

SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

June 24, 2020

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

A CALL MEETING TO ORDER

B DEVELOPMENT APPEALS

9:00 AM APPOINTMENTS

1. Division 2 File: 05708083 PRDP20200760 page 2

An appeal against the Development Authority's conditions of approval for a development permit application for outdoor recreation, neighbourhood area – construction of an accessory building (beach building) at 1550 Harmony Circle (Lot 1 Block 8 Plan 1612694; SW-8-25-3-W5M) and located approximately 2.81 km (1 3/4 miles) north of Township Road 250 and 2.01 km (1 1/4 miles) east of Range Road 40.

Appellant/Applicant: Modern Dimensions Design
Owner: Harmony Owners' Association

10:30 AM APPOINTMENT

2. Division 8 File: 06712023 PL20190106 page 67

An appeal against the Subdivision Authority's conditions of approval for a subdivision application to create a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 3.09 acre) remainder at 30092 Bunny Hollow Drive (Lot 9 Plan 9510097; SE-12-26-03-W5M) and located approximately 1.20 kilometres (3/4 miles) south of Township Road 262 0.25 kilometres (1/0mile) west of Bearspaw Road.

Appellant/Owner: Donald Fraser

C CLOSE MEETING

D NEXT MEETING: July 15, 2020

PLANNING & DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board
DATE: June 24, 2020 **DIVISION:** 02
FILE: 05708083 **APPLICATION:** B-1; PRDP20200760
SUBJECT: Outdoor Recreation, Neighbourhood
 Area, construction of a Beach building

PROPOSAL: Outdoor Recreation, Neighbourhood Area, construction of a Beach building.	GENERAL LOCATION: Located approximately 2.81 km (1 3/4 miles) north of Twp. Rd. 250 and 2.01 km (1 1/4 miles) east of Rge. Rd. 40.
APPLICATION DATE: April 6, 2020	DEVELOPMENT AUTHORITY DECISION: Discretionary-Approved
APPEAL DATE: June 10, 2020	DEVELOPMENT AUTHORITY DECISION DATE: May 25, 2020
APPELLANT: Modern Dimensions Design	APPLICANT: Modern Dimensions Design OWNER: Harmony Developments
LEGAL DESCRIPTION: Lot 1 Block 8 Plan 1612694, SW-08-25-03-05	MUNICIPAL ADDRESS: 1550 HARMONY CIRCLE
LAND USE DESIGNATION: DC-129 (CGO)	GROSS AREA: 1.16 hectares (2.89 acres)
PERMITTED USE: Listed Use within the Direct Control District, that requires a Development Permit	DEVELOPMENT VARIANCE AUTHORITY: <u>Land Use Bylaw, Section 12.2(b): Use, Discretionary Applications: A Use, Discretionary in a Direct Control District:</u> <i>(i) May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.</i> <u>Land Use Bylaw, Section 30.1(f): A Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development to facilitate the determination of parking requirements. The Development Authority</u>

	<i>shall not be bound by any recommendations of such a Parking Assessment.</i>
PUBLIC SUBMISSIONS: The application was circulated to 14 adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> •County Plan •Land Use Bylaw NON STATUROY PLANS: <ul style="list-style-type: none"> • Harmony Conceptual Scheme

EXECUTIVE SUMMARY:

The proposal is for Outdoor Recreation, Neighbourhood Area – Construction of a Beach Building and the associated signage. The proposed Beach Building is for the Owners Association of Harmony and would be a multi-use public accessory building to the outdoor recreation area (beach), in the community of Harmony.

On May 25, 2020, the Municipal Planning Commission (MPC) conditionally approved the development permit with the following motions:

MOVED by Member McKylor that condition 2 for development permit PRDP20200760 as noted in the development report be amended to read:

“That the minimum required parking stall requirements is relaxed from three (3) to ~~zero~~ two (2).”

Carried

MOVED by Member McKylor that a new prior to issuance condition for development permit PRDP20200760 as noted in the development permit report be added to read:

“That prior to issuance of this development permit the Applicant/Owner shall provide a Site Plan showing the location of the two parking stalls in accordance with the Land Use Bylaw requirements.”

Carried

MOVED by Member McKylor that development permit application PRDP20200760 be approved with the suggested conditions noted in the report, as amended.

Carried.

The Applicant appealed the Municipal Planning Commission’s decision to require two (2) parking spaces (Condition #2 and #4). The reasons for appeal are outlined in the appeal letter prepared by Modern Dimensions Design Inc. (dated June 10, 2020).

PROPERTY HISTORY:

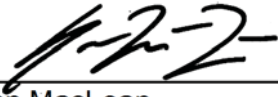
May 25, 2020 The Municipal Planning Commission conditionally approved the Development Permit for Outdoor Recreation, Neighbourhood Area – Construction of a Beach Building and the associated signage with the additional conditions to require two parking stalls and revised site plan.

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

JKwan/ltt

DEVELOPMENT PERMIT REPORT

Application Date: April 6, 2020	File: 05708083
Application: PRDP20200760	Applicant/Owner: Modern Dimensions Design/Owners Association of Harmony
Legal Description: Lot 1, Block 8, Plan 1612694 within SW-8-25-3-W005M	General Location: located approximately 2.81 km (1 3/4 miles) north of Twp. Rd. 250 and 2.01 km (1 1/4 miles) east of Rge. Rd. 40
Land Use Designation: Direct Control District (DC-129)	Gross Area: ±1.16 hectares (± 2.89 acres)
File Manager: Johnson Kwan	Division: 02

PROPOSAL:

The proposal is for an Outdoor Recreation, Neighbourhood Area – Construction of a Beach Building and the associated signage.

The proposed Beach Building is for the Owners Association of Harmony and would be a multi-use public accessory building to the outdoor recreation area (beach), in the community of Harmony. Local residents will frequent the beach building and its amenities to rent recreational equipment.

The building is approximately ± 107.07 sq. m (± 1,152.55 sq. ft.), and include the following components:

- A Beach Office ± 21.74 sq. m (± 234.08 sq. ft.) to be used by staff to support the operation of the entrance window where patrons may rent recreational equipment;
- A Storage Room ± 15.45 sq. m (± 166.33 sq. ft.) that will include shelving to be used for storing rental equipment;
- A Janitorial Room ± 23.54 sq. m (± 253.49 sq. ft.) that will be used for the storage of cleaning supplies and maintenance equipment;
- Four indoor washroom facilities/change rooms ± 21.63 sq. m (± 232.89 sq. ft. in total) to be used by patrons and staff; and
- An open roof canopy for shelter ± 24.68 sq. m (± 265.76 sq. ft.).

DRAWINGS SUBMITTED

- Application Drawings, as prepared by Modern Dimensions Design Inc, Project No. 18-006-02, Dwgs A101 to A104; dated April 3, 2020.
- Landscape Plan, as prepared by L.A. West Landscape Architectural Design Consultants, Project No. LQW.060.009.002, Dwgs.L-1,L-4, L-5 and L-8 , dated July 24, 2018

PROPOSED USES

- The subject land is located in the Golf Facilities and Open Space Cell (GO) Area A, in which *Outdoor Recreation, Neighbourhood Area* is a listed use under Section 7.3.1

In accordance with Section 10 of DC-129:

- *Outdoor Recreation, Neighbourhood Area* means a development providing facilities for outdoor sports and active recreation that are compatible with neighbourhood uses. Typical facilities would include supports and adventure fields, outdoor athletic fields and courts, naturalized areas, passive recreation infrastructure, and parks.

The proposed development is consistent with the purpose and intent of the GO Cell, which is to provide for community amenity space and to provide recreational based business opportunities in accordance with Section 7.1.0 of the DC Bylaw.

MINIMUM SETBACKS

- Front Required: 6.00 m (19.70 ft.)
- **Front Proposed:** ± 6.32 m (± 20.73 ft.) to the southern property line
- Side Required: 3.00 m (9.80 ft.)
- **Side Proposed:** Plenty, more than 3.00 m (9.80 ft.)
- Rear Required: 6.00 m (19.70 ft.)
- **Rear Proposed:** ± 11.78 m to the northern property line

HEIGHT

- Maximum Allowed: 18.00 m (59.00 ft.)
- **Proposed Height:** ± 4.96 m (16.27 ft.)

SPECIAL REGULATIONS

- In accordance with Section 7.5.3, a Development permit application shall address the potential requirements for limiting the seasons and hours of operation, including maintenance activities. These could include seasonal or other temporary closures.
- According to the Applicant, a total of two employees are anticipated to be required for the operation of the beach building between May to October.
- The anticipated hours of operation will be from 9:00 am to 10:00 pm, seven days a week. The operating hours are subject to change based on seasonality.

LANDSCAPING

- Landscaping is being addressed as part of the greater Harmony trail network. The subject property is ± 2.89 acres in size; the proposed development area consist of a small fraction of the overall site area. The majority of the site is already landscaped with the pathway system.

PARKING & LOADING

- The applicant indicated that the site is intended for the local community with pedestrian and cycling pathway connection to the proposed building. For this reason, Bicycle stalls are being provided in lieu of car parking. Four bike racks are proposed.
- Based on the Land Use Bylaw, the proposed beach building is considered Commercial, General and would require 2.7 stalls per 100.00 sq. m (1,076.40 sq. ft.) gross floor area
- In total: 3 parking stalls would be required $([2.7 \times 1,152.55 \text{ sq. ft.}] / 1,076.40 \text{ sq. ft.}) = 2.89 \text{ stalls}$. As no parking is proposed for this unit, a variance of 100% is required to permit 0 stalls.

- Due to the uniqueness of this Development proposal, it is Administration's interpretation that the required parking stalls requirements of the Land Use Bylaw are excessive in this case, does not align with the approved policy for the site and intended use of the proposal and there would be no adverse effect by accommodating the variance request.
- No loading activity is expected for the outdoor recreation area.

LIGHTING

- Exterior lighting is available on the north, east and west elevations (see Elevation Drawing A104). All exterior lighting are to be in compliance with the County's Dark Sky policy.
- Outdoor lighting is in place as part of the pathway system.

SIGNAGE

- Exterior façade sign is proposed on the south elevations facing the pathway system and Harmony Circle (see Elevation Drawing A104 and Site Details Drawing A102-2).
- Signage reads 'HARMONY SOUTH BEACH'. Lettering Colour brushed aluminum to match existing emblems on pillars and to be approved by the Owners Association of Harmony
- 'HARMONY' Size 0.6 m in height by \pm 3.75 m in width
- 'SOUTH BEACH' size 0.25 m in height by \pm 2.125 m in width.

STATUTORY PLANS:

- The subject land is located within the Harmony Conceptual Scheme.

INSPECTOR'S COMMENTS:

- No activity during site visit. See photos provided by the Applicant for summer time.

CIRCULATIONS:

Alberta Health Services

- No comment received at the time of the report

Alberta Environment and Parks

- No comment received at the time of the report

Building Services

- No comment received at the time of the report

Utility Services

- No concerns

Springbank Airport Authority

- No comment received at the time of the report

Planning and Development Services – Engineering Review

General:

- **That prior to issuance**, the applicant is required to pay the development application engineering review fee in accordance with the Master Rates Bylaw.

- The applicant will be responsible for all required payments of 3rd party reviews and/or inspections required to process this permit as per the Master Rates Bylaw.
- This area of Harmony, including the lake front landscaping, was developed under Stage 1 and pursuant to Phases 1 and 2 of the community. These development agreements have received final acceptance certificates and the roads are now County responsibilities. The Harmony Beach Club was provided service connections inside of PL for water and sewer as part of Stage 1 servicing. The plans requested below will detail the extension of these services to the new building.
- **That prior to issuance**, the applicant shall provide a Site Plan that details all proposed surface improvements on the subject site. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features.

Geotechnical:

- **That prior to issuance**, a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards is required to verify the site is suitable for the proposed buildings, site works, and deep utilities. For areas (if any) with greater than 1.2 m of fill a Deep Fill report is required.

Transportation:

- County records indicate the site provided payment of the Transportation Levy under file PL20110165. Access to the beach area has also been addressed under prior approvals of Stage 1 Harmony. Site plan referenced above should include any proposed changes to hard landscaping on the site as a result of the building.

Sanitary/Waste Water:

- **That prior to issuance**, the applicant shall submit a wastewater flow generation summary for projected sanitary demands on the site, to the satisfaction of Rocky View County. This will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site.
- **That prior to issuance**, the applicant shall submit a detailed site wastewater servicing design that will tie into the Harmony wastewater collection and treatment system. The design shall include the location of sanitary sewer service connection(s) and test manhole(s) on the site for review and approval by the County. Note, the test manhole was installed by HDI as part of previous servicing of Stage 1 Harmony.
- **Prior to occupancy**, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built sanitary infrastructure.

Water Supply and Waterworks:

- **That prior to issuance**, the applicant shall submit a potable water demand summary for projected water demands on the site, to the satisfaction of Rocky View County. This will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site demands.
- **That prior to issuance**, the applicant shall submit a detailed site potable water servicing design, including adequate fire protection for the site, which will tie into the Harmony water distribution and treatment system. The design shall address the need for a pressure reducing valve and backflow preventer.

- **Prior to occupancy**, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built water infrastructure.

Storm Water Management:

- The Harmony Beach Club site and its drainage has been covered as part of Stage 1 servicing and the Harmony Stage 1 Master Drainage Plan. The only requirement is for a site grading plan showing how stormwater generated from the site will be managed.
- **That prior to issuance**, the applicant shall provide a site grading plan detailing the proposed grades for the beach club area and building.
- **That prior to issuance** the owner/applicant shall submit a sediment and erosion control plan and report for onsite construction activities in accordance with County Servicing Standards. The applicant is advised that if the site disturbed area is less than 2ha in size, a full ESC Report is not required.
- **Prior to occupancy**, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built site grades, traplow volumes, inverts and any other information that is relevant to the approved drainage plans. Following receiving the as-built drawings from the consulting engineer, Rocky View County shall complete an inspection of the site to verify infrastructure has been completed as per the stamped "examined drawings".

OPTIONS:

Option # 1: (this would conditionally approve the development with zero parking stalls)

That the appeal against the decision of the Development Authority to conditionally approved a Development Permit for an Outdoor Recreation, Neighbourhood Area , construction of a Beach building, relaxation of the minimum parking stall requirements from three (3) to two (2) at Lot 1, Block 8, Plan 1612694 within SW-8-25-3-W005M (1550 HARMONY CIRCLE, Rocky View County AB) be upheld, that the decision of the Development Authority be revoked, and that a Development Permit be issued, subject to the following conditions:

Description:

- 1) That an Outdoor Recreation, Neighbourhood Area , construction of a Beach building, may be constructed on the subject site, in general accordance with the Site Plan and Drawings, as prepared by Modern Dimensions Design Inc. (Project No. 18-006-02, Dwgs A101 to A104; dated April 3, 2020) and Landscape Plan, as prepared by L.A.West Landscape Architectural Design Consultants (Project No. LQW.060.009.002, Dwgs.L-1,L-4, L-5 and L-8 , dated July 24, 2018), subject to the amendments required in accordance with the conditions of this approval and shall including the following:
 - i) Construction of a Beach Building; approximately 107.07 sq. m (1,152.55 sq. ft.) in area; including an Office, Storage Room, Janitorial Room, Washroom facilities/change rooms and an open roof canopy;
 - ii) Two (2) Exterior façade signage;
 - iii) Site Grading (as required for excavation and final site surfacing)
- 2) That the minimum required parking stall requirements is relaxed from **three (3) to zero (0)**.

Prior to Issuance

- 3) That prior to issuance of this permit, the Applicant/Owner shall provide a Site Plan that details proposed surface improvements on the subject. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features site to the County's satisfaction.

Wastewater Servicing:

- 4) That prior to issuance of this permit, the Applicant/Owner shall submit a wastewater flow generation summary for projected sanitary demands on the site, to the satisfaction of Rocky View County. The wastewater flow generation summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the Harmony wastewater collection and treatment system. The design shall include the location of sanitary sewer service connection(s) and test manhole(s) on the site for review and approval by the County.

Water Servicing:

- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a potable water demand summary for projected water demands on the site, to the satisfaction of Rocky View County. The potable water demand summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site demands.
- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site potable water servicing design, including adequate fire protection for the site, which will tie into the Harmony water distribution and treatment system. The design shall address the need for a pressure reducing valve and backflow preventer.

Stormwater Management:

- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a site grading plan detailing the proposed grades for the beach club area and building to the County's satisfaction.
- 9) That prior to issuance of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report (ESC) for onsite construction activities in accordance with County Servicing Standards.

Note: a full ESC report is not required if the site disturbed area is less than 2 hectares.

Road Use:

- 10) 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 the master Hauling Agreement for Harmony remain applicable or if additional Road Hauling 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.

Geotechnical:

- 11) That prior to issuance of this permit, a Geotechnical Investigation in accordance with the County Servicing Standards shall be submitted to verify the site is suitable for the proposed buildings, site works, and deep utilities. *Note, for areas (if any) with greater than 1.2 m of fill a Deep Fill report is required.*

Prior to Occupancy

- 12) That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of:
 - i) as-built water infrastructures;
 - ii) as-built sanitary infrastructures;
 - iii) as-built site grades, traplow volumes, inverts and any other information that is relevant to the approved drainage plans.

Note: Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

Permanent:

- 13) That any dirt removed from the site during construction 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.
- 14) That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
- 15) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
- 16) That any signage approved within this permit, shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
- 17) That all on site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 18) That the garbage containers shall be screened from view from all adjacent properties and public thoroughfares. The garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
- 19) That there shall be no customer or business parking at any time along the adjacent Road System.
- 20) 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 unit located on the subject site, to facilitate accurate emergency response.

Note: The address for this building is 1550 HARMONY CIRCLE

- 21) That any outside storage of supplies, equipment and/or materials shall be in accordance with the approved site plan and shall be kept within the Beach Building.

- 22) That if the facility changes commercial usage, the Owner shall submit to the County, a revised description of process and subsequent water and wastewater requirements.
- 23) That water conservation strategies shall be implemented and maintained at all times.
- 24) That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 25) That during construction, all construction and building materials shall be maintained onsite 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.
- 26) That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 27) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 28) That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- 29) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place.
- 30) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- 31) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 32) That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.*

Option #2: (this would conditionally approve the development with two parking stalls as per the Municipal Planning Commission's decision)

That the appeal against the decision of the Development Authority to conditionally approved a Development Permit for an Outdoor Recreation, Neighbourhood Area, construction of a Beach building, relaxation of the minimum parking stall requirements from three (3) to two (2) at Lot 1, Block 8, Plan 1612694 within SW-8-25-3-W005M (1550 HARMONY CIRCLE, Rocky View County AB) be denied, that the decision of the Development Authority be confirmed, and that a Development Permit be issued, subject to the following conditions:

Description:

- 1) That an Outdoor Recreation, Neighbourhood Area , construction of a Beach building, may be constructed on the subject site, in general accordance with the Site Plan and Drawings, as prepared by Modern Dimensions Design Inc. (Project No. 18-006-02, Dwgs A101 to A104; dated April 3, 2020) and Landscape Plan, as prepared by L.A.West Landscape Architectural Design Consultants (Project No. LQW.060.009.002, Dwgs.L-1,L-4, L-5 and L-8 , dated July 24, 2018), subject to the amendments required in accordance with the conditions of this approval and shall including the following:
 - i) Construction of a Beach Building; approximately 107.07 sq. m (1,152.55 sq. ft.) in area; including an Office, Storage Room, Janitorial Room, Washroom facilities/change rooms and an open roof canopy;
 - ii) Two (2) Exterior façade signage;
 - iii) Site Grading (as required for excavation and final site surfacing)
- 2) That the minimum required parking stall requirements is relaxed from **three (3) to two (2)**.

Prior to Issuance

- 3) That prior to issuance of this development permit the Applicant/Owner shall provide a Site Plan showing the location of the two parking stalls in accordance with the Land Use Bylaw requirements.
- 4) That prior to issuance of this permit, the Applicant/Owner shall provide a Site Plan that details proposed surface improvements on the subject. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features site to the County's satisfaction.

Wastewater Servicing:

- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a wastewater flow generation summary for projected sanitary demands on the site, to the satisfaction of Rocky View County. The wastewater flow generation summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site.
- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the Harmony wastewater collection and treatment system. The design shall include the location of sanitary sewer service connection(s) and test manhole(s) on the site for review and approval by the County.

Water Servicing:

- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a potable water demand summary for projected water demands on the site, to the satisfaction of Rocky View County.

The potable water demand summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site demands.

- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site potable water servicing design, including adequate fire protection for the site, which will tie into the Harmony water distribution and treatment system. The design shall address the need for a pressure reducing valve and backflow preventer.

Stormwater Management:

- 9) That prior to issuance of this permit, the Applicant/Owner shall submit a site grading plan detailing the proposed grades for the beach club area and building to the County's satisfaction.
- 10) That prior to issuance of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report (ESC) for onsite construction activities in accordance with County Servicing Standards.

Note: a full ESC report is not required if the site disturbed area is less than 2 hectares.

Road Use:

- 11) 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 the master Hauling Agreement for Harmony remain applicable or if additional Road Hauling 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.

Geotechnical:

- 12) That prior to issuance of this permit, a Geotechnical Investigation in accordance with the County Servicing Standards shall be submitted to verify the site is suitable for the proposed buildings, site works, and deep utilities. *Note, for areas (if any) with greater than 1.2 m of fill a Deep Fill report is required.*

Prior to Occupancy

- 13) That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of:
 - i) as-built water infrastructures;
 - ii) as-built sanitary infrastructures;
 - iii) as-built site grades, traplow volumes, inverts and any other information that is relevant to the approved drainage plans.

Note: Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

Permanent:

- 14) That any dirt removed from the site during construction 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 clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
- 16) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
- 17) That any signage approved within this permit, shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
- 18) That all on site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 19) That the garbage containers shall be screened from view from all adjacent properties and public thoroughfares. The garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
- 20) That there shall be no customer or business parking at any time along the adjacent Road System.
- 21) 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 unit located on the subject site, to facilitate accurate emergency response.
Note: The address for this building is 1550 HARMONY CIRCLE
- 22) That any outside storage of supplies, equipment and/or materials shall be in accordance with the approved site plan and shall be kept within the Beach Building.
- 23) That if the facility changes commercial usage, the Owner shall submit to the County, a revised description of process and subsequent water and wastewater requirements.
- 24) That water conservation strategies shall be implemented and maintained at all times.
- 25) That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

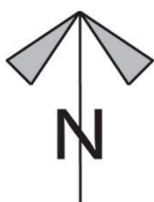
- 26) That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 27) That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 28) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.

- 29) That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- 30) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place.
- 31) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- 32) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 33) That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.*



SW-08-25-03-W05M

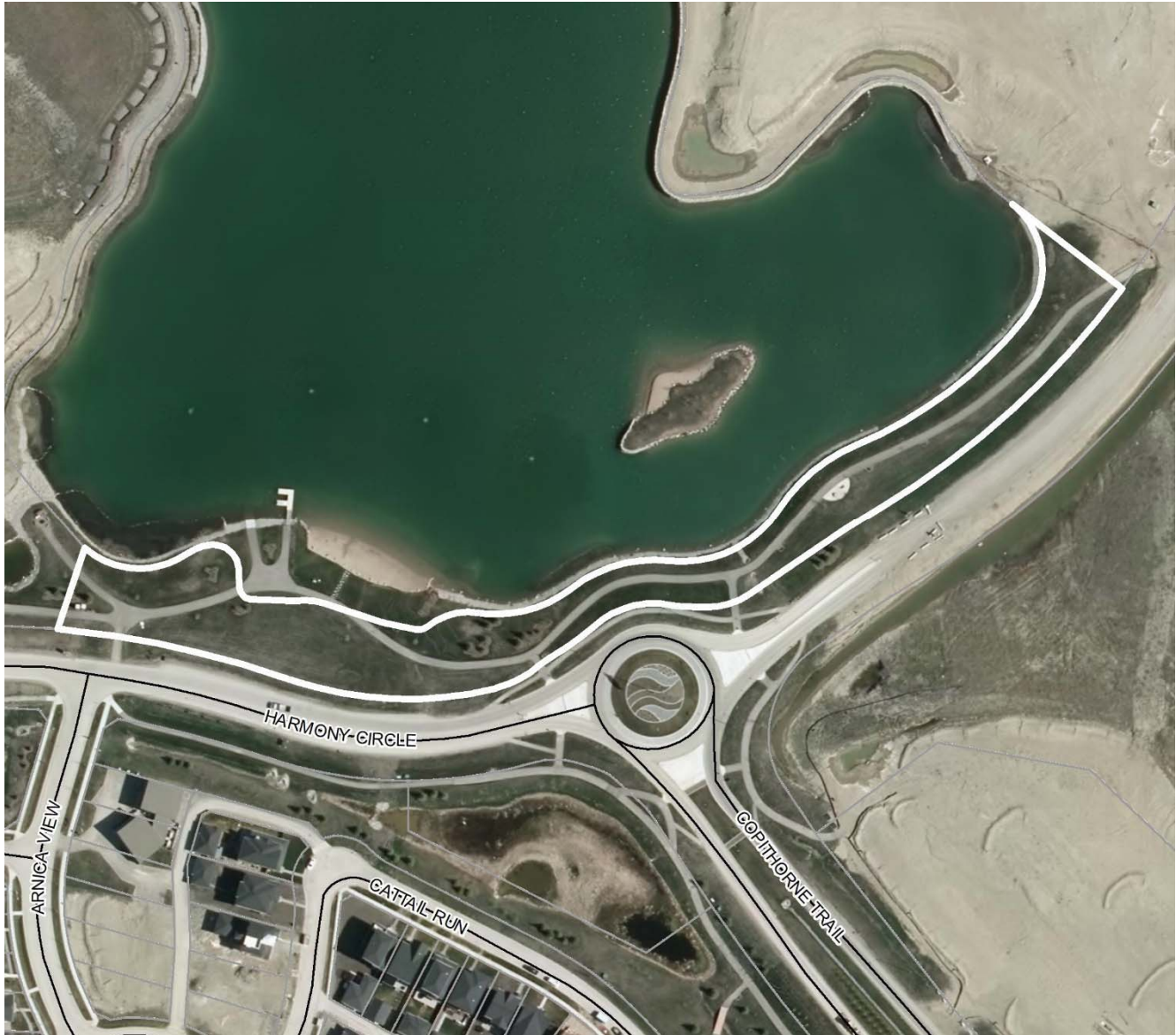
Lot: 1 Block: 8 Plan: 1612694

Date: June 9, 2020

Division # 2

File: 05708083

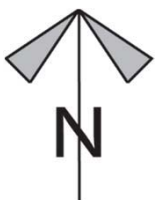
Development Proposal: Construction of a Beach Building for the Owners Association of Harmony, which includes: a Beach Office, a Storage Room, a Janitorial Room, Four Indoor washroom facilities/change rooms; and a open roof canopy for shelter.



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

AIR PHOTO

Spring 2018



SW-08-25-03-W05M

Lot: 1 Block: 8 Plan: 1612694

Date: June 9, 2020

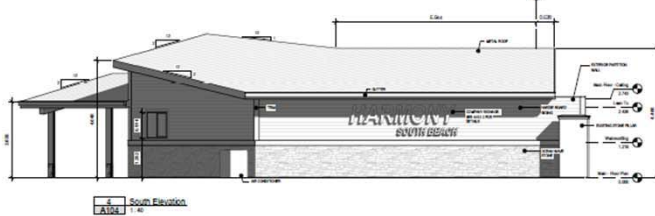
Division # 2

File: 05708083

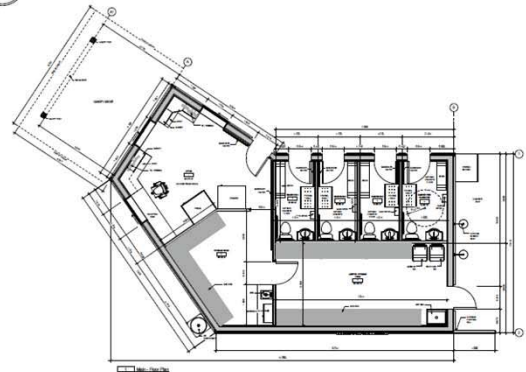
Development Proposal: Construction of a Beach Building for the Owners Association of Harmony, which includes: a Beach Office, a Storage Room, a Janitorial Room, Four Indoor washroom facilities/change rooms; and a open roof canopy for shelter.



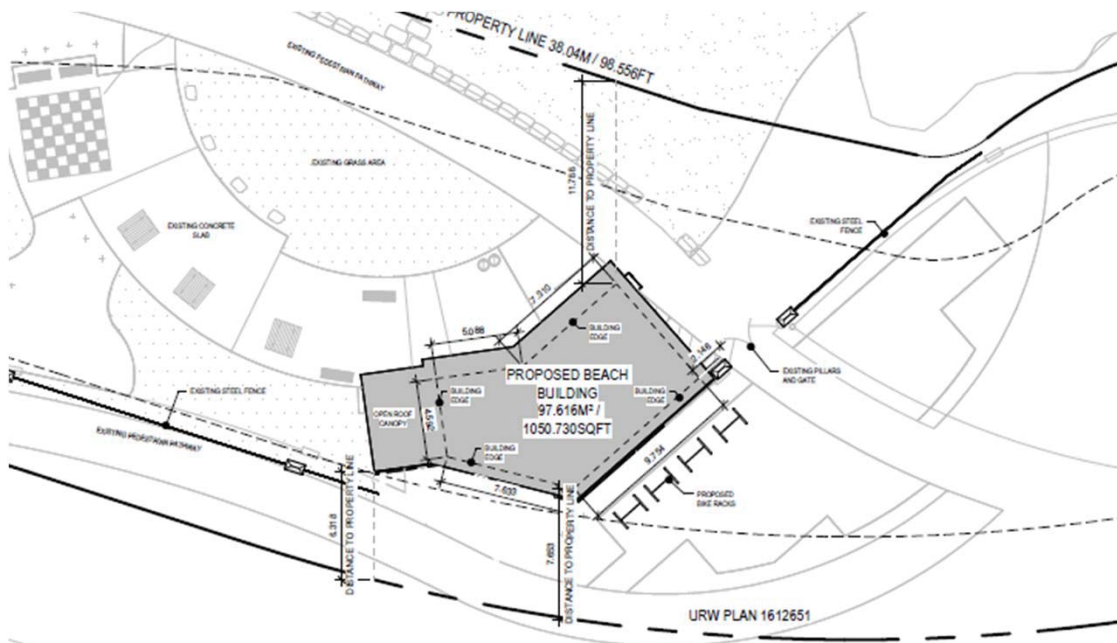
Building Rendering - North Facade



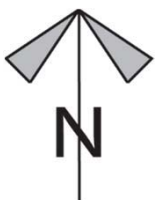
Building Rendering - South West Facade



Building Interior



SITE PLAN



SW-08-25-03-W05M
Lot: 1 Block: 8 Plan: 1612694

Date: June 9, 2020

Division # 2

File: 05708083

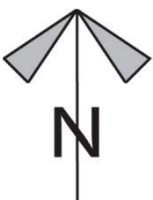


Facing East



Facing West

SITE PHOTOS



SW-08-25-03-W05M
Lot: 1 Block: 8 Plan: 1612694

Date: June 9, 2020

Division # 2

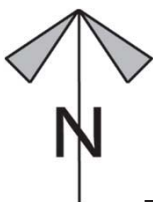
File: 05708083



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



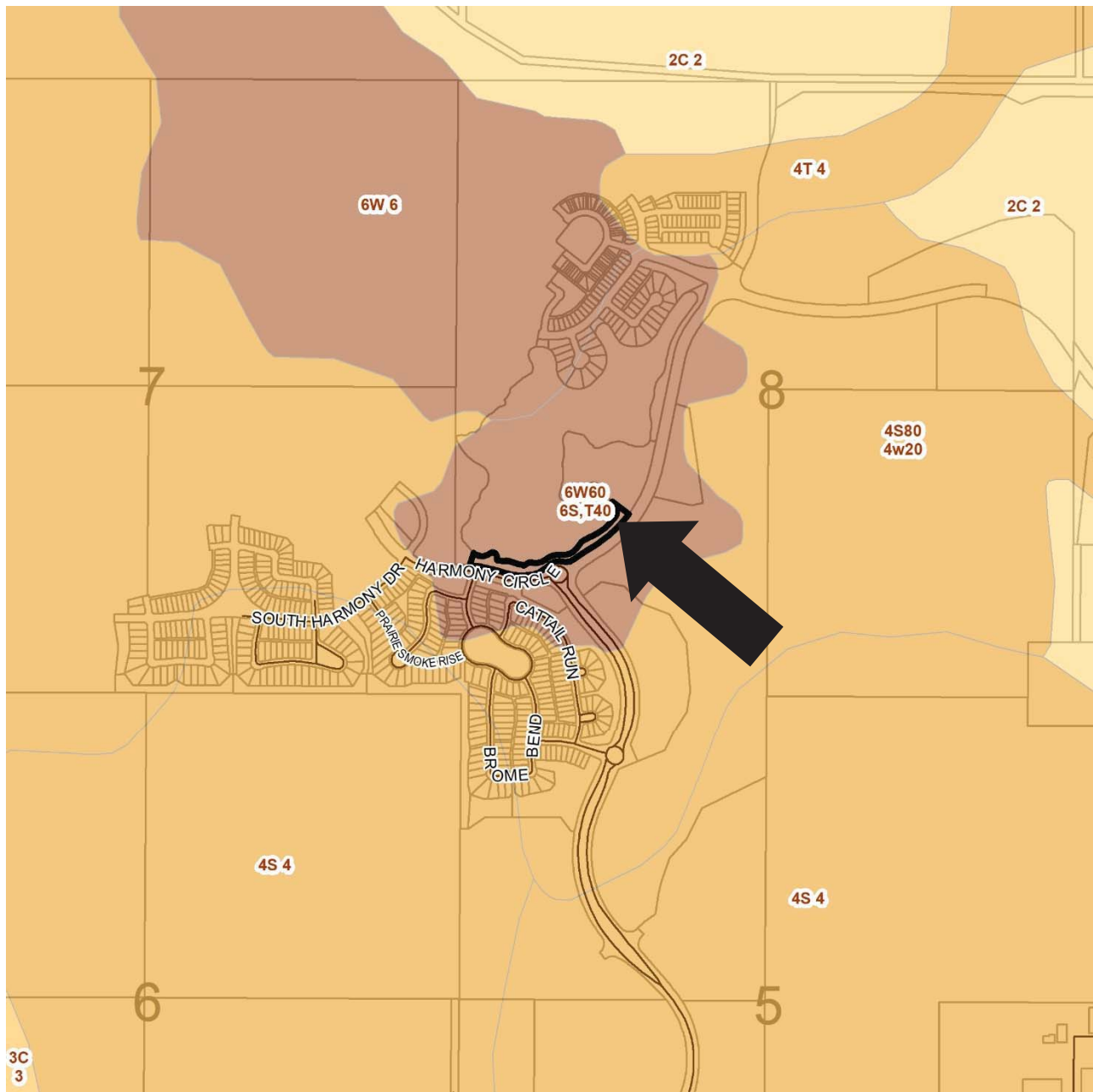
SW-08-25-03-W05M

Lot: 1 Block: 8 Plan: 1612694

Date: June 9, 2020

Division # 2

File: 05708083



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

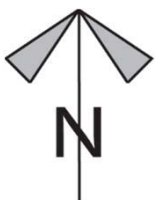
CLI Class

- 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

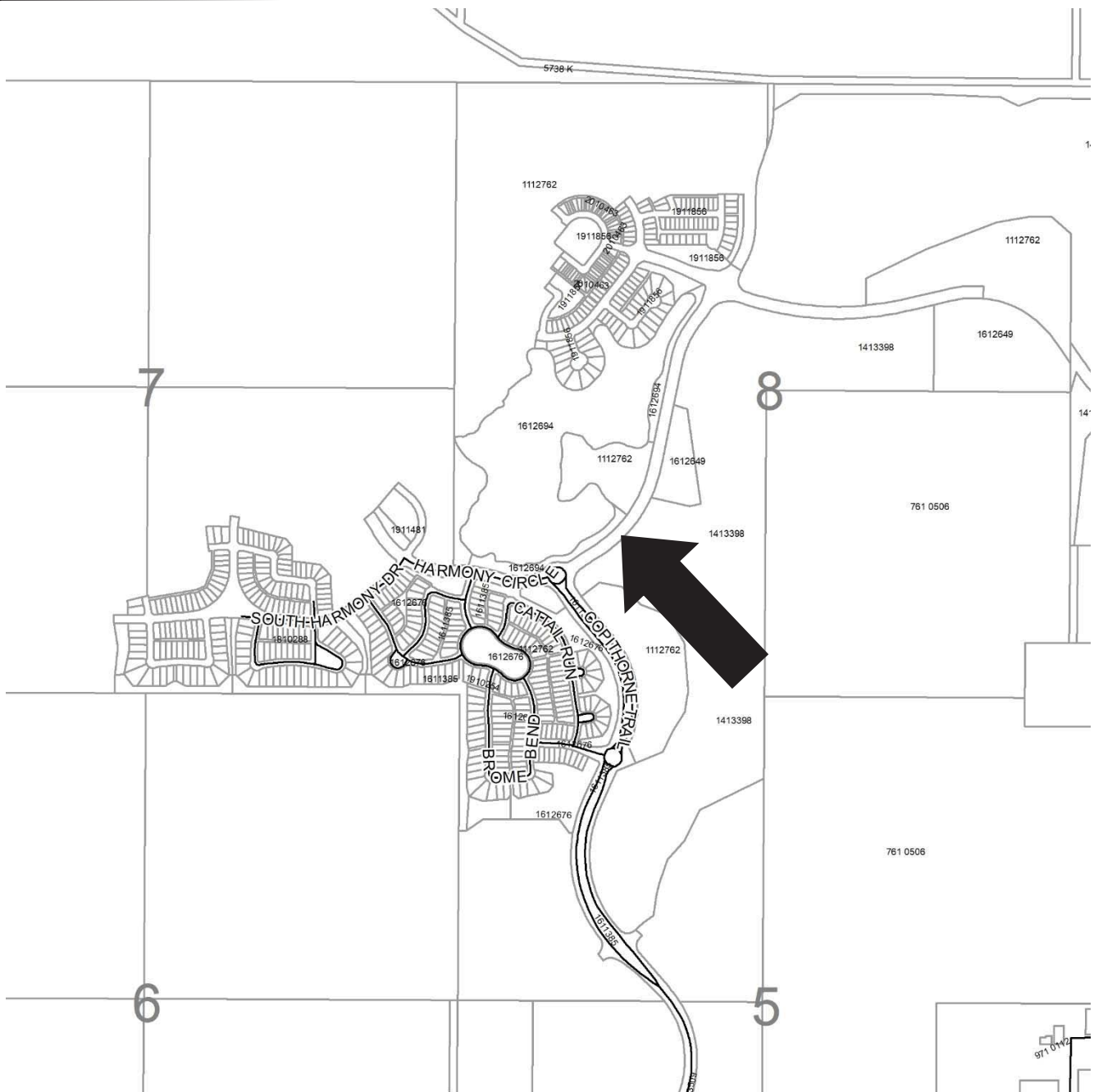


SW-08-25-03-W05M
Lot: 1 Block: 8 Plan: 1612694

Date: June 9, 2020

Division # 2

File: 05708083



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

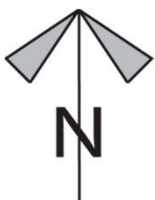
SW-08-25-03-W05M

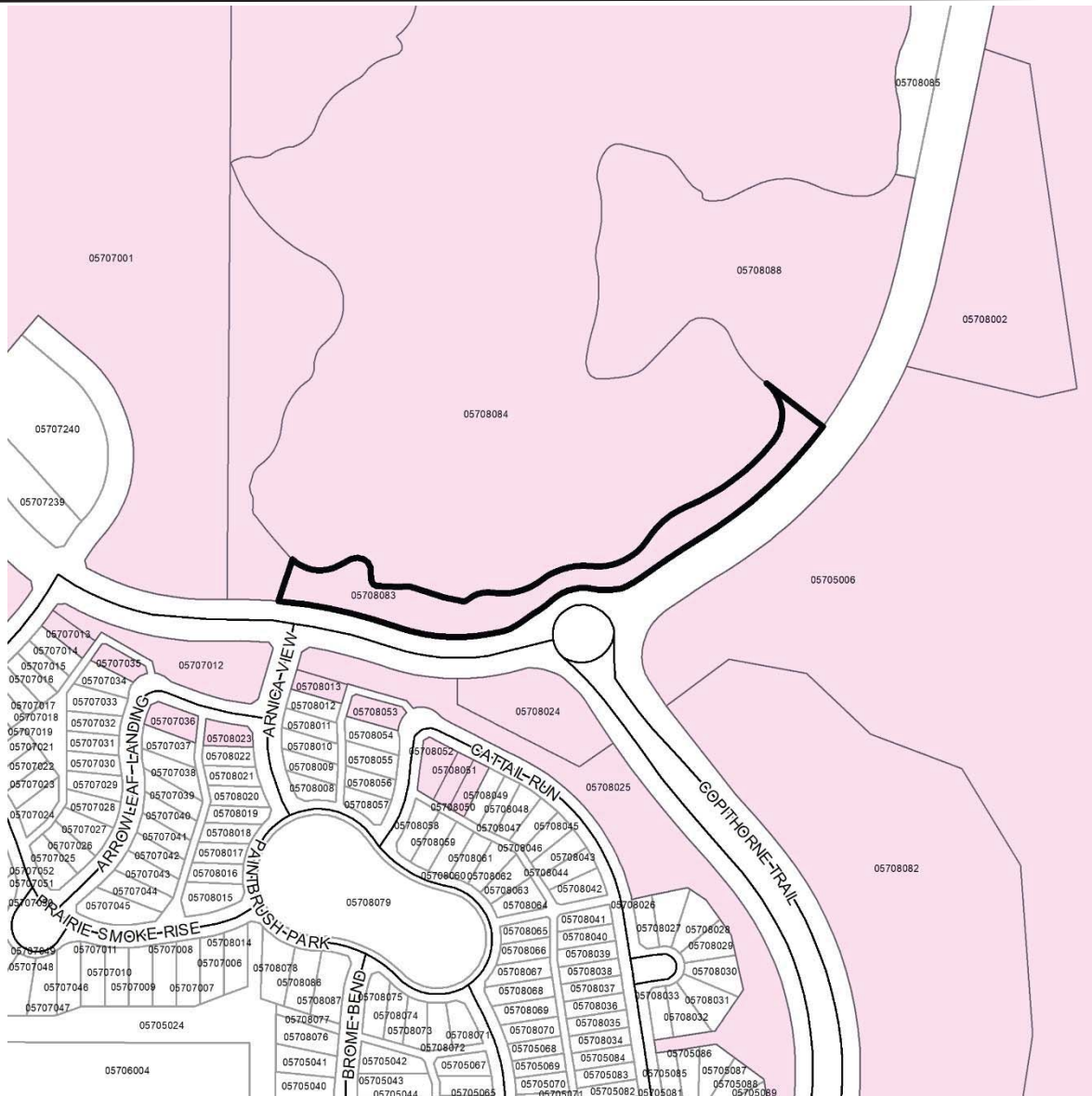
Lot: 1 Block: 8 Plan: 1612694

Date: June 9, 2020

Division # 2

File: 05708083





Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

SW-08-25-03-W05M

Lot: 1 Block: 8 Plan: 1612694

Date: June 9, 2020

Division # 2

File: 05708083



Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Modern Dimensions Design			
Mailing Address Box 25, Site 5, RR2		Municipality Okotoks	Province AB
		Postal Code T1S 1A2	
Main Phone # 519-616-2426	Alternate Phone #	Email Address chantal@moderndimensionsdesign.com	
Site Information			
Municipal Address		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) SW 8-25-3-W5M	
Property Roll #		Development Permit, Subdivision Application, or Enforcement Order # PRDP20200760	
I am appealing: (check one box only)			
Development Authority Decision <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
Please see attached letter.			

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.

Chantal Kitamura

Appellant's Signature

June 10, 2020

Date



Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Submitting an Appeal

Appeals must be submitted on time and with the required fee

Sections 547, 645, 678, and 686 of the *Municipal Government Act*, RSA 2000, c M-26, and Rocky View County's *Master Rates Bylaw* require that your Notice of Appeal be submitted to the Subdivision and Development Appeal Board (SDAB) or Enforcement Appeal Committee (EAC) within the legislated timeframe and with the required fee. Fees are as follows:

Subdivision and Development Appeal Board	Fee
Development Authority decision – appeal by the owner of the subject property	\$350.00
Development Authority decision – appeal by an affected party	\$250.00
Development Authority decision – appeal of a Stop Order issued under section 645 of the <i>Municipal Government Act</i>	\$500.00
Subdivision Authority decision (paid at time of application and used as a credit on endorsement fees except where the owner appeals the subdivision)	\$1,000.00
Enforcement Appeal Committee	
Compliance Order - appeal as per section 545 or 546 of the <i>Municipal Government Act</i>	\$500.00

How to submit your appeal and pay your fee

You can submit your Notice of Appeal by mail or deliver it in person. Arrangements can also be made to e-mail your Notice of Appeal and pay over the phone. If you e-mail your appeal to the SDAB clerk, you must call the SDAB clerk for verbal confirmation of receipt. Regardless of how you submit your Notice of Appeal, it must be received on or before the final appeal deadline.

Mail or deliver to:

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

Please make cheques payable to "Rocky View County".

What happens after my appeal is submitted?

Once your Notice of Appeal is submitted on time and with the required fee, the appeal will be heard by the SDAB or EAC within 30 days. The Clerk of the SDAB will be in touch with you about the appeal hearing. You and the landowners who are adjacent to the property in question will receive a written Notice of Hearing.

More information

For more information about filing an appeal or SDAB/EAC procedures, please contact the SDAB Clerk at:

Phone: 403-230-1401

Email: sdab@rockyview.ca

Website: www.rockyview.ca



JUNE 10, 2020

MODERN DIMENSIONS DESIGN INC.
Box 25, Site 5, RR2
Okotoks, AB T1S1A2

Rocky View County
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: APPEAL OF CONDITIONS 2 AND 4 IN PRPD20200760

THIS LETTER PERTAINS TO THE APPROVED DEVELOPMENT PERMIT PRPD20200760 FOR A 106 SQ. FT. BEACH BUILDING LOCATED AT THE LANDS LEGALLY DESCRIBED AS SW ¼ SECTION 08, TOWNSHIP 25, RANGE 03, WEST OF THE 5TH MERIDIAN. THE BEACH BUILDING SUPPORTS RECREATIONAL AND BUSINESS OPPORTUNITIES IN THE COMMUNITY OF HARMONY.

WITH THIS LETTER AND ATTACHED APPLICATION, WE ARE APPEALING THE DEVELOPMENT AUTHORITY'S DECISION TO INCLUDE TWO (2) PARKING SPACES AS PER THE FOLLOWING CONDITIONS OF APPROVAL:

CONDITION #2 *THAT THE MINIMUM REQUIRED PARKING STALL REQUIREMENTS IS RELAXED FROM THREE (3) TO TWO (2);*

AND

CONDITION #4 *THAT PRIOR TO ISSUANCE OF THIS DEVELOPMENT PERMIT, THE APPLICANT/OWNER SHALL PROVIDE A SITE PLAN SHOWING THE LOCATION OF TWO (2) PARKING STALLS IN ACCORDANCE WITH THE LAND USE BYLAW.*

WE ARE APPEALING THIS DECISION AND SEEKING A VARIANCE ON THE AMOUNT OF PARKING SPACES PROVIDED. WE ARE PROPOSING THAT NO PARKING SPACES BE INCLUDED AS PER THE FOLLOWING PLANNING RATIONALE:

1. EXISTING STREET PARKING

THERE IS AMPLE STREET PARKING LOCATED ON HARMONY CIRCLE FOR USERS AND STAFF TO ACCESS THE BEACH BUILDING AND SURROUNDING AMENITY SPACE. THE DEDICATED LANE OF STREET PARKING EXPANDS IN SURPLUS OF 100M ALONG THE SOUTH SIDE OF THE BEACH BUILDING SITE. THIS PARKING PROVIDES SAFE AND EFFICIENT ACCESS TO THE BEACH BUILDING AND SURROUNDING AREA. SEE ATTACHED APPENDIX A, PHOTO IMAGES 1 AND 2 SHOWING EXISTING STREET PARKING.

2. ACTIVE TRANSPORTATION

IN ACCORDANCE WITH THE HARMONY CONCEPTUAL SCHEME (2017), THE COMMUNITY OF HARMONY INCORPORATES A PATH NETWORK THAT ENCOURAGES WALKING, BIKING, JOGGING, ROLLERBLADING, AND OTHER FORMS OF ACTIVE TRANSPORTATION. ADDITIONAL PARKING IS NOT NECESSITATED AS THIS NETWORK FACILITATES SAFE, ENJOYABLE, AND EFFICIENT VEHICLE-FREE ACCESS TO/FROM THE BEACH BUILDING SITE AND SURROUNDING AREAS WITHIN AND OUTSIDE OF

MODERN DIMENSIONS DESIGN INC
Box 25, Site 5, RR2, Okotoks, AB T1S1A2
PHONE: (403) 612-4696
EMAIL: INFO@MODERNDIMENSIONSDESIGN.COM

PAGE | 1



JUNE 10, 2020

THE COMMUNITY. ACTIVE TRANSPORTATION IS FURTHER SUPPORTED AS SEVERAL BICYCLE RACKS WILL BE PROVIDED ON THE SOUTH EAST SIDE OF THE BEACH BUILDING, WITH AMPLE SPACE FOR ADDITIONAL BICYCLE RACKS IN THE FUTURE. THE ADDITION OF VEHICLE PARKING WOULD DECREASE THE AVAILABLE SPACE FOR BICYCLE PARKING. SEE ATTACHED APPENDIX A, PHOTO IMAGE 3 INDICATING THE LOCATION OF THE DESIGNATED BICYCLE RACK PARKING AND PHOTO IMAGE 4 OF THE ACTIVE TRANSPORTATION NETWORK.

3. SPACE CONSTRAINTS

UPON REVIEW OF THE SITE, THERE IS A LACK OF PRACTICAL PARKING OPTIONS. THE SITE IS EXTREMELY LONG AND NARROW, CONSTRAINED BY THE LAKE TO THE NORTH AND HARMONY CIRCLE TO THE SOUTH. AREAS THAT HAVE BEEN IDENTIFIED AS POTENTIAL PARKING LOCATIONS ARE ALREADY LANDSCAPED AND/OR ARE IMPRACTICAL DUE TO THE LIMITED SPACE. SEE ATTACHED APPENDIX A, PHOTO IMAGES 1, 2 AND 5 ILLUSTRATING SPACE CONSTRAINTS.

4. RECREATIONAL AND AMENITY SPACE

THE AREA SURROUNDING THE BEACH BUILDING, COMPLETE WITH THE PEDESTRIAN AND BICYCLE PATH SYSTEM AS WELL AS VIEWS OF HARMONY LAKE AND THE BEACH IS PRIME RECREATIONAL AND COMMUNITY AMENITY SPACE. THE ADDITION OF TWO (2) PARKING SPACES WOULD REDUCE THE AMOUNT OF AMENITY SPACE AS WELL AS REDUCE THE OVERALL VISUAL QUALITY AND ESTHETICS OF THE NATURALIZED AREA. IN ORDER TO ACCOMMODATE PARKING, THE DEMOLITION OF GREENSPACE AND FINISHED LANDSCAPED AREA WOULD BE REQUIRED, NEGATIVELY AFFECTING THE USE AND ENJOYMENT OF THE OVERALL LAKEFRONT AREA. SEE ATTACHED APPENDIX A, PHOTO IMAGES 6, 7 AND 8 SHOWING THE VALUE OF THE AMENITY SPACE AND LANDSCAPED AREAS.

5. PEDESTRIAN SAFETY

VEHICLES ARE CURRENTLY RESTRICTED FROM ACCESSING THE BEACH BUILDING SITE AS THE AREA IS COMPLETELY SURROUNDED BY AN EXISTING PEDESTRIAN PATH NETWORK. THE ADDITION OF VEHICLE PARKING AND A VEHICLE APPROACH TO THE SITE WOULD SIGNIFICANTLY INCREASE RISKS TO THE SAFETY OF PEDESTRIANS AND CYCLISTS. THIS JEOPARDIZES THE USE AND ENJOYMENT OF THE OVERALL AMENITY SPACE THAT IS HEAVILY FREQUENTED BY FAMILIES WITH YOUNG CHILDREN. SEE ATTACHED APPENDIX A, PHOTO IMAGE 7 SHOWING RESTRICTED VEHICULAR ACCESS AND PATHWAY SURROUNDING THE BEACH BUILDING SITE AND ENTRANCE.

SINCERELY,

Chantal Kitamura

CHANTAL KITAMURA
PLANNER
MODERN DIMENSIONS DESIGN

MODERN DIMENSIONS DESIGN INC
BOX 25, SITE 5, RR2, OKOTOKS, AB T1S1A2
PHONE: (403) 612-4696
EMAIL: INFO@MODERNDIMENSIONSDESIGN.COM

PAGE | 2



MODERN DIMENSIONS
DESIGN INC

JUNE 10, 2020

APPENDIX A SITE PHOTOS

SITE PHOTOS CAPTURED JUNE 9, 2020

JUNE 10, 2020

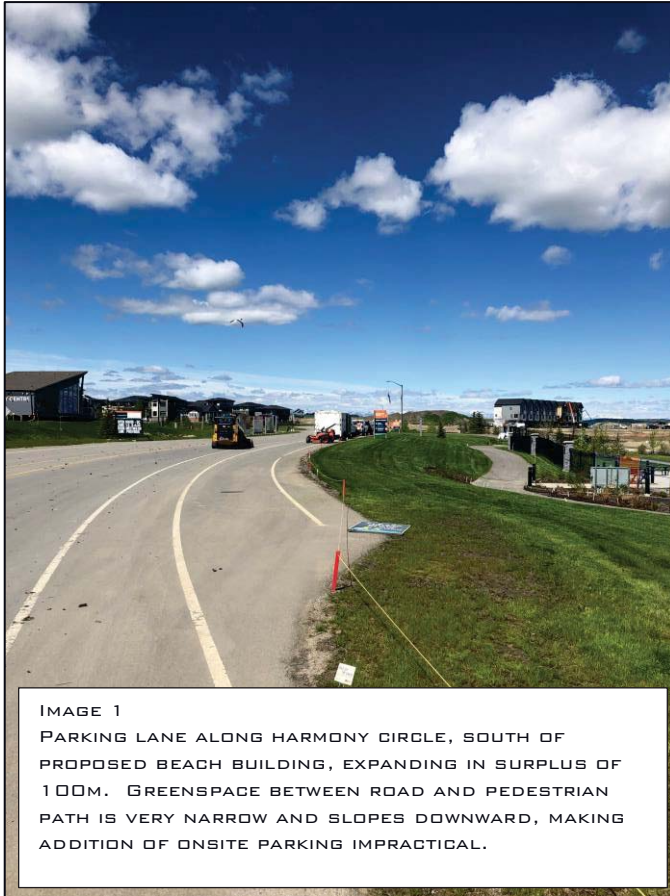


IMAGE 1
PARKING LANE ALONG HARMONY CIRCLE, SOUTH OF
PROPOSED BEACH BUILDING, EXPANDING IN SURPLUS OF
100M. GREENSPACE BETWEEN ROAD AND PEDESTRIAN
PATH IS VERY NARROW AND SLOPES DOWNWARD, MAKING
ADDITION OF ONSITE PARKING IMPRACTICAL.

JUNE 10, 2020





MODERN DIMENSIONS
DESIGN INC

JUNE 10, 2020

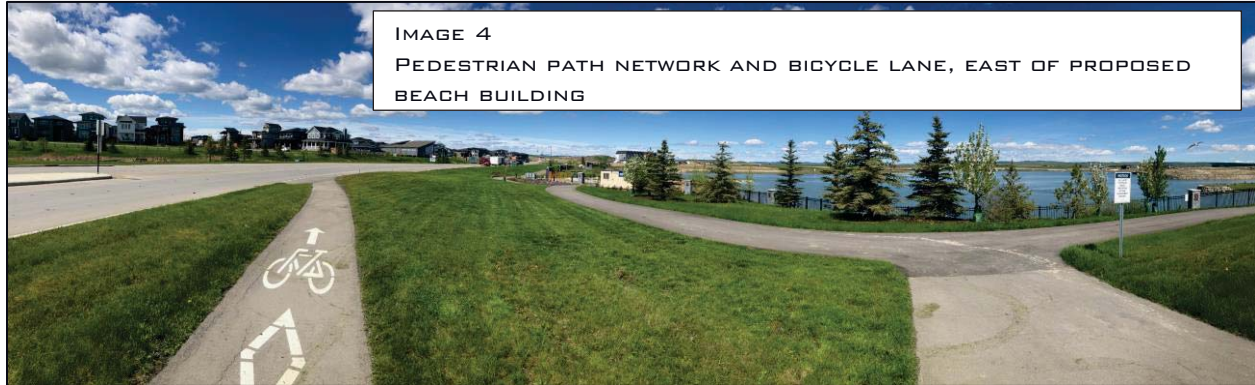


IMAGE 4
PEDESTRIAN PATH NETWORK AND BICYCLE LANE, EAST OF PROPOSED
BEACH BUILDING



IMAGE 5
NARROW SITE POSES SPACE CONSTRAINTS FOR ADDING
PARKING, AND WOULD BE AT THE SACRIFICE OF GREENSPACE
ALONG THE EXISTING PEDESTRIAN PATHWAY,
COMMUNITY OF HARMONY

JUNE 10, 2020

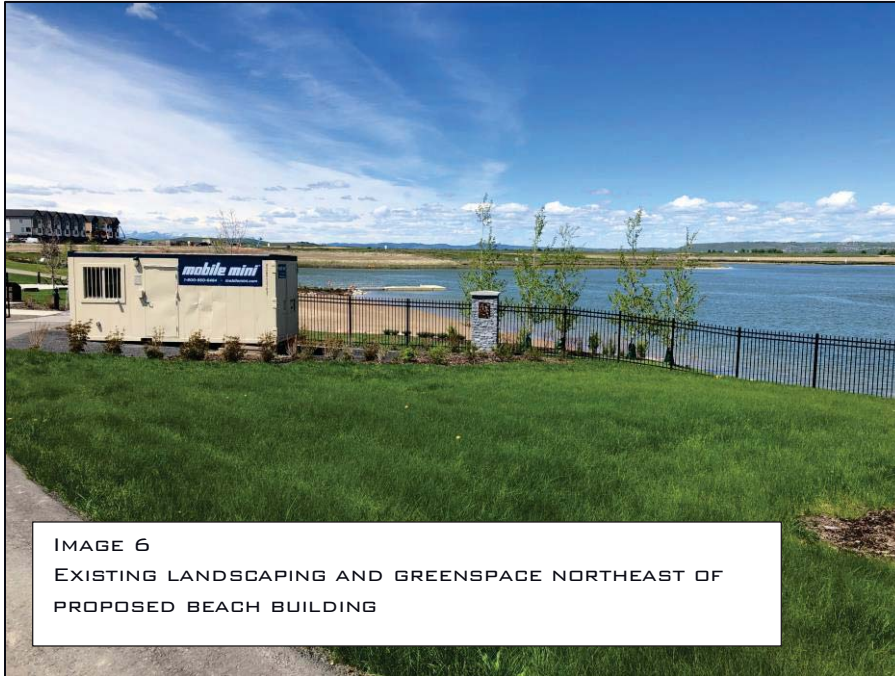


IMAGE 6
EXISTING LANDSCAPING AND GREENSPACE NORTHEAST OF
PROPOSED BEACH BUILDING



IMAGE 7
EXISTING LANDSCAPING AT BEACH BUILDING SITE



MODERN DIMENSIONS
DESIGN INC

JUNE 10, 2020

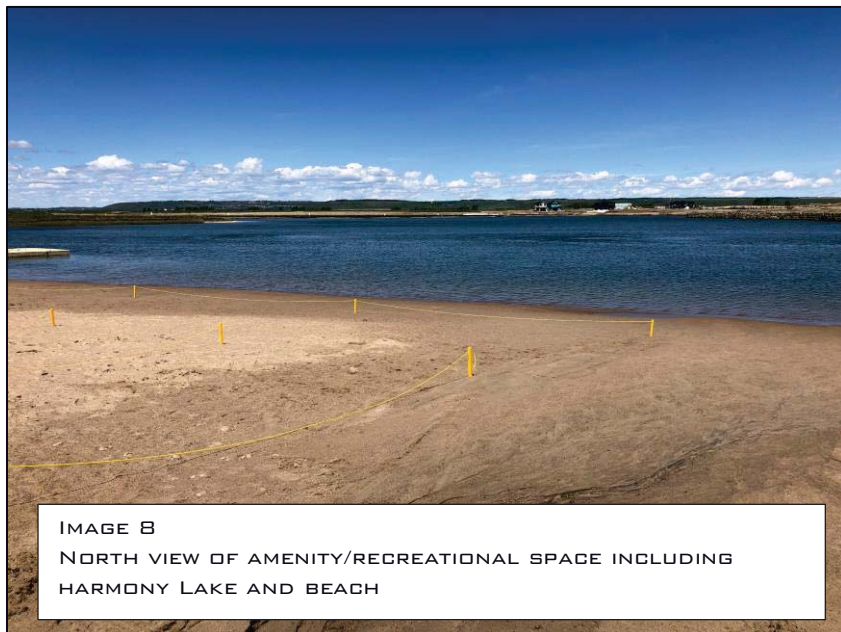


IMAGE 8
NORTH VIEW OF AMENITY/RECREATIONAL SPACE INCLUDING
HARMONY LAKE AND BEACH



APPLICATION FOR
COMMERCIAL/OFFICE/INDUSTRIAL
DEVELOPMENT PERMITS

FOR OFFICE USE ONLY	
Fee Submitted \$1,000.00	File Number 05706083
Date of Receipt	Receipt #

Name of Applicant Modern Dimensions Design Email chantal@moderndimensionsdesign.com
Mailing Address Box 25, Site 5, RR2, Okotoks, AB
Postal Code T1S 1A2
Telephone (B) (519) 616 2426 (H) _____ Fax _____
For Agents please supply Business/Agency/ Organization Name Modern Dimensions Design
Registered Owner (if not applicant) OWNERS ASSOCIATION OF HARMONY
Mailing Address SUITE 100, 5709 - 2ND STREET SE CALGARY ALBERTA
Postal Code T2H 2W4
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SW $\frac{1}{4}$ Section 8 Township 25 Range 3 West of 5 Meridian
b) Being all / parts of Lot 1 Block 8 Registered Plan Number 1612694
c) Municipal Address 1550 HARMONY CIRCLE
d) Existing Land Use Designation DC129^(Residential Mixed) Parcel Size (2.89 ACRES) Division _____

2. APPLICATION FOR

The proposed Beach Building for the owners association of harmony will be a single accessory building to the Outdoor Recreation area/neighborhood area in the community of Harmony.

3. ADDITIONAL INFORMATION

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

CHANTAL KITAMURA of MODERN DIMENSIONS DESIGN hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)

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

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

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

Applicant's Signature Chantal Kitamura Owner's Signature PLEASE SEE AUTHORIZATION FORM

Date 2020-04-03

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.

Chantal Kitamura

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

Chantal Kitamura

Signature

2020-04-03

Date

FOR OFFICE USE ONLY

Application: _____

General Location: _____



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 400 819

1612694;8;1

161 283 021 +10

LEGAL DESCRIPTION

PLAN 1612694

BLOCK 8

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 1.17 HECTARES (2.89 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;3;25;8;SW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 161 281 150

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 283 021	25/11/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

OWNERS ASSOCIATION OF HARMONY.

OF SUITE 100, 5709 - 2ND STREET SE

CALGARY

ALBERTA T2H 2W4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
761 141 577	17/11/1976	ZONING REGULATIONS SUBJECT TO SPRINGBANK AIRPORT ZONING REGULATIONS
161 135 580	13/06/2016	RESTRICTIVE COVENANT
161 135 582	13/06/2016	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

161 283 021 +10

REGISTRATION

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

911 - 32ND AVENUE NE
CALGARY
ALBERTA T2E6X6

161 135 583 13/06/2016 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - ROCKY VIEW COUNTY.
911 - 32ND AVENUE NE
CALGARY
ALBERTA T2E6X6

161 135 584 13/06/2016 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - ROCKY VIEW COUNTY.
911 - 32ND AVENUE NE
CALGARY
ALBERTA T2E6X6

161 277 395 21/11/2016 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - ROCKY VIEW COUNTY.
911 - 32ND AVENUE N.E.
ALBERTA T2E6X6

161 277 401 21/11/2016 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
AS TO PORTION OR PLAN:1612651

161 281 160 23/11/2016 UTILITY RIGHT OF WAY
GRANTEE - HARMONY ADVANCED WATER SYSTEMS
CORPORATION.
AS TO PORTION OR PLAN:1612696

161 281 161 23/11/2016 UTILITY RIGHT OF WAY
GRANTEE - ROCKY VIEW COUNTY.
AS TO PORTION OR PLAN:1612696

161 281 163 23/11/2016 UTILITY RIGHT OF WAY
GRANTEE - HARMONY ADVANCED WATER SYSTEMS
CORPORATION.
AS TO PORTION OR PLAN:1612697

161 281 164 23/11/2016 UTILITY RIGHT OF WAY
GRANTEE - ROCKY VIEW COUNTY.
AS TO PORTION OR PLAN:1612697

161 281 171 23/11/2016 EASEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

161 283 021 +10

REGISTRATION

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

OVER AND FOR BENEFIT OF: SEE INSTRUMENT
AS TO PLAN/PORTION: SEE INSTRUMENT

161 281 175	23/11/2016	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6 AGENT - KATHERINE L MILANI
161 281 178	23/11/2016	RESTRICTIVE COVENANT
161 281 179	23/11/2016	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
161 281 180	23/11/2016	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
161 283 015	25/11/2016	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT
161 283 020	25/11/2016	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
161 284 660	28/11/2016	RESTRICTIVE COVENANT
161 284 662	28/11/2016	RESTRICTIVE COVENANT
161 284 664	28/11/2016	RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 021

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 20 DAY OF MARCH,
2020 AT 10:41 A.M.

ORDER NUMBER: 39050756

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) .



MARCH 27, 2020

MODERN DIMENSIONS DESIGN INC.
Box 25, Site 5, RR2
Okotoks, AB T1S1A2

ROCKY VIEW COUNTY
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB
T4A0X2

**RE: SUBMITTAL FOR DEVELOPMENT PERMIT APPLICATION AT LANDS
LEGALLY DESCRIBED AS: SW 1/4 SEC 8 - TWP 25 - RGE 03 - W5M.**

THE PROPOSED BEACH BUILDING FOR THE OWNERS ASSOCIATION OF HARMONY WILL BE A SINGLE ACCESSORY BUILDING TO THE OUTDOOR RECREATION AREA/NEIGHBORHOOD AREA IN THE COMMUNITY OF HARMONY. THE 1050.730 SQUARE FOOT BEACH BUILDING AND ASSOCIATED LANDSCAPING SUPPORTS RECREATIONAL AND BUSINESS OPPORTUNITIES IN THE COMMUNITY OF HARMONY. LOCAL RESIDENTS WILL FREQUENT BEACH BUILDING AND ITS AMENITIES TO RENT RECREATIONAL EQUIPMENT. THE BEACH BUILDING WILL INCLUDE THE FOLLOWING:

- A BEACH OFFICE TO BE USED BY STAFF TO SUPPORT THE OPERATION OF THE ENTRANCE WINDOW WHERE PATRONS MAY RENT RECREATIONAL EQUIPMENT,
- A STORAGE ROOM THAT WILL INCLUDE SHELVING TO BE USED FOR STORING RENTAL EQUIPMENT,
- A JANITORIAL ROOM THAT WILL BE USED FOR THE STORAGE OF CLEANING SUPPLIES AND MAINTENANCE EQUIPMENT, AND
- FOUR INDOOR WASHROOM FACILITIES/CHANGE ROOMS TO BE USED BY PATRONS AND STAFF.

A TOTAL OF TWO EMPLOYEES ARE ANTICIPATED TO BE REQUIRED FOR THE OPERATION OF THE BEACH BUILDING. FROM MAY 1ST TO OCTOBER 1ST, THE ANTICIPATED HOURS OF OPERATION FOR THE BEACH BUILDING ARE 9AM TO 10PM, SEVEN DAYS A WEEK. OPERATING HOURS ARE SUBJECT TO CHANGE BASED ON SEASONALITY.

CONSTRUCTION IS ANTICIPATED TO BEGIN ON MAY 1, 2020 AND THE ANTICIPATED COMPLETION DATE IS MAY 1, 2021.

SINCERELY,

Chantal Kitamura

CHANTAL KITAMURA
PROJECT COORDINATOR
MODERN DIMENSIONS DESIGN



Summary

Roll Number	05708083	
Legal Desc	SW-08-25-03-W05M	
Divison	02	
Lot Block Plan	Lot:1 Block:8 Plan:1612694	
Linc Number	37400819	
Title Number	161283021+10	
Parcel Area	2.89000	
Municipal Address	1550 HARMONY CIRCLE	
Contact Information	Owners Association of Harmony	00000000000000
		00000000000000
	Calgary AB T2H 2W4	
		00000000000000
Land Use Information	DC129 (R* : RESIDENTIAL MIXED)	

Plan

Planning Applications Information

{There is no related Application}

Area Structure Plan

{There is no related Area Structure Plan}

Conceptual Scheme

Plan Name	RV Number	Planner
HARMONY	2005-RV-324	KEN VENNER

Permit

Building Permit

Permit Number	Permit Type	Date Issued
PREL20193556	Electrical	Thu Oct 03, 2019

Development Permit Information

{There is no related Development Permits}

Alert

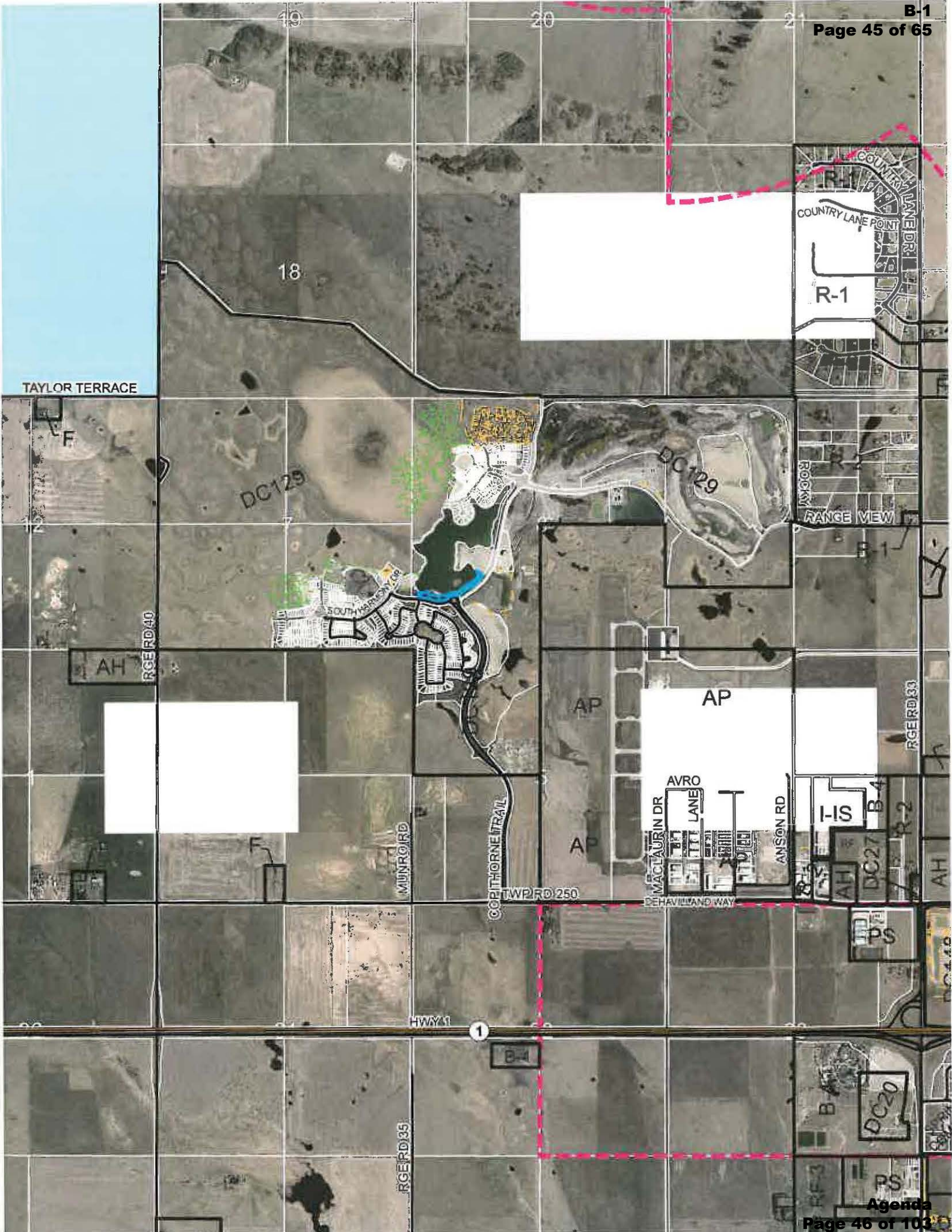
There is no related Development Enforcement Data}

Division	2
Area Structure Plan	No ASP
Conceptual Scheme	HARMONY
IDP	No IDP
Airport Vicinity	No APVA
Engineer	Noor Mirza
Water Coop	No Water Coop
Gas Coop Service	ATCO GAS
No.of Lots Within 600 M	222
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Rocky View West
Fire District	SPRINGBANK
Primary Fire Station	102
Secondary Fire Station	101
Tertiary Fire Station	151

Geospatial Adjacency

Boundary	Category	Distance
Closest Highway	No HWY within 800 M	
Closest Gravel Pit	Kennel Pit	5970.77 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:9936.92 M
Closest Road Name	HARMONYCI(Surface Type:Unbuilt)	14.52 M
Closest Railway	CPR	4791.07 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	1796.28 M
Closest Waste Transfer Site	Within 3 Km	
Closest Municipality	TOWN OF COCHRANE	5119.76 M
Closest Confined Feeding Operation		1425.83 M





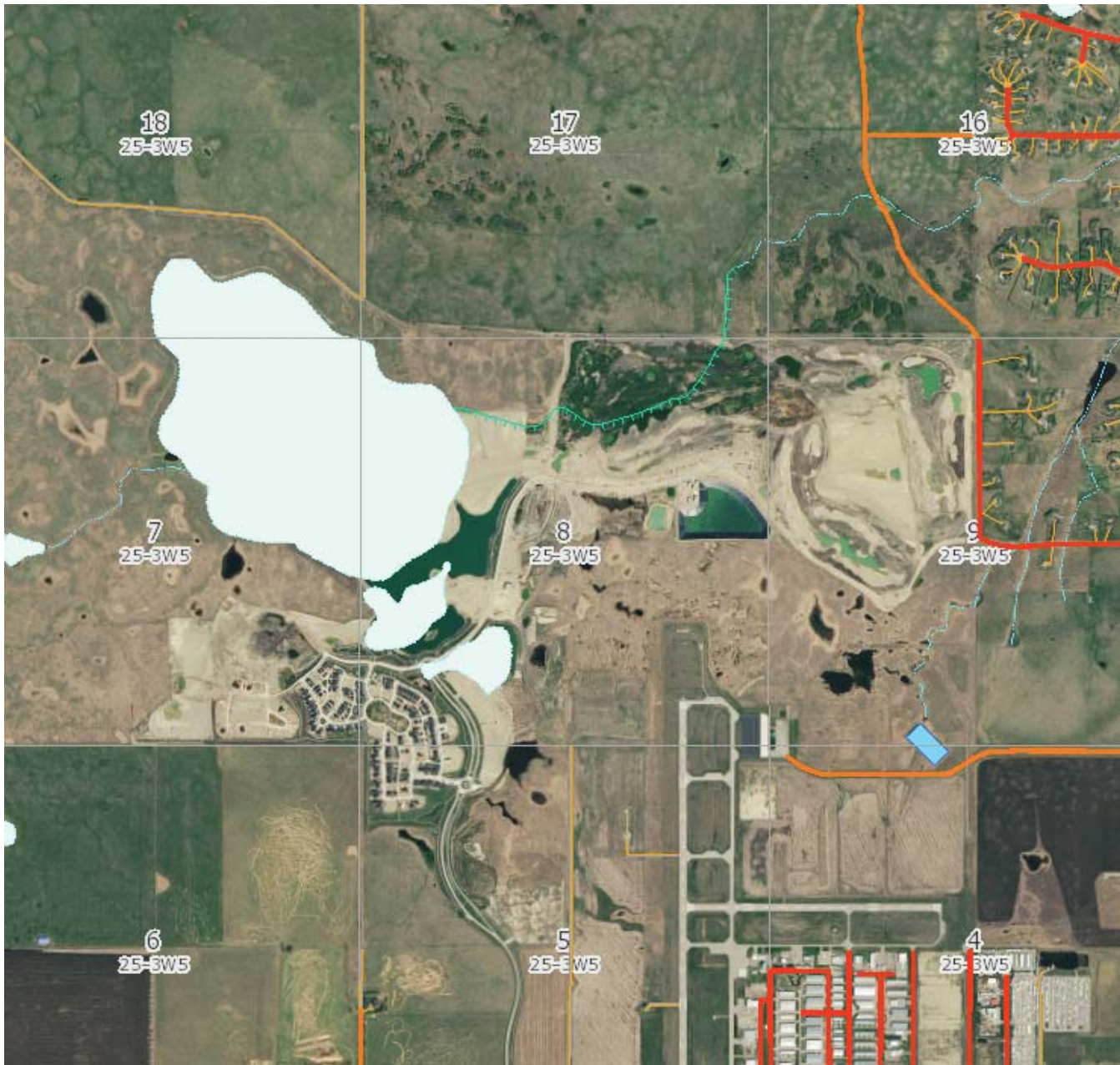
































Abandoned Well Map

Base Data provided to Government of Alberta

Author □□□

Printing Date: 3/27/2020

Legend

-  Abandoned Well  Large Scale 
-  ReUsed Well  Location  Large Scale 
-  ReUsed Location Pointer
-  Road Paved
-  Road  Parcel
-  Road Other
-  Drive 
-  Winter Road or Truck Trail
-  Unimproved or Unclassified Road
-  Rail  Line
-  Rail  Line

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not
 eried and makes no representation or warrant
 as to the accuracy, completeness, or reliability
 of information or data in this document or that
 will be suitable for any particular purpose or use.
 The AER is not responsible for any inaccuracies,
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 of any use of this information, or additional
 information about the limitations and restrictions
 applicable to this document, please refer to the
 AER's right to Disclaim responsibility page
<http://www.aer.ca/co-ri-ght-disclaim>.

Scale: 36,111.91

0.55 Kilometers

Projection and Datum:

W□S84□We□Mercator□Auxiliar□S□here





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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

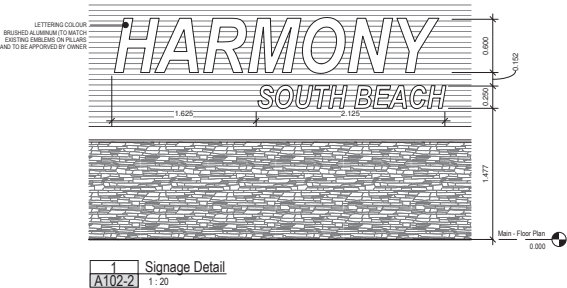
#	DESCRIPTION	DATE
1	DP Review	2020-04-03
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OWNERS ASSOCIATION OF
HARMONY

Beach Building

Site Details

DRAWN BY	J.M	A102-2 REVISION
CHECKED BY	B.K	
PROJECT NUMBER	18-006-02	
SCALE	1 : 20	



1 Signage Detail
A102-2 1 : 20



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OWNERS ASSOCIATION OF
HARMONY

Beach Building

Cover Page

DRAWN BY	J.M	A101
CHECKED BY	B.K.	REVISION
PROJECT NUMBER	18-006-02	
SCALE	1 : 1200	

PROPOSED BEACH BUILDING

OWNERS ASSOCIATION OF HARMONY

1600 HARMONY CIRCLE, ROCKY VIEW COUNTY, AB

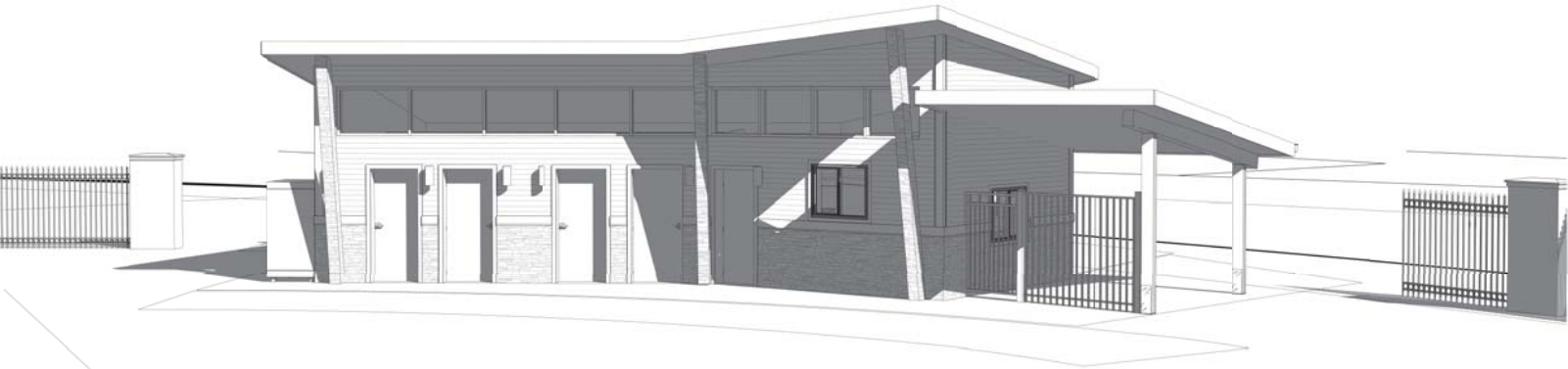
REGISTERED OWNER:
OWNERS ASSOCIATION OF HARMONY

DESCRIPTION OF LAND

MUNICIPAL ADDRESS: 1600 HARMONY
CIRCLE, ROCKY VIEW COUNTY, AB

LEGAL DESCRIPTION: LOT 1, BLOCK 8, PLAN
1612694, SW-08-25-03-W059M

Drawing List	
Sheet Number	Sheet Name
A102	Key Plan
A102-1	Site Plan
A102-2	Site Details
A103	Floor Plan
A104	Elevations



1
A101 Concept View

GENERAL NOTES:

- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
- CONTRACTOR TO PROVIDE FOOTING AND WALL SURVEYS DURING CONSTRUCTION TO CITY BUILDING DEPT
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION.
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF PANEL AND SERVICES
- ALL CONSTRUCTION, PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES REGULATIONS, TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
- THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE REGISTERED PROFESSIONAL OF RECORD.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
- ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
- VAPOR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100mm AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING. ALL HOLES THROUGH VAPOR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCT WORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER OVER THE ENTIRE SURFACE.
- THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
- THERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS, THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING REGISTERED PROFESSIONAL AND OTHER CONSULTANTS RESPONSIBLE.
- ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
- DRAWINGS ARE NOT TO BE SCALED.



2
A101 Satellite Plan
1 : 1200



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	DP Review	2020-04-03
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OWNERS ASSOCIATION OF
HARMONY

Beach Building

Key Plan

A102		REVISION
DRAWN BY	J.M	
CHECKED BY	B.K	
PROJECT NUMBER	18-006-02	
SCALE	1:500	



NOTE:
1. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE
2. ALL LANDSCAPING IS EXISTING

REGISTERED OWNER:
OWNERS ASSOCIATION OF HARMONY
DESCRIPTION OF LAND
MUNICIPAL ADDRESS: 1600 HARMONY
CIRCLE, ROCKY VIEW COUNTY, AB
LEGAL DESCRIPTION: LOT 1, BLOCK 8, PLAN
1612694, SW-08-25-03-W050M

SITE INFORMATION:

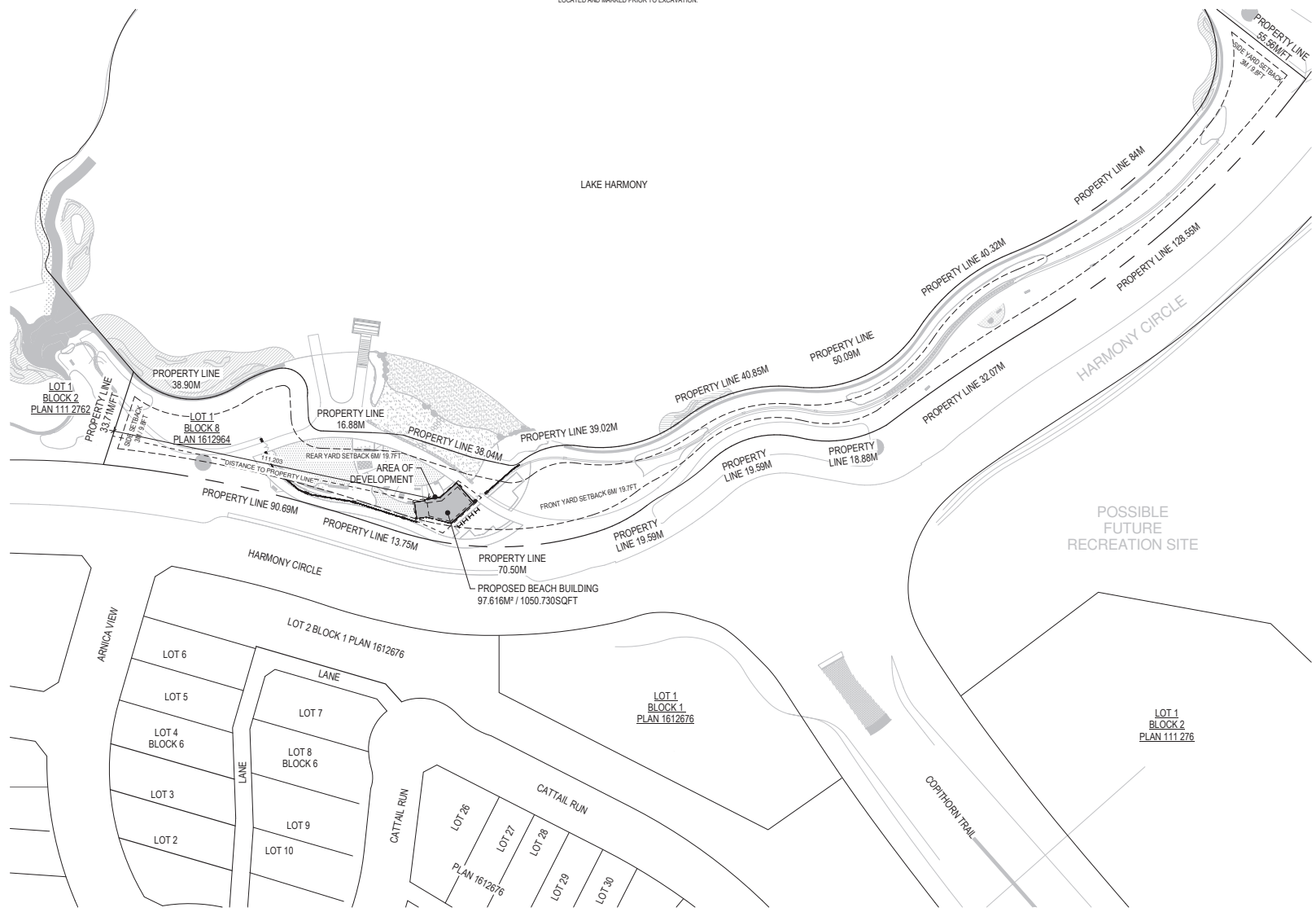
LOT AREA: 11695.42 M² / 1.169ha
PROPOSED DENSITY: 0.8%
ZONING: OPEN SPACE CELL (GO)
OUTDOOR RECREATION, NEIGHBOURHOOD AREA
(DC129)

SITE NOTES:

- CONFIRM ALL REQUIRED SURFACES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- CONFIRM ALL EXISTING AND PROPOSED UNDERGROUND UTILITY RIGHT OF WAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE REGISTERED PROFESSIONAL OF RECORD.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- ALL SERVICES TO BE BEDDED IN CONFORMANCE WITH TYPE 1A2 AS PER STANDARD DETAIL BELOW.
- ALL UTILITIES EXISTING ELEVATIONS SHOWN WERE COMPILED FROM PROVIDED PREVIOUS THIRD PARTIES. ALL UTILITIES ARE TO BE FIELD LOCATED AND MARKED PRIOR TO EXCAVATION.

SITE NOTES - CONTINUED:

- ASPHALT & SUBBASE DESIGN PER SOILS REPORT
- CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.C.S.) DURING CONSTRUCTION, SUBMIT COPIES TO THE AUTHORITY HAVING JURISDICTION
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBS
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
- SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPING
- SEE ELECTRICAL DRAWINGS FOR DETAILS OF ALL EXTERIOR BUILDING & SITE LIGHTING
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY



1 Key Plan
A102 1:500



NOTE:
 1. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE
 2. ALL LANDSCAPING IS EXISTING

REGISTERED OWNER:
 OWNERS ASSOCIATION OF HARMONY
 DESCRIPTION OF LAND
 MUNICIPAL ADDRESS: 1600 HARMONY
 CIRCLE, ROCKY VIEW COUNTY, AB
 LEGAL DESCRIPTION: LOT 1, BLOCK 8, PLAN
 1612964, SW-08-25-03-W059

SITE INFORMATION:

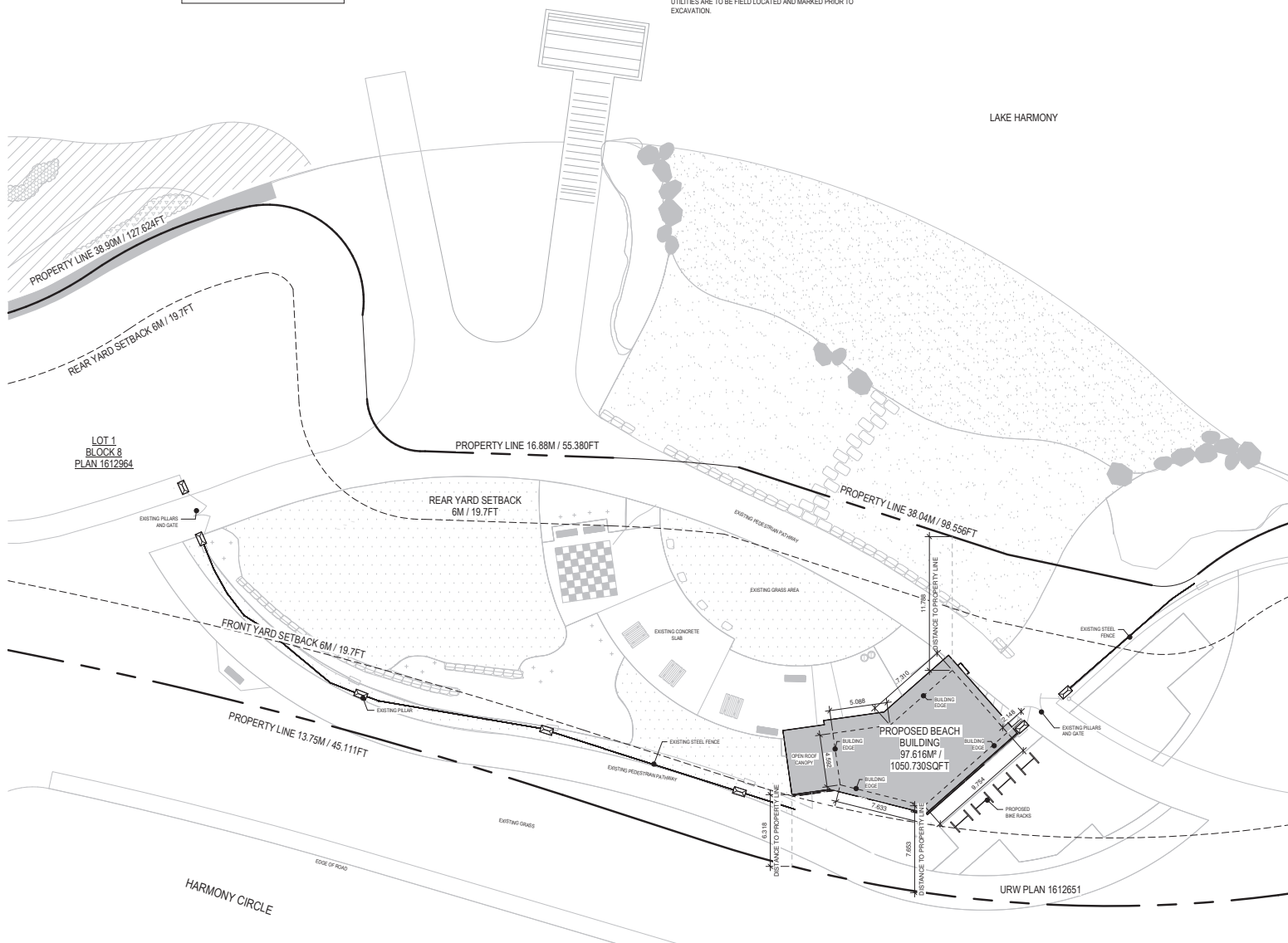
LOT AREA: 11595.42 M² / 1.169ha
 PROPOSED DENSITY: 0.8%
 ZONING: OPEN SPACE CELL (GO)
 OUTDOOR RECREATION, NEIGHBORHOOD AREA (DC129)

SITE NOTES:

- CONFIRM ALL REQUIRED SURFACES WITH THE AUTHORITY
- HAVING JURISDICTION PRIOR TO CONSTRUCTION
- CONFIRM ALL EXISTING AND PROPOSED UNDERGROUND UTILITY RIGHT OF WAYS PRIOR TO CONSTRUCTION
- CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE REGISTERED PROFESSIONAL OF RECORD
- CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE
- ALL SERVICES TO BE BEDDED IN CONFORMANCE WITH TYPE 16.25 PER STANDARD DETAIL BELOW
- ALL UTILITIES/EXISTING ELEVATIONS SHOWN WERE COMPILED FROM PROVIDED PREVIOUS THIRD PARTIES. ALL UTILITIES ARE TO BE FIELD LOCATED AND MARKED PRIOR TO EXCAVATION.

SITE NOTES - CONTINUED:

- ASPHALT & SUBBASE DESIGN PER SOILS REPORT
- CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.C.S.) DURING CONSTRUCTION, SUBMIT COPIES TO THE AUTHORITY HAVING JURISDICTION
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBS
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
- SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPING
- SEE ELECTRICAL DRAWINGS FOR DETAILS OF ALL EXTERIOR BUILDING & SITE LIGHTING
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY



1 Site Plan
 A102-1
 1:130



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

#	DESCRIPTION	DATE
1	DP Review	2020-04-03
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OWNERS ASSOCIATION OF
 HARMONY

Beach Building

Site Plan

DRAWN BY	J.M	A102-1 REVISION
CHECKED BY	B.K	
PROJECT NUMBER	18-006-02	
SCALE	1:130	



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CONSULTANT

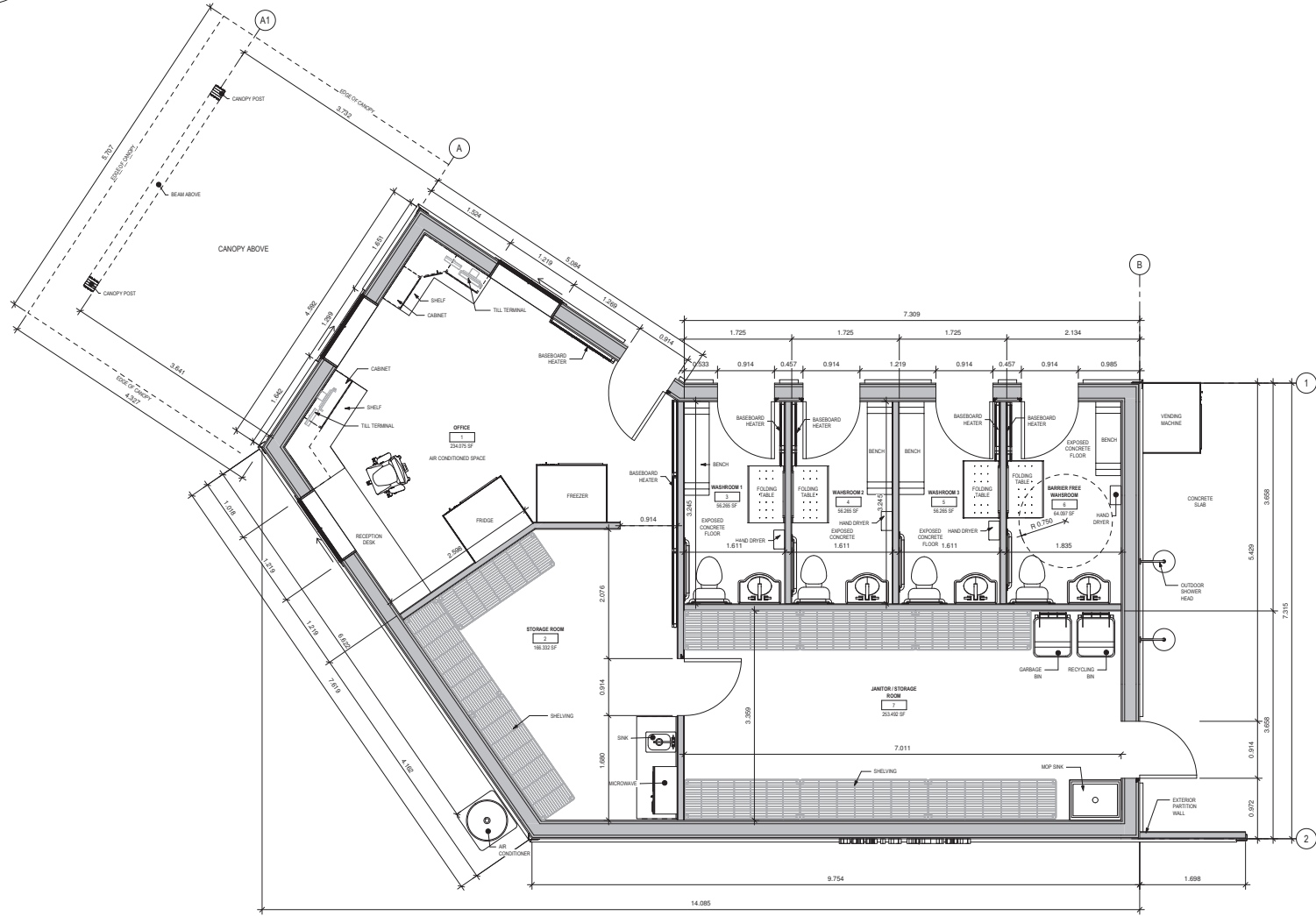
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1	DP Review	2020-04-03
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OWNERS ASSOCIATION OF
HARMONY

Beach Building

Floor Plan

DRAWN BY	T.L.	A103 REVISION
CHECKED BY	B.K.	
PROJECT NUMBER	18-006-02	
SCALE	1:25	



1 Main - Floor Plan
A103 1:25



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PROFESSIONAL OF RECORD

BUILDER OR CONTRACTOR

CONSULTANT

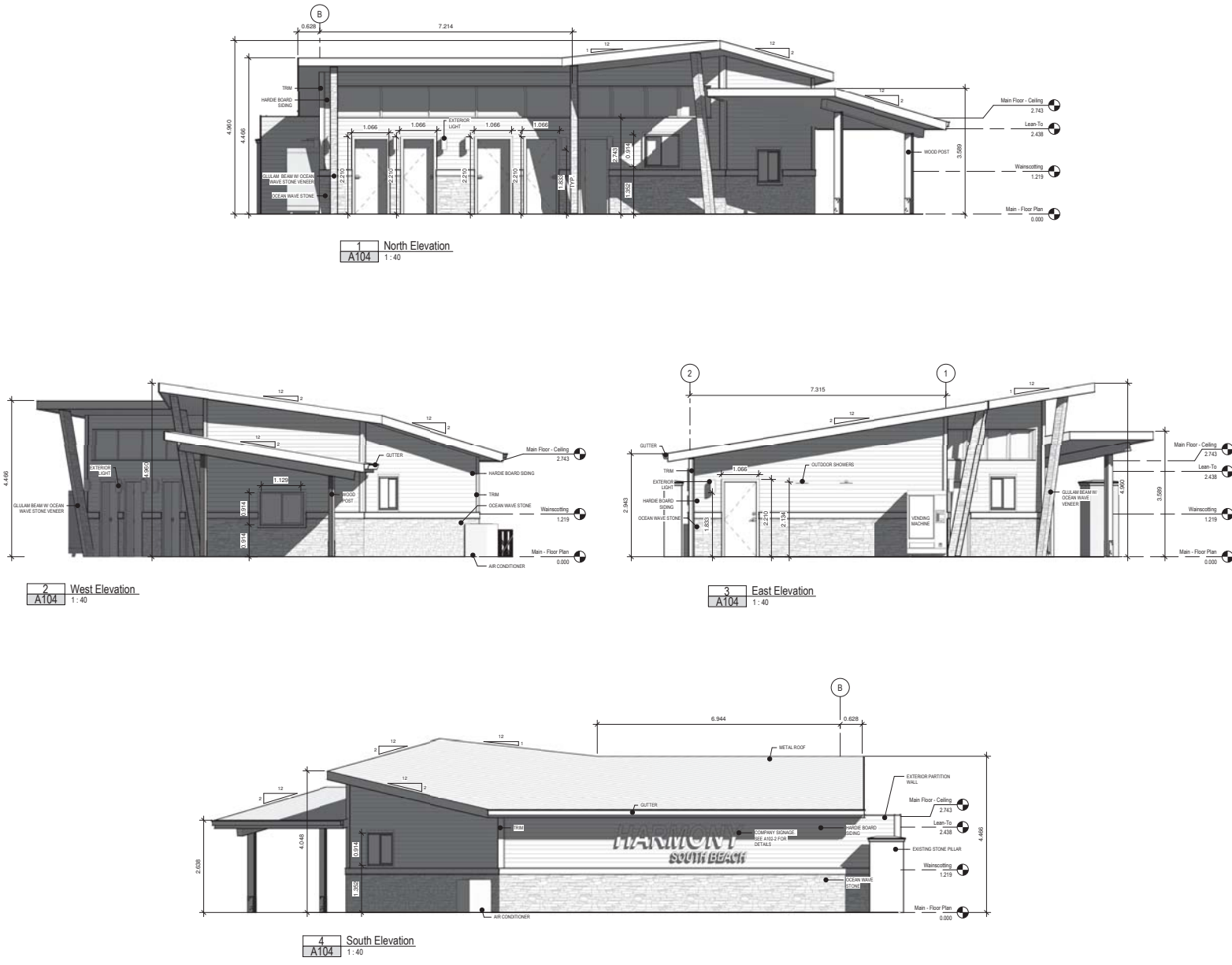
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OWNERS ASSOCIATION OF
HARMONY

Beach Building

Elevations

DRAWN BY	T.L.	A104 REVISION
CHECKED BY	B.K.	
PROJECT NUMBER	18-006-02	
SCALE	1: 40	



L.A. West
Landscape*Architectural*Design*Consultants

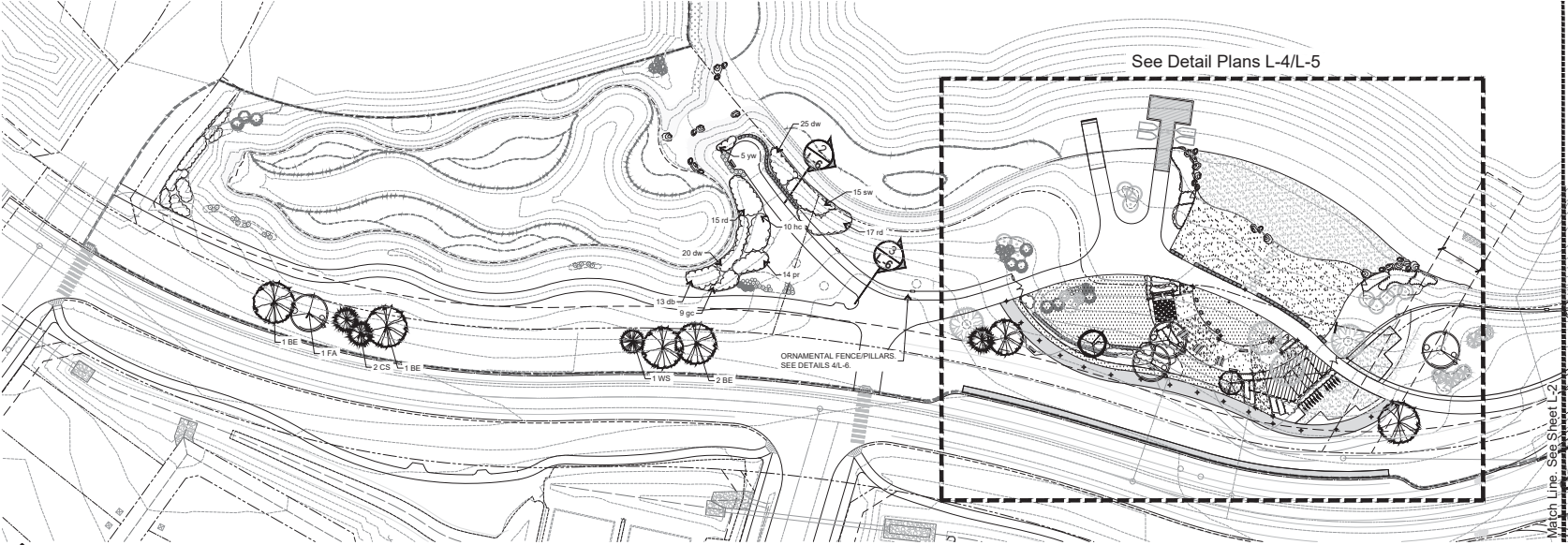
467 - 31st Avenue NW, Calgary, AB, T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927



Laurnie J. Burrows

ISSUE / revision

no.	date	description
B	11.23.18	ISSUE FOR CONSTRUCTION
A	07.24.18	COUNTY OF ROCKY VIEW SUBMISSION



Layout and Planting Plan
SCALE - 1 : 500

Layout Legend

- SURVEY POINTS FOR PATHWAY LAYOUT
- CONCRETE PLAZA AREA - 100mm THICK 27mpa STANDARD GRAY 100mm THICK 27 mpa CONCRETE c/w SAW CUT EXPANSION JOINTS @ 2.0m O.C. OR AS REQUIRED
- CONCRETE PLAZA AREA - 100mm THICK 27mpa STANDARD GRAY 100mm THICK 27 mpa CONCRETE c/w SAW CUT EXPANSION JOINTS @ 2.0m O.C. OR AS REQUIRED
- PLANTING BED EDGE
- ASPHALT PATHWAYS - MINIMUM 2.0% CROSSFALL FOR POSITIVE DRAINAGE - NO SLOPE TO EXCEED MAX. 8.0% (2.0m LOCAL / 3.0m REGIONAL)
- EXISTING PATHWAY
- HARMONY ROCK WALL - NOT TO EXCEED 1.0m HT.

Planting Legend

- SHRUB BED EDGE
- BEACH AREA
- SOD ON MIN. 150mm DEPTH TOPSOIL

Site Furnishings

SYM	ITEM	QTY.	MODEL # / DESCRIPTION	AVAILABLE FROM
A	BENCH WITH BACK	4 ea.	5' TENA BENCH (1.8B-S). ALL METAL COMPONENTS TO BE POWDER COATED "PHANTOM BRONZE" w/ "WALNUT" RECYCLED PLASTIC LUMBER. SURFACE MOUNT AS PER MANUFACTURER'S SPECIFICATIONS.	Washburn Industries Ltd. (866) 626-0476
B	BENCH	1 ea.	5' TENA BENCH (1.8B-S). ALL METAL COMPONENTS TO BE POWDER COATED "PHANTOM BRONZE" w/ "WALNUT" RECYCLED PLASTIC LUMBER. SURFACE MOUNT AS PER MANUFACTURER'S SPECIFICATIONS.	Washburn Industries Ltd. (866) 626-0476
C	TRASH RECEPTACLE	1 ea.	MODENA CURVED TOP DOUBLE RECYCLING STATION (MCTRS-39). ALL METAL COMPONENTS TO BE POWDER COATED "PHANTOM BRONZE" w/ "WALNUT" RECYCLED PLASTIC LUMBER. SURFACE MOUNT AS PER MANUFACTURER'S SPECIFICATIONS.	Washburn Industries Ltd. (866) 626-0476
D	PICNIC TABLE	3 ea.	6' PARKER PICNIC TABLE (PPT-6). ALL METAL COMPONENTS TO BE POWDER COATED "PHANTOM BRONZE" w/ "WALNUT" RECYCLED PLASTIC LUMBER. SURFACE MOUNT AS PER MANUFACTURER'S SPECIFICATIONS.	Washburn Industries Ltd. (866) 626-0476
E	BIKE RACK	12 ea.	SPECIFICATIONS TO BE CONFIRMED.	
F	BOLLARD LIGHTS	14 ea.	K808 LED, 8" ROUND, K80 SERIES SOLAR POWERED LED BOLLARD, 10C 16LED, DRIVE CURRENT: 300MA, COLOR TEMPERATURE: 40K-4000K, DISTRIBUTION: SYM SYMMETRIC VOLTAGE: 120VOLT FINISH: DILUXID TEXTURED BLACK.	The Outdoor Lighting Company Ltd. (403) 256-1605

Planting Notes

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE w/ ROCKYVIEW COUNTY LANDSCAPE SPECIFICATIONS - CURRENT EDITION.
- CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START. CALL BEFORE YOU DIG (1-800-242-3447).
- ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED AND SHALL BE QUOTED AND INSTALLED TO CURRENT CMTA STANDARDS.
- L.A. WEST RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS & SHALL INSPECT PLANT MATERIAL PRIOR TO INSTALLATION FOR NURSERY DEFECTS, TRANSPORT DAMAGE & ROOTBALL SIZE.
- ALL SHRUB MATERIAL AND CONFEROUS TREES SHALL BE GROUPED IN MULCHED PLANTING BEDS. BEDS TO BE EXCAVATED TO A 600mm DEPTH. MULCH TO BE AS PER ROCKY VIEW COUNTY SPECIFICATIONS AND SHALL BE INSTALLED TO A 75mm DEPTH.
- FINAL STAKED LOCATION OF TREES SHALL BE APPROVED BY L.A. WEST ON-SITE PRIOR TO INSTALLATION. L.A. WEST REQUIRES 24 HRS NOTICE PRIOR TO SITE REVIEW.
- ALL SEEDS/SOD SHALL BE INSTALLED ON MIN. 150mm DEPTH OF TOPSOIL - UNLESS OTHERWISE NOTED.
- TOPSOIL TO BE ROCK PICKED & CLEANED PRIOR TO SOD/SOD INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SUB-GRADE, TOPSOIL & PLANT MATERIAL INSPECTIONS & TESTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CARE, MAINTENANCE AND ESTABLISHMENT OF SITE DURING CONSTRUCTION.
- MAINTENANCE OF SITE FROM CONSTRUCTION COMPLETION (CCC) TO FINAL ACCEPTANCE (FAC) SHALL BE UNDERTAKEN BY THE CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN ALL CITY SPECIFIED MINIMUM SETBACKS FROM HARD SURFACES, FENCES & PROPERTY LINES FOR PLANT MATERIAL INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PROTECTION MEASURES TO PREVENT RABBIT DAMAGE.
- CONTRACTOR SHALL NOTIFY L.A. WEST OF ANY DISCREPANCIES BETWEEN PLANT LIST AND DRAWING.
- CONTRACTOR TO PROVIDE SEED CERTIFICATES TO PARKS INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO SEED APPLICATION. ALL SPECIES SUBSTITUTIONS WILL REQUIRE ADDITIONAL APPROVAL FROM THE COUNTY.

Layout Notes

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE w/ ROCKY VIEW COUNTY LANDSCAPE SPECIFICATIONS - CURRENT EDITION. ALTERNATIVELY, CITY OF CALGARY SPECIFICATIONS TO BE FOLLOWED.
- ENSURE ALL UTILITY INSTALLATIONS HAVE BEEN COMPLETED PRIOR TO ANY EARTHWORK. CONTRACTOR TO ENSURE THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START CALL BEFORE YOU DIG (1-800-242-3447).
- ALL HARD SURFACE ELEMENTS (PATHWAYS, BENCH PADS, BENCHES, TABLES ETC.) SHALL BE SURVEY STAKED ON-SITE BY SITE ENGINEER AND APPROVED BY L.A. WEST PRIOR TO CONSTRUCTION. MAX. 2 TRIPS TO SITE SHALL BE PROVIDED FOR SURVEY LAYOUT. CONSULTANT REQUIRES 48 HRS NOTICE PRIOR TO LAYOUT.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
- CONTRACTOR RESPONSIBLE FOR ALL SUBGRADE AND FINISH GRADE INSPECTIONS. A REPRESENTATIVE FROM L.A. WEST SHALL BE PRESENT AT ALL PARKS INSPECTIONS.
- ALL SITE FURNISHINGS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

Plant List (MR)

SYMBOL	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES:					
		COMMON NAME			
PB	2	Paper Birch	Acer saccharinum 'Silver Cloud'	75mm CAL	AS SHOWN
OB	1	Ohio Buckeye	Aesculus glabra	75mm CAL	AS SHOWN
FA	3	Fraxinus Green Ash	Fraxinus pennsylvanica 'Heuser'	75mm CAL	AS SHOWN
BP	3	Baldam Poplar	Populus balsamifera	65mm CAL	AS SHOWN
LL	3	Laurel Leaf Willow	Salix pentandra	75mm CAL	AS SHOWN
BE	11	Brandon Elm	Ulmus americana 'Brandon'	75mm CAL	AS SHOWN
CONIFEROUS TREES:					
WS	3	White Spruce	Picea glauca	2.5m Ht.	AS SHOWN
CS	10	Colorado Spruce	Picea pungens	2.5m Ht.	AS SHOWN
DECIDUOUS SHRUBS:					
sa	11	Saskatoon	Aamelanchier alnifolia	#5 pot	AS SHOWN
db	119	Dwarf Birch	Betula glandulosa	#5 pot	AS SHOWN
rd	156	Red Osier Dogwood	Cornus sericea	#5 pot	AS SHOWN
gc	170	Golden Flowering Currant	Ribes aureum	#5 pot	AS SHOWN
g	53	Gooseberry	Ribes hirtellum	#5 pot	AS SHOWN
pr	178	Prickly Wild Rose	Rosa acicularis	#5 pot	AS SHOWN
bw	32	Blue Fox Willow	Salix brachycarpa 'Blue Fox'	#5 pot	AS SHOWN
sw	74	Shining Willow	Salix lucida	#5 pot	AS SHOWN
yw	81	'Yellow Twig Willow	Salix lutea	#5 pot	AS SHOWN
dw	111	Dwarf Arctic Willow	Salix purpurea 'Nana'	#5 pot	AS SHOWN
hc	50	Highbush Cranberry	Viburnum tibibum	#5 pot	AS SHOWN
ac	121	Alfred Compact Cranberry	Viburnum tibibum 'Alfred'	#5 pot	AS SHOWN
CONIFEROUS SHRUBS:					
dp	19	Dwarf Mug Pine	Pinus mugo 'Var. Pumilio'	#5 pot	AS SHOWN
PERENNIAL SIGRASSES:					
klg	16	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 pot	AS SHOWN
bog	57	Blue Oat Grass	Helictotrichon sempervirens	#1 pot	AS SHOWN
elv	12	English Lavender	Lavandula angustifolia 'Munstead'	#1 pot	AS SHOWN

client

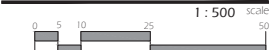
project

HARMONY

Lake Interface: Landscape Enhancements

drawing title

LAYOUT AND PLANTING PLAN



drawn	project no.
AFG	LAW.060.009.002
design	sheet no.
LJB	
date	
July. 24, 2018	

L-1

L.A. West
Landscape Architectural Design Consultants

467 - 31st Avenue NW, Calgary, AB T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927



Launie J. Burrows

508

ISSUE / REVISION

B	11.23.18	ISSUE FOR CONSTRUCTION
A	07.24.18	COUNTY OF ROCKY VIEW SUBMISSION
no.	date	description

client

project
HARMONY

Lake Interface: Landscape Enhancements

drawing title

LAYOUT PLAN



drawn project no.

AFG LAW.060.009.002

design sheet no.

LJB

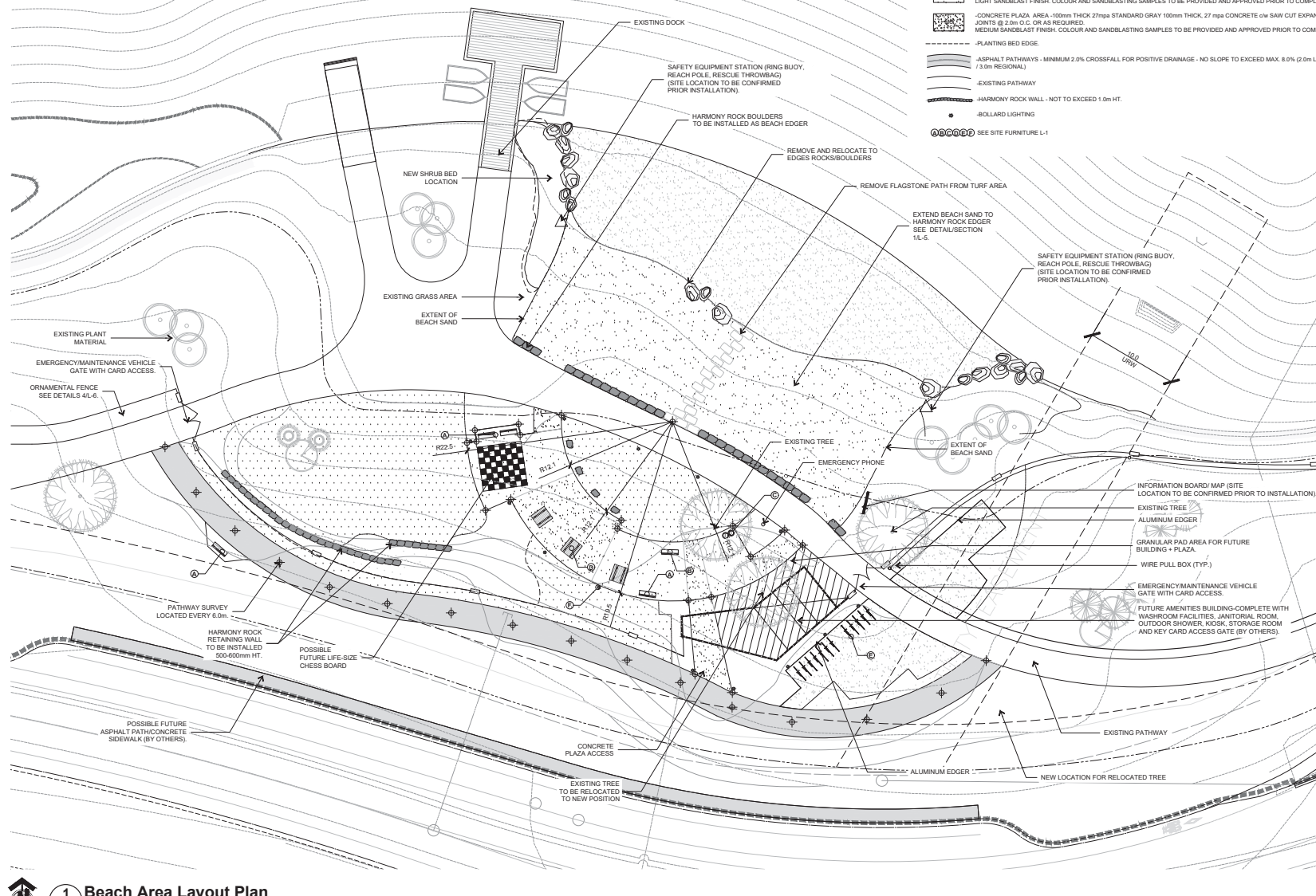
date

July 24, 2018

L-4

Layout Legend

- SURVEY POINTS FOR PATHWAY LAYOUT
- CONCRETE PLAZA AREA - 100mm THICK 27mpa STANDARD GRAY 100mm THICK 27 mpa CONCRETE c/w SAW CUT EXPANSION JOINTS @ 2.0m O.C. OR AS REQUIRED. LIGHT SANDBLAST FINISH. COLOUR AND SANDBLASTING SAMPLES TO BE PROVIDED AND APPROVED PRIOR TO COMPLETION.
- CONCRETE PLAZA AREA - 100mm THICK 27mpa STANDARD GRAY 100mm THICK 27 mpa CONCRETE c/w SAW CUT EXPANSION JOINTS @ 2.0m O.C. OR AS REQUIRED. MEDIUM SANDBLAST FINISH. COLOUR AND SANDBLASTING SAMPLES TO BE PROVIDED AND APPROVED PRIOR TO COMPLETION.
- PLANTING BED EDGE.
- ASPHALT PATHWAYS - MINIMUM 2.0% CROSSFALL FOR POSITIVE DRAINAGE - NO SLOPE TO EXCEED MAX. 8.0% (2.0m LOCAL / 3.0m REGIONAL)
- EXISTING PATHWAY
- HARMONY ROCK WALL - NOT TO EXCEED 1.0m HT.
- BOLLARD LIGHTING
- SEE SITE FURNITURE L-1



1 Beach Area Layout Plan

SCALE - 1:200



L.A. West
Landscape Architectural Design Consultants
467 - 31st Avenue NW, Calgary, AB, T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927

The Alberta Association of
Landscape Architects
Launie J. Burrows

ISSUE / REVISION		
B	11.23.18 ISSUE FOR CONSTRUCTION	
A	07.24.18 COUNTY OF ROCKY VIEW SUBMISSION	
no.	date	description

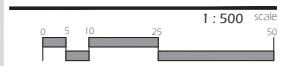
client

project
HARMONY

Lake Interface: Landscape
Enhancements

drawing title

**PLANTING AND
GRADING PLAN**

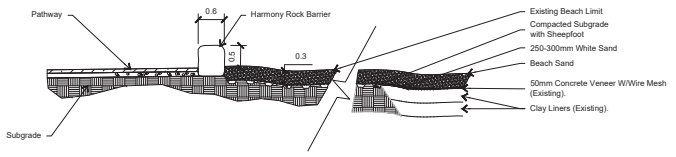


drawn project no.
AFG LAW.060.009.002

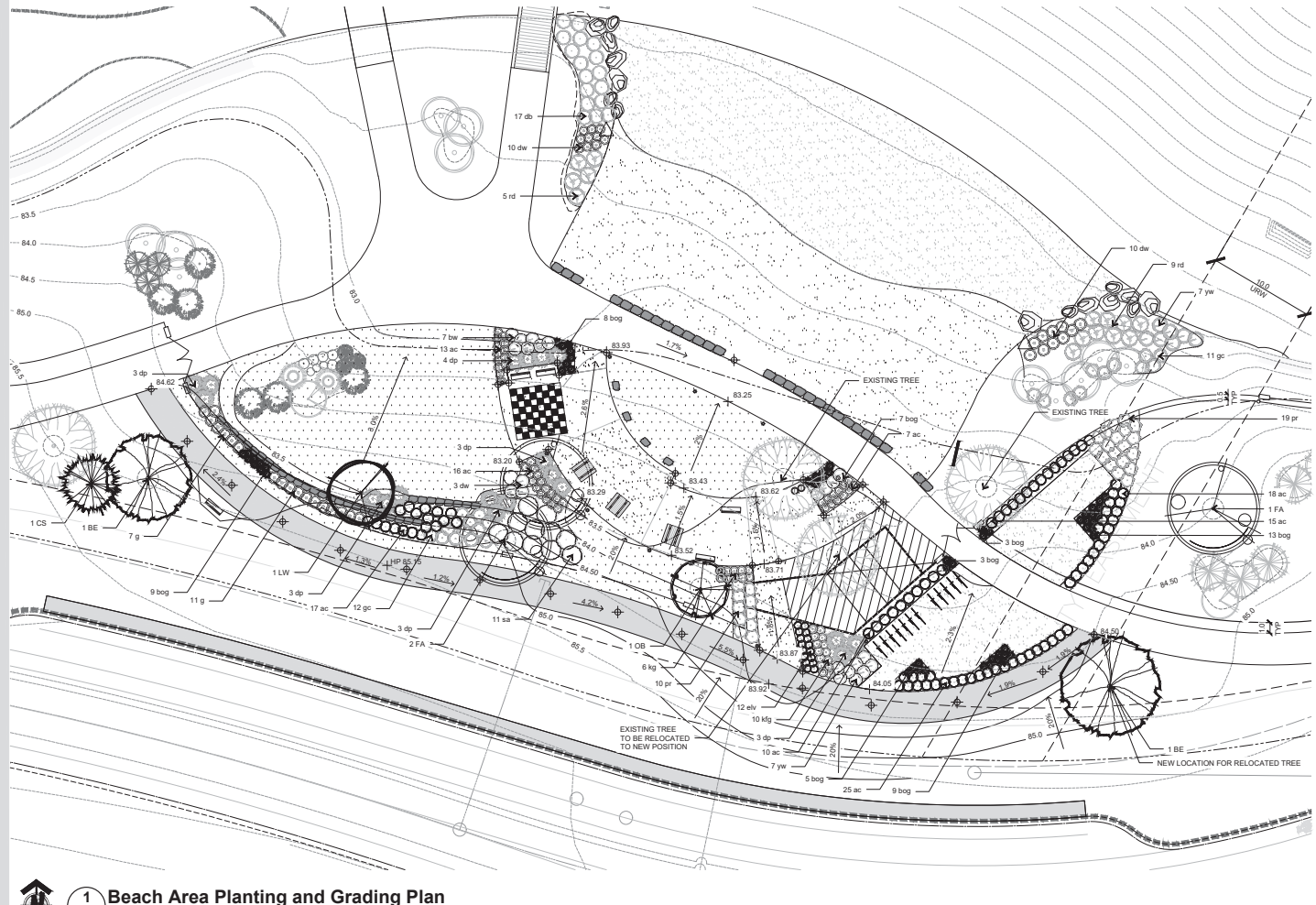
design sheet no.
LJB
July 24, 2018

L-5

- Grading Legend**
- 18.50 - PERIMETER DESIGN GRADES SET BY DESIGN ENGINEER
 - 1119.50 - PROPOSED CONTOUR LINE, 0.5m CONTOUR INTERVAL
 - H.P. 1118.75 - PROPOSED HIGH POINT SPOT ELEVATION
 - 2.5% - DIRECTION AND SLOPE PERCENTAGE OF TYPICAL OVERLAND DRAINAGE AND SIDE SLOPES - MINIMUM 2.0% SLOPE FOR POSITIVE DRAINAGE - NOT TO EXCEED MAX. 30%
 - 5% - CAL DIRECTION & SLOPE PERCENTAGE OF ASPHALT PATHWAYS - MINIMUM 2.0% CROSSFALL FOR POSITIVE DRAINAGE - NO SLOPE TO EXCEED MAX. 8.0% (2.0m LOCAL / 3.0m REGIONAL)



1 Beach Area Planting and Grading Plan
L-5 SCALE - 1:50



1 Beach Area Planting and Grading Plan
L-4 SCALE - 1:200

Log: asid P:\AW-QUALCO\Harmony\AW060.009.002\0 Drawing\Final Viewing Drawings\AW060.009.002_L-4 LAYOUT Nov 23, 2018 - 2:11pm

NOTE:
- REFER TO SHEET L-9 AND L-10
FOR IRRIGATION SCHEDULES &
LEGEND

		issue / revision
B	11.23.18	ISSUE FOR CONSTRUCTION
A	07.27.18	COUNTY OF ROCKY VIEW SUBMISSION
no.	date	description

client

project

HARMONY

Lake Interface: Landscape Enhancements

drawing title

IRRIGATION PLAN

AS SHOWN scale

drawn	project no.
KLM	LAW.060.009.002

design _____ sheet no. _____

KLM
date 1-8

July. 18, 2018



Decision of the Municipal Planning Commission

Development Permit

Modern Dimensions Design
Box 25, Site 5, RR2
Okotoks, AB T1S 1A2

Development Permit #: PRDP20200760

Issue Date: May 26, 2020

Roll #: 05708083

Rocky View County's Municipal Planning Commission conditionally approves your April 6, 2020 development permit application for Outdoor Recreation, Neighbourhood Area – Construction of a Beach Building and the associated signage at Lot 1, Block 8, Plan 1612694 within SW-8-25-3-W005M subject to the conditions as follows:

Description:

- 1) That an Outdoor Recreation, Neighbourhood Area , construction of a Beach building, may be constructed on the subject site, in general accordance with the Site Plan and Drawings, as prepared by Modern Dimensions Design Inc. (Project No. 18-006-02, Dwgs A101 to A104; dated April 3, 2020) and Landscape Plan, as prepared by L.A.West Landscape Architectural Design Consultants (Project No. LQW.060.009.002, Dwgs.L-1,L-4, L-5 and L-8 , dated July 24, 2018), subject to the amendments required in accordance with the conditions of this approval and shall including the following:
 - i) Construction of a Beach Building; approximately 107.07 sq. m (1,152.55 sq. ft.) in area; including an Office, Storage Room, Janitorial Room, Washroom facilities/change rooms and an open roof canopy;
 - ii) Two (2) Exterior façade signage;
 - iii) Site Grading (as required for excavation and final site surfacing)
- 2) That the minimum required parking stall requirements is relaxed from **three (3) to two (2)**.

Prior to Issuance

- 3) That prior to issuance of this permit, the Applicant/Owner shall provide a Site Plan that details proposed surface improvements on the subject. The site plan shall summarize areas of proposed landscaping, impervious surface types, buildings and site features site to the County's satisfaction.
- 4) That prior to issuance of this development permit, the Applicant/Owner shall provide a Site Plan showing the location of the two parking stalls in accordance with the Land Use Bylaw requirements.

Wastewater Servicing:

- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a wastewater flow generation summary for projected sanitary demands on the site, to the satisfaction of Rocky View County. The wastewater flow generation summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site.
- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the Harmony wastewater collection and treatment system. The design shall include the location of sanitary sewer service connection(s) and test manhole(s) on the site for review and approval by the County.

Water Servicing:

- 7) That prior to issuance of this permit, the Applicant/Owner shall submit a potable water demand summary for projected water demands on the site, to the satisfaction of Rocky View County. The potable water demand summary will be used to have the regional service provider, HAWSCO, confirm capacity is in place to service the site demands.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a detailed site potable water servicing design, including adequate fire protection for the site, which will tie into the Harmony water distribution and treatment system. The design shall address the need for a pressure reducing valve and backflow preventer.

Stormwater Management:

- 9) That prior to issuance of this permit, the Applicant/Owner shall submit a site grading plan detailing the proposed grades for the beach club area and building to the County's satisfaction.
- 10) That prior to issuance of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report (ESC) for onsite construction activities in accordance with County Servicing Standards.

Note: a full ESC report is not required if the site disturbed area is less than 2 hectares.

Road Use:

- 11) 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 the master Hauling Agreement for Harmony remain applicable or if additional Road Hauling 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.

Geotechnical:

- 12) That prior to issuance of this permit, a Geotechnical Investigation in accordance with the County Servicing Standards shall be submitted to verify the site is suitable for the proposed buildings, site works, and deep utilities. *Note, for areas (if any) with greater than 1.2 m of fill a Deep Fill report is required.*

Prior to Occupancy

- 13) That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of:

- i) as-built water infrastructures;
- ii) as-built sanitary infrastructures;
- iii) as-built site grades, traplow volumes, inverts and any other information that is relevant to the approved drainage plans.

Note: Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

Permanent:

- 14) That any dirt removed from the site during construction 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 clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
- 16) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
- 17) That any signage approved within this permit, shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
- 18) That all on site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 19) That the garbage containers shall be screened from view from all adjacent properties and public thoroughfares. The garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
- 20) That there shall be no customer or business parking at any time along the adjacent Road System.
- 21) 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 unit located on the subject site, to facilitate accurate emergency response.

Note: The address for this building is 1550 HARMONY CIRCLE

- 22) That any outside storage of supplies, equipment and/or materials shall be in accordance with the approved site plan and shall be kept within the Beach Building.
- 23) That if the facility changes commercial usage, the Owner shall submit to the County, a revised description of process and subsequent water and wastewater requirements.
- 24) That water conservation strategies shall be implemented and maintained at all times.
- 25) That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 26) That during construction, all construction and building materials shall be maintained onsite 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.
- 27) That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 28) That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 29) That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- 30) That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place.
- 31) That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- 32) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 33) That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.

It is the responsibility of the applicant to meet and always follow the conditions of this development permit. Fines or enforcement action may occur if operating outside of this permit. Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact the Municipal Clerk's Office at sdab@rockyview.ca or 403-230-1401. More information on the SDAB can also be found at www.rockyview.ca.



Jerry Gautreau, Chair
Municipal Planning Commission

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: June 24, 2020 **DIVISION:** 08

FILE: 06712023 **APPLICATION:** B-2; PL20190106

SUBJECT: Subdivision Item: Residential Subdivision

PROPOSAL: To create a \pm 0.81 hectare (\pm 2.00 acre) lot with a \pm 1.25 hectare (\pm 3.09 acre) remainder.	GENERAL LOCATION: Located 1.20 kilometers (3/4 miles) south of Township Road 262 and 0.25 kilometers (1/4 miles) west of Bearspaw Road, approximately 2.50 miles northwest of the city of Calgary.
APPLICATION DATE: July 26, 2019	DEVELOPMENT AUTHORITY DECISION: Approved with conditions.
APPEAL DATE: June 12, 2020	DEVELOPMENT AUTHORITY DECISION DATE: June 8, 2020
APPELLANT: Donald & Joanne Fraser	APPLICANT: Donald & Joanne Fraser
LEGAL DESCRIPTION: Lot 9, Plan 9510097; SE-12-26-03-W05M	MUNICIPAL ADDRESS: 30092 BUNNY HOLLOW DRIVE
LAND USE DESIGNATION: Residential One District (R-1)	GROSS AREA: \pm 2.06 hectares (\pm 5.09 acres)
PERMITTED USE: N/A	DEVELOPMENT VARIANCE AUTHORITY: N/A
PUBLIC SUBMISSIONS: The application was circulated to (147) adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> •County Plan •Land Use Bylaw •Bearspaw Area Structure Plan

EXECUTIVE SUMMARY:

On June 8, 2020, the Subdivision Authority approved application PL20190106 subject to conditions.

The lands are \pm 2.06 hectares (\pm 5.09 acres) in size and currently accessed from a paved approach off Bunny Hollow 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 One District (R-1) as approved by Council on May 26, 2020. Surrounding lands are also generally Residential Two District (R-2).



On June 12, 2020, the Applicant appealed Conditions #5 and #9 of the Subdivision Authority's decision, which pertains to the requirement to register a Restrictive Covenant adjacent to a possible future roadway and payment of the Transportation Off-Site Levies.

Restrictive Covenant

- 4) *The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan;*
- The proposed subdivision includes provision of a panhandle to provide access to Lot 2; therefore, in accordance with Section 8.1.19 of the Bearspaw ASP and the County Servicing Standards a Road Acquisition Agreement was included as a condition of approval. Road acquisitions allow for the conversion of the lands to a road in the future to support further subdivision in the area if required. In addition, it offsets the requirement in the Bearspaw ASP for a Conceptual Scheme by addressing some aspects of developability and access in an area where there is potential further redesignation and subdivision of adjacent lands.
 - When a Road Acquisition Agreement is registered, standard practice is to also register a Restrictive Covenant to limit development of structures and infrastructure within a 15.00 m setback area adjacent to the possible future roadway. This limits conflicts with required setbacks for the roadway for any future structures or infrastructure.

Transportation Levy

- 9) *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.*
- Per the Transportation Off-Site Levy Bylaw C-7356-2014, levies shall be collected on the gross acreage of the lands to be developed. The Board may vary this requirement at their discretion.

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

Options are presented in Appendix B and C of the following report.

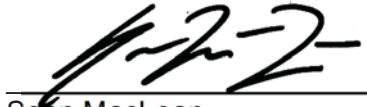
PROPERTY HISTORY:

June 8, 2020	Application PL20190106 was approved to create a \pm 0.81 hectare (\pm 2.00 acre) lot with a \pm 1.25 hectare (\pm 3.09 acre) remainder subject to conditions.
May 26, 2020	Application PL20190107 was approved to redesignate the subject lands from Residential Two District (R-2) to Residential One District (R-1).
January 11, 1995	Plan 9510097 was registered to the subject parcel with a 1.780 hectare remainder.
January 18, 1994	The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.

APPEAL:

See attached report and exhibits.

Respectfully submitted,



Sean MacLean
Supervisor, Planning and Development Services

JA/lt

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 08
SUBJECT: Subdivision Item: Residential Subdivision

DATE: June 8, 2020
APPLICATION: PL20190106

APPLICATION: To create a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 3.09 acre) remainder.

GENERAL LOCATION: Located 1.20 kilometers (3/4 miles) south of Township Road 262 and 0.25 kilometers (1/4 miles) west of Bearspaw Road.

LAND USE DESIGNATION: Residential One District (R-1)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Subdivision Application PL20190106 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190106 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Jessica Anderson & Milan Patel – Planning and Development Services



APPLICANT: Donald & Joanne Fraser

OWNER: Donald & Joanne Fraser

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Bears paw Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Level 3 PSTS prepared by Osprey Engineering Inc. (May 27, 2019); • Traffic Impact Assessment Justification by JCB Engineering Ltd., (June 3, 2019) • Letter from Rocky View Water Co-op (November 14, 2018); • Storm Drainage Report prepared by Osprey Engineering Inc. (May 27, 2019);

The subject lands are included in the Bears paw ASP where infill development is generally supported. The lands are identified in Figure 3: Concept Plans as Development Priority Area 1 where Conceptual Schemes are generally not required. Further, the lands are identified in Figure 7 as appropriate for County Residential land uses. In this case, the subject lands hold a Residential One (R-1) designation. With respect to phasing, the lands are identified in Figure 8: Phasing as Development Priority area 1.

After evaluating the proposal and the applicable policy, Administration concluded that a conceptual scheme would not provide any additional information or benefit for the subdivision of these lands. Council's decision to approve the redesignation in June was consistent with the above interpretation of the ASP policies, and therefore, a concept plan has not been requested at this stage.

The application was evaluated against the terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, as well as the policies within the County Plan and the Bears paw Area Structure Plan, and was found to be compliant. The proposal is consistent with the land use designation approved in May 2020, and with the subdivision policies in section 8 of the Bears paw ASP, and all technical matters are addressed through the suggested conditions of approval.

Payments and Levies

Applicable levies are outstanding.

APPLICABLE FEE/LEVY	AMOUNT OWING
TRANSPORTATION OFFSITE LEVY [Base = \$4,595/ac x 5.09 ac = \$23,388.55]	\$23,388.55
MUNICIPAL RESERVE (\$/ACRE) Not applicable; previously provided on Plan 9110865	n/a

Accessibility to a Road:

Access to Lot 2 is currently provided via a mutual paved approach off Bunny Hollow Drive.

Access to the proposed Lot 1 will be provided by a new gravel driveway off the existing mutual driveway on the north side. As a condition of subdivision, the Owner shall provide an access right of way plan and prepare and register respective easements on each title.

As a condition of subdivision approval, the Applicant is also required to provide payment of the Transportation Offsite Levy in accordance with the applicable bylaw at time of subdivision approval for the total gross acreage of proposed lots to be subdivided.

Servicing

With respect to wastewater 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.

In accordance with County Policy 449, as the proposed Lot 1 will result in the creation of lots less than 4 acres in size, the County will not permit the use of standard PSTS to support the development, but will require a Decentralized or Regional Wastewater Treatment System. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible, a Packaged Sewage Treatment Plant is 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.

With respect to water servicing, the existing home (Lot 2) is currently serviced by the Rocky View Water Co-op.

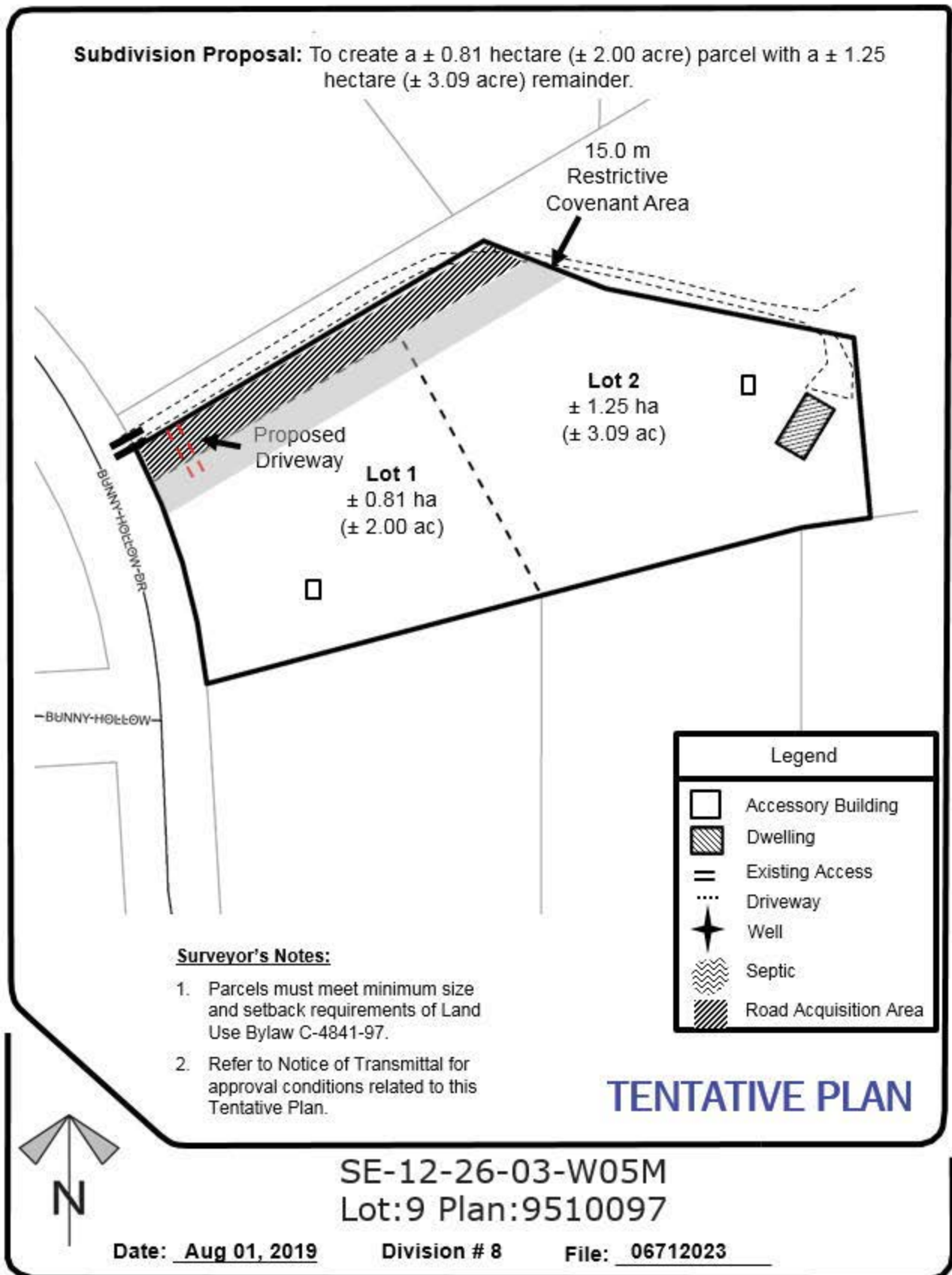
The proposed Lot 1 is proposed to be serviced via connection to Rocky View Water Co-op and the Applicant has provided a letter from Rocky View Water Co-op indicating that capacity is available to service the proposed Lot 1.

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





CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

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

DATE APPLICATION RECEIVED: July 26, 2019	DATE DEEMED COMPLETE: July 26, 2019
GROSS AREA: ± 2.06 hectares (± 5.09 acres)	LEGAL DESCRIPTION: Lot 9, Plan 9510097 within SE-12-26-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: January 11, 1995 - Plan 9510097 was registered to the subject parcel with a 1.780 hectare remainder. January 18, 1994 - The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to one hundred forty seven (147) 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: CONDITIONS OF SUBDIVISION APPROVAL

Option #1 – MPC Decision June 8, 2020

- A. The application to create a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 3.09 acre) remainder within Lot 9, Plan 9510097 within SE-12-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 Owner shall upgrade the existing gravel road approach to a mutual standard as shown on the Approved Tentative Plan to provide access to Lots 1 and 2.
- 3) The Owner shall prepare and register an Access Easement Agreement and associated Right of Way Plan for the existing driveway providing access to Lot 1 through Lot 2 as per County Servicing Standards.
- 4) 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 ± 138 metres in length and ± 12.5 metres wide (± 0.43 ac) to extend from Bunny Hollow Drive to the boundary of Lot 10, Plan 9510097; and,
 - b. That land is to be purchased for \$1 by the County.



ROCKY VIEW COUNTY

- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Servicing

- 6) 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;
 - 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.
- 7) 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).
- 8) 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:
 - i. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

Payments and Levies

- 9) 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.
- 10) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

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: CONDITIONS OF SUBDIVISION APPROVAL

Option #2 - Applicant Preferred Option

- A. The application to create a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 3.09 acre) remainder within Lot 9, Plan 9510097 within SE-12-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 Owner shall upgrade the existing gravel road approach to a mutual standard as shown on the Approved Tentative Plan to provide access to Lots 1 and 2.
- 3) The Owner shall prepare and register an Access Easement Agreement and associated Right of Way Plan for the existing driveway providing access to Lot 1 through Lot 2 as per County Servicing Standards.
- 4) 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:
 - c. The provision of road acquisition ± 138 metres in length and ± 12.5 metres wide (± 0.43 ac) to extend from Bunny Hollow Drive to the boundary of Lot 10, Plan 9510097; and,
 - d. That land is to be purchased for \$1 by the County.

- ~~5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 and 2 that restricts the erection of any structure on~~



~~or within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan;~~

Servicing

- 6) 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.
- 7) The Owner is to enter into a Site Improvements / Services Agreement with the County for Lot 1 and shall include the following:
 - a. For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment
 - b. In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc. (May 27, 2019).
- 8) 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

- 9) 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 the Lands to be subdivided** as shown on the Plan of Survey.
 - a. Levies owing on Lot 2 are to be deferred at this time.**
- 10) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

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:

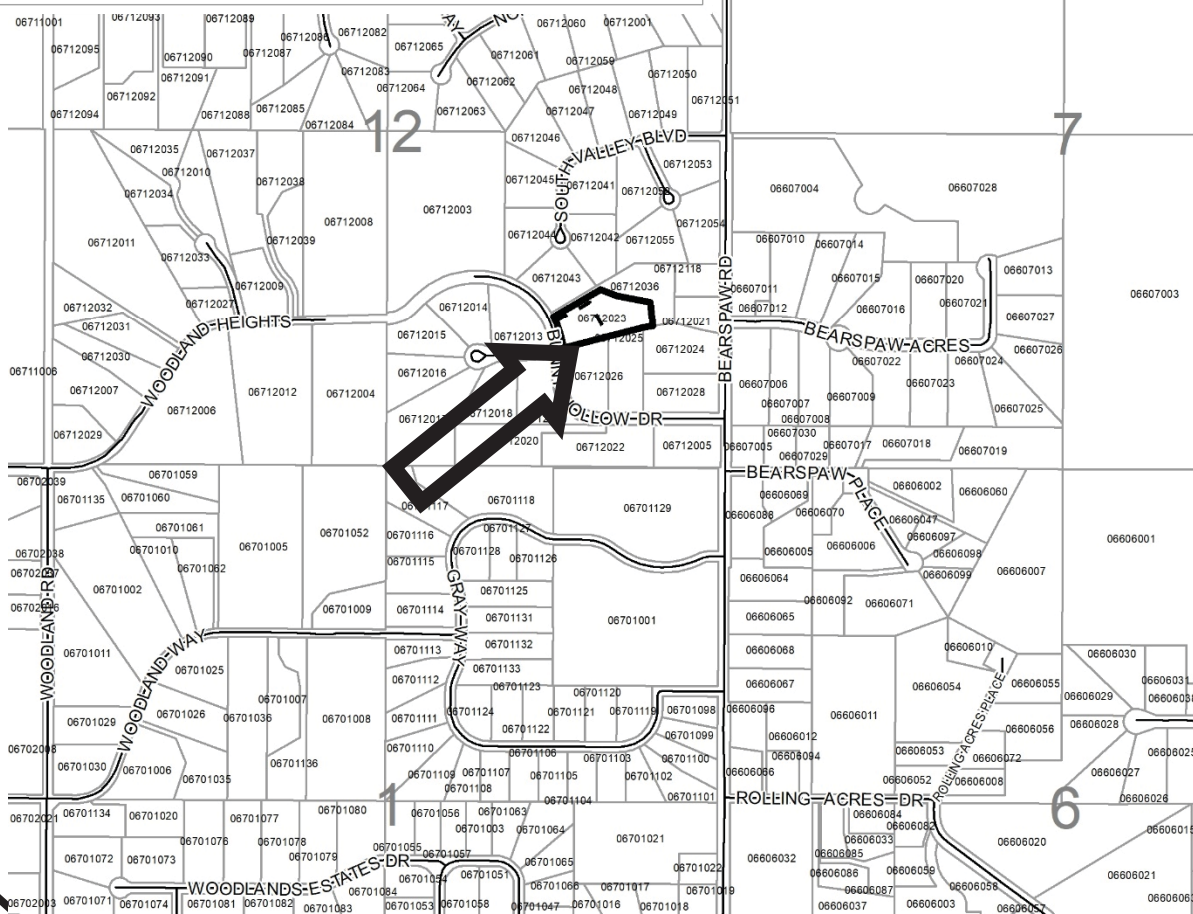
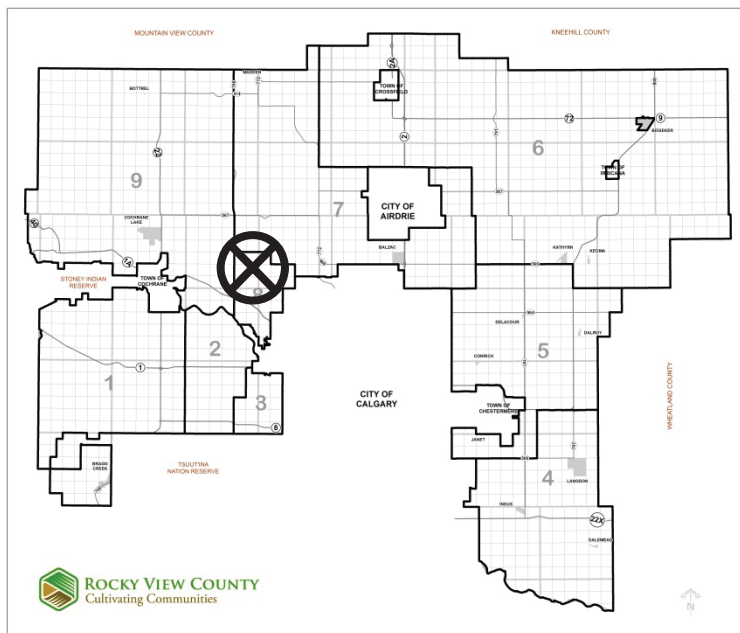
- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw



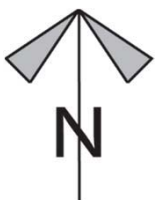
ROCKY VIEW COUNTY

APPENDIX 'D': LETTERS

NO LETTERS RECEIVED



LOCATION PLAN



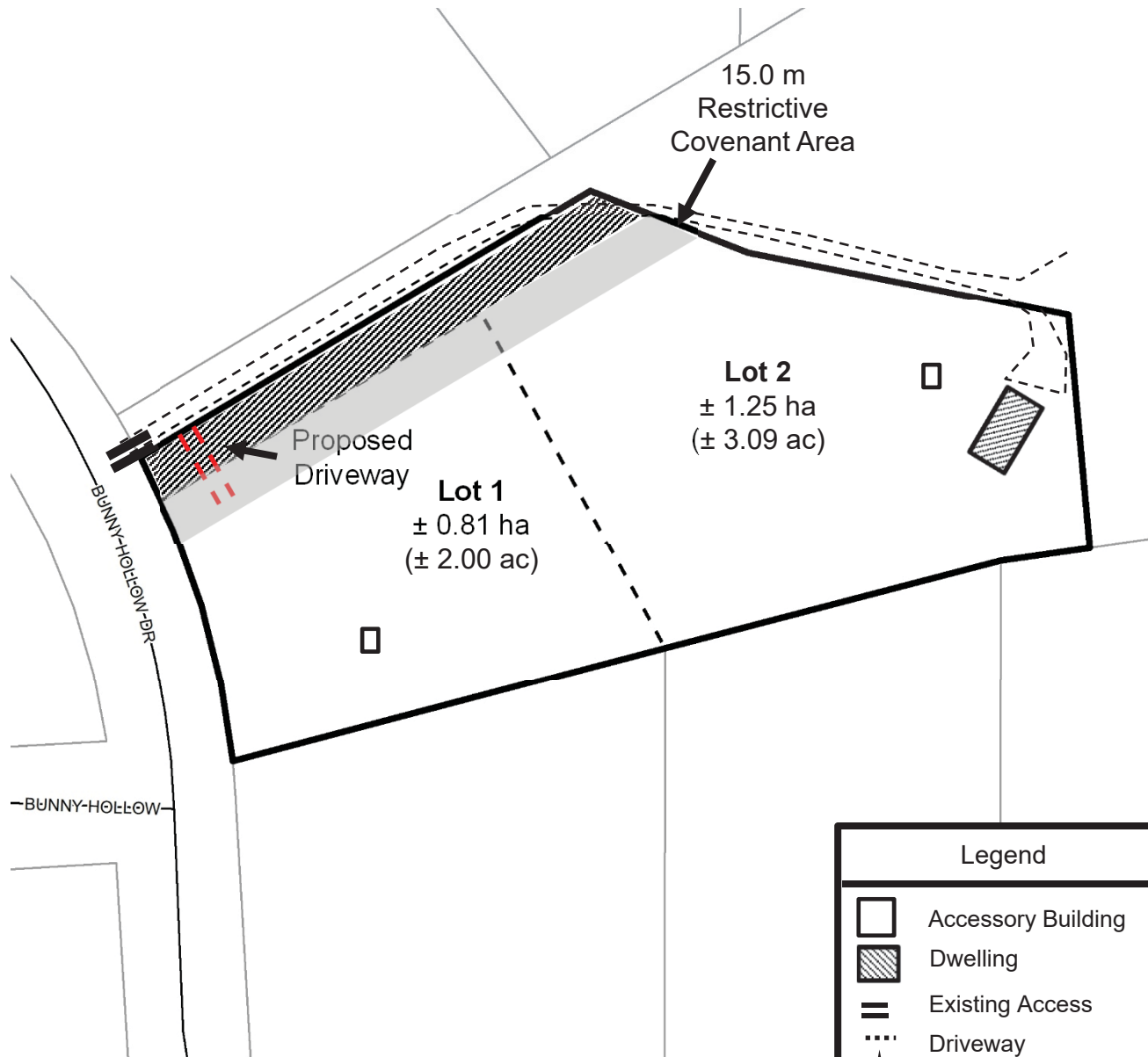
SE-12-26-03-W05M
Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023

Subdivision Proposal: To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 1.25 hectare (± 3.09 acre) remainder.

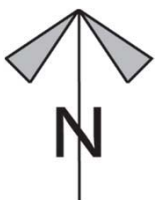


Surveyor's Notes:

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

Legend	
	Accessory Building
	Dwelling
	Existing Access
	Driveway
	Well
	Septic
	Road Acquisition Area

TENTATIVE PLAN

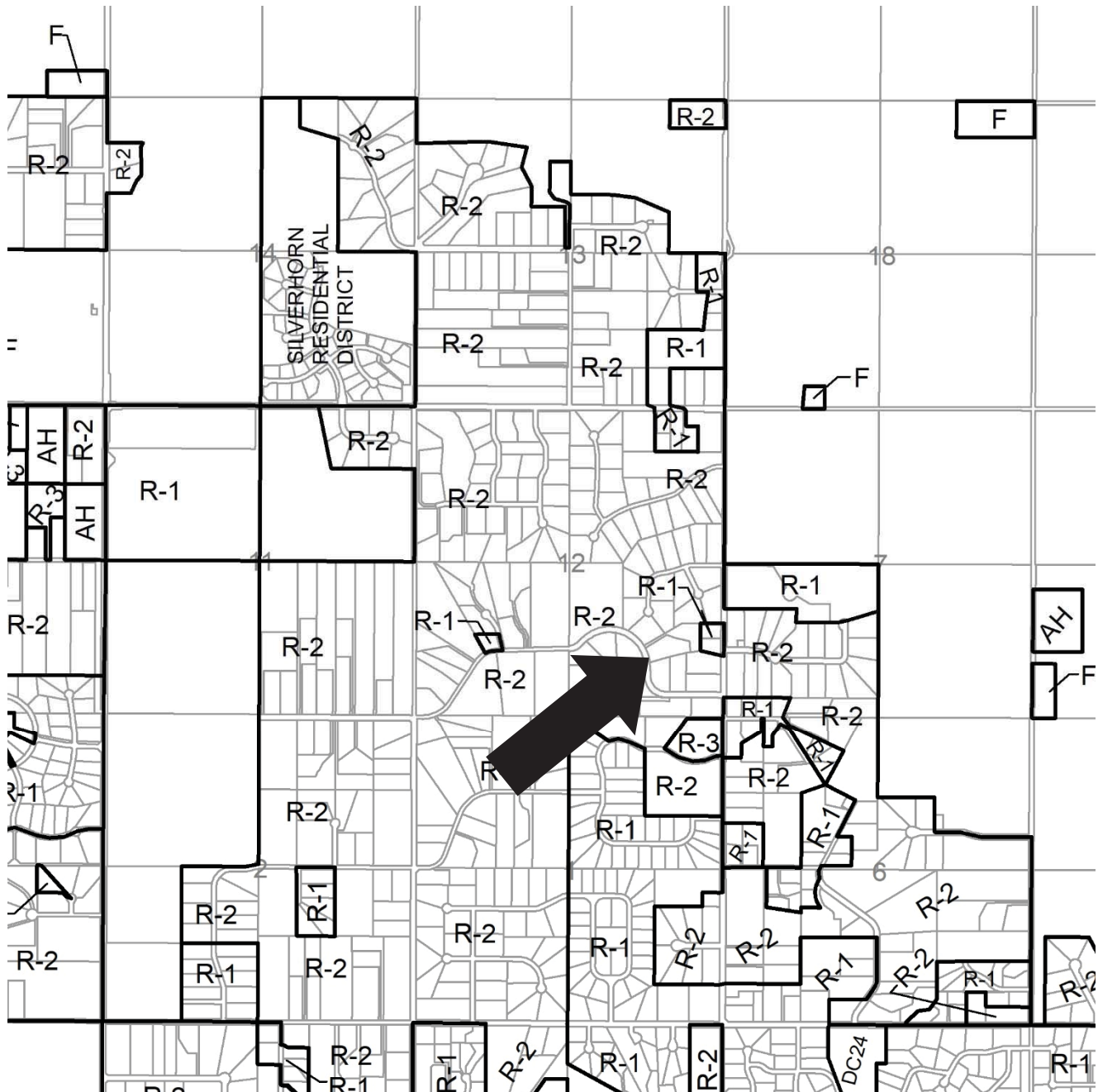


SE-12-26-03-W05M
 Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



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

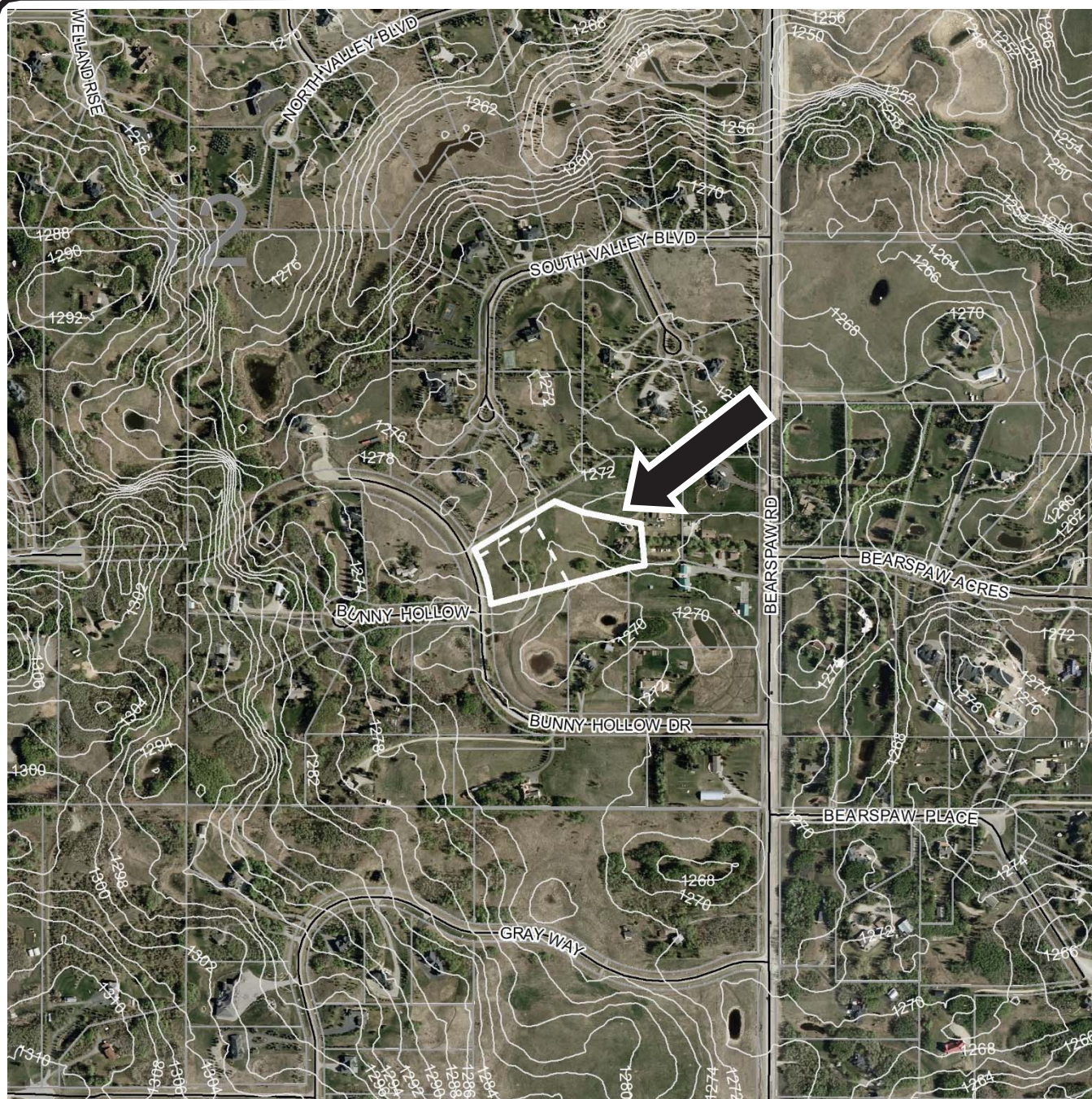
LAND USE MAP

SE-12-26-03-W05M
Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

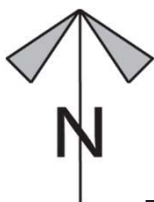
File: 06712023



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

TOPOGRAPHY

Contour Interval 2 M



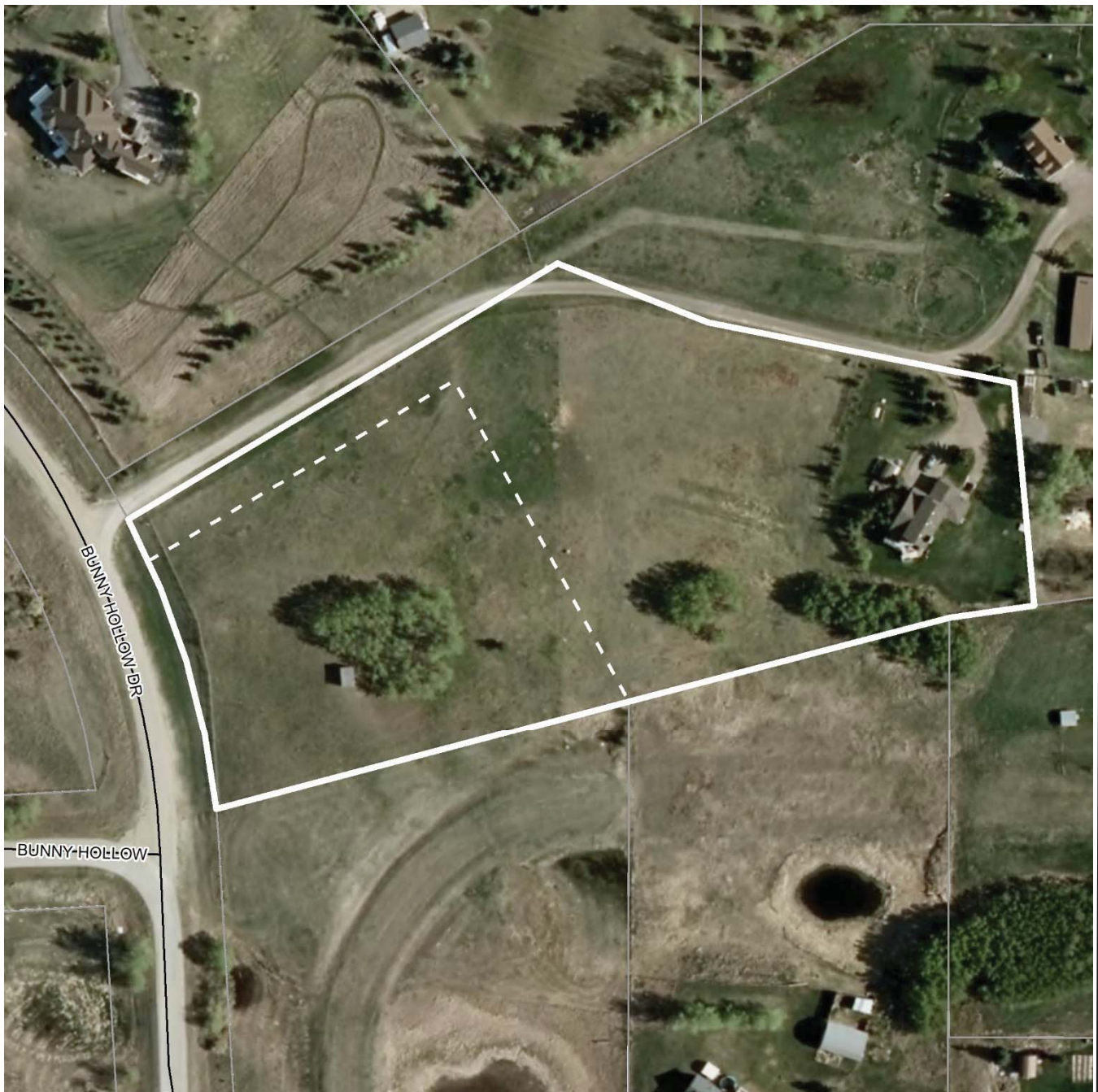
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

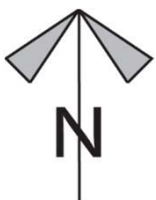
File: 06712023



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

AIR PHOTO

Spring 2018

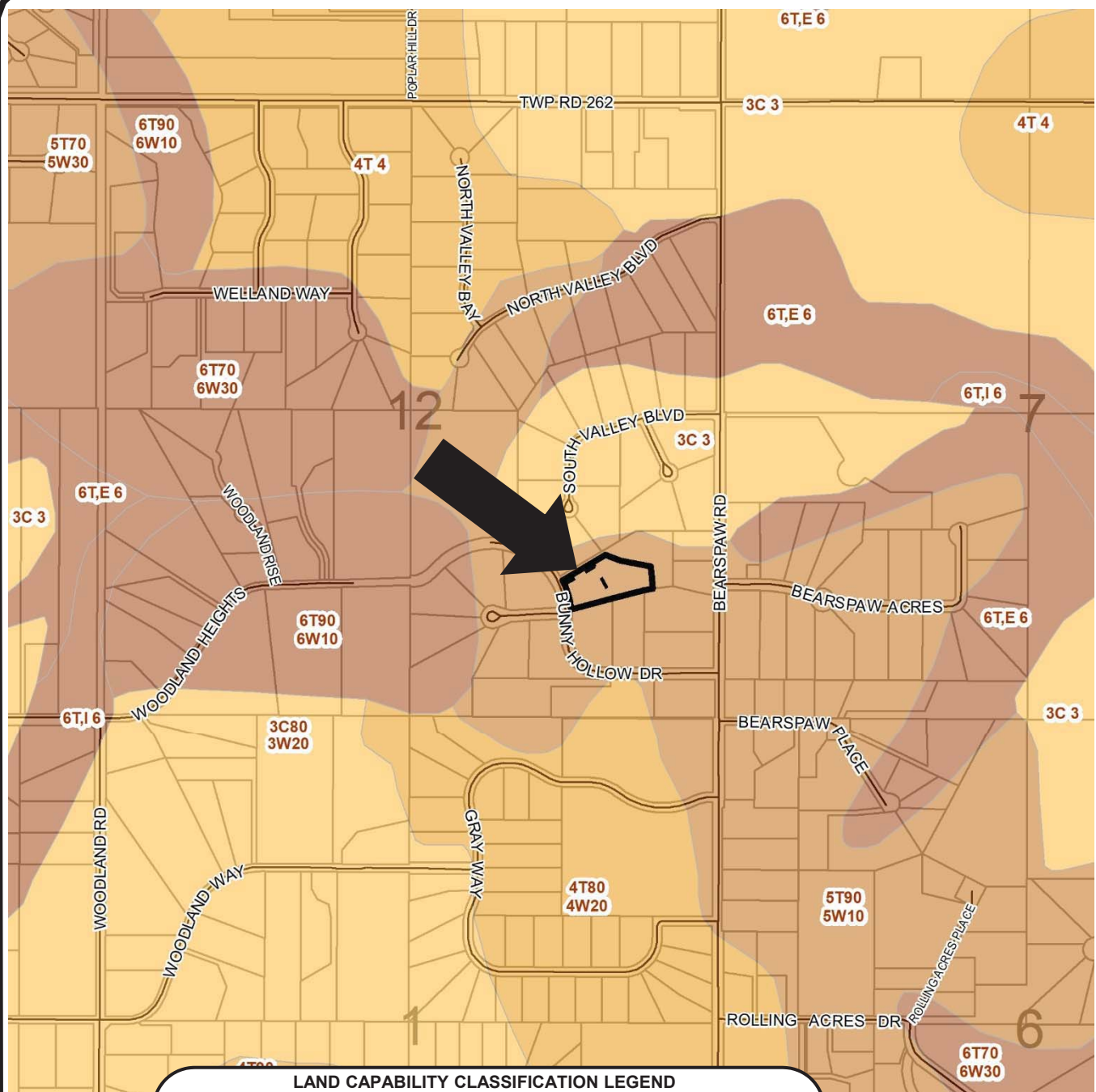


SE-12-26-03-W05M
Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



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

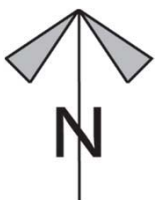
CLI Class

- 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

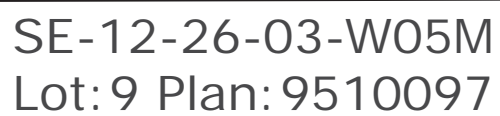


SE-12-26-03-W05M
Lot: 9 Plan: 9510097

Date: Aug 01, 2019

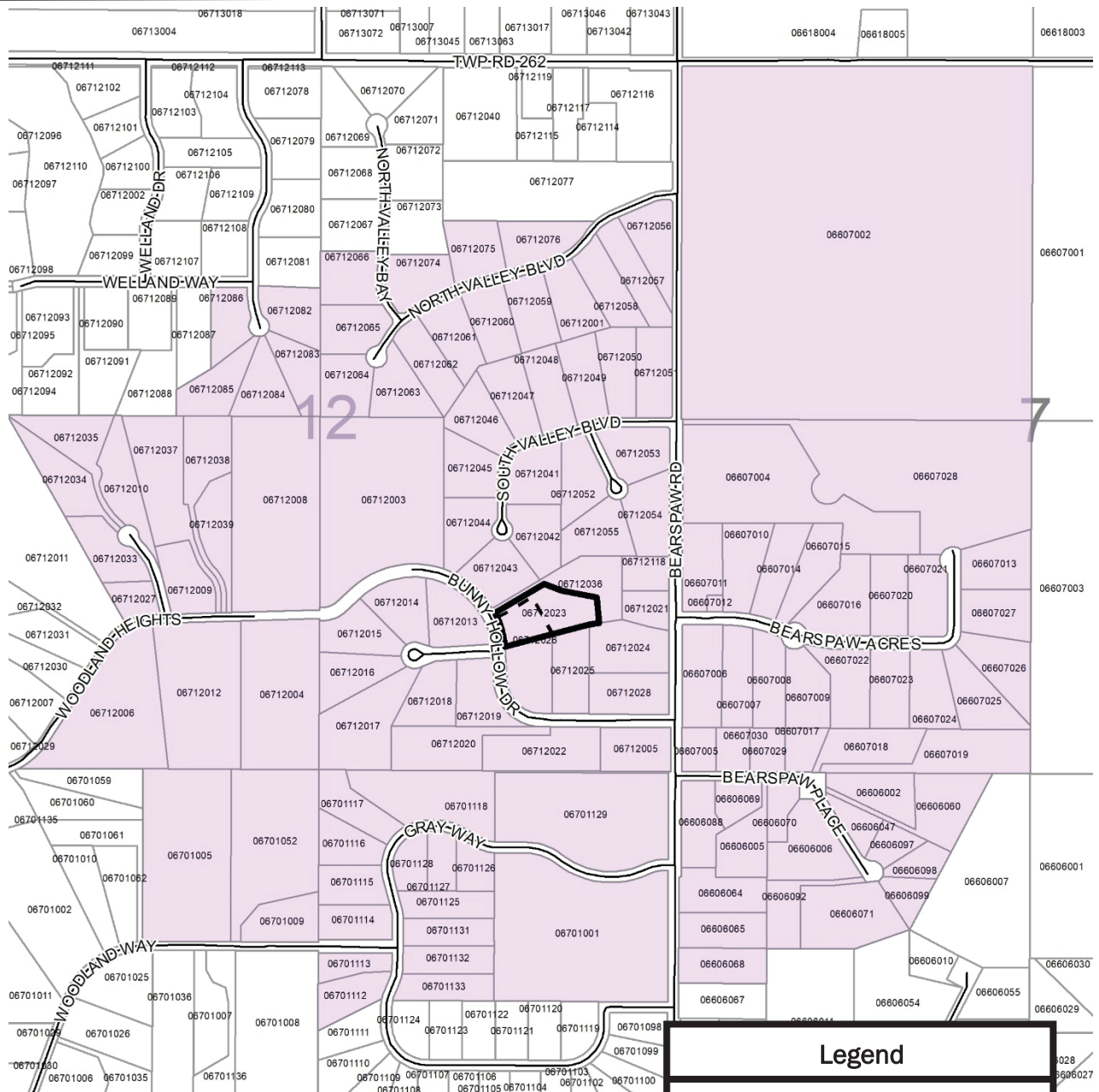
Division # 8



File: 06712023



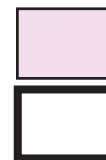
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

File: 06712023



 Letters in Opposition
 Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



ROCKY VIEW COUNTY
Cultivating Communities

Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information

Name of Appellant(s) **Donald Fraser / Garret Fraser**

Site Information

Municipal Address 30092 Bunny Hollow Dr	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 9 Plan 9510097 - SE-12-26-03-W5M
Property Roll # 06712023	Development Permit, Subdivision Application, or Enforcement Order # Subidivion File : PL20190106

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 are appealing the Condition C) 5) requiring an Restrictive Covenant to be registered by Caveat on the Titles of Lots 1 & 2, restricting the erection of any buildings within 15.0 M of a future road right of way. We are requesting that this covenant be removed from this Subdivision approval.

We are appealing Condition C) 9) - That the Transportation Off Site Levy is calculated on the total Gross 5.09 Acres. I would propose that the Transportation Off Site Levy be calculated on Lot 1 (+/- 2.0 Acres) which is being created, and that the Levy be deferred on Lot 2 (+/- 3.09 Acres) should it be subdivided in the future.

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.


Appellant's Signature

June 12, 2020

Date





ROCKY VIEW COUNTY
Cultivating Communities

20190106

FOR OFFICE USE ONLY

PLANNING SERVICES FORM 3.4 SUBDIVISION APPLICATION RESIDENTIAL PURPOSES

Date of Receipt <u>July 26/19</u>	File Number <u>06712023</u>
Fee Submitted <u>\$1990</u>	Accepted by <u>[Signature]</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 Garret Fraser/Donald Fraser

Mailing Address [Redacted]

[Redacted] [Redacted] Postal Code [Redacted]

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

Email [Redacted]

☐ Owner Same As Applicant

2. OWNER

Registered Owner Donald Fraser

Mailing Address [Redacted]

[Redacted] [Redacted] Postal Code [Redacted]

Telephone (B) [Redacted] (H) [Redacted] Fax Email [Redacted]

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All / part of the SE $\frac{1}{4}$ section 12 township 26 range 3 west of 5 meridian

Being all / parts of lot 9 block 5 Registered Plan Number 951 0097 Certificate of Title

Number [Redacted] Municipal Address(if applicable) 30092 Bunny Hollow Drive

[Redacted] Total Area of the above parcel of land to be subdivided is

2.06 hectares (5.09 acres)

SUBDIVISION APPLICATION

PLANNING SERVICES FORM 3.4

May 2018, Version 1.4

PLANNING SERVICES FORM 3.4

4. LOCATION OF LAND TO BE SUBDIVIDED

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

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe: (a) Existing use of the land Residential

(b) Proposed use of the land Residential

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

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

- (a) Describe the nature of the topography of the land (flat, rolling, steep, mixed)
Slight Rolling Hills
- (b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots etc., sloughs, creeks, etc.) 5% Small Brush Patch and standing trees with 95% open fields
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) Sandy Loamy 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. 1 house on proposed Lot 1 with small vinyl sided shed adjacent, proposed lot 2 has 1 small horse shelter

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.

Proposed self contained Septic Bed

9. PROPOSED LOTS

- (a) Number of parcels being created 2 parcels
- (b) Size of parcels being created Parcel 1: 0.810 Ha (2.00 acres) Parcel 2: 1.25 Ha (3.09 acres)

PLANNING SERVICES FORM 3.4

10. MUNICIPAL RESERVE STATUS

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

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

TD

PLANNING SERVICES FORM 3.4

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. \$15.00
- ☒ Description of the use or uses proposed for the land that is the subject of the application.
- ☒ Signed appraisal agreement and time extension agreement (if applicable)
- ☒ Information provided by the Alberta Energy Regulator (AER) as set out in AER Directive 079, *Surface Development in Proximity to Abandoned Wellbores*, identifying the location or confirming the absence of any abandoned wells within the proposed subdivision, and if an abandoned well is identified in the information a map showing the actual wellbore location of the abandoned well, and a description of the minimum setback requirements in respect of an abandoned well in relation to existing or proposed building sites as set out in AER Directive 079, *Surface Development in Proximity to Abandoned Wellbores*. not required for a boundary realignment.

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

PLANNING SERVICES FORM 3.4

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.

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- 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.

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- 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.

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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.

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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.

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(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 DONALD FRASER hereby certify that ☒ I am the registered owner
(Print Full Name) ☐ 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 30092 Bunny Hollow Dr (Signed) DF
Phone Number [REDACTED] Date JUNE 11 / 19

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

DF



Decision of the Municipal Planning Commission

Issue date: June 9, 2020

Garret Fraser/Donald Fraser
[REDACTED]

File: PL20190106

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

- A. The application to create a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 3.09 acre) remainder within Lot 9, Plan 9510097 within SE-12-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 Owner shall upgrade the existing gravel road approach to a mutual standard as shown on the Approved Tentative Plan to provide access to Lots 1 and 2.

- 3) The Owner shall prepare and register an Access Easement Agreement and associated Right of Way Plan for the existing driveway providing access to Lot 1 through Lot 2 as per County Servicing Standards.
- 4) 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 138 metres in length and \pm 12.5 metres wide (\pm 0.43 ac) to extend from Bunny Hollow Drive to the boundary of Lot 10, Plan 9510097; and,
 - b. That land is to be purchased for \$1 by the County.
- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 and 2 that restricts the erection of any structure on or within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Servicing

- 6) 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;
 - 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.
- 7) The Owner is to enter into a Site Improvements / Services Agreement with the County for Lot 1 and shall include the following:
 - i) For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment
 - ii) In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc. (May 27, 2019).
- 8) 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:
 - i. Each future Lot Owner shall connect the proposed lots to a regional or decentralized wastewater and stormwater systems once available;

Payments and Levies

- 9) 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.
- 10) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

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.

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 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 or 403-230-1401.



Jerry Gautreau, Chair
Municipal Planning Commission



Tentative Plan

