Bylaw as:

*CONTRACTOR, GENERAL means development used for industrial service support and construction. Typical uses include oilfield support services, laboratories, cleaning and maintenance contractors, building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer, or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use; (emphasis added by File Manager)*

- Therefore, this will be included as a **Reason for Refusal**.
- If this application is approved, the Development Authority must determine that the proposed use does meet the definition of a Home-Based Business.

**Section 46**     *Agricultural Holdings District (AH)*

46.1     *Purpose and Intent*

*The purpose and intent of this District is to provide for a range of parcel sizes for agricultural uses. This district provides for traditional agricultural pursuits on large parcels of land. It also recognizes the emerging trends towards new agricultural uses, which may be successfully developed, on smaller parcels of land.*

**Section 12**     *Decisions on Development Permit Applications*

12.6     *Application acceptance and decision:*

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

- The Agricultural Holdings District is an agricultural district intended to accommodate new trends in agriculture. As the proposed use does not appear to meet the definition of a Home-Based Business and should be classified as a Contractor, General, the proposed development does not meet the purpose and intent of the Agricultural Holdings District;
- Therefore, this will be included as a **Reason for Refusal**.
- If this application is approved, the Development Authority must determine that the proposed use does meet the purpose and intent of the Agricultural Holdings District.

**Section 21**     *Home-Based Business*

21.1     *The following general provisions shall apply to all Home-Based Businesses:*

*b) All home-based businesses, where listed as a use, discretionary, shall require a Development Permit.*

- A Home-Based Business, Type II, is a discretionary use within the Agricultural Holdings District, thus the requirement for this application.

*c) No outside storage of goods, materials, commodities or finished products shall be permitted except as permitted in a Development Permit.*

- As noted during the site inspection conducted on February 28, 2020, the outside storage of goods and materials onsite include landscaping equipment, vehicles, and stockpiles of gravel.

*d) No variation from the external appearance and residential character of land or buildings shall be permitted.*

- If approved, this should be included as a permanent condition of the development permit.

*e) The use shall not, in the opinion of the Development Authority, generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.*

- There is not anticipated to be a significant increase in traffic within the neighbourhood.
  - If approved, this should be included as a permanent condition of the development permit.
- f) *The display or placement of signage on the premises of a home-based business shall be in accordance with the sign regulations in Section 35 of this Bylaw, and/or as defined in a Development Permit.*
- No signage is proposed.
- g) *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. At all times, the privacy of the adjacent residential dwellings shall be preserved and the home-based business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.*
- The development is not anticipated to generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter.
  - If approved, this should be included as a permanent condition of the development permit.

### 21.3 *Home-Based Businesses, Type II*

- a) *shall be limited to the dwelling and its accessory buildings, and may include outside storage as described in 21.3(g);*
- The application indicates that business operations will occur within the existing house, accessory buildings, and outside storage area.
  - If approved, this should be included as a permanent condition of the development permit.
- b) *may generate up to eight (8) business-related visits per day in an agricultural district and up to four (4) business-related visits per day in all other districts;*
- As the property is designated Agricultural Holdings, up to eight (8) business-related visits per day are permitted;
  - The applicant anticipates up to four (4) business-related visits per day.
  - If approved, this should be included as a permanent condition of the development permit.
- c) *the business use must be secondary to the residential use of the parcel;*
- It is the opinion of Administration that due to the scale and intensity of the operations on site, the business is not secondary to the residential use of the parcel.
  - The Applicant/Owner has not provided rationale for varying this regulation;
  - Therefore, this will be included as a **Refusal Reason**.
  - If approved, the Development Authority should consider granting a variance to this regulation or include a condition on the development permit to address this.



- d) *shall not change the residential character and external appearance of the land and buildings;*
- No variation to the external appearance of the residential structures is proposed;
  - However, the amount of outdoor storage associated with the business is not in keeping with the residential or agricultural character of the land use district.
  - The Applicant/Owner has not provided rationale for varying this regulation;
  - Therefore, this will be included as a **Refusal Reason**.
  - If approved, the Development Authority should consider granting a variance to this regulation or include a condition on the development permit to address this.
- e) *the number of non-resident employees shall not exceed two (2) at any time;*
- The applicant anticipates up to four (4) full-time employees, two (2) of which reside on site, and two (2) part-time non-resident employees;
  - Therefore, there are four (4) non-resident employees.
  - The Applicant/Owner has not provided rationale for varying this regulation;
  - Therefore, this will be included as a **Refusal Reason**.
  - If approved, the Development Authority should consider granting a variance to this regulation or include a condition on the development permit to address this.
- f) *does not include general retail stores;*
- Application does not propose a general retail store.
- g) *outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 sq. m (4305.56 sq. ft.), whichever is the lesser;*
- The parcel size is 8.10 hectares (20.01 acres), or 80,977.60 sq. m. so 1% of the parcel is 809.78 sq. m. Therefore, the maximum permitted amount of outside storage is 400.00 sq. m. (4,305.56 sq. ft.).
  - The application identifies an area of 400.00 sq. m (4305.56 sq. ft.) of outside storage; however, during the site inspection conducted on February 28, 2020, it was estimated that the area currently being used for outdoor storage is approximately 19,140 sq. m (206,021.25 sq. ft.). This would require a variance of approximately 4,685%;
  - The outside storage area does not appear to be screened from adjacent lands to the north and south; and
  - The storage area does not appear to meet the minimum side yard setback requirement from the north and south property lines.
  - The Applicant/Owner has not provided rationale for varying this regulation;
  - Therefore, this will be included as a **Refusal Reason**.



- If approved, the Development Authority should consider granting a variance to this regulation or include a condition on the development permit to address this.
- h) *all vehicles, motor, trailers, or equipment that are used in the home-based business shall be kept within a building or a storage area as described in 21.3.(g).*
- Based on the site inspection, the vehicles and equipment associated with the business operation are not kept within the outside storage area identified on the site plan.
- If approved, this should be included as a permanent condition of the development permit.

**PERMIT HISTORY:**

Building Permit History:

PRBD20181441	Shipping Container/Seacan For Storage Use Only (1 of 3) (40' x 8' x 8); issued on April 19, 2018
PRBD20181442	Shipping Container/Seacan For Storage Use Only (2 of 3) (40' x 8' x 8); issued on April 19, 2018
PRBD20181443	Shipping Container/Seacan For Storage Use Only (3 of 3) (40' x 8' x 8); issued on April 19, 2018
2010-BP-23000	As built detached garage (46.45 sq. m); issued on March 19, 2010
2010-BP-22999	As built personal storage building (55.74 sq. m); issued on March 19, 2010

Development Permit History:

PRDP20181968	For a Home-Based Business, Type II, for a landscaping business was conditionally approved on November 20, 2018 and subsequently expired on April 30, 2019
PRDP20181973	For single-lot regrading was conditionally approved on November 20, 2018 and subsequently expired on April 30, 2019
PRDP20174025	For an accessory building (oversize storage shed) and relaxation of the maximum height requirement was approved on November 29, 2017
PRDP20140313	For a placement of clean fill and construction of two berms was approved on May 16, 2014, and subsequently expired on September 31, 2014
2008-DP-13332	For a horticulture development (tree farm operating without permits), construction of two (2) berms placed without permits, construction of two (2) accessory buildings (oversized barns), relaxation of the maximum height requirement and signage was approved on November 24, 2010 and subsequently expired on June 30, 2012.



### **STATUTORY PLANS:**

The subject land does not fall within an Intermunicipal Development Plan, Area Structure Plan and/or Conceptual Scheme. The application was therefore evaluated against the Land Use Bylaw.

### **INSPECTOR'S COMMENTS:**

February 28, 2020

- Several commercial vehicles onsite (approximately 15-20);
- Several stockpiles of dirt, 1 stockpile of trees in baskets (not planted);
- Most vehicles had logos;
- Stockpiles of tires in extreme east of site;
- House currently being occupied
- Outdoor storage area screened from Rge. Rd. 284 by trees/shrubs; and
- No signage

### **PREVIOUS INSPECTIONS:**

June 25, 2018

- Appears there is grading and/or stockpiling of materials onsite;
- Follow-up inspection of the entire site is warranted;
- Potentially started grading prior to approval but need to verify; and
- Heavy vegetation along Range Road 284.

July 9, 2018

- Does not appear anybody resides onsite. Lack of window coverings let me see through the windows and residential unit does not appear occupied (lack of furniture, décor, etc.);
- Numerous seacans, commercial vehicles, and debris onsite;
- Gravel and sand stockpiled on property behind residential unit; and
- Land to rear appears to have significant vegetation planted (coniferous trees) that look to be for farming (i.e. tree farm).

October 1, 2018

- No answer at door at the time of inspection;
- No window coverings on living room front window;
- Based on unobstructed view into living room and kitchen, there is no furniture with the exception of 1 table and 4 chairs stacked on top;
- Based on unobstructed view into living room and kitchen, there are no items typically associated with an occupied home: couch, TV, home décor, pictures, clothing, etc.;
- In the opinion of the inspector, the residential dwelling unit does not appear to be occupied; and
- Material (gravel, machinery, materials, etc.) still located on the property, to the rear of the unoccupied structure.

### **CIRCULATIONS:**

Alberta Transportation

Alberta Transportation previously issued a permit for this Home Based Business. Therefore, in this case nothing further is required from the department.



#### Development Compliance Officer Review

This application is a result of a compliance file opened up regarding the home based business and a single lot regrading having been done years ago. The single lot regrading application has yet to be done and will allegedly be complete at some point this year. Otherwise, this application is bringing the home based business in compliance.

#### Planning and Development Services - Engineering Services

##### **General:**

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

##### **Geotechnical:**

- Engineering has no further concerns at this time.

##### **Transportation:**

- As the proposed landscaping business is to generate an insignificant amount of traffic (5 trips per day), a TIA is not warranted for this proposal.
- The applicant has attained a Roadside Development Permit (RSDP022165-2) for the operation of their Home Based Business from AT, as the subject lands are within 800m of Highway 564.

##### **Sanitary/Waste:**

- Engineering has no further concerns at this time.

##### **Water Supply And Waterworks:**

- Engineering has no further concerns at this time.

##### **Storm Water Management:**

- As the proposal is for a home based business with an outside storage area of limited size (approx. 400m<sup>2</sup>) and no additional buildings nor additional impervious areas are to be added, there are no further concerns.

##### **Environmental:**

- Engineering has no further concerns at this time.

#### Utility Services

No comments provided.

#### Capital Projects Management

No comments provided.

#### Agricultural Services

The applicant must ensure compliance with the *Alberta Weed Control Act* and have a contractor available (or be personally prepared) to control any regulated weeds.

#### Transportation Services

No comments provided.



**OPTIONS:**

Option #1 (this would conditionally approve the development with reduced scale and intensity)

That the appeal against the decision of the Development Authority to refuse a Development Permit for a Home-Based Business, Type II, for a landscaping company, relaxation of the maximum permitted outside storage area and relaxation of the total number of non-resident employees, on Block 14, Plan 1144LK, SW-28-25-28-W05M (254038 RGE RD 284) 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 a landscaping business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

**Prior to Issuance:**

- 2) That prior to issuance of this permit, the Applicant/Owner shall submit a signed affidavit that confirms the property resident is an employee of the business and that at any time, no more than two (2) non-resident employees will be onsite conducting business operations.
- 3) That prior to issuance of this permit, that the Applicant/Owner shall submit a revised site plan, that identifies the area of outside storage is reduced to no greater than 400.00 sq. m (4,305.56 sq. ft.) and screened from adjacent properties. The outside storage area shall meet the building setback and screening requirements of the Land Use Bylaw.
  - i) That once the outside storage area is reduced and screened onsite, a site inspection shall be completed by the County to confirm that the outside storage area is as per the revised site plan, to the satisfaction of the County.
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit a development permit application for the stripping and grading work that has occurred onsite within the outside storage areas associated with the business. This condition can be considered satisfied only if the stripping and grading permit is approved and issued.

**Permanent:**

- 5) That the number of non-resident employees shall not exceed two (2) at any time.
  - i) That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 6) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 7) That the Home-Based Business, Type II shall not change the residential or agricultural character and external appearance of the land and buildings.
- 8) That the operation of this Home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 9) That the Home-Based Business, Type II 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 resident dwellings shall be preserved. The Home-Based Business, Type II use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.



- 10) Stockpiling of materials associated with the Home-Based Business shall only be located within the outside storage area in accordance with the approved Site Plan. Any stockpiling outside of the approved outside storage area shall require an additional development permit.
- 11) That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area in accordance with the approved Site Plan.
- 12) That all vehicles, trailers, or equipment that is used in the Home-Based Business, Type II shall be kept within the dwelling, accessory building, or storage area in accordance with the approved Site Plan.
- 13) That all outside storage that is a part of the Home-Based Business, Type II shall be completely visually 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.), in accordance with the approved Site Plan.
- 14) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 15) That no off-site advertisement signage associated with the Home-Based Business shall be permitted
- 16) That if this permit is not issued by **November 30, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 17) That this Development Permit, once issued, shall be valid until **June 3, 2021**.

**Advisory:**

- 18) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
- 19) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.

Option #2 (this would approve the development as requested by the Applicant)

That the appeal against the decision of the Development Authority to refuse a Development Permit for a Home-Based Business, Type II, for a landscaping company, relaxation of the maximum permitted outside storage area and relaxation of the total number of non-resident employees, on Block 14, Plan 1144LK, SW-28-25-28-W05M (254038 RGE RD 284) 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 a landscaping business, may operate on the subject parcel in accordance with the approved Site Plan, submitted application, and conditions of this permit including the following:
  - i) That the number of non-resident employees is relaxed from **two (2)** to **four (4)**.
  - ii) That the maximum size of the outside storage area is relaxed from **400.00 sq. m (4,305.56 sq. ft.)** to **19,140.00 sq. m (206,021.25 sq. ft.)**.

**Prior to Issuance:**

- 2) That prior to issuance of this permit, that the Applicant/Owner shall submit a revised site plan that identifies the location, screening, and size of the outside storage area, which shall be no greater than 19,140.00 sq. m (206,021.25 sq. ft.). The outside storage area shall meet the



building setback requirement and be completely screened, as per the requirements of the Land Use Bylaw and to the satisfaction of the County.

- i) That once the screening for the outside storage area is installed, a site inspection shall be completed by the County, to confirm that the outdoor storage area is as per the revised site plan, to the satisfaction of the County.
- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a development permit application for the stripping and grading work that has occurred onsite within the outside storage areas associated with the business. This condition can be considered satisfied only if the stripping and grading permit has been approved and issued.

**Permanent:**

- 4) That the number of non-resident employees shall not exceed four (4) at any time.
  - i) That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 5) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 6) That the Home-Based Business, Type II shall not change the residential or agricultural character and external appearance of the land and buildings.
- 7) That the operation of this Home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 8) That the Home-Based Business, Type II 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 resident dwellings shall be preserved. The Home-Based Business, Type II use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) Stockpiling of materials associated with the Home-Based Business shall only be located within the outside storage area in accordance with the approved Site Plan. Any stockpiling outside of the approved outside storage area shall require an additional development permit.
- 10) That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area in accordance with the approved Site Plan.
- 11) That all vehicles, trailers, or equipment that is used in the Home-Based Business, Type II shall be kept within the dwelling, accessory building, or storage area in accordance with the approved Site Plan.
- 12) That all outside storage that is a part of the Home-Based Business, Type II shall be completely visually screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **19,140.00 sq. m (206,021.25 sq. ft.)**, in accordance with the approved Site Plan.
- 13) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 14) That no off-site advertisement signage associated with the Home-Based Business shall be permitted
- 15) That if this permit is not issued by **November 30, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



16) That this Development Permit, once issued, shall be valid until **June 3, 2021**.

**Advisory:**

17) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

18) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.

**Option #3** (this would not allow the development permit to be issued)

That the appeal against the decision of the Development Authority to refuse a Development Permit for a Home-Based Business, Type II, for a landscaping company, relaxation of the maximum permitted outside storage area and relaxation of the total number of non-resident employees, on Block 14, Plan 1144LK, SW-28-25-28-W05M (254038 RGE RD 284) be denied, that the decision of the Development Authority be confirmed, and that a Development Permit not be issued, for the following reasons:

- 1) That due to the scale and intensity of the business operations, the proposed use is not in keeping with the purpose and intent of the Agricultural Holdings District as per Section 46.1 of the Land Use Bylaw C-4841-97.
- 2) The proposed landscaping business varies the external appearance and residential character of the land, which is in contravention of Section 21.1(c) of the Land Use Bylaw C-4841-97.
- 3) The development is not secondary to the residential use of the parcel, which is in contravention of Section 21.3(c) of the Land Use Bylaw (C-4841-97).
- 4) The business has been in operation prior to the application for development permit. As such, the site inspection assessed the amount of storage required for the proposed business as it currently operates. The amount of outdoor storage permitted for a Home-Based Business is 400.00 sq. m. The amount of outdoor storage required for the landscaping business is calculated at 19,140.00 sq. m, which is in contravention of Section 21.3(g) of the Land Use Bylaw C-4841-97.

**Permitted: 400.00 sq. m (4,305.56 sq. ft.)**

**Development Authority Analysis: 19,140.00 sq. m (206,021.25 sq. ft.)**

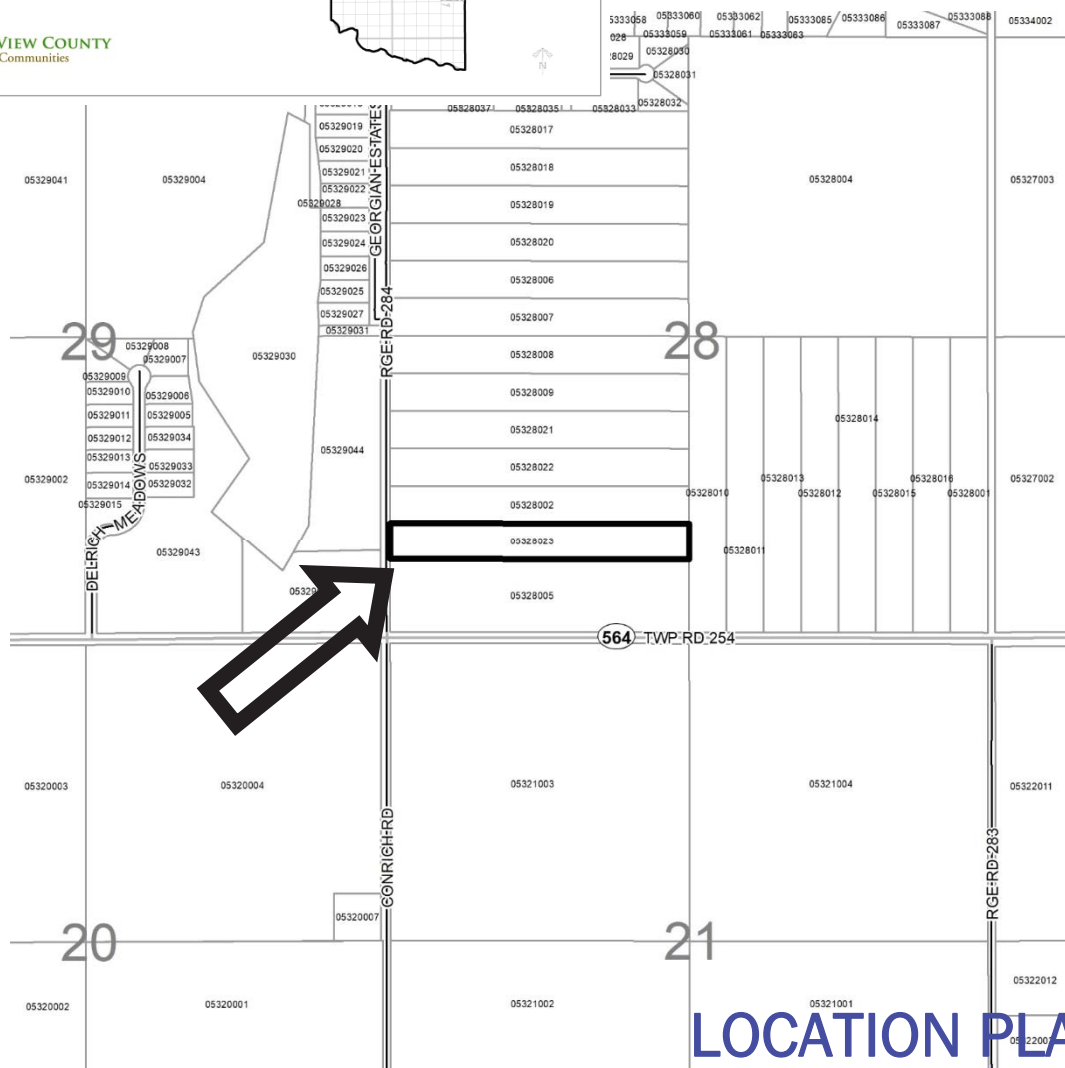
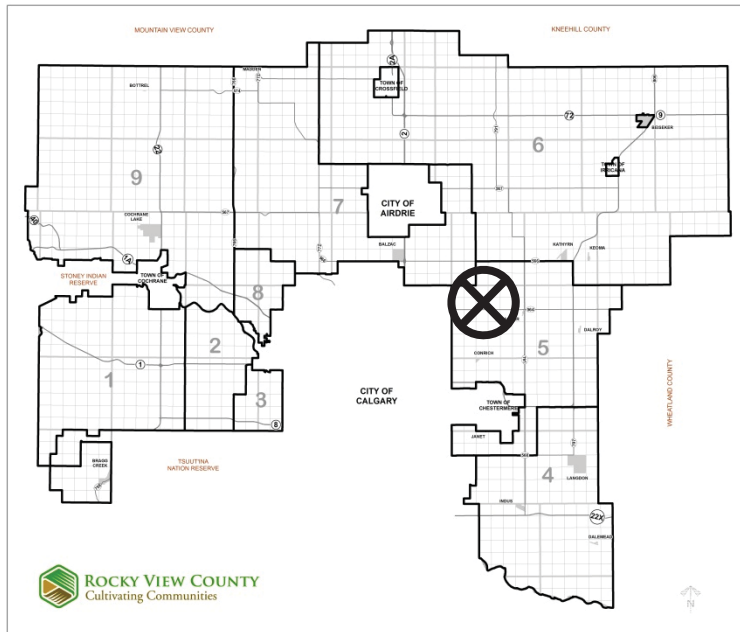
- 5) The requested number of non-resident employees exceeds the maximum number permitted, which is in contravention of Section 21.3(e) of the Land Use Bylaw C-4841-97.

**Permitted number of non-resident employees: Two (2)**

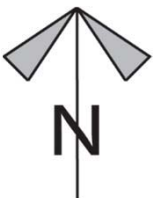
**Requested number of non-resident employees: Four (4)**

- 6) The continued operation of the business may unduly interfere with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land, which is in contravention of Section 12.2(c) of the Land Use Bylaw (C-4841-97).
- 7) That the intensity of the proposed development is appears greater than that of a *Home-Based Business* and therefore does not meet the definition of a Home-Based Business. The proposed development would appear most consistent with a *Contractor, General use. Contractor General* is neither permitted nor discretionary in the Agricultural Holdings District.





LOCATION PLAN



**SW-28-25-28-W04M**  
**Block:14 Plan:1144 LK**

Date: May 11, 2020

Division # 5

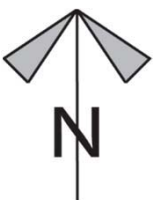
File: 05328023



564 TWP RD 254

CONRICH RD

## SITE PLAN

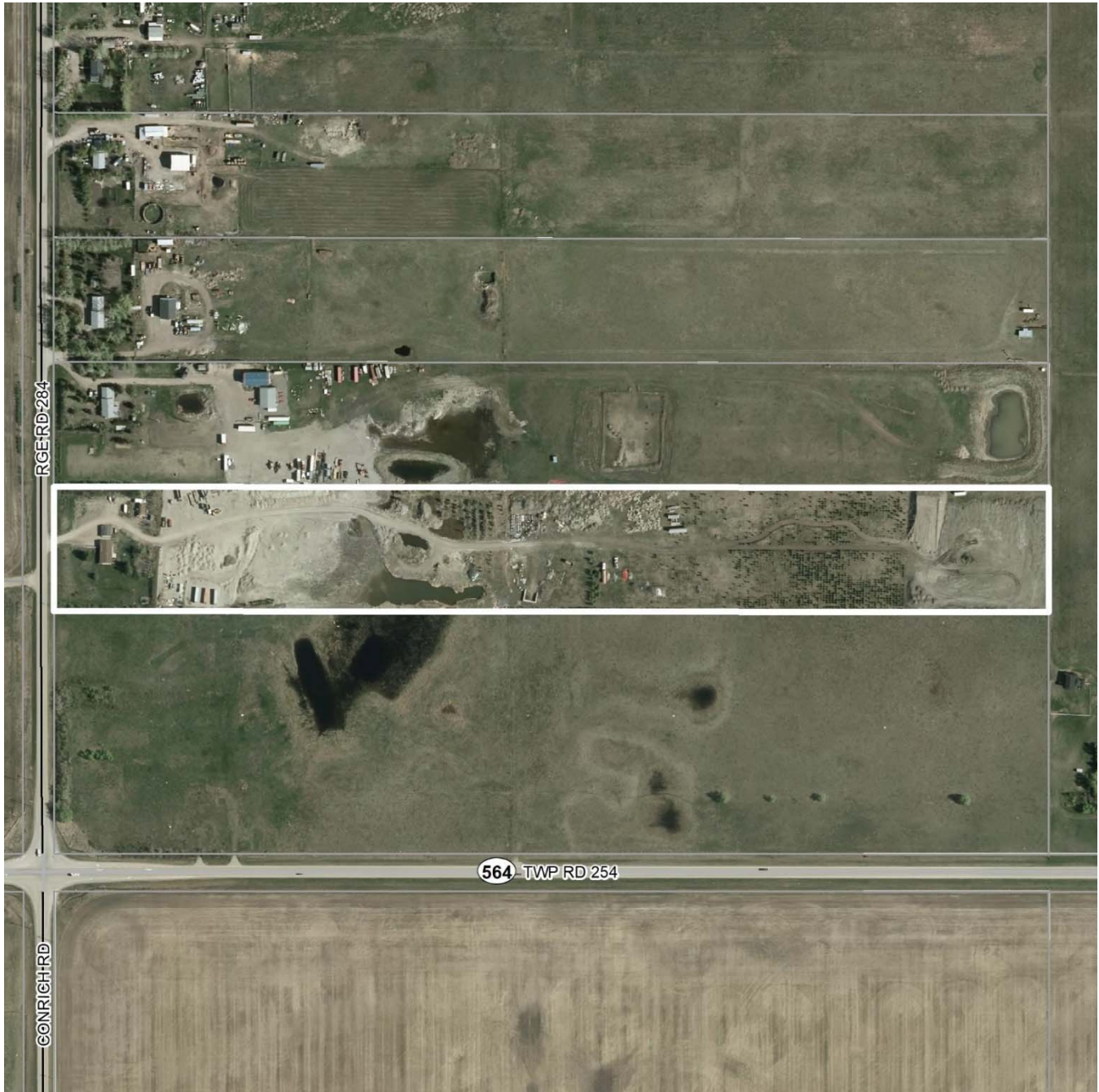


**SW-28-25-28-W04M**  
**Block:14 Plan:1144 LK**

Date: May 11, 2020

Division # 5

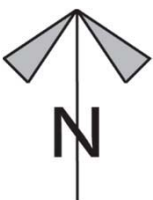
File: 05328023



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

**AIR PHOTO**

*Spring 2018*



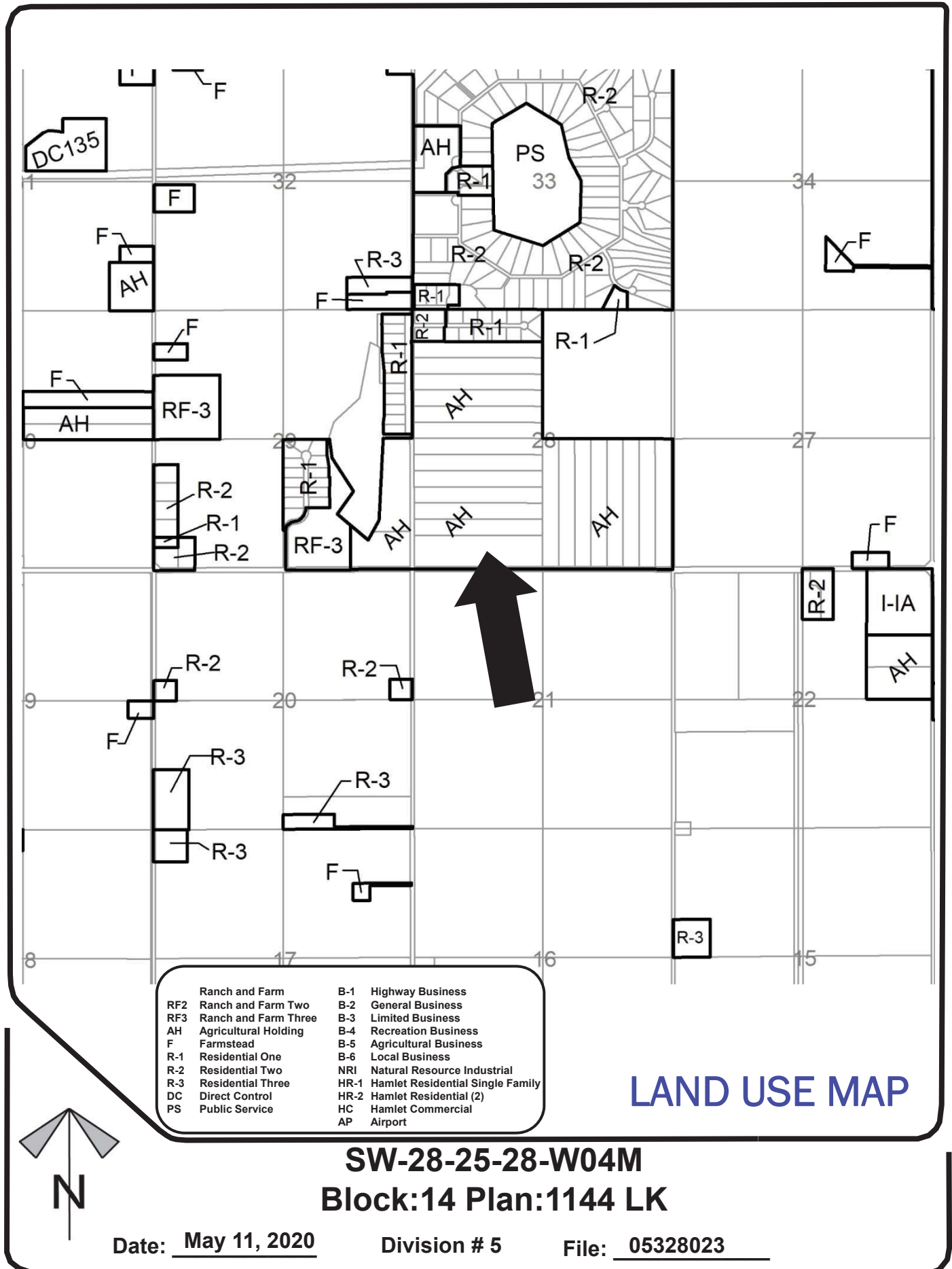
**SW-28-25-28-W04M**  
**Block:14 Plan:1144 LK**

Date: May 11, 2020

Division # 5

File: 05328023



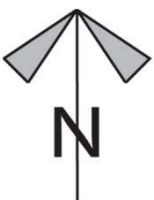




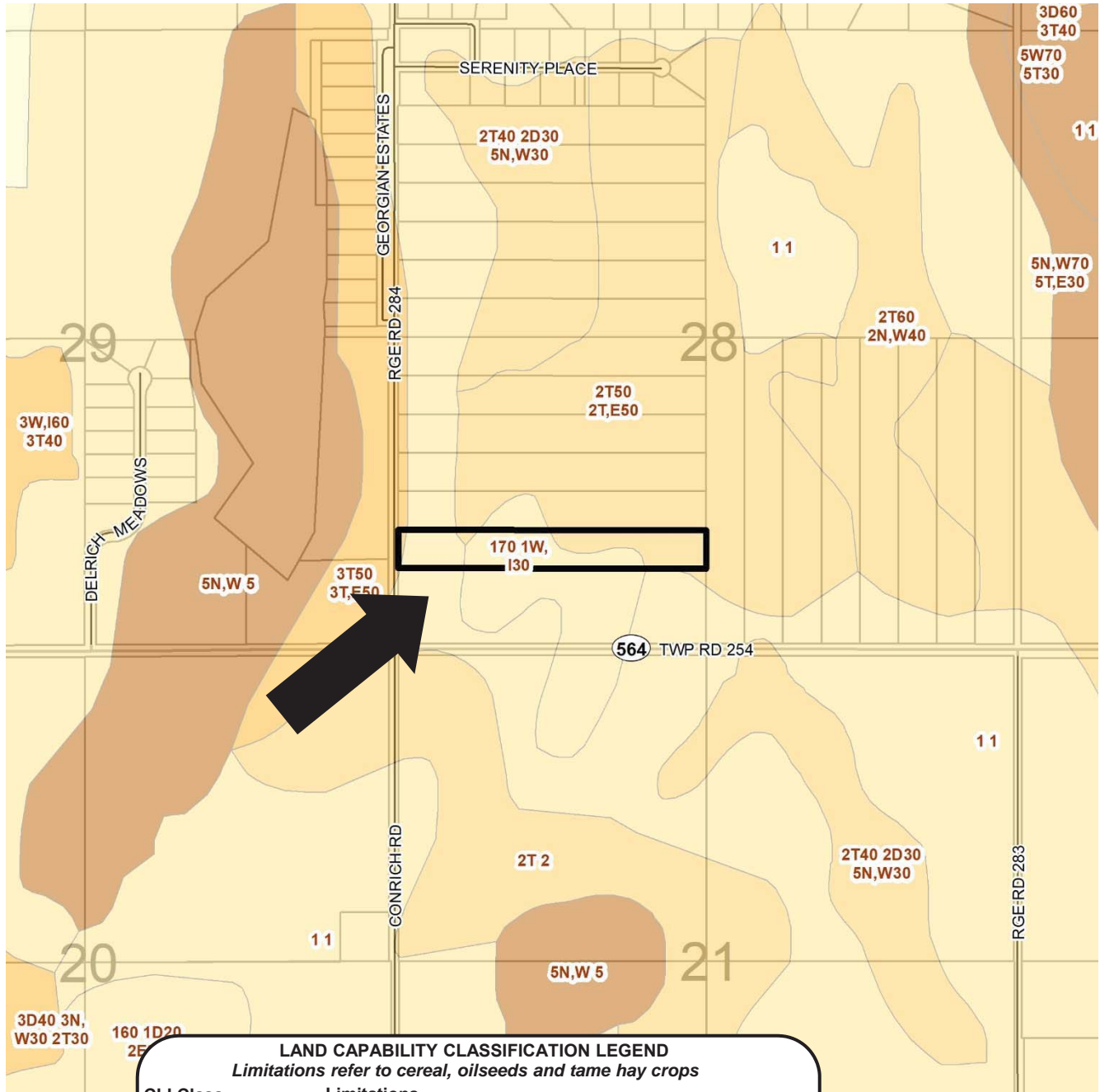


# TOPOGRAPHY

*Contour Interval 2 M*



**File: 05328023**



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

**CLI Class**

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

**Limitations**

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

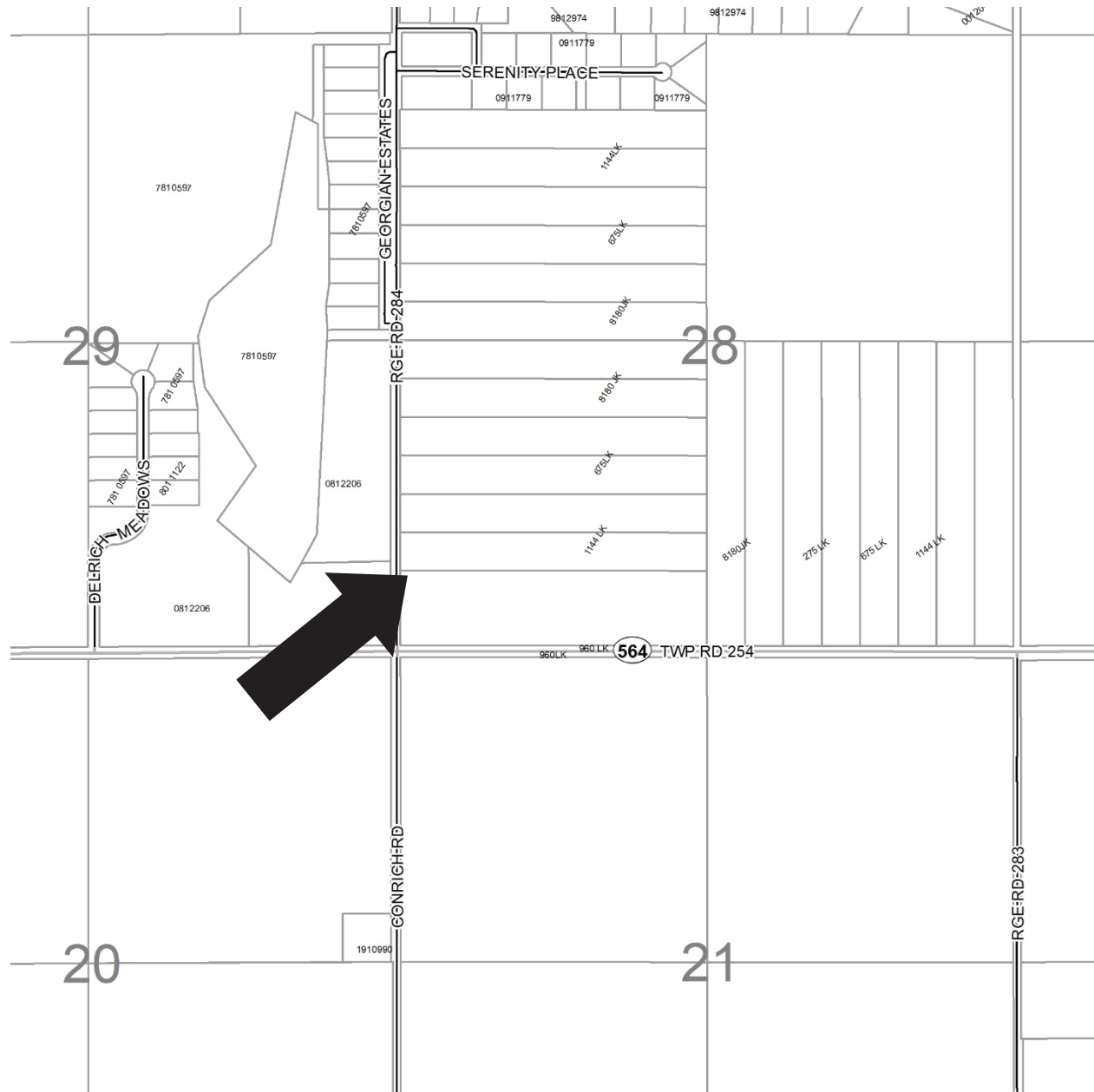
**SOIL MAP**

**SW-28-25-28-W04M**  
**Block:14 Plan:1144 LK**

Date: May 11, 2020

Division # 5

File: 05328023



**Legend – Plan numbers**

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

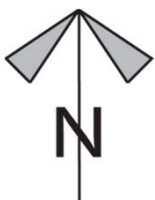
## HISTORIC SUBDIVISION MAP

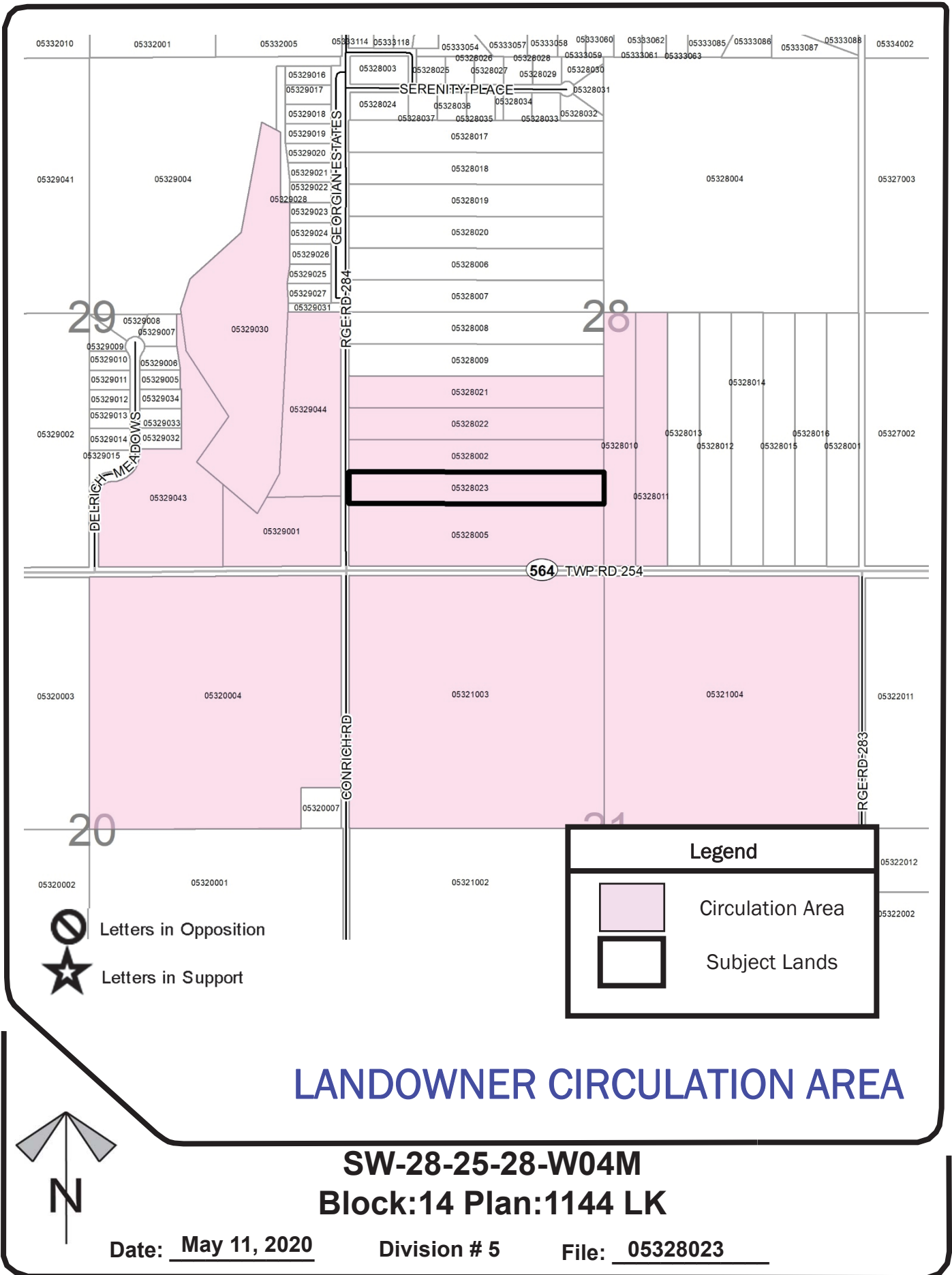
**SW-28-25-28-W04M**  
**Block:14 Plan:1144 LK**

Date: May 11, 2020

Division # 5

File: 05328023





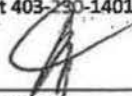




**Notice of Appeal**  
Subdivision and Development Appeal Board  
Enforcement Appeal Committee

<b>Appellant Information</b>		
Name of Appellant(s) <b>Jeff Jiang</b>		
<div style="background-color: black; height: 50px;"></div>		
<b>Site Information</b>		
Municipal Address <b>254038 Range Road 284</b>	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <b>Block 14, Plan 1144LK SW-28-25-28-W4M</b>	
Property Roll # <b>05328023</b>	Development Permit, Subdivision Application, or Enforcement Order # <b>PRDP20200038</b>	
<b>I am appealing: (check one box only)</b>		
<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order
<b>Reasons for Appeal (attach separate page if required)</b>		
<div style="border: 1px solid black; height: 250px; padding: 10px;">To be submitted after</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 403-730-1401.

  
Appellant's Signature

**May 8th, 2020**  
Date

Last updated: 2018 November 13





## Decision of the Municipal Planning Commission

### Development Permit

Jeff Jiang  
[REDACTED]  
[REDACTED]

**Development Permit #:** PRDP20200038

**Issue Date:** April 6, 2020

**Roll #:** 05328023

Rocky View County's Municipal Planning Commission has refused your January 9, 2020 development permit application for a Home-Based Business, Type II, for a landscaping company, relaxation of the maximum permitted outside storage area, and relaxation of the total number of non-resident employees at 254038 Range Road 284 (Bock 14, Plan 1144LK; SW-28-25-28-W4M) for the following reasons:

1. The intensity of the proposed development is significantly greater than that of a Home-Based Business and therefore does not meet the definition of a Home-Based Business as outlined in section 8 of the *Land Use Bylaw*. Due to the intensity of the business operations, the use is better suited the definition of Contractor, General as outlined in section 8 of the *Land Use Bylaw*;
2. The proposed use does not meet the definition of a Home-Based Business and should be classified as a Contractor, General and therefore does not meet the purpose and intent of the Agricultural Holdings District, as outlined in section 46.1 of the *Land Use Bylaw*. Section 12.6(b) of the *Land Use Bylaw* requires the Development Authority to refuse a development permit for a discretionary use that does not meet the purpose and intent of the land use district; and
3. The proposed development exceeds the Home-Based Business, Type II regulations as outlined in sections 21.3(c), 21.3(d), 21.3(e), and 21.3(g) of the *Land Use Bylaw*.

Please contact Planning and Development Services at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158 for assistance with this decision.

An appeal of the Municipal Planning Commission's (MPC) decision is normally filed with the Subdivision and Development Appeal Board (SDAB) within 21 days as per the *Municipal Government Act*. In response to the COVID-19 pandemic, the Minister of Municipal Affairs issued Ministerial Order 22/20 which extends the appeal deadline to October 1, 2020. Please note that the MPC expects the Minister to amend Ministerial Order 22/20 to provide clarity on the appeal deadlines. If this occurs, the MPC will provide you notice if a new appeal deadline is set.

To file an appeal or for assistance with filing an appeal, please contact the Municipal Clerk's Office at [sdab@rockyview.ca](mailto:sdab@rockyview.ca) or 403-230-1401. More information on the SDAB can also be found at [www.rockyview.ca](http://www.rockyview.ca).

A handwritten signature in blue ink, appearing to read 'Jerry Gautreau', followed by a large, stylized oval flourish.

Jerry Gautreau, Chair  
Municipal Planning Commission





**ROCKY VIEW COUNTY**  
Cultivating Communities

20200038

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$100.00	File Number 05328023
Date of Receipt Jan 9, 2020	Receipt # 2020023211

Name of Applicant Jeff Jiang Email [REDACTED]

Mailing Address [REDACTED]

Postal Code [REDACTED]

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

For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

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

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

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

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

## 1. LEGAL DESCRIPTION OF LAND

a) All / part of the SW ¼ Section 28 Township 25 Range 28 West of 4 Meridian

b) Being all / parts of Lot \_\_\_\_\_ Block 14 Registered Plan Number 1144 LK

c) Municipal Address 254038 RAE RD 284

d) Existing Land Use Designation AH Parcel Size 20 Acres Division \_\_\_\_\_

## 2. APPLICATION FOR

Home Base Business TYPE 2.

## 3. ADDITIONAL INFORMATION

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

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

I Jeff Jiang hereby certify that X 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 Jan 09/20

Owner's Signature [Signature]

Date Jan 09/20



**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, Jeff Jiang, 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

Jan 09/20  
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 Rock Rose Landscaping Ltd.

Address of Business 254038 RGE Rd 284

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

Telephone (B) 403 262 0068 (H) [REDACTED] 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 1000 Accessory Building 1000 Outdoors 40000

### 2. VEHICLES

How many vehicles come to your home/property Per day 4 Per week \_\_\_\_\_

Please describe the number and type of vehicles used in the business ① Mack Dump Truck  
② Flightliner Dump truck ③ Flightliner Crane ④ Peterbilt tractor

Where will these vehicle(s) be parked? in back yard

*\* 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 4 Part Time 2

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

Full Time Employees 2 Part Time Employees 0

### 4. OPERATION

What are your days of operation? Monday to Friday What are your hours of operation? 7AM - 5PM

### 5. STORAGE AND SIGNAGE

Is outside storage requested? YES/NO If yes - how many square feet? 4000

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

### 6. ADDITIONAL INFORMATION

Signature of Applicant [Signature] Date: Jan 09/10

**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**



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0019 738 020        1144LK;14                      051 040 686

LEGAL DESCRIPTION  
PLAN 1144LK  
BLOCK 14  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
AREA: 8.21 HECTARES (20.29 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;28;25;28;S  
ATS REFERENCE: 4;28;25;28;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 001 078 152

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
051 040 686      01/02/2005      TRANSFER OF LAND      \$400,000      CASH & MORTGAGE

OWNERS

JEFF ZHICONG JIANG  
OF [REDACTED]

(DATA UPDATED BY: 051040783)

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
8462KO      21/08/1970      CAVEAT  
RE : DEFERRED RESERVE  
CAVEATOR - THE PROVINCIAL PLANNING DIRECTOR.  
814KC      07/07/1971      UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 051 040 686

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS  
-----

"E 20 FT OF W 53 FT"

111 265 465 14/10/2011 MORTGAGE  
MORTGAGEE - THE TORONTO DOMINION BANK.  
500 EDMONTON CITY CENTRE EAST  
10205- 101ST STREET, 5TH FLOOR  
EDMONTON  
ALBERTA T5J5E8  
ORIGINAL PRINCIPAL AMOUNT: \$264,818

171 245 752 03/11/2017 ORDER  
SEE ORDER

181 044 037 23/02/2018 MORTGAGE  
MORTGAGEE - JOVICA PROPERTY MANAGEMENT LTD.  
400 WEST CHESTERMERE DR  
CHESTERMERE  
ALBERTA T1X1B3  
ORIGINAL PRINCIPAL AMOUNT: \$650,000

181 044 038 23/02/2018 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - JOVICA PROPERTY MANAGEMENT LTD.  
400 WEST CHESTERMERE DR  
CHESTERMERE  
ALBERTA T1X1B3  
AGENT - YANG BAI.

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 9 DAY OF  
JANUARY, 2020 AT 12:05 P.M.

ORDER NUMBER: 38616512

CUSTOMER FILE NUMBER: PRDP20200038



\*END OF CERTIFICATE\*

( CONTINUED )



PAGE 3  
# 051 040 686

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Jeff Jiang  
[REDACTED]  
[REDACTED]  
[REDACTED]

January 9, 2020

Dear Rocky View County Planner:

I am applying for a Home Base Business (Type II) on my property at 254038 RGE RD 284. The name of the Home Base business is Rock-Rose Landscaping Ltd. Rock-Rose Landscaping Ltd. is a company providing landscaping services in the Rocky View and Calgary area. The business has only 2 non-resident employees and will only generate 5 business related visits per day. The operation time is Monday to Saturday, from 7:00 a.m. to 5:00 p.m.

My wife and I have three children and the business is very important for me to provide for my family. I hope Rocky View County approves my application and grants me the permit required.

Thank you in advance for your consideration.

Sincerely,



Jeff Jiang

GEORGIANESTATES

RCERD 284

CONRICH RD

564

TWPRD 254

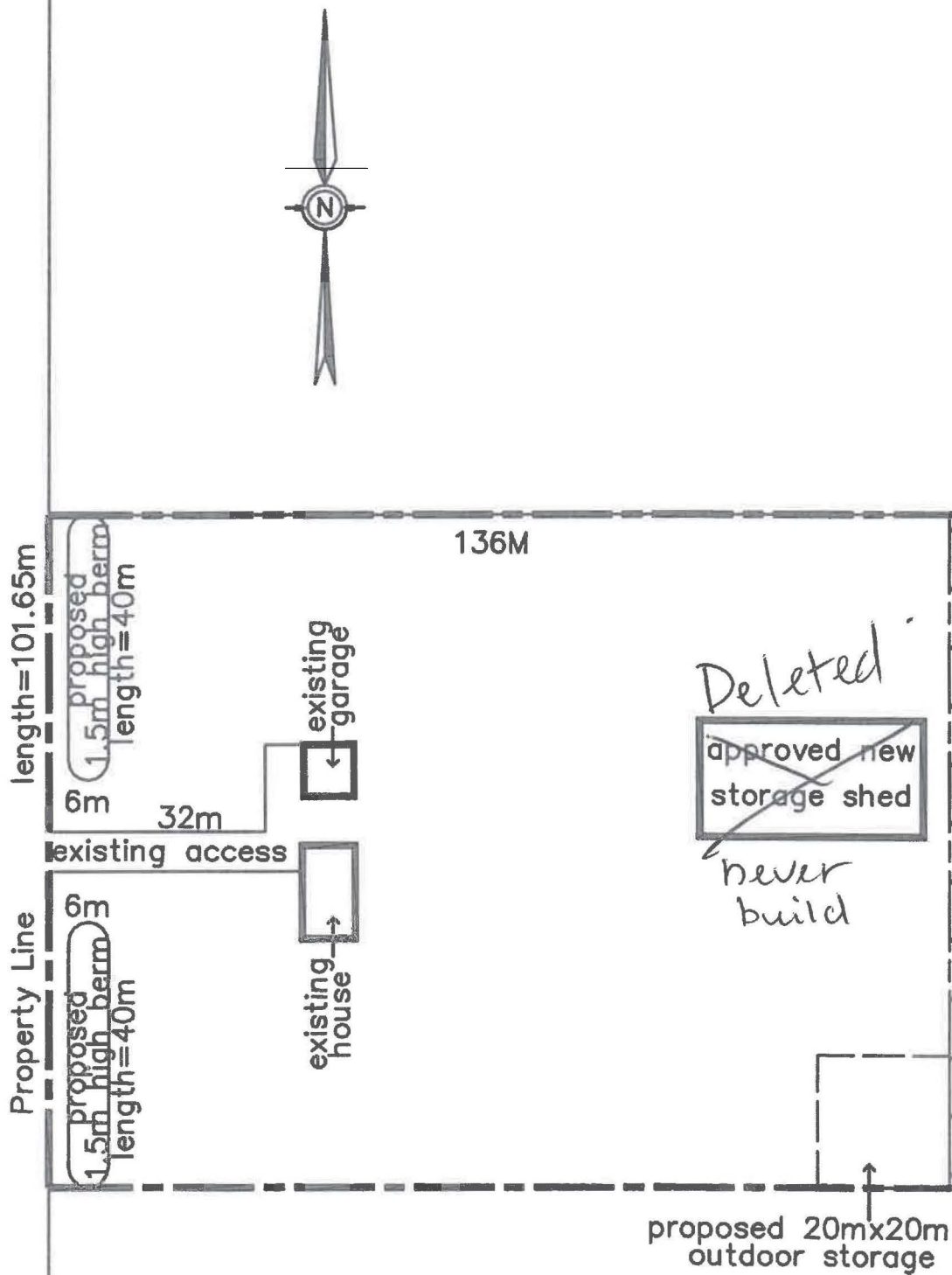
28



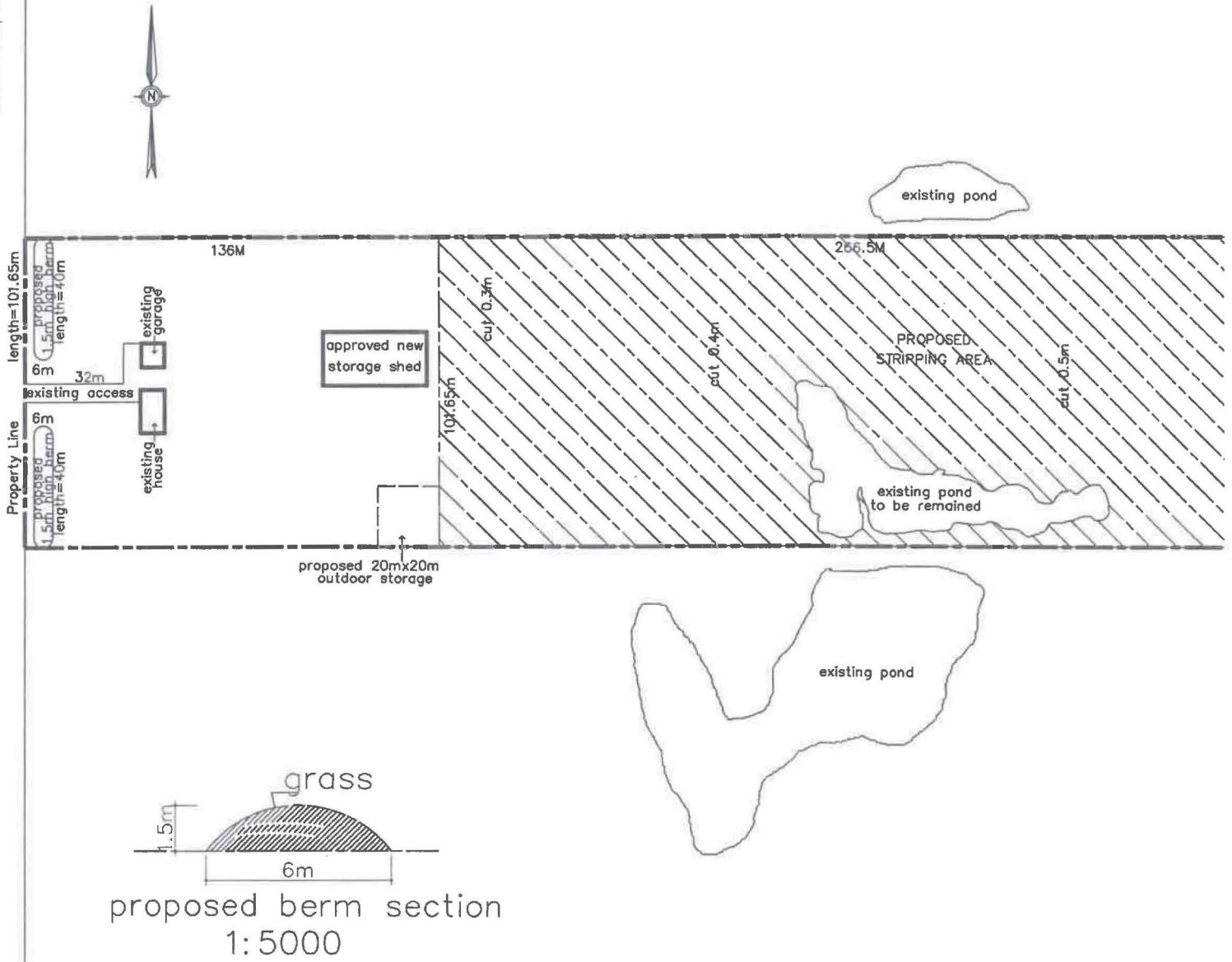




RANGE ROAD 284



RANGE ROAD 284



RGE RD 284

35m x 30m  
= 1,050m<sup>2</sup>

45m x 50m  
= 2,250m<sup>2</sup>

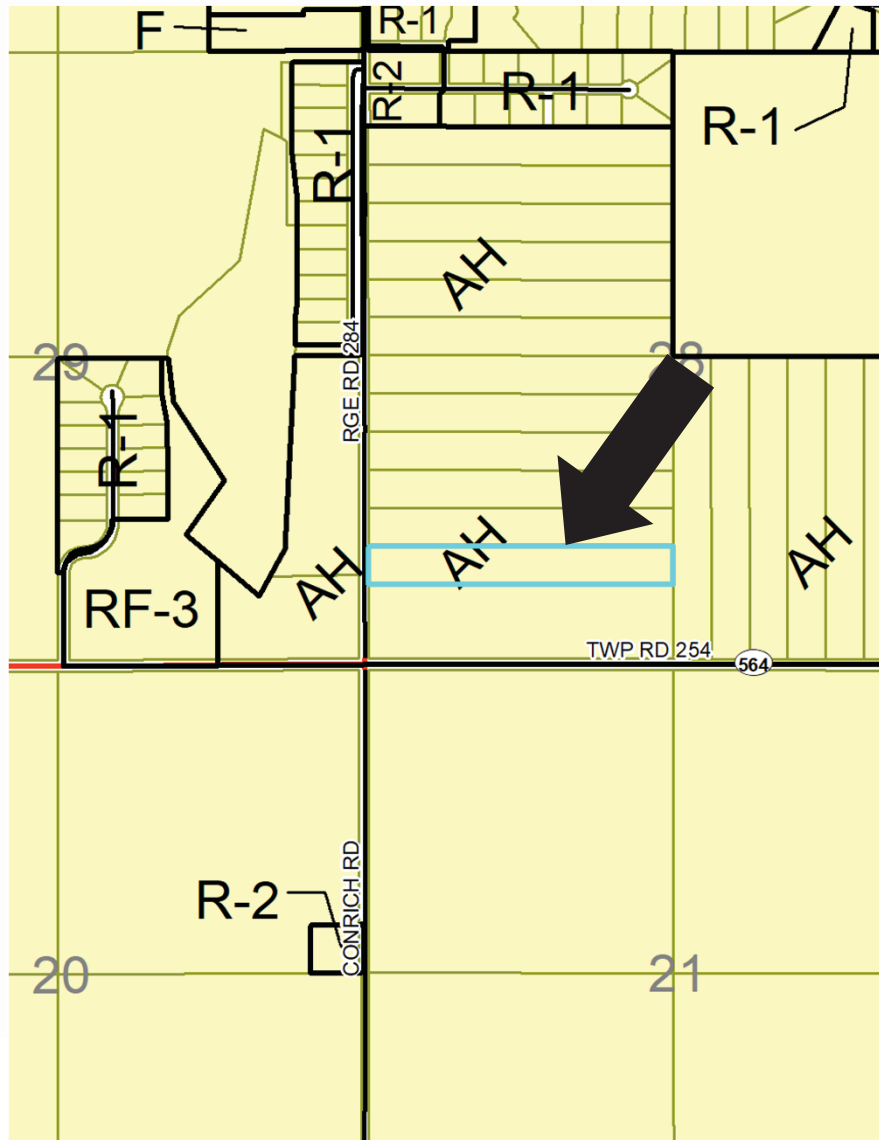
30m x 30m  
= 900m<sup>2</sup>

166m x 100m - (166m  
x 10m road)  
= 14,940m<sup>2</sup>

▨ - Approx. location of outdoor storage  
of commercial vehicles, equipment, and  
landscaping materials based on  
July 9, 2018 inspection

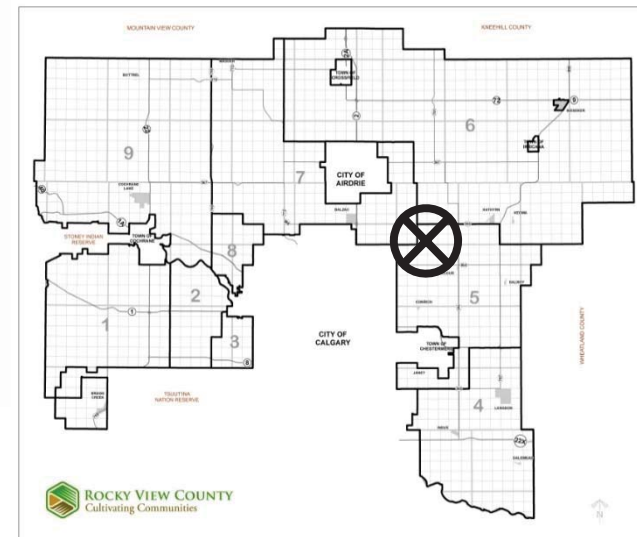
Total:  
19,140m<sup>2</sup>





## Land Use and Location

- Agricultural Holdings District (AH).
- Surrounded by country residential and agricultural districts



## LAND USE MAP

Block 14, Plan 1144 LK, SW-28-25-28-04  
Division 5; File 05328023





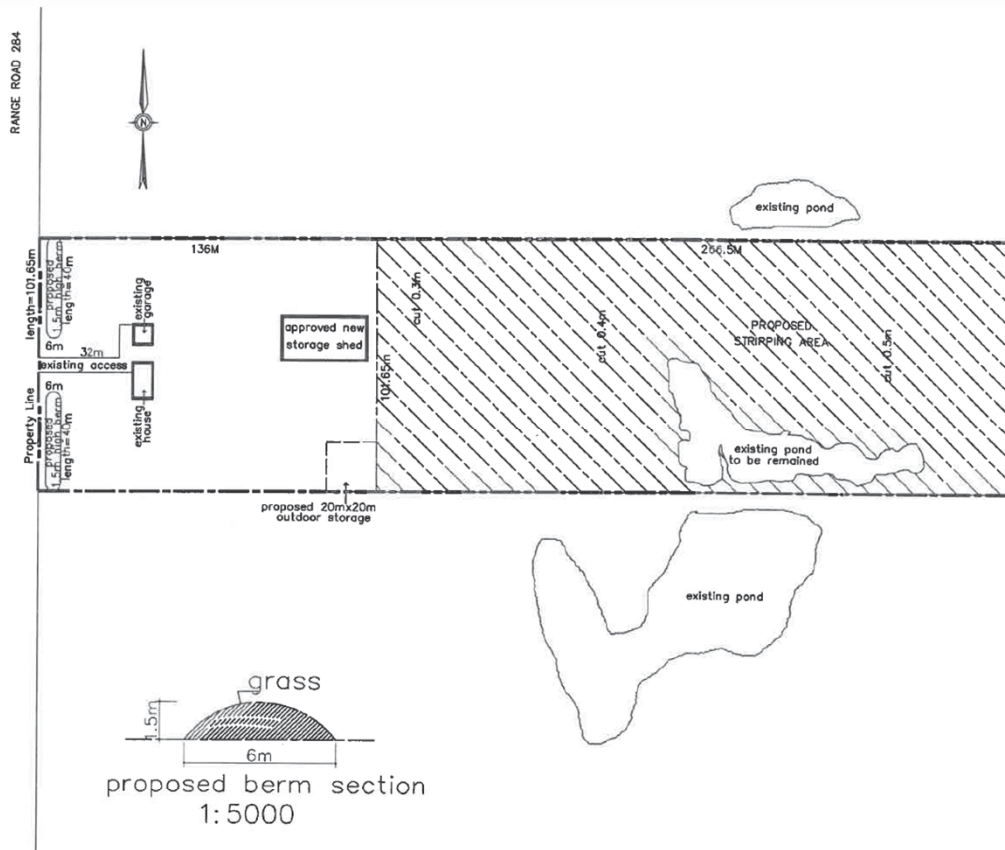
# Development Proposal

### Use:

- Home-Based Business (Type II) for a Landscaping Business with variances.

### Variances:

- Outdoor Storage (4,685%)
  - Maximum: 400 sq. m
  - Proposed: 19,140 sq. m
- Number of Employees (100%)
  - Maximum: 2
  - Proposed: 4

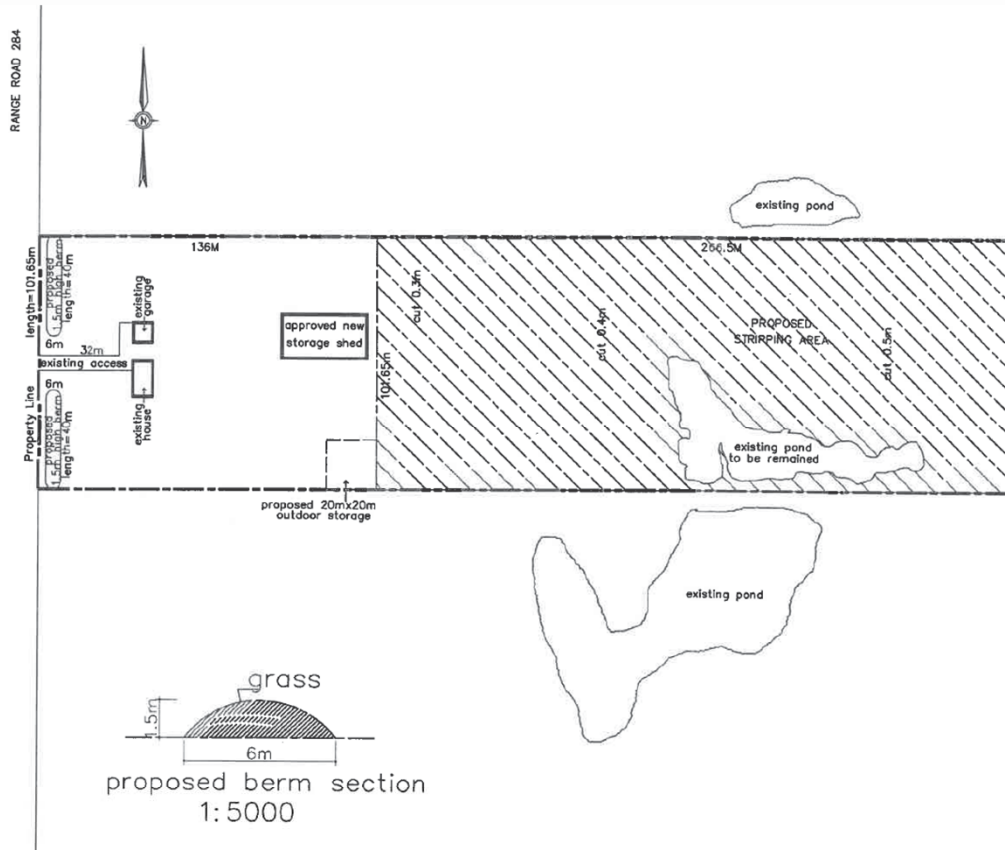


# SITE PLAN

Block 14, Plan 1144 LK, SW-28-25-28-04  
Division 5; File 05328023



- Intensity is significantly greater than that of a Home-Based Business.
- The proposed use does not meet the definition of a Home-Based Business and falls under of Contractor, General; which is not a listed use in AH.



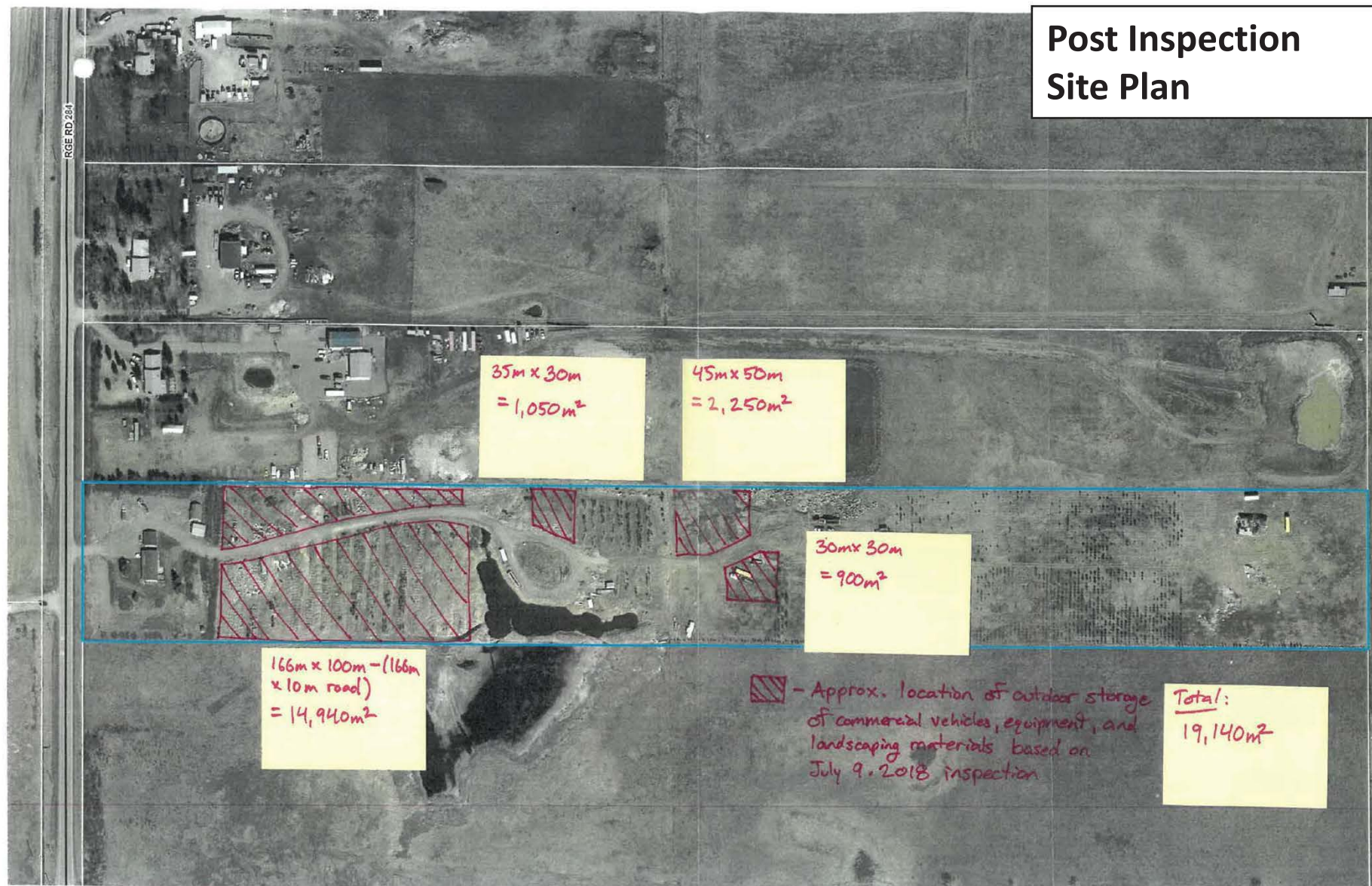
Block 14, Plan 1144 LK, SW-28-25-28-04  
Division 5; File 05328023


**ROCKY VIEW COUNTY**





## Post Inspection Site Plan



## SITE PLAN

Block 14, Plan 1144 LK, SW-28-25-28-04  
Division 5; File 05328023







# SITE INSPECTION PHOTOS

(February 2020)

Block 14, Plan 1144 LK, SW-  
28-25-28-04  
Division 5; File 05328023





## 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

Tuesday, November 20, 2018

Roll: 05328023

RE: Development Permit #PRDP20181968  
Block 14 Plan 1144 LK, SW-28-25-28-04; (254038 RGE RD 284)

The Development Permit application for a Home-Based Business, Type II, for a landscaping business has been **conditionally-approved** by the Development Officer subject to the listed conditions below (PLEASE READ ALL CONDITIONS):

#### Description:

1. That a Home-Based Business, Type II, for a landscaping business, may operate on the subject parcel in accordance with the approved Site Plan and submitted application.

#### Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a signed affidavit from the resident on site stating the following:
  - i. That he/she currently resides in the dwelling on site;
  - ii. That the dwelling on site is his/her primary residence; and
  - iii. That he/she is an employee of the on-site landscaping business.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a signed affidavit that confirms the property resident is an employee of the business and that at any time, no more than two (2) non-resident employees will be onsite conducting business operations.
4. That prior to issuance of this permit, that the Applicant/Owner shall submit a revised site plan, that identifies the area of outdoor storage is reduced to no greater than 400 sq. m (4305.56 sq. ft.). The area of outdoor storage shall meet the building setback and screening requirements of the Land Use Bylaw and shall be confirmed by a survey prepared by a Professional Engineer.
  - i. That once the outside storage area is reduced onsite, a site inspection shall be completed by the County, to confirm that the outdoor storage area is as per the revised site plan, to the satisfaction of the County.

#### Permanent:

5. That an employee in this Home-Based Business, Type II is a person who attends the property more than once in a seven day period for business purposes.

## Application History

- PRDP20181968 for a Home-Based Business
  - Conditions to reduce the business to meet Home-Based Business (Type II) definition.
- PRDP20181973 for Placement of Fill for outdoor storage area.
  - Conditions to ensure fill can be used for agriculture and properly manage stormwater.
- Both permits expired without meeting conditions.
- No reapplication for fill has been made.

## NOTICE OF DECISION

Block 14, Plan 1144 LK, SW-28-25-28-04  
Division 5; File 05328023



ROCKY VIEW COUNTY



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Subdivision and Development Appeal Board

**DATE:** June 3, 2020 **DIVISION:** 04

**FILE:** 03321005 **APPLICATION:** B-3; PRDP20200124

**SUBJECT:** General Industry, Type II, construction of a four-bay tenant warehouse and signage.

<b>PROPOSAL:</b> General Industry, Type II, construction of a four-bay tenant warehouse and signage.	<b>GENERAL LOCATION:</b> Located at the southwest junction of Rge. Rd. 283 and Norman Pl.
<b>APPLICATION DATE:</b> January 23, 2020	<b>DEVELOPMENT AUTHORITY DECISION:</b> Approved
<b>APPEAL DATE:</b> May 8, 2020	<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> March 24, 2020
<b>APPELLANT:</b> 1275685 Alberta Ltd. (Don Campbell)	<b>APPLICANT:</b> 905748 Alberta Ltd (Daniel Sekhon)
<b>LEGAL DESCRIPTION:</b> NE-21-23-28-W4M	<b>MUNICIPAL ADDRESS:</b> 233167 RGE RD 283
<b>LAND USE DESIGNATION:</b> General Business District (B-2)	<b>GROSS AREA:</b> ±16.19 hectares (± 40.00 acres)
<b>PERMITTED USE:</b> Discretionary	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> NA
<b>PUBLIC SUBMISSIONS:</b> The application was circulated to 13 adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application.	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>•County Plan</li> <li>•Land Use Bylaw</li> <li>•City of Calgary/Rocky View County Intermunicipal Development Plan</li> </ul>

### EXECUTIVE SUMMARY:

The proposal is to construct a warehouse, approximately 2,852.33 sq. m (30,702.22 sq. ft.) in footprint on the existing, partially-developed site.

The warehouse would be composed of four separate bays of approximate equal size, with each unit including a storage mezzanine area. The warehouse is proposed to be constructed in two phases. Beyond garbage enclosures, the applicant indicated that exterior storage areas are available in the loading areas at the south side of the building.



**ROCKY VIEW COUNTY**

The application was assessed against the Land Use Bylaw and the City of Calgary/Rocky View County Intermunicipal Development Plan. The lands are designated General Business District, which is appropriate for the proposed use.

On May 8, 2020, the Appellant appealed the decision of the Development Authority. Reasons for the appeal are noted in the Notice of Appeal.

While under Section 686(1) of the Municipal Government Act requires a 21-day appeal period (April 14, 2020); Ministerial Order No. MSD:036/20 extended appeal periods to May 8, 2020 for appeal deadlines that would have ended between March 25 and April 17, 2020.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. MacLean', written over a horizontal line.

Sean MacLean  
Supervisor, Planning and Development Services

SK/lt





## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> January 23, 2020	<b>File:</b> 03321005
<b>Application:</b> PRDP20200124	<b>Applicant/Owner:</b> 905748 AB Ltd.
<b>Legal Description:</b> NE-21-23-28-W4M	<b>General Location:</b> Located at the southwest junction of Rge. Rd. 283 and Norman Pl.
<b>Land Use Designation:</b> General Business District (B-2)	<b>Gross Area:</b> ±16.19 hectares (± 40.00 acres)
<b>File Manager:</b> Stefan Kunz	<b>Division:</b> 04

### PROPOSAL:

The proposal is to construct a warehouse, approximately 2,852.33 sq. m (30,702.22 sq. ft.) in footprint on the existing partially developed site. The warehouse will be composed of four separate bays of approximate equal size, with each unit including a storage mezzanine area. The warehouse is proposed to be constructed in two phases, with Bays 1 & 2 as Phase 1, and Bays 3 & 4 as Phase II. Plans indicate a fascia sign for each of the four units, shown as 1.82 m by 3.66 m. Beyond garbage enclosures, the applicant indicated that exterior storage areas are available in the loading areas at the south side of the building. The bays will be available for lease. The Applicant/Owner indicated that likely occupants will be low- or medium-hazard industrial uses (based on building construction type) but the building will be constructed to medium hazard occupancy.

The site has had extensive Development Permits over many years, some of which have been completed, and some have been cancelled.

### Building Permits

PRBD20180606	Construction of firewater pump shack – final November 2, 2018 (Unit B, 233175 Rge Rd 283).
PRBD20174769	Demising wall and Interior Renovation to (Unit B, 233167 Rge Rd 283).
PRBD20162384	Warehouse – Building ‘O’ (233175 Rge Rd 283) – Cancelled.
PRBD20162383	Warehouse – Building ‘N’ (233175 Rge Rd 283) – Cancelled.
PRBD20161282	Warehouse – Building ‘M’ (233175 Rge Rd 283) – Cancelled.
PRBD20153743	Warehouse -1779 sq. m (19,152 sq. ft.) – warehouse – finalised November 2, 2018. Warehouse – 1779 sq. m (19,152 sq. ft.) – warehouse – finalised October 27, 2017.
PRDB20151914	Fire pond and hydrant – finalised June 14, 2016.
2013-BP-26100	Warehouse addition – finalised March 9, 2017.
2012-BP-25174	Warehouse addition – 1275 sq. m. (13,733 sq. ft.) - finalised October 1, 2012.



2010-BP-23572	Building – 1098 sq. m (11,819 sq. ft.) – finalised October 31, 2007.
2006-BP-19647	Building (Phase 3) – 2438.62 sq. m (26,249 sq. ft.) – complete.
2001-BP-15142	Building – complete.

#### Development Permits

PRDP20182766	Warehouse, construction of a four-bay tenant warehouse {labelled as “Building C”},
PRDP20182910	General Industry, Type II – Construction of a 23.22 sq. m (250 sq. ft.) addition (shed) to existing warehouse for appliance/machinery storage – may include 49% side yard setback to bring into compliance.
PRDP20180607	General Industry, Type I - Construction of a pump house for fire suppression – Issued April 18, 2018.
PRDP20164630	Licensed Medical Marijuana Production Facility, change of use from a General Industry, Type II (existing building in NE corner) – file closed (expired) October 31, 2017, with no extension request.
PRDP20140252	General Industry, Type I - Construction of a warehouse building 2272 sq. m (24,455 sq. ft.) Issued July 8, 2015.
PRDP20140251	General Industry, Type II - Construction of a warehouse building 2272 sq. m (24,455 sq. ft.) Issued July 8, 2015.
PRDP20140250	General Industry, Type II - Construction of a warehouse building 2272 sq. m (24,455 sq. ft.) Issued July 8, 2015.
PRDP20140249	General Industry, Type II - Construction of a warehouse building 2272 sq. m (24,455 sq. ft.) Issued July 8, 2015.
PRDP20130370	Withdrawn (DP15355 approved this building and use).
2013-DP-15378	General Industry, Type II - Tenancy in existing building (dry-mix concrete bagging and distribution), including one sign, and relaxation of rear and side yard setback. Issued February 18, 2014.
2013-DP-15374	Withdrawn. Installation of manufactured lunch room/washroom trailer.



2013-DP-15355	General Industry, Type II - Construction of a 2490 sq. m. (26,802 sq. ft.) warehouse building including an office and one (1) fascia sign warehouse for a crane and steel business.
2012-DP-14996	General Industry, Type II – 147.72 sq. m (1590 sq. ft.) addition to existing 3059.67 sq. m (32,934 sq. ft.) warehouse. Finalled October 22, 2012.
2009-DP-13759	General Industry, Type II – 1275.88 sq. m (13,734 sq. ft.) addition to existing warehouse. Finalled November 23, 2009.
2006-DP-12115	Permit Extension to 2005-DP-11366.
2005-DP-11366	General Industry, Type II – Construction of a 12,000 sq. ft. warehouse/office and dwelling unit (security).
2002-DP-9873	General Industry, Type II – Outside storage or industrial products and construction of three 2,400 sq. ft. temporary structures. At this time there was a 26,250 sq. ft. existing warehouse; 6,000 sq. ft. warehouse; 2,400 sq. ft. existing garage; and 750 sq. ft. existing house
2001-DP-9157	General Industry, Type II – 26,838.88 sq. ft. warehouse. Permitted as larger building; only one Phase constructed. Building was encroaching, but

#### Building Details

- Building Area
  - 2,852.33 sq. m (30,702.20 sq. ft.)
- Setbacks
  - B-2 Minimum Requirements (m):
    - All setbacks – 6.00
  - Proposed (m):
    - Front – 306.00
    - North Side – 106.00
    - South Side – 260.00
    - Rear – 15.00
- Height
  - I-IA Minimum Requirements
    - 18.00 m (59.06 ft.)
  - Proposed:
    - 11.44 m (37.53 ft.)



### Design

- Building elevations have been submitted identifying the proposed exterior of the building; the building would appear consistent with a similarly styled industrial building;
- The elevations did not include any materials legend identifying materials or exterior façade colours;

### Landscaping

- *A minimum of 10.00% of the development area shall be landscaped.*
- The site appears adequately landscaped based on the previous submissions and approvals;

### Parking

- **Required:** 29 stalls, with three barrier free  
*General Industrial: 1 per 100 m<sup>2</sup> (1,076.4 sq. ft.) gross floor area*
  - 2,852.33 sq. m / 100 sq. m \* 1.00 stalls = 28.52 stalls
- **Proposed:** 29 stalls, with three barrier free

#### *Parking Stall Dimensions:*

##### *Section 30.1 (k)(i) – Parking Stall Width:*

- **Required:** 2.59 m (8.50 ft.)
- **Proposed:** 2.60 m (8.53 ft.)

##### *Section 30.1 (k)(ii) – Stall Length:*

- **Required:** 5.48 m (17.98 ft.)
- **Proposed:** 5.45 m (17.88 ft.)

##### *Section 30.1 (l) – Aisle Width*

- **Required:** 6.99 m (22.96 ft.)
- **Proposed:** The site contains extensive open space, and distance between buildings. As such, aisle width, at this time, is extensive. Any future development in proximity of this building, however, should ensure that aisle widths meet minimum requirements.

#### *Barrier Free Parking Stall Dimensions:*

##### *Stall Width (in accordance with Alberta Building Code):*

- **Required:** 2.40 m (7.87 ft.) stall; 2.40 m (7.87 ft.) access aisle; 2 aisles
- **Proposed:** 3.00 m (9.84 ft.) stalls; 1.80 m (5.90 ft.) access aisle; 1 aisle

### Loading Spaces:

- **Required:** 1 loading space
  - {[3527.46 sq. m / 1,900.00 sq. m] \* 1.00 loading spaces = 1.86 loading spaces}
- **Proposed:** The applicant provided two loading spaces per unit, for a total of eight loading spaces.

#### *Loading Space Dimensions:*

##### *Section 30.2 (g) – Loading Space Area:*

- **Required:** 28.00 sq. m (301.39 sq. ft.)





## ROCKY VIEW COUNTY

- **Proposed:** The site contains extensive open space, and distance between buildings. As such, loading space area, at this time, is extensive. Any future development in proximity of this building, however, should insure that loading space areas meet minimum requirements.

### *Section 30.2 (g) – Loading Space Width:*

- **Required:** 4.00 m (13.12 ft.)
- **Proposed:** Each unit contains a 5.49 m (18.00 ft.) and 7.62 m (25.00 ft.) overhead door, with accompanying loading area width, exceeding the minimum requirements.

### Signage

- The site plans show a sign for each of the four units, each measuring 1.82 m x 3.657 m (6.66 sq. m). If the proposed signs are not illuminated, the signs are compliant. As no details are provided as to the nature of the signs, the signs shall be required to comply with signage requirements and should be reviewed at tenancy Development Permit stage for compliance.

### Lighting

- The applicant indicated lights on the elevation plan of the building. Conditions to ensure that dark-sky compliant.

### **STATUTORY PLANS:**

- County Plan
- City of Calgary/Rocky View County Intermunicipal Development Plan
- Land Use Bylaw

### **INSPECTOR'S COMMENTS:**

- March 3, 2020
  - Outer shell of building has been constructed.
  - Work ongoing, electrical at the time of inspection
  - Inside of structure is bare
  - Building has been developed in accordance with site plan

### **CIRCULATIONS:**

#### Alberta Transportation (NA)

- No comment received.

#### Building Services, Rocky View County (NA)

- No comment received.

#### City of Calgary (NA)

- No comment received.

#### Development Compliance, Rocky View County (February 10, 2020)

- Recommend that any set-back relaxations do not adversely impact neighbouring properties;
- Recommend that noise and dust controls be implemented during any construction work;
- Recommend that the site be kept tidy at all times with garbage bins available to contain waste construction material; and
- Recommend any outdoor lighting be dark sky.



## Planning and Development Services - Engineering, Rocky View County (February 20, 2020)

### **Geotechnical:**

- As part of DP20140249 the applicant submitted a Groundwater Level Monitoring Assessment and a Stormwater Pond Recommendations Report prepared by Professional Pipe Development in December and March of 2014.
- The recommendation from the combined reports is a 900mm thick clay liner on the side slopes of the stormwater pond and a 600mm thick clay liner for the base of the stormwater pond.
- As a permanent condition, the applicant will be required to construct any ponds in accordance with the approved Groundwater Level Monitoring Assessment and Stormwater Pond Recommendations Report.

### **Transportation:**

- As part of DP20140249, the applicant submitted Traffic Impact Memo prepared by WATT Consulting Group on July 10, 2014.
- The Traffic Impact Memo determined a full TIA is not warranted unless the number of expected trips generated by the development exceeds 50 trips/hour.
- Prior to issuances of the DP, the applicant shall provide the current traffic volumes generated by the development and the projected volumes generated by the new warehouse. If the total traffic generated by the development is greater than 50 trips/hour then prior to issuance of the DP the applicant will submit a TIA in accordance with the County Servicing Standards.
- Another developer in the area upgraded the intersection of Range Road 283 and Glenmore Trail in 2014. The applicant as part of a previous DP has already paid cost recovery for this improvement.
- The applicant will not be required to pay the Transportation Offsite Levy, as it has been collected as part of a previous DP.

### **Sanitary/Waste Water:**

- As a permanent condition, sanitary sewage shall be contained in pump out tanks and transported off-site to an approved wastewater receiving facility for disposal.
- Engineering has no further comments at this time.

### **Water Supply and Waterworks:**

- The proposed development is to be serviced by water cistern with truck-in water service.
- The applicant is responsible for ensuring proper potable water servicing is provided for the subject land.
- As an advisory condition to the DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.

### **Storm Water Management:**

- As part of DP20140249, the applicant submitted a Stormwater Management Study prepared by Civil Engineering Solutions in June of 2014.



## ROCKY VIEW COUNTY

- As part of the Stormwater Management Study, the development was split into two phases (Phase 1 & 2). As part of Phase 1, Pond 2 has been constructed. Phase 2 requires the re-excavation of Pond 2 to form the bigger Pond 1.
- As a permanent condition, the applicant will be required to follow the recommendations in the Stormwater Management Study prepared by Civil Engineering Solutions including the construction of Pond 1.
- As a permanent condition the applicant will supply as-built drawings of the stormwater infrastructure on-site at the request of County Administration.
- This development falls within the Shepard Regional Drainage Plan area and is subject to zero offsite discharge.

### **Environmental:**

- Engineering has no requirements at this time.

### Fire Services (NA)

- No comment received.

### Transportation Services, Rocky View County (NA)

- No comment received.

### **OPTIONS:**

Option #1: (This would allow the development to proceed)

APPROVAL, subject to the following conditions:

### **Description:**

- 1) That General Industry Type II, construction of a four-bay tenant warehouse (labelled as "Building D"; Phase 1 & Phase 2), may be constructed in two phases at NE-21-23-28-W4M (233175 Range Road 283) in general accordance with the application and attached drawings, as prepared by 905748 AB Ltd., Proj. No. Building D, Dated January 21, 2020, and includes:
  - i) Warehouse, approximately 2,852.33 sq. m (30,702.20 sq. ft.) in size,
  - ii) Four fascia signs, 1.82m x 3.657m per unit (one per unit).

### **Prior to Issuance:**

- 2) That prior to issuance of this permit, the Applicant/Owner shall submit updated traffic volumes generated by the development [*previously captured under the approved Traffic Impact Memo, as prepared by WATT Consulting Group, dated July 10, 2014*] and the projected volumes generated by the new warehouse, to the satisfaction of the County. If the total traffic generated by the development is greater than 50 trips/hour, then a Traffic Impact Assessment shall be prepared and submitted in accordance with the County Servicing Standards.
- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking/site plan in accordance with Section 30.1 (h) and the Alberta Building Code 3.8.3.22 [*access aisle requirements*].
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit revised elevation drawings or written confirmation, identifying the materials and colour legend for the building.



**ROCKY VIEW COUNTY**

- 5) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

- 6) That all conditions of the previous issued Development Permits onsite shall remain in effect unless otherwise noted herein.
- 7) That upon request of the County, the Applicant/Owner shall submit as-built drawing(s) of the stormwater infrastructure on-site, to ensure compliance with the approved technical submissions.
- 8) That sanitary sewage shall be contained in pump out tanks and transported off-site to an approved wastewater receiving facility for disposal. All potable water shall be serviced by water cistern, with a truck-in water service.
- 9) That any future tenants for occupancy, change of use and/or signage, exceeding this permitted, shall require separate Development Permit approval. All signage shall be in accordance with Section 35 of the Land Use Bylaw.
- 10) That no off-site advertisement signage associated with the business shall be permitted.
- 11) That 29 parking stalls shall be maintained on site at all times for "Building D". No parking is permitted on the adjacent County road system at any time.
- 12) 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 principal building located on the subject site, to facilitate accurate emergency response.
- 13) That dust control shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 14) That during construction, any fill being added or removed from the site shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
- 15) That the entire site shall be maintained in a neat and orderly manner at all times. All waste material shall be deposited and confined in weatherproof and animal proof containers within an appropriate enclosure and screened from adjacent properties. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 16) That all landscaping shall be maintained onsite in accordance with the site Landscape Plan.
- 17) That the quality and extent of the landscaping shall be maintained over the life of the development, and any deceased vegetation shall be replaced within 30 days, or before June 30<sup>th</sup> of the next growing season. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
- 18) That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.





## ROCKY VIEW COUNTY

- 19) That water conservation strategies shall be implemented and maintained at all times.
- 20) 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 up light. All developments shall demonstrate a lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 21) That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including:
  - i) Any requirements or recommendations from the approved Groundwater Level Monitoring Assessment and Stormwater Pond Recommendations Report, approved under PRDP20140249 [prepared by Parkland Geotechnical Consulting Ltd., Project No. CA0043-REV, dated March 24, 2014, as amended].
  - ii) Any requirements or recommendations from the approved Stormwater Management Study, including the construction of Pond 1, approved under PRDP20140249 [prepared by Civil Engineering Solutions Project No. CES Job 14-007, dated June 24, 2014, as amended].

**Advisory:**

- 22) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 23) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
- 24) That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 25) That a Building Permit shall be obtained through Building Services, prior to any construction taking place using the Commercial Checklist requirements and shall include a 3.2.2. Building Code Analysis.

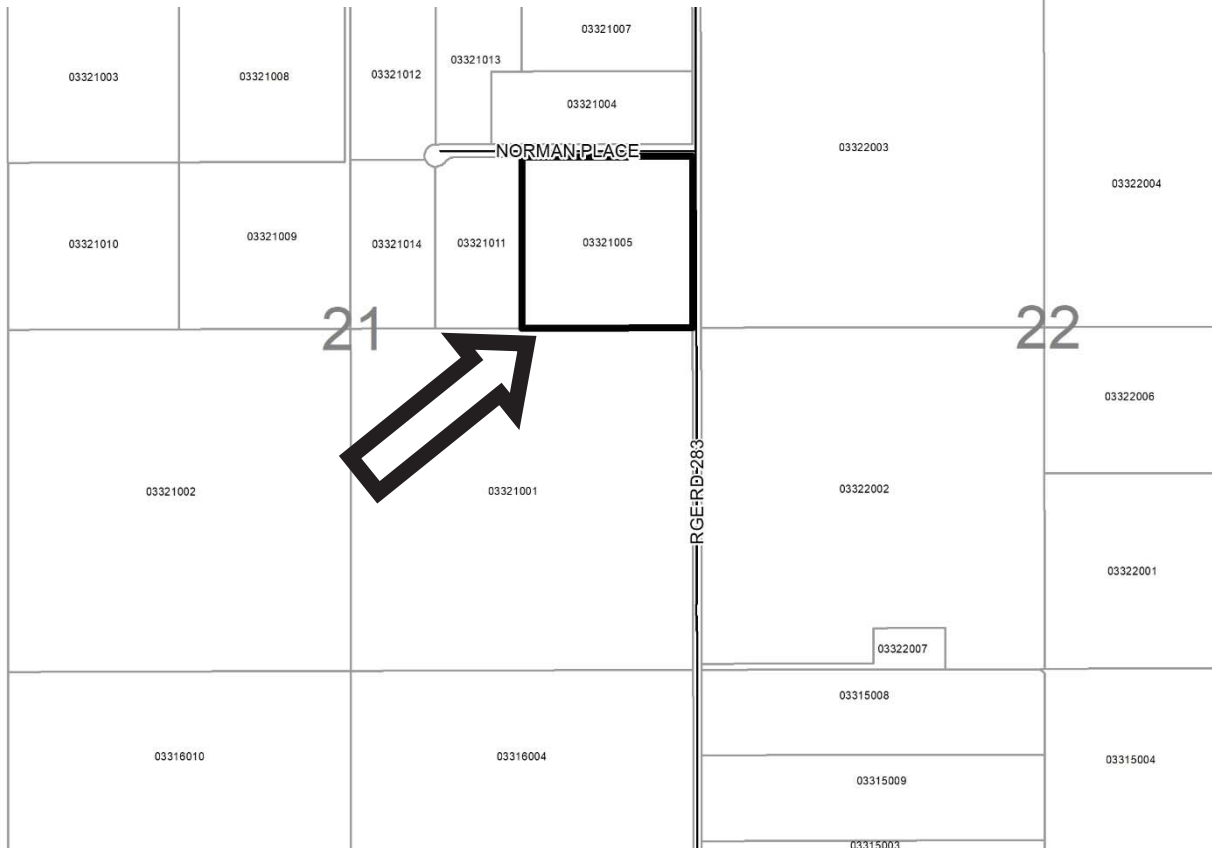
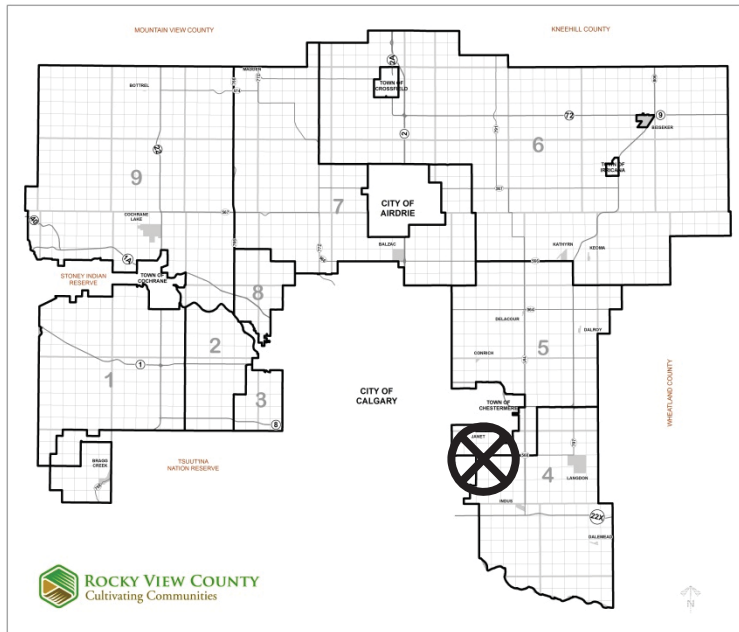
*Note: That the building shall conform to the National Energy Code 2011, with documentation/design provided at the Building Permit stage.*

- 26) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
- 27) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of 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.
- 28) That if this Development Permit is not issued by **December 30, 2020**, or by the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

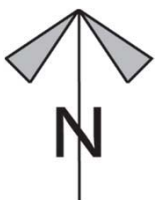
Option #2: (This would not allow the development to proceed)

REFUSAL, for the following reasons:

- 1) In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.



## LOCATION PLAN

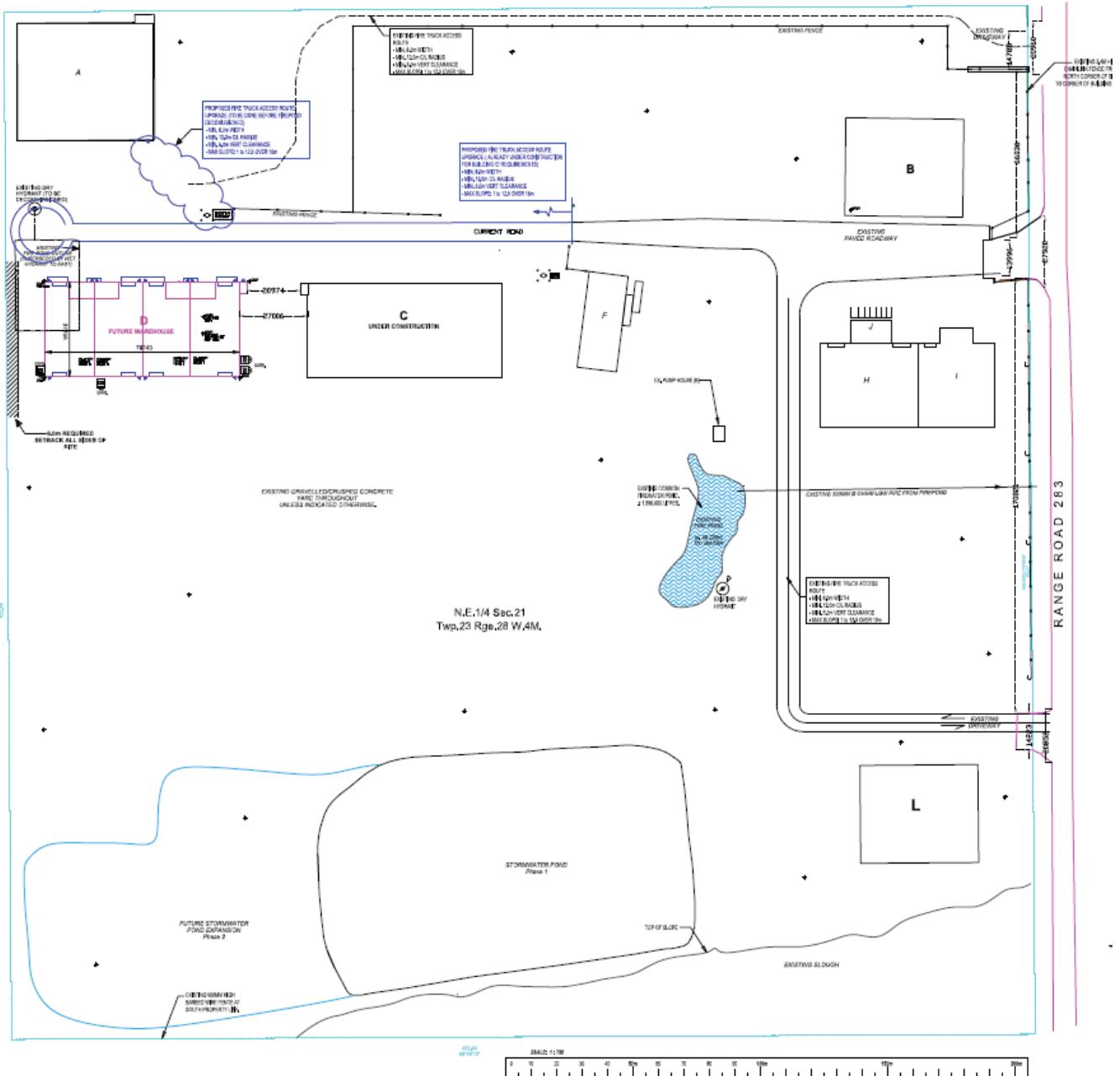


NE-21-23-28-W04M

Date: May 12, 2020

Division # 4

File: 03321005



## SITE PLAN

NE-21-23-28-W04M

Date: May 12, 2020

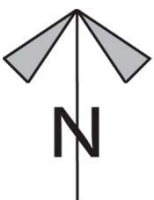
Division # 4

File: 03321005



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

**AIR PHOTO**  
*Spring 2018*



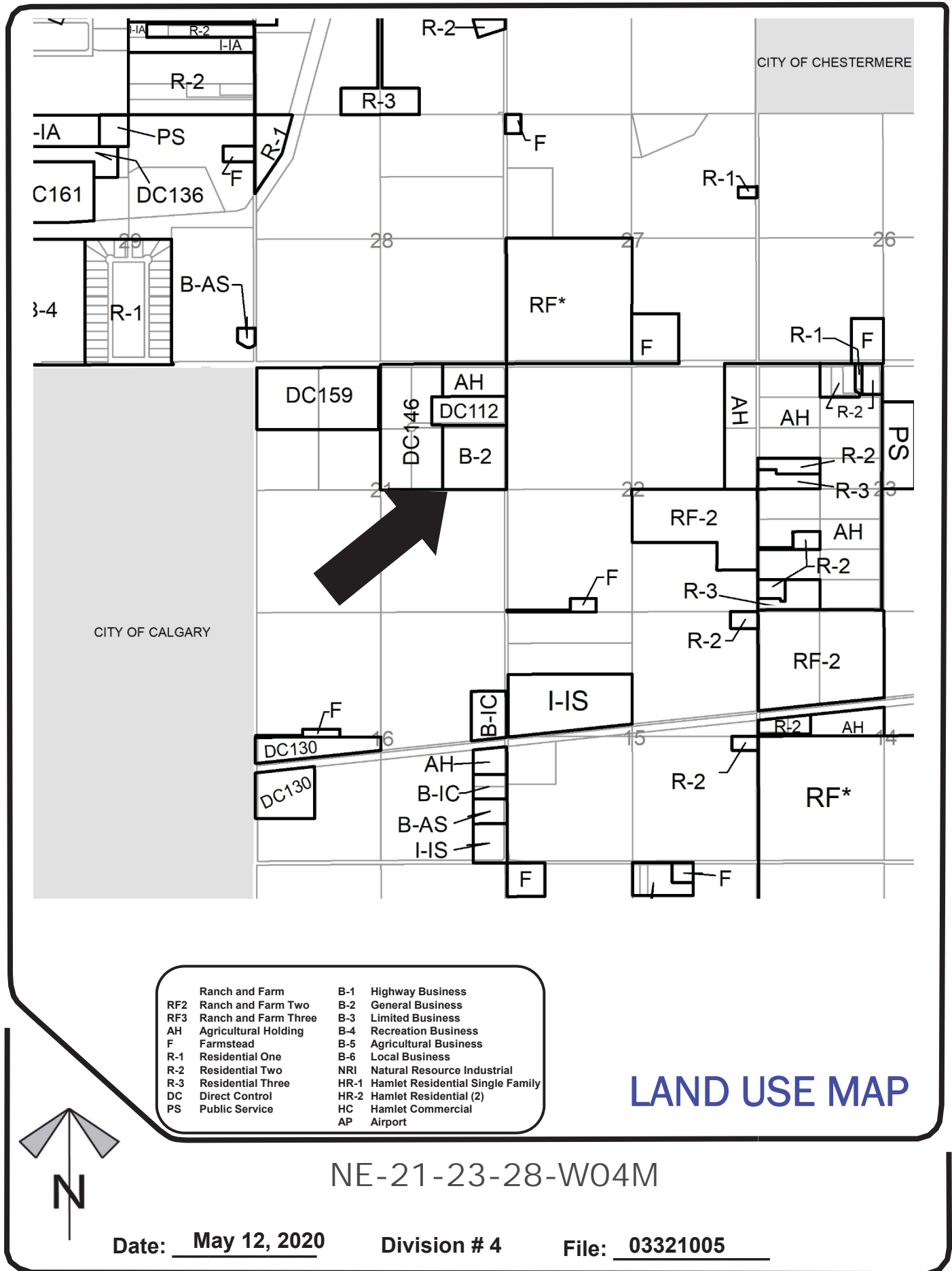
NE-21-23-28-W04M

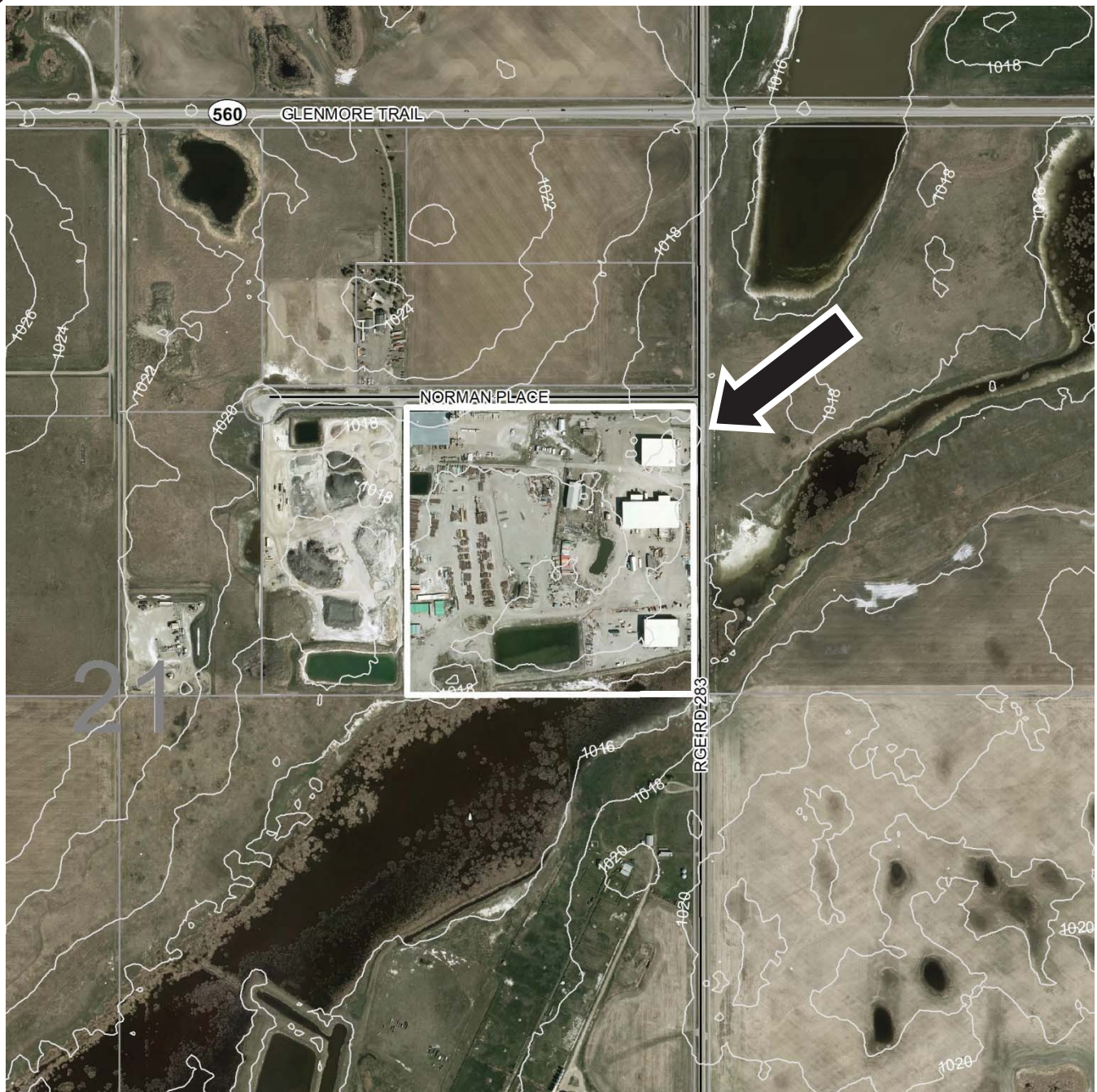
Date: May 12, 2020

Division # 4

File: 03321005



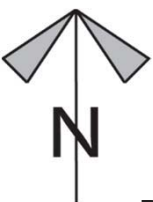




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

## TOPOGRAPHY

*Contour Interval 2 M*

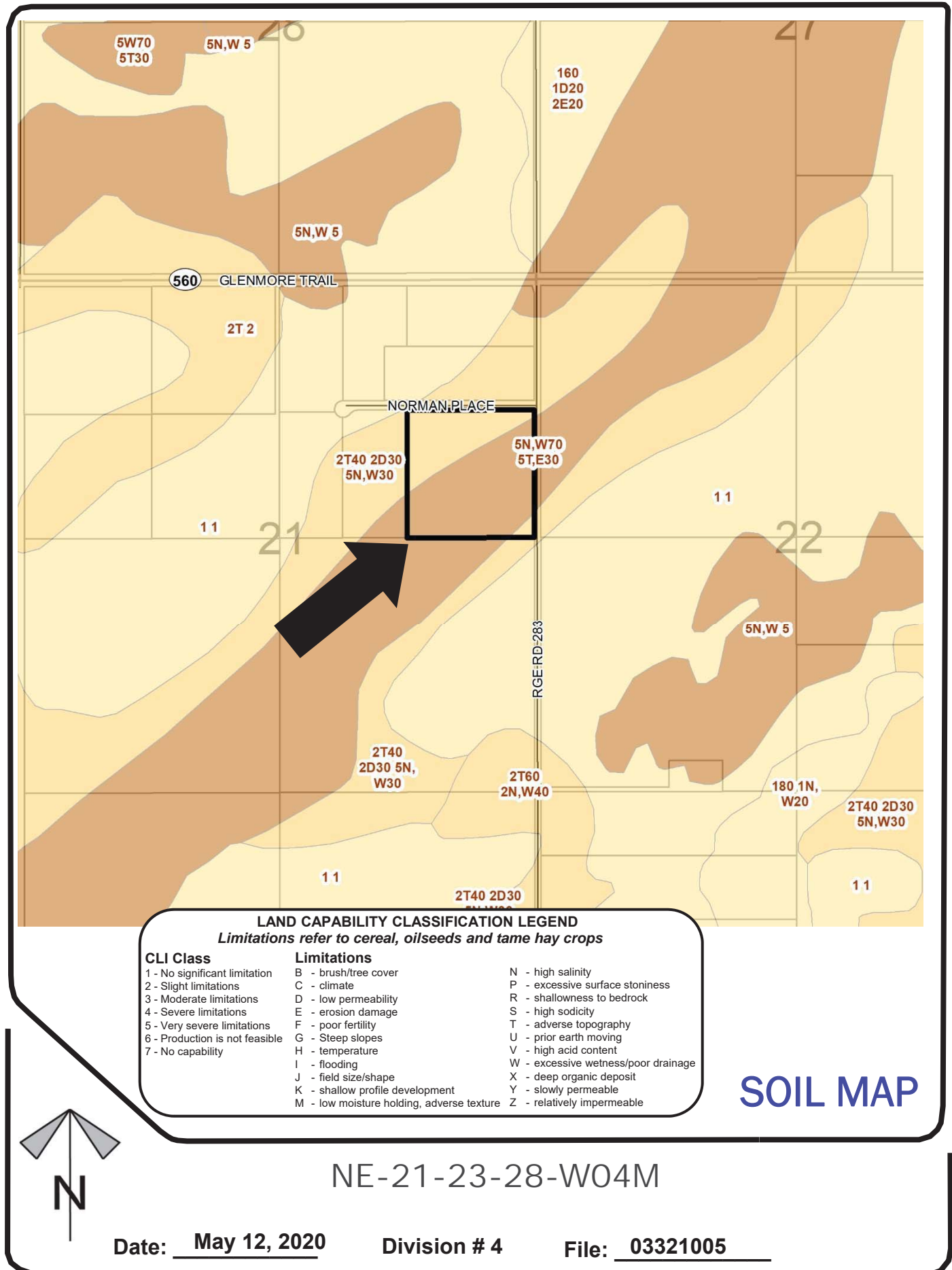


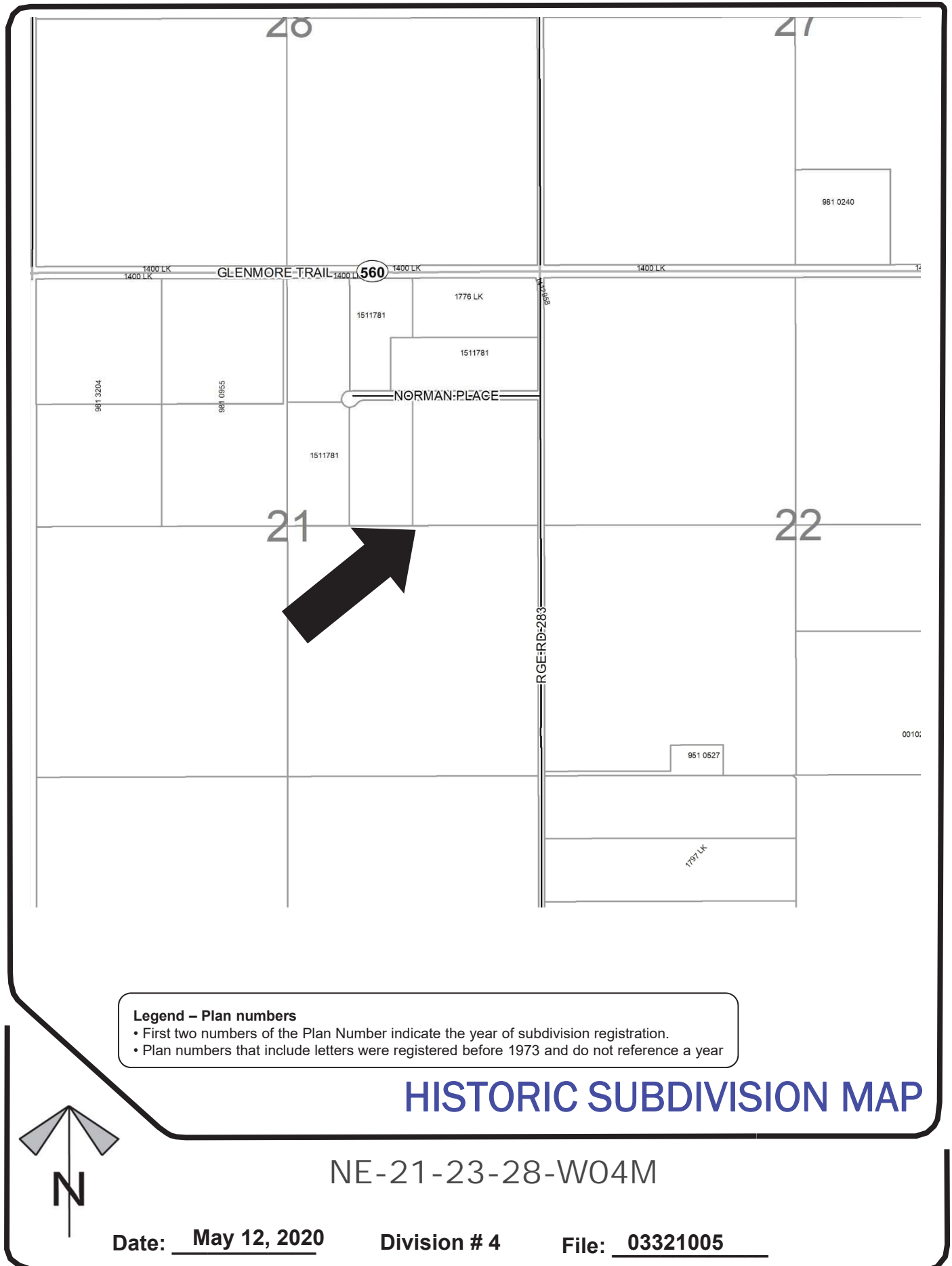
NE-21-23-28-W04M

Date: May 12, 2020

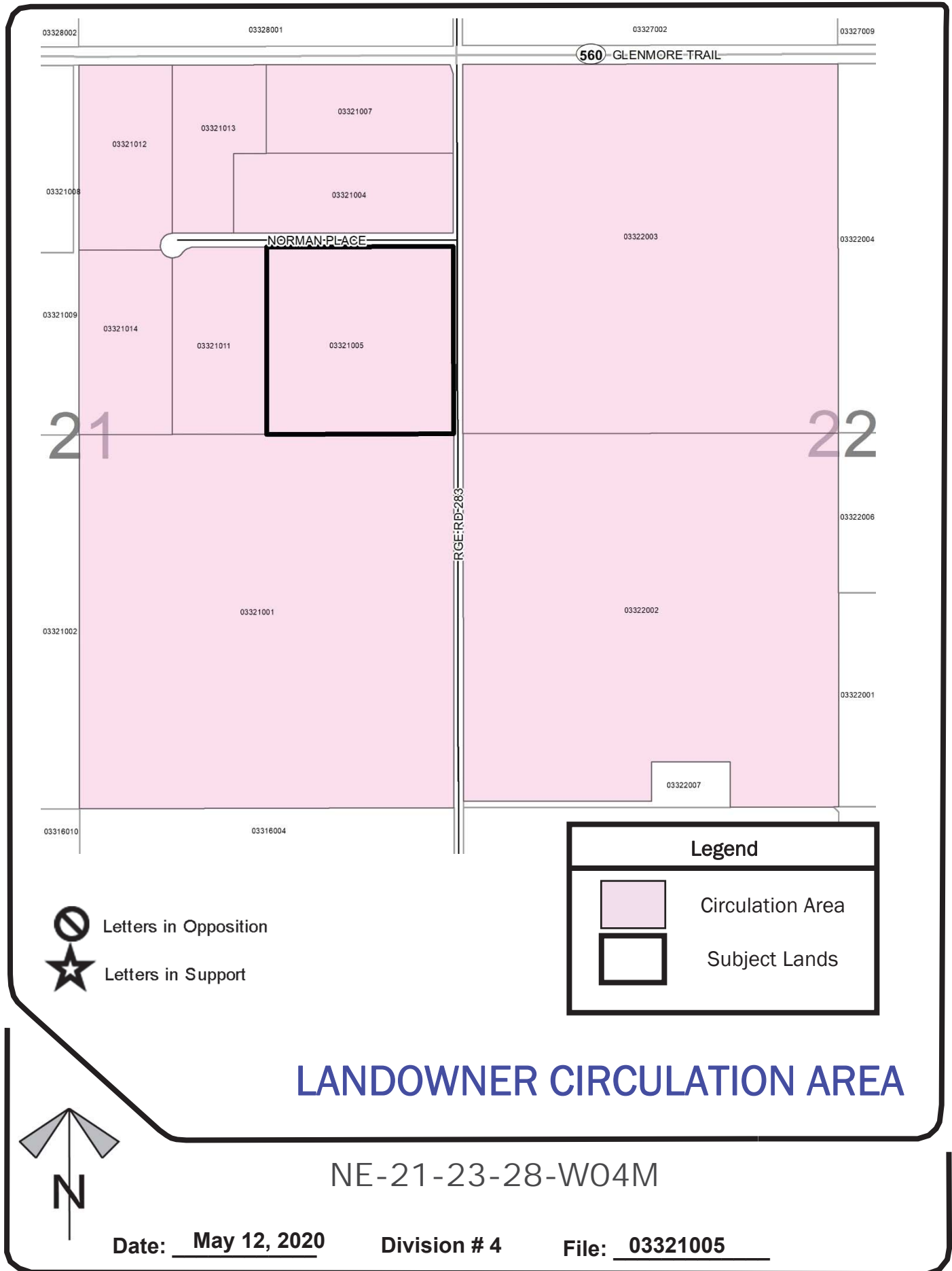
Division # 4

File: 03321005











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

**Appellant Information**

Name of Appellant(s) **Don Campbell / 1275685 Alberta Ltd.**

**Site Information**

Municipal Address <b>233167 Range Road 283</b>	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <b>NE-21-23-28-04</b>
Property Roll # <b>03321005</b>	Development Permit, Subdivision Application, or Enforcement Order # <b>PRDP20200124</b>

**I am appealing: (check one box only)**

**Development Authority Decision**

- ☒ Approval  
☐ Conditions of Approval  
☐ Refusal

**Subdivision Authority Decision**

- ☐ Approval  
☐ Conditions of Approval  
☐ Refusal

**Decision of Enforcement Services**

- ☐ Stop Order  
☐ Compliance Order

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

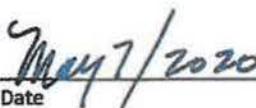
We understand that a Development Permit has been approved for the construction of a new four bay tenant building on this site. In our conversation with Rocky View County staff this week, we were informed that this business will result in an increased traffic count of 50 vehicles per hour.

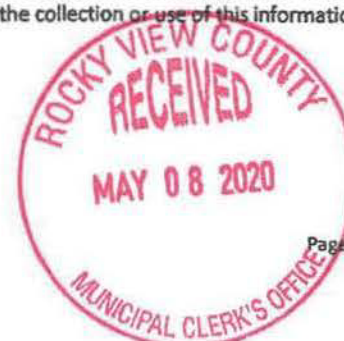
We have done a significant amount of work on our properties, located at the west end of Norman Road, successfully changing the land use and preparing them for further development. As part of the land use amendment, we were required to provide a TIA. This TIA was supplied to Rocky View County at the time and showed that, when we were ready to proceed, we would need to upgrade the intersection at Range Road 283 and Glenmore Trail, and possibly the intersection at Norman Place & Range Road 283. The costs for these upgrades were estimated to be quite high and would be our responsibility, with the ability to reclaim some of the costs as others developed.

We want to ensure that other developments, such as the one just approved, are not allowed to move ahead before we begin our work without contributing to the cost of the upgrade of this intersection.

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





# 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

905748 Alberta Ltd (Daniel Sekhon)  
PO Box 5571, Stn. A  
Calgary, AB T2H 1X9

Page 1 of 4

Tuesday, March 24, 2020

Roll: 03321005

RE: Development Permit #PRDP20200124

NE-21-23-28-04; (233167 RGE RD 283)

The Development Permit application for General Industry, Type II, construction of a four-bay tenant warehouse and signage. has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That General Industry Type II, construction of a four-bay tenant warehouse (labelled as "Building D"; Phase 1 & Phase 2), may be constructed in two phases at NE-21-23-28-W4M (233175 Range Road 283) in general accordance with the application and attached drawings, as prepared by 905748 AB Ltd., Proj. No. Building D, Dated January 21, 2020, and includes:
  - i. Warehouse, approximately 2,852.33 sq. m (30,702.20 sq. ft.) in size,
  - ii. Four fascia signs, 1.82m x 3.657m per unit (one per unit).

### Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit updated traffic volumes generated by the development [*previously captured under the approved Traffic Impact Memo, as prepared by WATT Consulting Group, dated July 10, 2014*] and the projected volumes generated by the new warehouse, to the satisfaction of the County. If the total traffic generated by the development is greater than 50 trips/hour, then a Traffic Impact Assessment shall be prepared and submitted in accordance with the County Servicing Standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking/site plan in accordance with Section 30.1 (h) and the Alberta Building Code 3.8.3.22 [*access aisle requirements*].
4. That prior to issuance of this permit, the Applicant/Owner shall submit revised elevation drawings or written confirmation, identifying the materials and colour legend for the building.





905748 Alberta Ltd (Daniel Sekhon) #PRDP20200124

Page 2 of 4

5. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

6. That all conditions of the previous issued Development Permits onsite shall remain in effect unless otherwise noted herein.
7. That upon request of the County, the Applicant/Owner shall submit as-built drawing(s) of the stormwater infrastructure on-site, to ensure compliance with the approved technical submissions.
8. That sanitary sewage shall be contained in pump out tanks and transported off-site to an approved wastewater receiving facility for disposal. All potable water shall be serviced by water cistern, with a truck-in water service.
9. That any future tenants for occupancy, change of use and/or signage, exceeding this permitted, shall require separate Development Permit approval. All signage shall be in accordance with Section 35 of the Land Use Bylaw.
10. That no off-site advertisement signage associated with the business shall be permitted.
11. That 29 parking stalls shall be maintained on site at all times for "Building D". No parking is permitted on the adjacent County road system at any time.
12. 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 principal building located on the subject site, to facilitate accurate emergency response.
13. That dust control shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
14. That during construction, any fill being added or removed from the site shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
15. That the entire site shall be maintained in a neat and orderly manner at all times. All waste material shall be deposited and confined in weatherproof and animal proof containers within an appropriate enclosure and screened from adjacent properties. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
16. That all landscaping shall be maintained onsite in accordance with the site Landscape Plan.





# ROCKY VIEW COUNTY

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

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

905748 Alberta Ltd (Daniel Sekhon) #PRDP20200124

Page 3 of 4

17. That the quality and extent of the landscaping shall be maintained over the life of the development, and any deceased vegetation shall be replaced within 30 days, or before June 30<sup>th</sup> of the next growing season. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
18. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
19. That water conservation strategies shall be implemented and maintained at all times.
20. 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 up light. All developments shall demonstrate a lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
21. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including:
  - i. Any requirements or recommendations from the approved Groundwater Level Monitoring Assessment and Stormwater Pond Recommendations Report, approved under PRDP20140249 [prepared by Parkland Geotechnical Consulting Ltd., Project No. CA0043-REV, dated March 24, 2014, as amended].
  - ii. Any requirements or recommendations from the approved Stormwater Management Study, including the construction of Pond 1, approved under PRDP20140249 [prepared by Civil Engineering Solutions Project No. CES Job 14-007, dated June 24, 2014, as amended].

## Advisory:

22. That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
23. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
24. That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
25. That a Building Permit shall be obtained through Building Services, prior to any construction taking place using the Commercial Checklist requirements and shall include a 3.2.2. Building Code Analysis.
 

*Note: That the building shall conform to the National Energy Code 2011, with documentation/design provided at the Building Permit stage.*
26. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



# ROCKY VIEW COUNTY

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

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

905748 Alberta Ltd (Daniel Sekhon) #PRDP20200124

Page 4 of 4

27. That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of 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.
28. That if this Development Permit is not issued by **December 30, 2020**, or by the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 14, 2020**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

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

**THIS IS NOT A DEVELOPMENT PERMIT**





ROCKY VIEW COUNTY  
Cultivating Communities

20200124

# APPLICATION FOR COMMERCIAL/OFFICE/INDUSTRIAL DEVELOPMENT PERMITS

FOR OFFICE USE ONLY	
Fee Submitted 4503.00	File Number 03321005
Date of Receipt 01/23/2020	Receipt # 202001317

Name of Applicant 905749 ALBERTA LTD. Email info@propipe.ca  
Mailing Address PO BOX 5541 STN X1 CALGARY, AB T2H 1K9  
Postal Code \_\_\_\_\_  
Telephone (B) 403-899-7866 (H) \_\_\_\_\_ Fax 403-723-0600  
For Agents please supply Business/Agency/ Organization Name \_\_\_\_\_

Registered Owner (if not applicant) \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Postal Code \_\_\_\_\_  
Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE ¼ Section 21 Township 23 Range 28 West of 4 Meridian  
b) Being all / parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan Number \_\_\_\_\_  
c) Municipal Address 233163 RR 283  
d) Existing Land Use Designation B-2 Parcel Size 40 ac. Division \_\_\_\_\_

## 2. APPLICATION FOR

2853 sq.m crane-capacity multi-bay building, phased.  
F2-use.

## 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property (s)? Yes \_\_\_\_\_ No 5  
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes \_\_\_\_\_ No 8  
(Sour Gas facility means well, pipeline or plant)  
c) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No 2  
d) Does the site have direct access to a developed Municipal Road? YES RR283  
e) Has the Design Guidelines checklist been completed? Yes ✓ No \_\_\_\_\_  
f) Has supplementary information been provided? (photos, sketches written descriptions etc.) Yes ✓ No \_\_\_\_\_  
g) Details of additional information \_\_\_\_\_

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

I DANIEL SEKHON hereby certify that \_\_\_\_\_ I am the registered owner  
(Full Name in Block Capitals) 8 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 \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
Date JAN 23/2020 JAN 23/2020

PLEASE SEE REVERSE

**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, Daniel Sekhan, 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

JAN 21, 2020  
Date





HISTORICAL LAND TITLE CERTIFICATE  
CURRENT TITLE WITH HISTORICAL DATA

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0021 588 976           4;28;23;21;NE           011 108 794

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 23  
SECTION 21  
THE SOUTHERLY 1320 FEET OF THE EASTERLY 1320 FEET  
OF THE NORTH EAST QUARTER  
CONTAINING 16.2 HECTARES (40 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 811 099 043

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
011 108 794	25/04/2001	TRANSFER OF LAND	\$320,000	\$320,000

OWNERS

905748 ALBERTA LTD.  
OF 820 59 AVE SE  
CALGARY  
ALBERTA T2H 2G5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3530AC		RESTRICTIVE COVENANT
1806LJ	14/04/1972	CAVEAT CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION. DEFERRED RESERVE CAVEAT

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 011 108 794
NUMBER	DATE (D/M/Y)	PARTICULARS	
741 057 993	14/06/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.	
811 099 044	28/05/1981	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$240,000	
841 091 686	29/05/1984	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 11TH & 6TH COMMERCIAL BANKING CENTRE 708-11 AVE SW CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: \$100,000	
881 073 010	05/05/1988	AMENDING AGREEMENT AFFECTS INSTRUMENT: 811099044	
901 176 808	06/07/1990	MORTGAGE MORTGAGEE - FEDERAL BUSINESS DEVELOPMENT BANK. STE. 1900, SUNCOR TOWER, 500-4TH AVE. SW, CALGARY ALBERTA T2P2V6 ORIGINAL PRINCIPAL AMOUNT: \$75,000	
001 243 648	29/08/2000	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: TRANSFER OF CAVEAT 001363691) (DATA UPDATED BY: CHANGE OF NAME 041458379) (DATA UPDATED BY: 041459008 )	
001 363 691	19/12/2000	TRANSFER OF CAVEAT 001243648 TRANSFeree - UTILICORP NETWORKS CANADA (ALBERTA) LTD. 1202 CENTRE ST SOUTH, 2ND FLR CALGARY ALBERTA T2G5A5 AGENT - GARRY SIMPSON	
011 153 869	05/06/2001	BUILDER'S LIEN LIENOR - RAMJET TRUCKING LTD. HOFFMAN DORCHIK 600, 5920 MACLEOD TR S CALGARY ALBERTA T2H0K2 ( CONTINUED )	

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ENCUMBRANCES, LIENS & INTERESTS  
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PAGE 3  
# 011 108 794

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - CHRISTOPHER P RAPPEL AMOUNT: \$11,676
011 153 870	05/06/2001	BUILDER'S LIEN LIENOR - ALEX & SON EXCAVATING LTD. C/O HOFFMAN DORCHIK 600, 5920 MACLEOD TR S CALGARY ALBERTA T2H0K2 AGENT - CHRISTOPHER P RAPPEL AMOUNT: \$13,840
011 343 686	19/11/2001	DISCHARGE OF MORTGAGE 901176808
011 361 527	04/12/2001	DISCHARGE OF MORTGAGE 841091686
011 362 281	04/12/2001	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 411-58 AVE SE CALGARY ALBERTA T2H0P5 ORIGINAL PRINCIPAL AMOUNT: \$500,000
041 458 379	02/12/2004	CHANGE OF NAME RE: FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AFFECTS INSTRUMENT: 001243648 AFFECTED PARTY: UTILICORP NETWORKS CANADA (ALBERTA) LTD.
041 459 008	03/12/2004	CORRECTION OF INSTRUMENT AFFECTS INSTRUMENT: 001243648 AFFECTED PARTY: GARRY SIMPSON "PARTY DELETED: GARRY;SIMPSON"
061 290 079	19/07/2006	CAVEAT RE : LEASE CAVEATOR - 1115843 ALBERTA LTD. SUITE 300, 255-17TH AVENUE SW CALGARY ALBERTA T2S2T8 AGENT - BEANT KHAIRA
071 088 993	22/02/2007	BUILDER'S LIEN LIENOR - PRO-FAB 2000 INC. 84 ERIN PARK CLOSE SE CALGARY ALBERTA T2B2T5

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS			PAGE 4
REGISTRATION			# 011 108 794
NUMBER	DATE (D/M/Y)	PARTICULARS	
		AGENT - GARY STEVENS AMOUNT: \$3,674	
091 126 475	08/05/2009	DISCHARGE OF MORTGAGE 811099044 AND AMENDING AGREEMENT 881073010	
091 126 476	08/05/2009	EXPIRATION OF BUILDER'S LIEN 011153869	
091 126 477	08/05/2009	EXPIRATION OF BUILDER'S LIEN 011153870	
091 126 478	08/05/2009	EXPIRATION OF BUILDER'S LIEN 071088993	
091 139 907	22/05/2009	DISCHARGE OF CAVEAT 061290079	
111 006 305	10/01/2011	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA. ATTN: BUSINESS SERVICE CENTRE 180 WELLINGTON ST W, 10 FLR TORONTO ONTARIO M5J1J1 AGENT - SHELDON GOOD	
121 153 291	20/06/2012	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - GARRY SIMPSON	
121 206 559	14/08/2012	DISCHARGE OF CAVEAT 121153291	
121 254 683	28/09/2012	CAVEAT RE : AGREEMENT CHARGING LAND , ETC. CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - GARRY SIMPSON	
121 285 265	31/10/2012	BUILDER'S LIEN LIENOR - MILLER SOLUTIONS LTD. ATTN: MATTHEW FARRELL C/O #209, 10836-24TH ST SE CALGARY ALBERTA T2Z4C9 AGENT - DANIEL MILLER AMOUNT: \$69,696	

( CONTINUED )



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ENCUMBRANCES, LIENS & INTERESTS  
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PAGE 5  
# 011 108 794

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
121 293 975	08/11/2012	BUILDER'S LIEN LIENOR - LAMONT BROTHERS AIR CONDITIONING & HEATING LTD. C/O THORNBOROUGH SMELTZ LLP ATTN ANDREW G KEIRSTEAD 11650 ELBOW DR SW CALGARY ALBERTA T2W1S8 AGENT - ANDREW G KEIRSTEAD. AMOUNT: \$41,268
131 012 352	14/01/2013	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 1ST FL., 180 WELLINGTON STREET WEST TORONTO ONTARIO M5J1J1 ORIGINAL PRINCIPAL AMOUNT: \$4,500,000
131 012 353	14/01/2013	CAVEAT RE : ASSIGNMENT OF RENTS CAVEATOR - ROYAL BANK OF CANADA. 1ST FL., 180 WELLINGTON STREET WEST TORONTO ONTARIO M5J1J1 AGENT - BEN NUTTALL
131 024 498	28/01/2013	DISCHARGE OF BUILDER'S LIEN 121285265
131 039 413	13/02/2013	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 121293975
131 262 283	11/10/2013	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - FORTISALBERTA INC. ATTN:LAND DEPARTMENT 320-17TH AVENUE SW CALGARY ALBERTA T2S2V1 AGENT - GARRY SIMPSON
141 123 403	21/05/2014	DISCHARGE OF CERTIFICATE OF LIS PENDENS 131039413
141 123 404	21/05/2014	DISCHARGE OF BUILDER'S LIEN 121293975
141 289 262	24/10/2014	DISCHARGE OF MORTGAGE 011362281
151 031 277	30/01/2015	DISCHARGE OF CAVEAT 111006305
151 159 907	26/06/2015	DISCHARGE OF CAVEAT 1806LJ.

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS  
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PAGE 6  
# 011 108 794

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
181 095 958	10/05/2018	MORTGAGE
		MORTGAGEE - ROYAL BANK OF CANADA.
		36 YORK MILLS RD, 4TH FLR.
		TORONTO
		ONTARIO M2P0A4
		ORIGINAL PRINCIPAL AMOUNT: \$6,700,000
181 095 959	10/05/2018	CAVEAT
		RE : ASSIGNMENT OF RENTS AND LEASES
		CAVEATOR - ROYAL BANK OF CANADA.
		36 YORK MILLS RD, 4TH FLR.
		TORONTO
		ONTARIO M2P0A4
		AGENT - MICHAEL J MORCOM.
181 107 646	28/05/2018	POSTPONEMENT
		OF CAVE 121254683
		TO MORT 181095958 CAVE 181095959
181 126 129	18/06/2018	DISCHARGE OF MORTGAGE 131012352
181 126 130	18/06/2018	DISCHARGE OF CAVEAT 131012353
TOTAL INSTRUMENTS: 044		

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 23 DAY OF  
JANUARY, 2020 AT 12:41 P.M.

ORDER NUMBER: 38692386

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**DAN HOLDINGS (905748 AB LTD.)**

Mail: PO BOX 5571, STN 'A'

Calgary, AB. T2H 1X9

Yard: 233175 RR 283, Rocky View County, AB

Telephone: (403) 252-7866

Fax: (403) 723-0600

Jan 21, 2020

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

**Re: Development Permit Application - 2853 sq.m. building**  
**F2 Industrial, sprinklered, multi-bay, crane capability**  
**Legal Land Address: NE ¼-21-23-28-W4M**  
**Site Building: Building 'D'**

The Development Permit Application is for a 2,853 sq. m. multi-bay F2 industrial building with crane capability and sprinklered (fire protection).

There were some released-but-retired development permits on site (PRDP2014-0250, PRDR2014-0251, PRDP2014-0252) for multi-bay industrial buildings. Therefore a number of required items for releasing the forthcoming Development permit are already available. These include Stormwater Plan, Geotechnical Reports, Landscaping Plan, and TIA.

F2 (and lower risk F3) occupancies and business are the site activities.

Employee hours will typically be 6AM to 4:30 PM from Monday to Friday.

Sincerely,

Daniel Sekhon, P.Eng.











## ProPipe

---

**From:** ProPipe  
**Sent:** May 29, 2019 4:02 PM  
**To:** JTargett@rockyview.ca  
**Subject:** PRDP20182766- Condition #7 Lighting

Hi Jacqueline,

Condition #7 for PRDP20182766 is that the Owner submit proposed lighting details for the site in Accordance with Section 27 of the Land Use Bylaw.

Please take this email as our proposed lighting details!

- We are an industrial site.
- We are placing **shielded downward-pointing exterior security lights** above all man doors and above all overhead doors. In some places, overhead doors and man doors are close together, and so sometimes one security light is adequate for both.
- We do not have any Landscaping lighting or street lighting or upward-pointing lights.
- The proposed building is set back fairly far into our Site (about 330 ft both sides)
- There are no public roads close to the Building Site.
- We will have a single emergency strobe light on the building as required by the Alberta Building Code for Fire Alarm Systems (i.e. a strobe light would turn only if the Fire Alarm went off, so that the Fire Department could tell which Building is under duress).

I trust this will suffice. As always with any of my emails, feel free to email me back with any questions.

Thank you,  
Dan S

### Professional Pipe & Steel Sales

**Yard:** 233175 Range Road 283 SE

Calgary / Rocky View County, AB

**Mail:** Box 72154 RPO Glenmore Landing

Calgary, AB T2V 5H9

P 403-252-7866 | F 403-723-0600 | E [info@propipe.ca](mailto:info@propipe.ca)

[www.propipe.ca](http://www.propipe.ca)



## **ProPipe**

---

**From:** ProPipe  
**Sent:** May 29, 2019 3:08 PM  
**To:** JTargett@rockyview.ca  
**Subject:** FW: PRDP20182766 - Condition #5

Hi Jacqueline,

I thin Oksana forwarded you some emails from me, and I will get them on to you know for releasing my Development Permit (PRDP20182766).

Please note we use the legal company name 905748 Alberta Ltd.

For Condition #5 for a Landscaping Plan, yes there was a Landscaping Plan submitted years ago. I have attached pictures below of our trees along the east and south boundaries where most of the Landscaping is located. I can take more pictures if you like, including of Landscaping situated further inside our site.

As with landscaping, I do keep it up to date as it is a Condition which remains in effect. I just recently replaced a number of Deciduous trees as you can see in the pictures. After the pictures were taken, I have also replaced some coniferous trees. While the soil out here is pretty poor quality unfortunately, we are located near Foothills Nurseries so it is easy for us to do replacements.

Thank you,  
Dan S

### **Professional Pipe & Steel Sales**

**Yard:** 233175 Range Road 283 SE

Calgary / Rocky View County, AB

**Mail:** Box 72154 RPO Glenmore Landing

Calgary, AB T2V 5H9

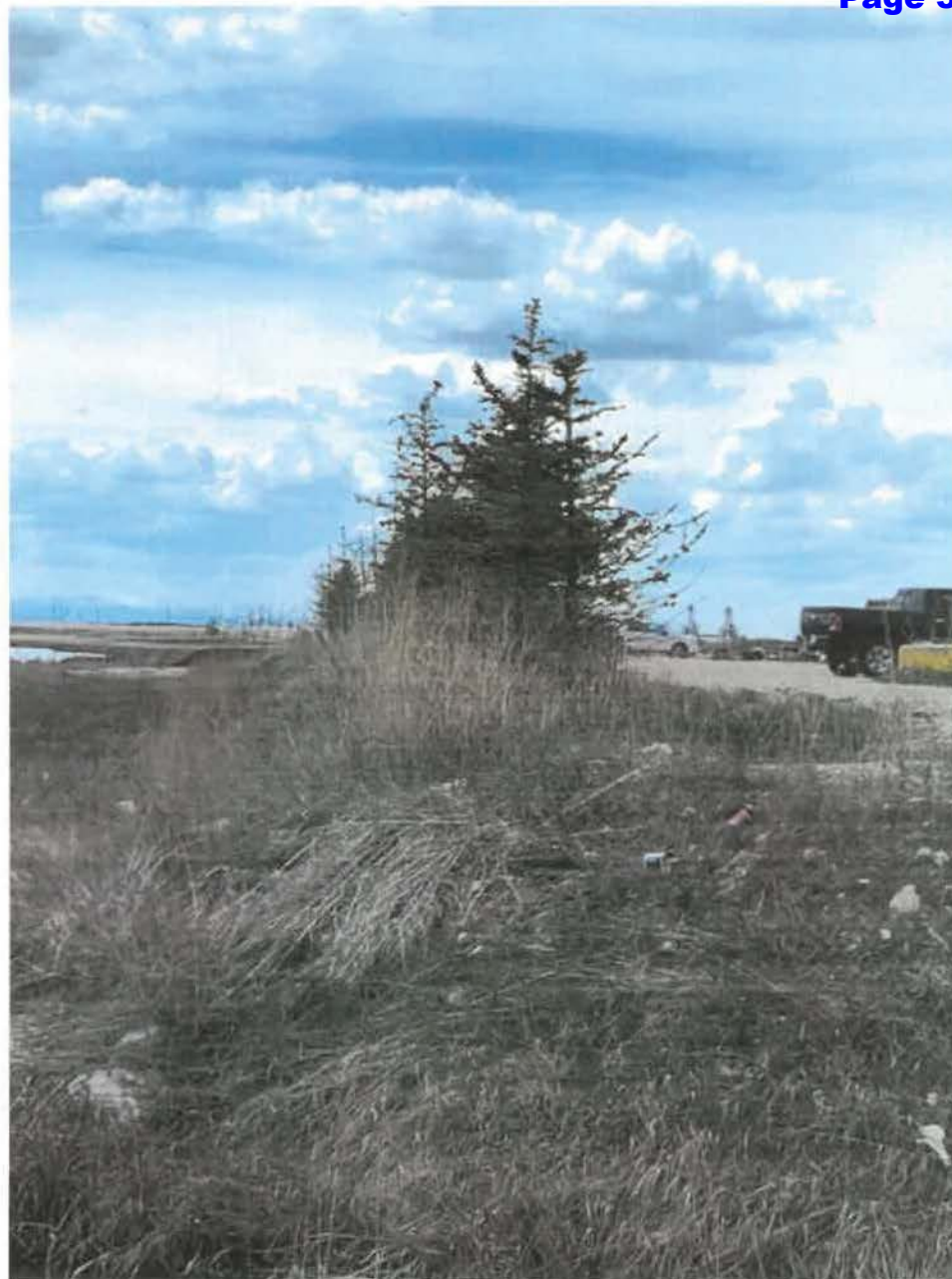
**P** [403-252-7866](tel:403-252-7866) | **F** [403-723-0600](tel:403-723-0600) | **E** [info@propipe.ca](mailto:info@propipe.ca)

[www.propipe.ca](http://www.propipe.ca)























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[www.propipe.ca](http://www.propipe.ca)





# FOR DP APPLICATION Building D PICTURE SITE PLAN

PHOTO #1



SITE INFORMATION	
DATE OF SITE VISIT: 08/14/2018	DATE OF PHOTO: 08/14/2018
PROJECT: 2018-001-001-001-001	PROJECT: 2018-001-001-001-001
PROJECT: 2018-001-001-001-001	PROJECT: 2018-001-001-001-001
PROJECT: 2018-001-001-001-001	PROJECT: 2018-001-001-001-001

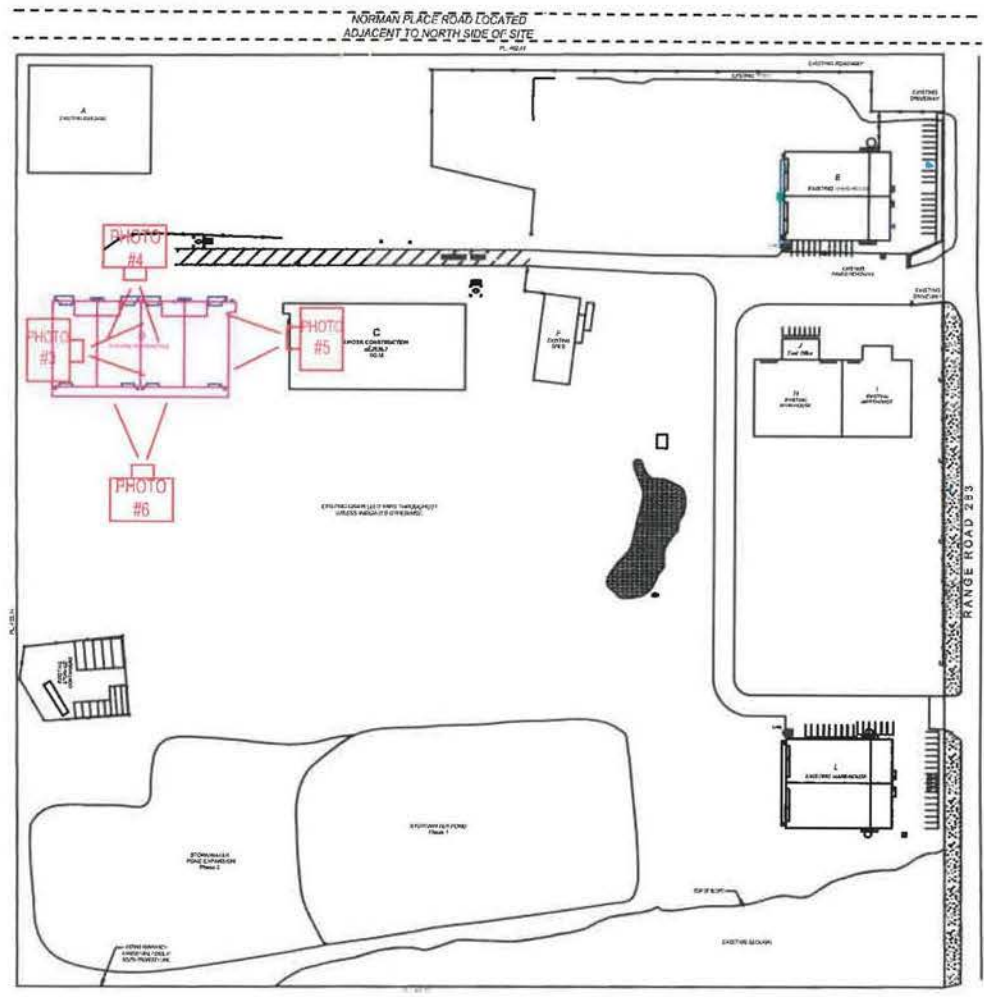


PHOTO #2

**Development Permit Application for Building D**

Pictures taken October 19, 2019.

Colour pictures in support of Development Proposal

Legal Land Address: 21-23-28-W4M

Photograph #1 – View towards Southwest from near NE corner of 40 acre parcel (Oct 2019)



Photograph #2 – View towards Northwest from near SE corner of 40 acre parcel (Oct 2019)





Photograph #3 – View of proposed Building Site towards East.  
Building C under construction in background Steel storage visible. (Oct 2019).



Photograph #4 – View of proposed Building Site towards South. Steel storage visible. (Oct 2019).





Photograph #5 – View of proposed Building Site towards west.  
Steel storage visible. Aggregate stockpile visible on neighbouring property. West wall of Building C under construction.  
(Oct 2019).



Photograph #6 – View of proposed Building Site towards north.  
Steel storage visible. Building A visible in background. (Oct 2019).





**G01**

# DEVELOPMENT PERMIT SUBMISSION PROPOSED BUILDING 'D'

for 905748 ALBERTA LTD. (OWNER)  
@ 233181 RANGE ROAD 283, ROCKY VIEW COUNTY  
I.E. PROFESSIONAL PIPE & STEEL

## DRAWING INDEX

GENERAL	ARCH.	STRUCTURAL	MECHANICAL	ELECTRICAL
G00 COVER PAGE G01 GENERAL SITE PLAN G02 SITE PLAN ZOOM-IN G03 BASE FLOOR PLAN G04 BUILDING ELEVATIONS	-	-	-	-

### LEGAL DESCRIPTION

NE 1/4-21-23-28-W4M  
ZONING: B-2 GENERAL

### MAJOR CODE CLASSIFICATION

BUILDING USE: MAJOR OCCUPANCY IS GENERAL INDUSTRIAL  
BUILDING CLASSIFICATION: GROUP F DIVISION 2  
NUMBER OF STORIES: 1, SPRINKLERED  
NUMBER OF STREETS FACING: 3 (ACCESS FROM ALL SIDES)  
BUILDING AREA: 2,853 SQ.M TOTAL

TYPE OF CONSTRUCTION:  
SPRINKLERED:  
FIRE RESISTANCE RATINGS:  
LIMITING DISTANCE:

NON-COMBUSTIBLE  
YES  
FUTURE (w/OFFICE)  
PART OF EAST WALL  
AND WEST WALL WILL  
BE FIRE RATED  
(FUTURE BP DWGS)

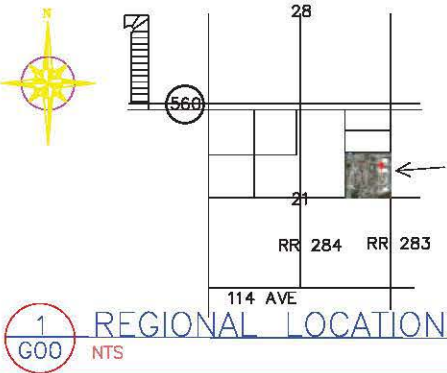
### FIRE PROTECTION

FIRE WATER PUMPSHACK AND DISTRIBUTION SYSTEM EXISTING.  
BUILDING WILL BE FULLY SPRINKLERED  
BUILDING WILL HAVE SIAMENSE CONNECTION.  
EXISTING WET HYDRANT IS WITHIN 45M TRAVEL DISTANCE OF SIAMENSE CONNECTION.

BUILDING PERMIT WILL DETAIL EMERGENCY LIGHTING, FIRE ALARM SYSTEM  
EXIT SIGNAGE, FIRE-RATED WALLS, FIRE EXTINGUISHERS, ETC.

### PREVIOUS DEVELOPMENT PERMIT

THIS DEVELOPMENT PERMIT IS INTENDED TO PARTIALLY REPLACE 3 PREVIOUS PERMITS  
APPROVED & CONDITIONS MET (PRDP2014-0850, PRDP2014-0251, PRDP2014-0852).  
THE PREVIOUS PERMITS WERE FOR THREE BUILDINGS, (M, N, and O) TOTALING  
8816 SQUARE METERS.  
A NUMBER OF CONDITIONS FOR THE PREVIOUS PERMITS WILL STILL BE RELEVANT TO  
THIS NEW APPLICATION (LANDSCAPING PLAN, STORMWATER PLAN, TIA, GEOTECHNICAL REPORT).



### NOTES:

1. DRAWINGS ARE NOT TO BE SCALED
2. ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES IN THE DIMENSIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER.

NO.	DATE	DESCRIPTION
A	22 JAN 20	DEVELOPMENT PERMIT

### REVISIONS

OWNER/OWNER CONTRACTOR  
905748 ALBERTA LTD.  
PO Box 5371, Ste. 'A'  
Calgary, AB T2E 1B9  
TEL: (403) 852-7355  
FAX: (403) 753-0800  
info@propipe.ca  
(THIS ALSO APPLIES TO PROFESSIONAL PIPE)

### BUILDING 'D'

ROCKY VIEW COUNTY  
INDUSTRIAL DEVELOPMENT  
PERMIT APPLICATION

### LEGAL ADDRESS

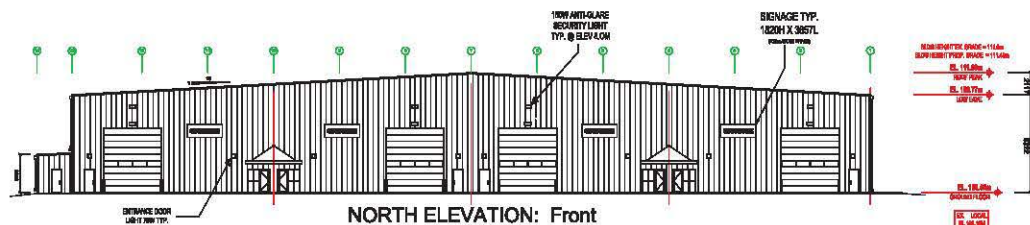
NE 1/4-21-23-28-W4M  
233181 RANGE ROAD 283

### DRAWING

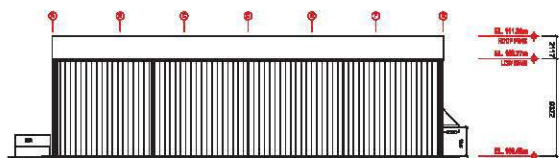
### COVER

PROJECT: BUILDING 'D' 233181 RANGE ROAD 283 NE 1/4-21-23-28-W4M	
SCALE: NTS	DRAW. DATE: 21 JAN 2020
DRAWN BY: DNS	CHECKED BY:
CAD FILE NO: G00	PROJ. NO.: BUILDING 'D'
DWG. NO: G00 REV A	

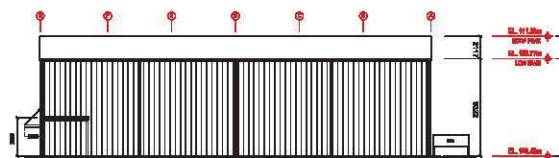




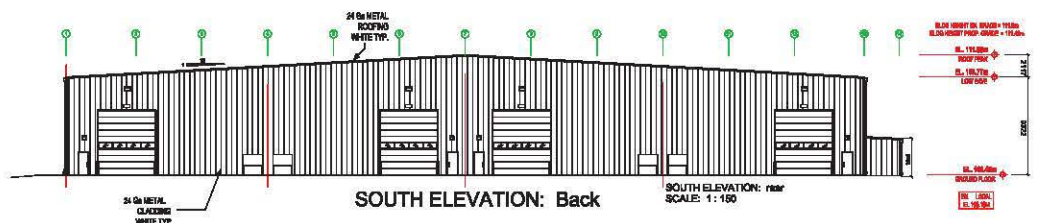
NORTH ELEVATION: Front



EAST ELEVATION

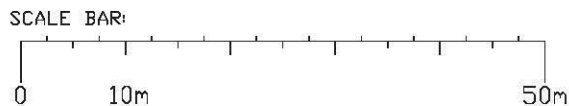


WEST ELEVATION



SOUTH ELEVATION: Back

SCALE: 1:150



NOTES:

1. DRAWINGS ARE NOT TO BE SCALED
2. DIMENSIONS IN MILLIMETERS (MM)

A 21 JAN 2020 DEVELOPMENT PERMIT

NO. DATE DESCRIPTION

REVISIONS

OWNER/CM, CONTRACTOR

905748 ALBERTA LTD.

BOX 72154, KPO, CALGARY, ALBERTA

TEL: (403) 252-7755 FAX: (403) 252-0800

info@proptips.ca

(ALSO OPERATING AS PROFESSIONAL FIRM)

BUILDING 'D'

ROCKY VIEW COUNTY  
INDUSTRIAL DEVELOPMENT  
PERMIT APPLICATION

LEGAL ADDRESS

HWY 1/4-21-22-23-24-25  
INDUSTRIAL PARK ROAD 200

DRAWING

ELEVATIONS

PROJECT:

BUILDING 'D'

233151 PARK ROAD 200

HWY 1/4-21-22-23-24-25

SCALE:

NTS

DRAWN BY:

DNS

CAD FILE NO:

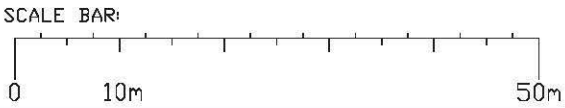
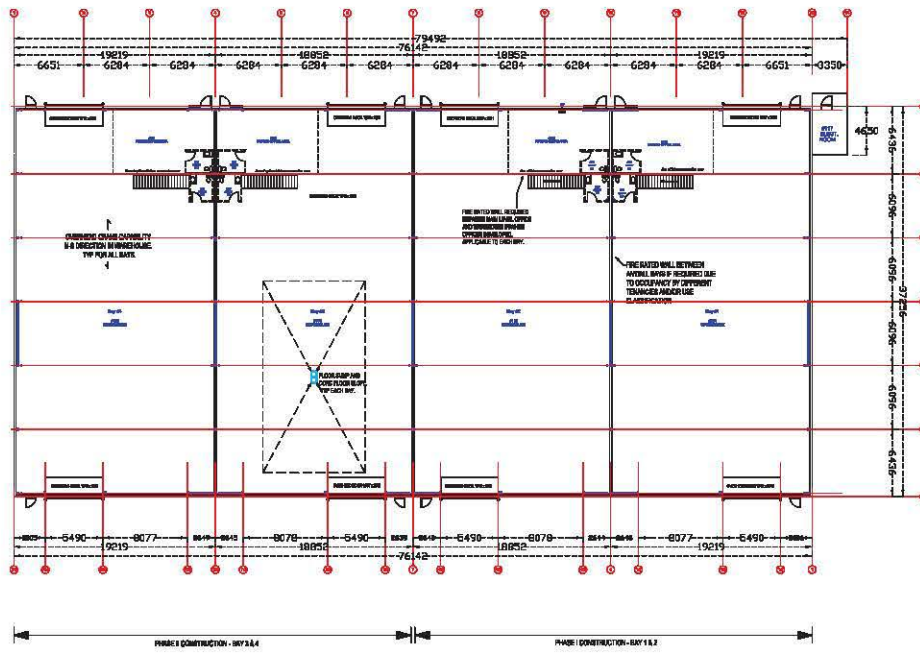
G04

PROJ NO:

BUILDING 'D'

DRAWN BY:

G04 REV A



1 ZOOM-IN SITE PLAN  
G02 NTS

NOTES:

1. DRAWINGS ARE NOT TO BE SCALED
2. DIMENSIONS IN MILLIMETERS (MM)

NO.	DATE	DESCRIPTION
A	21 JAN 20	DEVELOPMENT PERMIT

REVISIONS

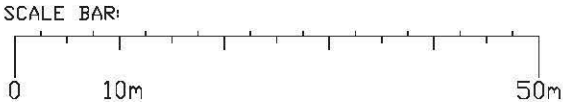
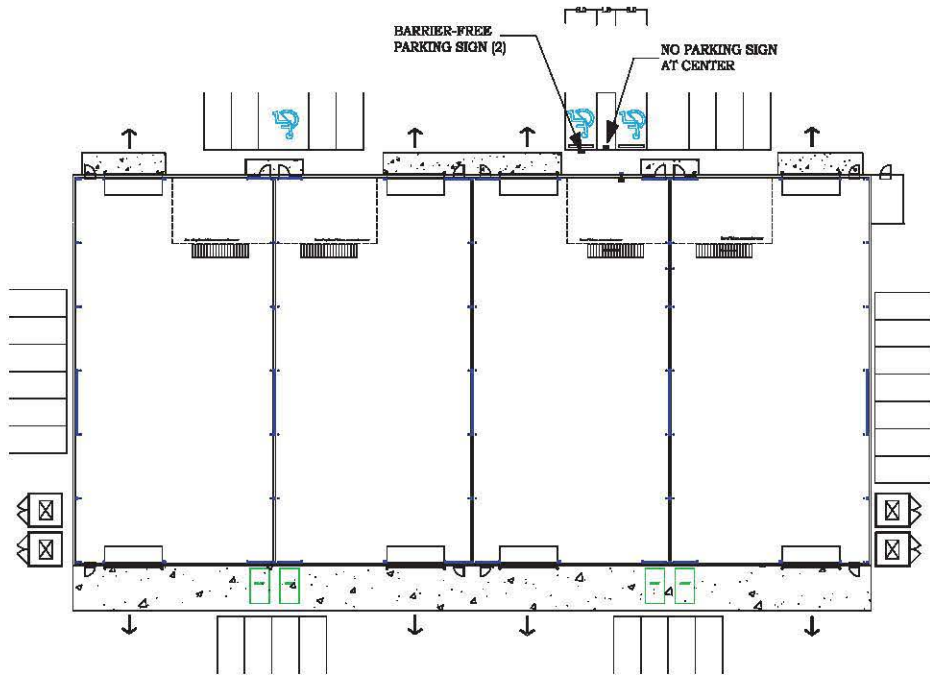
OWNER/CM, CONTRACTOR  
905748 ALBERTA LTD.  
BOX 72154, KPO, CALGARY, ALBERTA  
TEL: (403) 952-7766  
FAX: (403) 753-0800  
info@proptape.ca  
(ALSO OPERATING AS PROFESSIONAL PIPE)

BUILDING 'D'  
ROCKY VIEW COUNTY  
INDUSTRIAL DEVELOPMENT  
PERMIT APPLICATION

LEGAL ADDRESS  
HW 1/4-21-22-23-24-25  
RURAL RANGE ROAD 205

DRAWING

BASE FLOOR PLAN	
PROJECT: BUILDING 'D' 233151 RANGER ROAD S20 NE 1/4 21-22-23-24-25	
SCALE: NTS	DWG. DATE: 21 JAN 2020
DRAWN BY: DNS	CHECKED BY:
CAD FILE NO: G03	PROJ NO: BUILDING 'D'
DWG. NO: G03 REV A	



1 ZOOM-IN SITE PLAN  
G02 NTS

**MOTOR VEHICLE PARKING**

(LAND USE BYLAW SCHEDULE 5)

General Industrial: 1 per 100sq.m.  
2853 sq.m / 100 = 29 parking spots

**STALL DIMENSIONS:**

TYPICAL 2.8M WIDTH x 5.45M LENGTH  
AISLE WIDTH: N/A  
BARRIER FREE WIDTH: 3.00M + 1.8M CLEAR LANE

PARKING STALLS ARE NOT DESIGNATED AS VISITOR STALLS ON-SITE DUE TO LOW VISITOR VOLUME.

**NOTES:**

1. DRAWINGS ARE NOT TO BE SCALED
2. DIMENSIONS IN MILLIMETERS (MM)

NO.	DATE	DESCRIPTION
A	21 JAN 20	DEVELOPMENT PERMIT

**REVISIONS**

**OWNER/OWNER CONTRACTOR**

905748 ALBERTA LTD.

BOX 72154, KPO, CALGARY (ALBERTA)

Calgary Alberta

TEL: (403) 852-7766

FAX: (403) 753-0600

info@percepta.ca

(ALSO OPERATING AS PROFESSIONAL FIRM)

**BUILDING 'D'**

ROCKY VIEW COUNTY  
INDUSTRIAL DEVELOPMENT  
PERMIT APPLICATION

**LEGAL ADDRESS**

HWY 1/4-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231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