

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
FOR ROCKY VIEW COUNTY AGENDA**

Date: August 19, 2021  
Time: 9:00 AM  
Location: <https://www.rockyview.ca/>

**Pages**

**A. CALL MEETING TO ORDER**

**B. DEVELOPMENT APPEALS**

**9:00 AM APPOINTMENTS**

**1. Division 4 File: 03305080 PRDP20212643**

**2**

An appeal against the Development Authority's decision to refuse a development permit application for agriculture (Intensive) and single-lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables at 11 Shortbridge Place Lot 1, Block 4, Plan 0914213, SE-05-23-28-W4M and located approximately 0.20 kilometres (1/8 mile) west of Range Road 284 and 0.80 kilometres (1/2 mile) south of Township Road 231

Appellants/Applicants/Owners: Donald and Maryanne Umbsaar

**10:30 AM APPOINTMENTS**

**2. Division 7 File: 06513005 DC202012-0282**

**39**

An appeal against a stop order issued by the Development Authority, Development Compliance to cease outside storage of commercial vehicles, the use of Recreational Vehicles as dwelling units, and the violation of several Development Permit Conditions at 262195 Balzac Boulevard Block:2 Plan:9310884; NE-13-26-01-W05M and located approximately 1.61 km (1 mile) south of the City of Airdrie and on the west side of Highway 2

Appellant/Owner: Highland Properties Inc.

**C. ADJOURN THE MEETING**

**D. NEXT MEETING**

September 9, 2021

**PLANNING AND DEVELOPMENT SERVICES**

**TO:** Subdivision and Development Appeal Board **DIVISION:** 4  
**DATE:** August 19, 2021 **APPLICATION:** PRDP20212643  
**FILE:** 03305080  
**SUBJECT:** Agriculture (Intensive) and Single-lot Regrading / Discretionary use, with no Variances

**APPLICATION:** Agriculture (Intensive) and single-lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables.

**GENERAL LOCATION:** Located approximately 0.20 kilometers (1/8 mile) west of Range Road 284 and 0.80 kilometers (1/2 mile) south of Township Road 231.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The Applicant is proposing agriculture (intensive) and placement of topsoil on the subject parcel. The Applicant wishes to establish a market garden, producing a variety of berries, vegetable crops, and fruit trees on a portion of the parcel. It is planned to be completed in two phases and with a combined area of approximately 0.35 hectares (0.87 acres). If successful, the Applicant intends to apply for an additional development permit to be able to sell the produce onsite, either by pick-up or u-pick. The Applicant proposes to till the soil in rows, approximately 1.50 m (4.92 ft.) wide, with a swath of fallow ground in between rows, approximately 2.40 m (7.87 ft.) wide. The Applicant proposes the addition of approximately 38.00 cu. m (1,341.96 cu. ft.) of imported loam, compost, and manure to an approximate depth of 0.10 m (0.33 ft.), only if required to achieve proper soil quality. One letter of opposition was received during application processing.

At the July 29, 2021 Municipal Planning Commission (MPC) meeting, administration recommended approval of the application. However, MPC was unable to approve the application after motions to refuse and subsequently approve the application both failed, resulting in the application to be considered Deemed-Refused. As such, the Applicant appealed the Notice of Decision on August 6, 2021.

**DECISION:** Deemed-Refused

**DECISION DATE:** July 29, 2021 **APPEAL DATE:** August 6, 2021 **ADVERTISED DATE:** August 3, 2021

<b>APPLICANT:</b> Donald and Maryanne Umbsaar	<b>OWNER:</b> Donald and Maryanne Umbsaar
<b>DATE APPLICATION RECEIVED:</b> June 18, 2021	<b>DATE DEEMED COMPLETE:</b> June 28, 2021
<b>GROSS AREA:</b> ± 2.02 hectares (± 4.99 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 4, Plan 0914213, SE-05-23-28-W4M (11 Shortbridge Place)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	

**Administration Resources**  
Evan Neilsen, Planning and Development

**HISTORY:**

- July 28, 2015: PRDP20153039 applied for an accessory building
  - Permit not issued as prior to issuance conditions were met
- May 28, 2015: PRDP20152058 applied for a dwelling, moved-in
  - Permit issued August 13, 2015

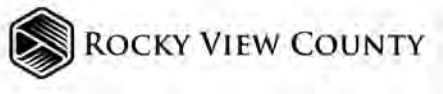
**PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• City of Calgary Intermunicipal Development Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• No reports submitted</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Agriculture (Intensive)</li> <li>• Stripping, Grading, Excavation, and Fill</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>



Additional Review Considerations

Site stripping and grading are considered discretionary in all land use districts, as per Section 157 of Land Use Bylaw C-8000-2020.

Agriculture (Intensive) is listed as a discretionary use in Residential, Rural District, as per Section 318 of the Land Use Bylaw C-8000-2020. The parcel is currently vacant, has relatively flat topography and there are no anticipated drainage or water impacts.

Respectfully submitted,

"Heather McInnes"

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Supervisor  
Development and Compliance

EN/ltt



**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 4

**DATE:** July 28, 2021  
**APPLICATION:** PRDP20212643

**FILE:** 03305080

**SUBJECT:** Agriculture (Intensive) and Single-lot Regrading / Discretionary use, with no Variances

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**APPLICATION:** Agriculture (Intensive) and single-lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables.

**GENERAL LOCATION:** Located approximately 0.20 kilometres (1/8 mile) west of Range Road 284 and 0.80 kilometres (1/2 mile) south of Township Road 231.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR).

**EXECUTIVE SUMMARY:** The Applicant is proposing agriculture (intensive) and placement of topsoil on the subject parcel. The Applicant proposes to establish a market garden, producing a variety of berries, vegetable crops, and fruit trees on a portion of the parcel. It is planned to be completed in two phases and with a combined area of approximately 0.35 ha (0.87 acres). If successful, the Applicant intends to apply for an additional development permit to be able to sell the produce onsite, either by pick-up or u-pick.

The Applicant proposes to till the soil in rows, approximately 1.5 m (4.92 ft.) wide, with a swath of fallow ground in between rows, approximately 2.4 m (7.87 ft.) wide. The Applicant proposes the addition of approximately 38.00 cu. m (1,341.96 cu. ft.) of imported loam, compost, and manure to an approximate depth of 0.10 m (0.33 ft.), only if required to achieve proper soil quality.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

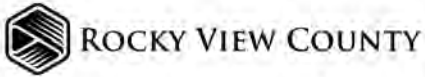
**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20212643 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212643 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

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**Administration Resources**

Wayne Van Dijk, Planning and Development



## AIR PHOTO & DEVELOPMENT CONTEXT:



## APPLICATION EVALUATION:

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

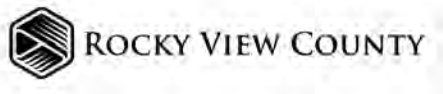
<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Land Use Bylaw C-8000-2020</li> <li>• Calgary IDP Study Area</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• No reports submitted</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Agriculture (Intensive)</li> <li>• Stripping, Grading, Excavation, and Fill</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

### Additional Review Considerations

Site stripping and grading are considered discretionary in all land use districts, as per Section 157 of Land Use Bylaw C-8000-2020.

Agriculture (Intensive) is listed as a discretionary use in Residential, Rural District, as per Section 318 of the Land Use Bylaw C-8000-2020.

The parcel is currently vacant, has relatively flat topography and there are no anticipated drainage or water impacts.



**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

WVD/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions  
ATTACHMENT 'B': Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Description:

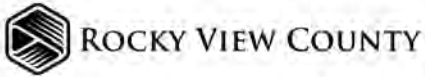
1. That Agriculture (Intensive) (Market Garden) and single-lot regrading (placement of topsoil) may commence on the subject parcel, in accordance with the submitted application and drawings.

### Permanent:

2. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
3. That prior to any onsite sales or u-pick occurring on the subject property, the Applicant/Owner shall apply for a development permit.
4. That prior to the placement of topsoil on the subject property, the Applicant/Owner shall submit to the County a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated from. The report and approval shall be to the satisfaction of the County. The soil analysis report will need to confirm that:
  - i. Texture is balanced and not over 40% clay; and
  - ii. Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and
  - iii. SAR/EC rating is at least 'good'; and
  - iv. PH value is in the 'acceptable' range for crop growth.
5. That prior to the placement of topsoil on the subject property of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
6. That the Applicant/Owner shall ensure the topsoil has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage and/or potential wetlands.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
8. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to the adjoining property owners and others in the vicinity.
9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

### Advisory:

10. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
11. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



### ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Donald and Maryanne Umbsaar	<b>OWNER:</b> Donald and Maryanne Umbsaar
<b>DATE APPLICATION RECEIVED:</b> June 18, 2021	<b>DATE DEEMED COMPLETE:</b> June 28, 2021
<b>GROSS AREA:</b> ± 2.02 hectares (± 4.99 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 4, Plan 0914213, SE-05-23-28-W4M (11 Shortbridge Place)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>• PRDP20152058: dwelling moved in</li> <li>• PRDP20213039: construction of the accessory building</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

**Development Proposal**

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables

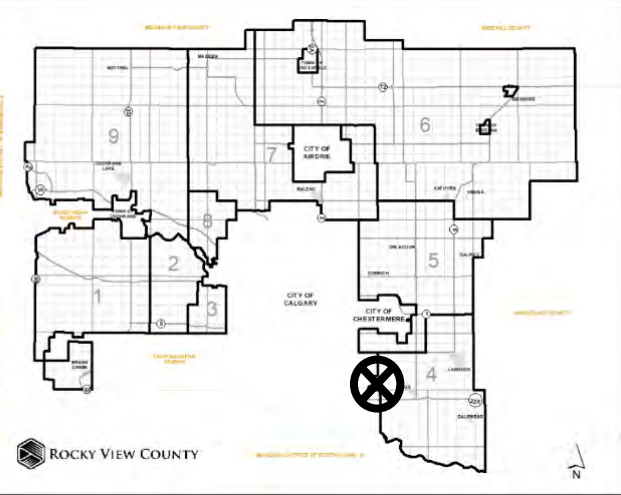
E-1  
PRDP20212643



## Location & Context

### Development Proposal

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables



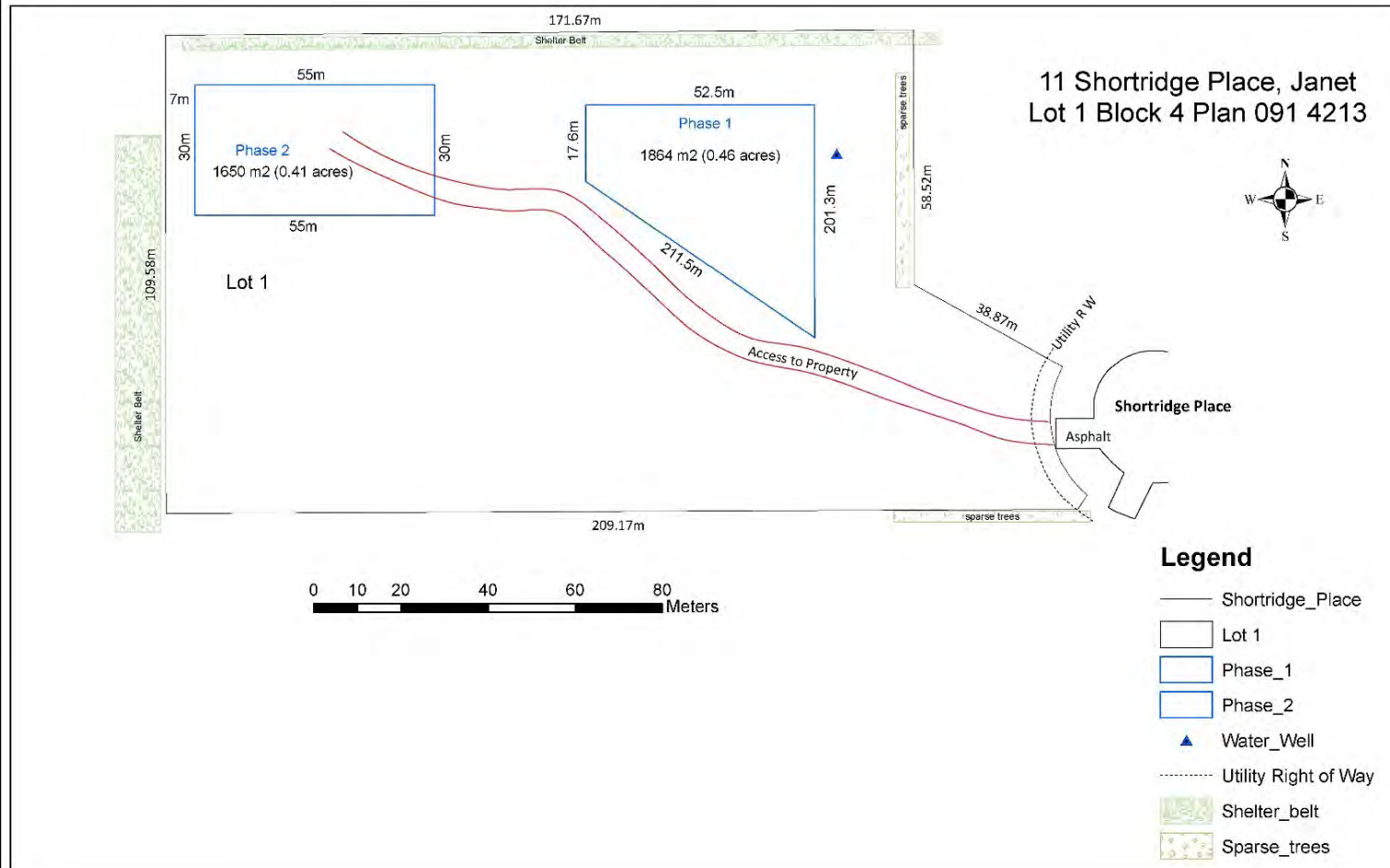
Division: 4  
 Roll: 03305080  
 File: PRDP20212643  
 Printed: June 25, 2021  
 Legal: Lot: 1 Block: 4  
 Plan: 23-28-W04M  
 Page 11 of 50



## Proposed Site Plan

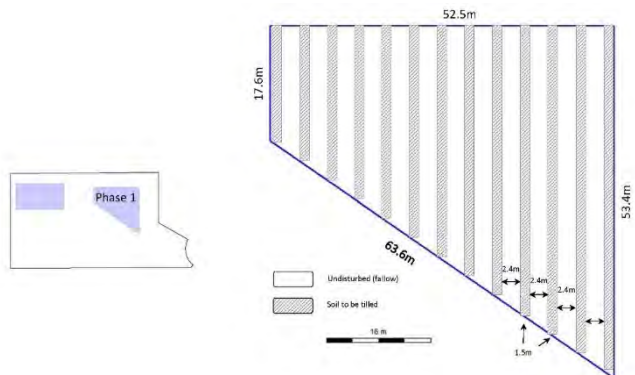
### Development Proposal

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables

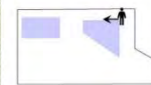


## Development Proposal

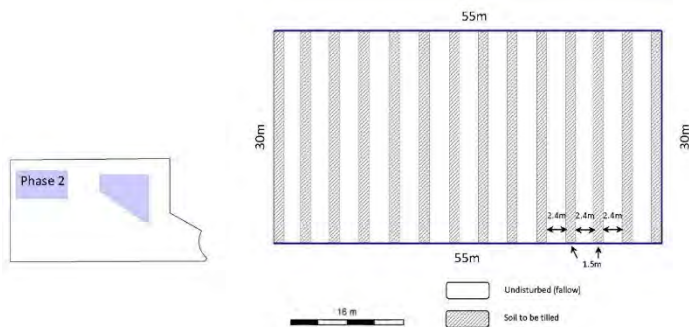
Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables



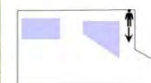
Picture 7: Looking west from corner of phase 1 development



Picture 8: Looking southwest from near the NE corner



Picture 9: Looking south, along eastern boundary



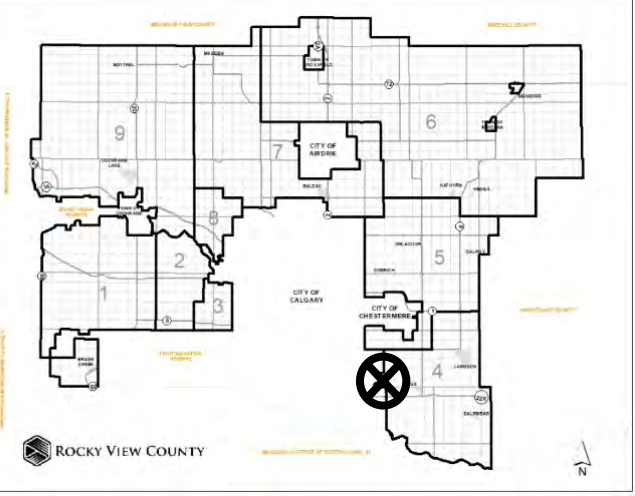


## Location & Context

### Development Proposal

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables

 =Letters in opposition

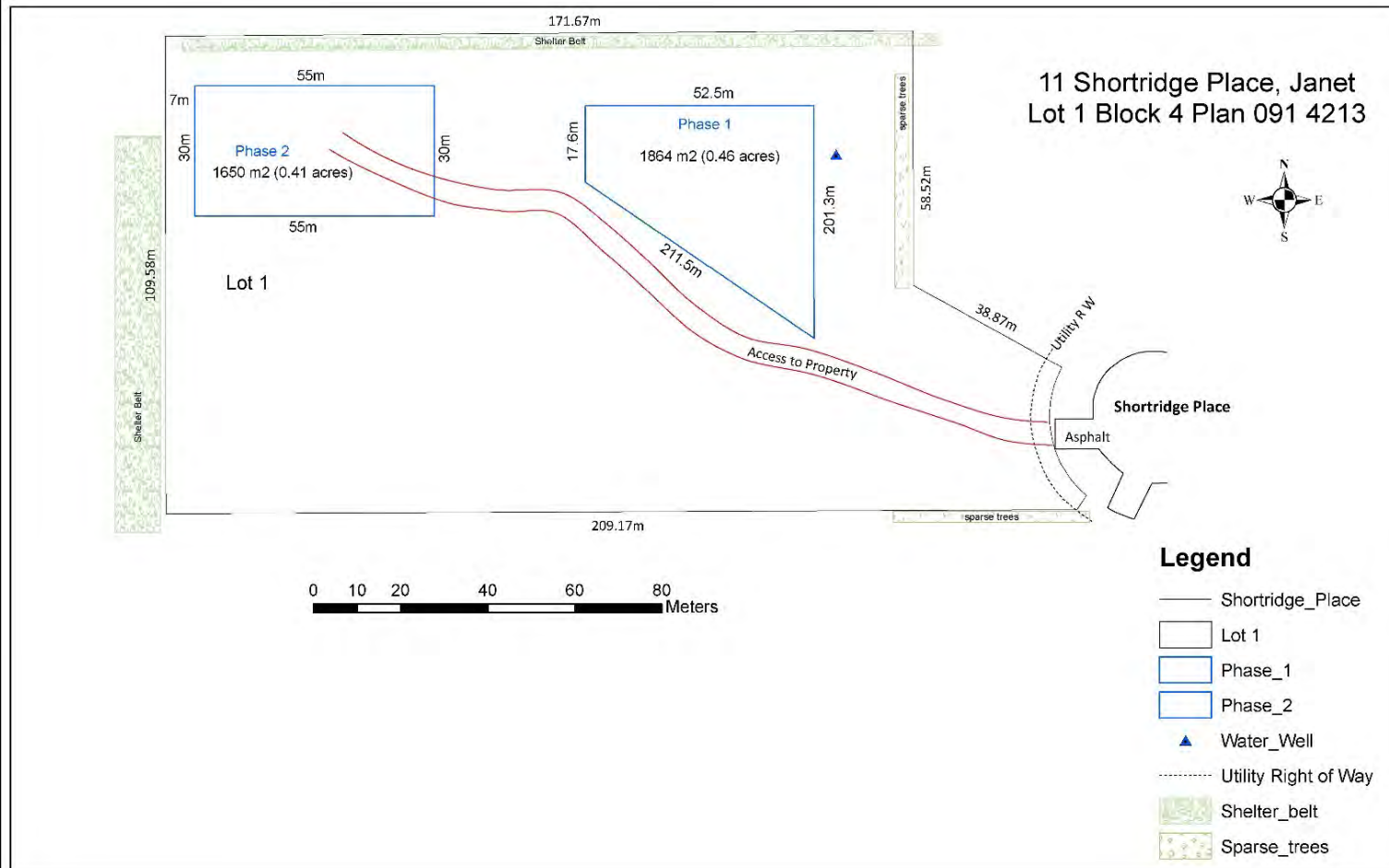


Division: 4  
 Roll: 03305080  
 File: PRDP20212643  
 Printed: June 25, 2021  
 Legal: Lot: 1 Block: 4  
 Plan: 23-28-W04M  
 Page 13 of 37

## Proposed Site Plan

### Development Proposal

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables







# Notice of Appeal

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Don Umbsaar and Maryanne Umbsaar			
Mailing Address [REDACTED]	Municipality [REDACTED]	Province [REDACTED]	Postal Code [REDACTED]
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	

Site Information	
Municipal Address 11 Shortridge Place, Janet	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 1, Block 4, Plan 914213
Property Roll # 03305080	Development Permit, Subdivision Application, or Enforcement Order # PRDP20212643

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

Reasons for Appeal (attach separate page if required)
<p>The Municipal Planning Committee did not reference the scope of work proposed in our application; Board members appeared to be unfamiliar with the details in our application. One of the main reasons for refusal of the application was regarding addition of fill and grading, especially fill. Details of the maximum volume (38 m3) and distribution of fill are included in our application. Our position is the anticipated changes to existing grades and possible impacts on drainage and erosion will be negligible or too small to measure.</p> <p>The scope of work we propose is permissible under discretionary use. The Committee expressed concerns this development would unduly impact the neighbouring properties, and that this development is inconsistent with the culture of the region. Their concerns are not based on observations. The region contains a mix of country homes and agriculture. Three of the four corners adjacent to our property cultivate hay, and directly north of our property is a cattle ranch (pasture). Homes in the region are generally modest, rather than estate homes. Our position is the growing of trees and shrubs is absolutely consistent with the regional culture.</p> <p>An adjacent landowner objected to this development. The Committee failed to assess the validity of the neighbour's reasons for objecting. The accusations of the neighbour are speculative and unsupported by either data or reason. The opinion that this development could potentially cause flooding is unsubstantiated. Our position is there will be no measurable changes in topography, and the addition of trees and shrubs will mitigate rather than cause flooding.</p>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

*Don Umbsaar*  
Appellant's Signature  
*Maryanne Umbsaar*

*Aug 6, 2021*  
Date

Last updated: 2020 August 07

Received by Legislative Services  
August 9, 2021

Page 1 of 2



## Decision of the Municipal Planning Commission

This is not a development permit

Umbsaar, Donald & Maryanne



**Development file #:** PRDP20212643  
**Issue Date:** July 29, 2021  
**Roll #:** 03305080  
**Legal description:** Lot 1, Block 4, Plan 0914213, SE-05-23-28-W4M

Rocky View County's Municipal Planning Commission has refused your development permit application.

Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for assistance with this decision.

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 Legislative Services at sdab@rockyview.ca or 403-230-1401. More information on the SDAB can also be found at www.rockyview.ca.

Municipal Planning Commission

A blue ink signature of Al Schule.

Al Schule, Vice-Chair

This is not a development permit





ROCKY VIEW COUNTY

# DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20212643
ROLL NO.	03305080
RENEWAL OF	-
FEES PAID	\$450.00
DATE OF RECEIPT	June 18, 2021

<b>APPLICANT/OWNER</b>							
Applicant Name: Donald and Maryanne Umbaar						Email: [REDACTED]	
Business/Organization Name (if applicable): 50 North Farm Inc							
Mailing Address: [REDACTED]						Postal Code: [REDACTED]	
Telephone (Primary): [REDACTED]				Alternative: [REDACTED]			
Landowner Name(s) per title (if not the Applicant):							
Business/Organization Name (if applicable):							
Mailing Address:						Postal Code:	
Telephone (Primary):				Email:			
<b>LEGAL LAND DESCRIPTION - Subject site</b>							
All/part of:	1/4	Section:	Township:	Range:	West of:	Meridian	Division:
All parts of Lot(s)/Unit(s): 1		Block: 4		Plan: 914213		Parcel Size (ac/ha): 4.99	
Municipal Address: 11 Shortridge Pl Janet, AB T1X 0H1					Land Use District: RUR		
<b>APPLICATION FOR - List use and scope of work</b>							
Intensive Agricultural permit for planting of fruit trees and shrubs for future fruit sales.							
Included in the application is an Information sheet on site preparation work to be done							
Variance Rationale included: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A DP Checklist Included: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
<b>SITE INFORMATION</b>							
a. Oil or gas wells present on or within 100 metres of the subject property(s)						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
c. Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: <a href="https://extmapviewer.aer.ca/AERAbandonedWells/Index.html">https://extmapviewer.aer.ca/AERAbandonedWells/Index.html</a> )						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
d. Subject site has direct access to a developed Municipal Road (accessible public roadway)						<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<b>AUTHORIZATION</b>							
I, DONALD UMBAR (Full name in Block Capitals), hereby certify (initial below):							
DU That I am the registered owner OR That I am authorized to act on the owner's behalf.							
DU That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.							
DU That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the Freedom of Information and Protection of Privacy Act.							
DU Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.							
Applicant Signature <u>Don Umbaar</u>				Landowner Signature <u>Don Umbaar</u>			
Date June 15, 2021				Date June 15, 2021			





ROCKY VIEW COUNTY

# STRIPPING, GRADING, EXCAVATION AND/OR FILL INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20212643
ROLL NO.	03305080
DISTRICT	R-RUR

DETAILS	APPLICATION FOR:
Total area of work	0.87ac / 3515m <sup>2</sup> (ac / m <sup>2</sup> )
Length	52.5m + 55m (m / ft.)
Width	35.5m + 30m (m / ft.)
Height	< 0.1m (m / ft.)
Volume	38m <sup>3</sup> (m <sup>3</sup> / ft <sup>3</sup> )
Number of truckloads (approx.)	4
Slope factor (if applicable)	NA
	<input type="checkbox"/> Site Stripping <input checked="" type="checkbox"/> Fill <input type="checkbox"/> Grading <input type="checkbox"/> Re-contouring <input type="checkbox"/> Excavation (cut-to-fill) <input type="checkbox"/> Excavation (borrow areas) <input type="checkbox"/> Construction of artificial waterbody (not including dugouts) <input type="checkbox"/> Stockpiling <input checked="" type="checkbox"/> Other: tilling

## DESCRIPTION OF WORK

Describe the purpose and intent of the work proposed (include cover letter for detailed description):

Tilling rows of grassland to enable planting of trees and shrubs

Indicate the timing/duration of work (which shall not coincide with bird nesting seasons, as determined):

Post permit approval : 1-2 days of work (July-August 2021)

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, other waterbodies etc.) if applicable:

NA

Confirm if proposed fill contains any rubble or hazardous substances:

None - Loam or compost only may be added

## ADDITIONAL REQUIREMENTS, in addition to DP Checklist - General requirements

The following must be included with the application (select if provided):

- ☐ Pre-development and Post-development grading plans
- ☐ Other documents: Stormwater Management Plan, Fill Management Plan, Soil Quality Report may be required
- ☒ Cover letter shall address ALL of the following:
  - Soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition (include this information on the Site/Grading Plan as necessary)
  - Traffic control plan
  - Weed Management Plan
  - Costs (anticipated) to reclaim the site
  - Methods to dust and erosion resulting from ongoing work

### On the Site/Grading Plans:

- ☒ Dimensions and area(s) of excavation, fill, and/or grading
- ☐ Location of wetlands and watercourses and any ecologically sensitive features
- ☒ Location where the excavation, stripping, or grading is to be taking place
- ☒ Proposed access, haul routes, and haul activities

Applicant Signature

Don Umbaer

Date

June 15, 2021





# ROCKY VIEW COUNTY

## DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

**All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)**

Select [v] all that are included within application package. Incomplete applications may not be accepted for processing

- ☒ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☒ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the Master Rates Bylaw.
- ☒ **CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
  - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☒ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☒ **COVER LETTER, shall include:**
  - ☐ Proposed land use(s) and scope of work on the subject property
  - ☐ Detailed rationale for any variances requested
  - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
  - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☒ **SITE PLAN, shall include:**
  - ☐ Legal description and municipal address
  - ☐ North arrow
  - ☐ Property dimensions (all sides)
  - ☐ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
  - ☐ Dimensions of all buildings/structures
  - ☐ Location and labels for existing/proposed approach(s)/access to property
  - ☐ Identify names of adjacent internal/municipal roads and highways
  - ☐ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
  - ☐ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
  - ☐ Identify site slopes greater than 15% and distances from structures
  - ☐ Location and labels for easements and/or rights-of-way on title
- ☐ **FLOOR PLANS/ELEVATIONS, shall include:**
  - ☐ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
  - ☐ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
  - ☐ Indicate type of building/structure on floor plans and elevations
- ☒ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☒ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

### FOR OFFICE USE ONLY

Proposed Use(s): single lot re-grading, placement of Fill      Land Use District: R-RUR

Applicable ASP/CS/IDP/MSDP: Calgary IDP Study Area

Included within file: ☒ Information Sheet    ☒ Parcel Summary    ☒ Site Aerial    ☒ Land Use Map Aerial    ☒ Site Plan

**NOTES:**

**Staff Signature:** Jeewan Warsh

**To: Rocky View County**

**From: Don and Maryanne Umbhaar**

**Subject: Application for Proposed Development – lot regrading and possible fill**

**Property: 11 Shortridge Place [Lot 1, Block 4, Plan 92 4213]**

**1. Current Land conditions and Use**

The land is undeveloped grassland, with no buildings, and an existing water well. There are well established shelter belts on the north and west boundaries. The 5 acre property has gentle topography, with less than 4m elevation variation. There are no existing or proximal water bodies.

**2. Proposed Land Use**

The proposal is to establish crops: berries, fruit trees, vegetables in a portion of the land not exceeding 1 acre. If successful, produce would eventually be sold through a home-based business. Potentially, the property could become the point of sale for produce, either by pickup or u-pick. Alternatively, produce could be delivered to local buyers.

**3. Scope of Work**

The immediate scope of work covers 2 regions (phase 1 and phase 2), with a combined area of 3515m<sup>2</sup> (0.87 acres). The primary work is to till soil, in swaths 1.5m wide, leaving strips of fallow ground 2.4m wide between adjacent rows. Additionally, up to 10cm of loam, compost, or manure may be added to the tilled areas for soil conditioning. The tilled swaths account for approximately 41% of the area outlined for development; the total disturbed soil is significantly less than 1 acre.

If any fill is added, it will be clean and free from contaminants or weeds. After tilling, the swaths will be covered by cardboard until autumn, to restrict the growth of grasses or weeds prior to anticipated planting. Phase 1 will be planted in the autumn of 2021; Phase 2 will be tilled in 2021, and not planted until a future date.

The grading operation will have no significant impact on local traffic or dust. Most likely, the equipment will be mobilized and the work completed on the same day when conditions are favourable. The small work crew should have less than 3 vehicles, and there is no need for multiple in/out visits.

The addition of fill could be a maximum volume of 38m<sup>3</sup>, approximately 4 truckloads. This fill is optional, and depends on costs. If fill is added, there would be extra vehicles for delivery and possibly equipment for distributing fill into the swaths.

The anticipated changes to existing grades and possible impacts on drainage and erosion will be negligible or too small to measure.

**4. Requested Variance**

No variance is requested

**5. Business Operations**

This is a small business; starting as a part-time venture. There are no plans for employees. The immediate focus of this small business will be the planting and care of the trees. It could take a few years before production is achieved. Once production is achieved, we will apply for a home-based business permit, and other permits requested by the County.

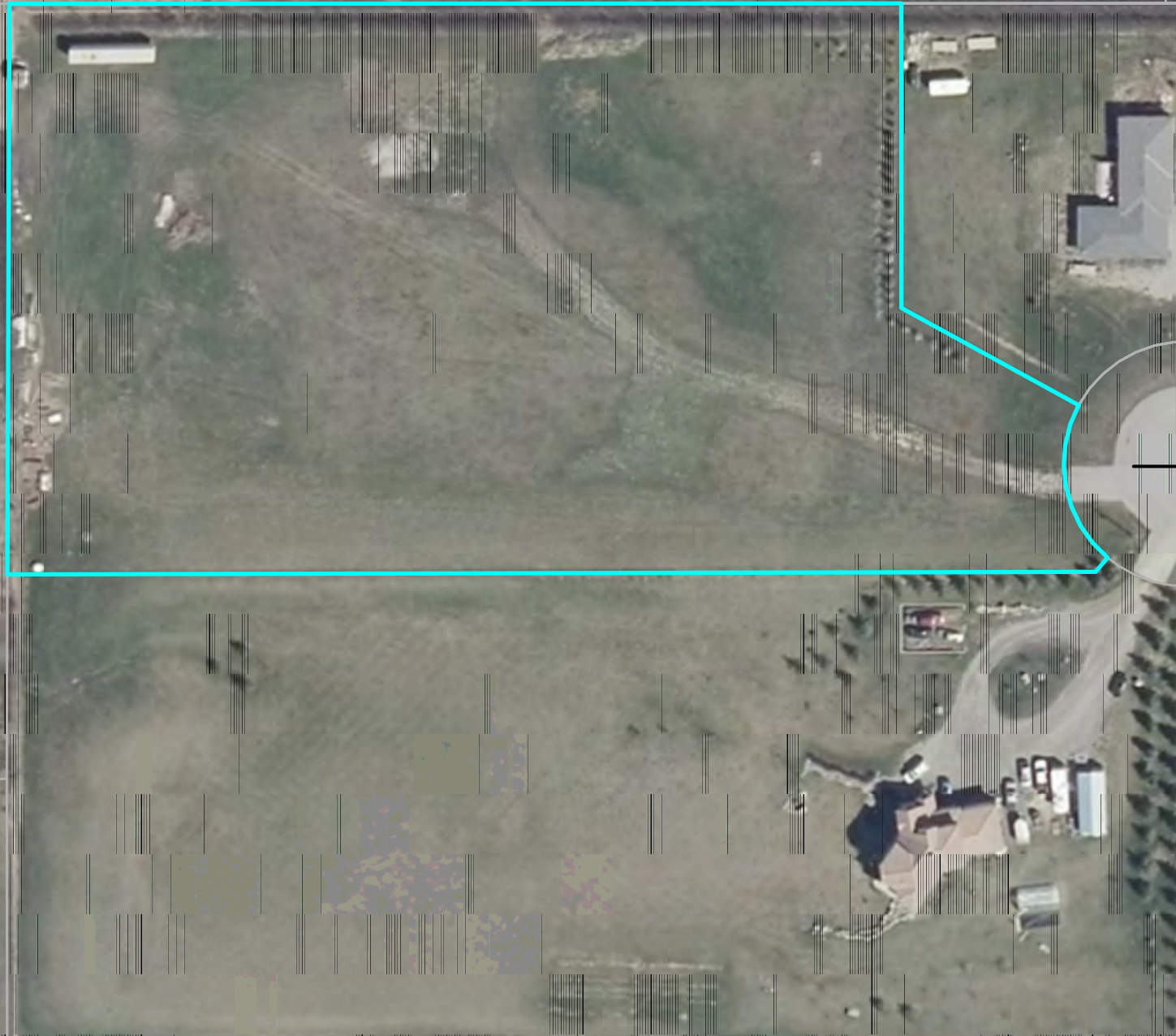
**6. Attachments**

- a. Development Permit Application
- b. Stripping Grading Excavation Information Sheet
- c. Checklist
- d. Site Plan
- e. Detailed diagram of grading plan (phase 1 and phase 2)
- f. Title document
- g. Photographs of property

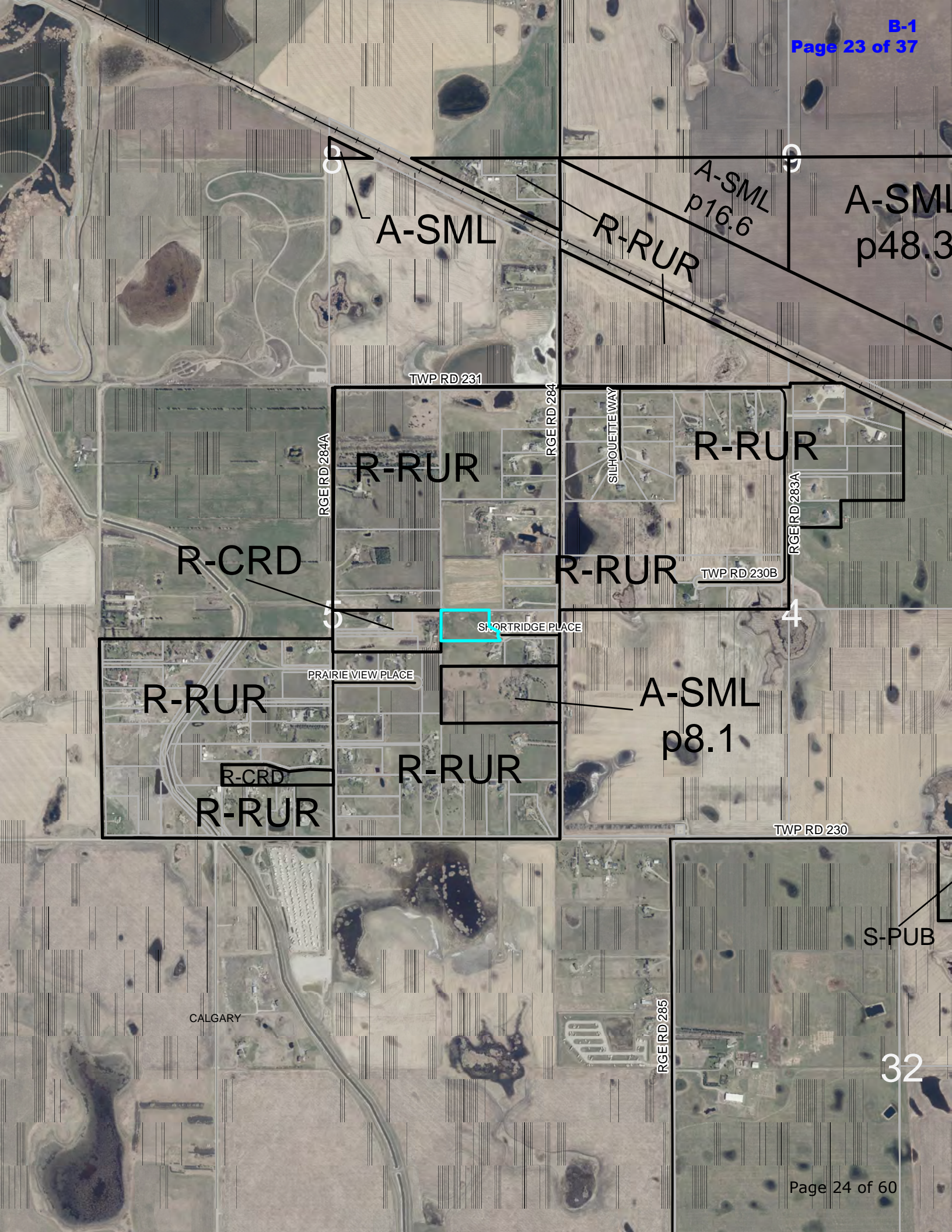
Don and Maryanne Umbsaar











8

9

A-SML

A-SML  
p16.6

A-SML  
p48.3

R-RUR

TWP RD 231

RGE RD 284A

R-RUR

RGE RD 284

SILHOUETTEWAY

R-RUR

RGE RD 283A

R-CRD

R-RUR

TWP RD 230B

5

4

SHORTRIDGE PLACE

PRAIRIEVIEW PLACE

R-RUR

A-SML  
p8.1

R-CRD

R-RUR

R-RUR

TWP RD 230

CALGARY

RGE RD 285

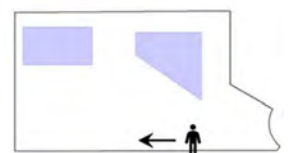
S-PUB

32





**Picture 1: Looking west from entrance to property**

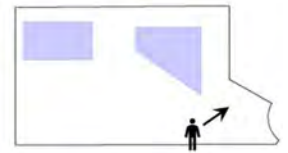


**Picture 2: Looking west along the southern boundary**

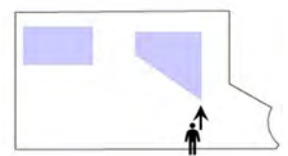




***Picture 3: Looking northeast from the southern boundary***



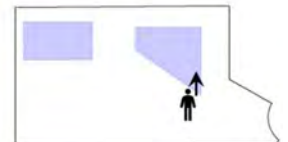
***Picture 4: Looking north from the southern boundary***



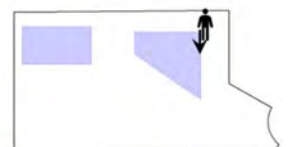




***Picture 5: Looking north from corner of phase 1 development area***



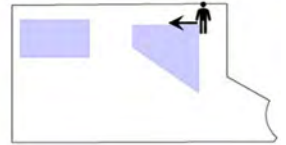
***Picture 6: Looking south from corner of phase 1 development area***







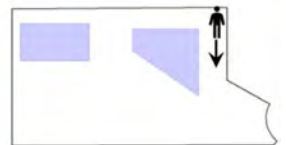
***Picture 7: Looking west from corner of phase 1 development***



***Picture 8: Looking southwest from near the NE corner***



***Picture 9: Looking south, along eastern boundary***







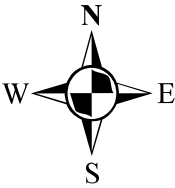
***Picture 10: Looking south along western boundary; corner of phase 2 development***



***Picture 11: Looking southeast, from corner of phase 2 development***

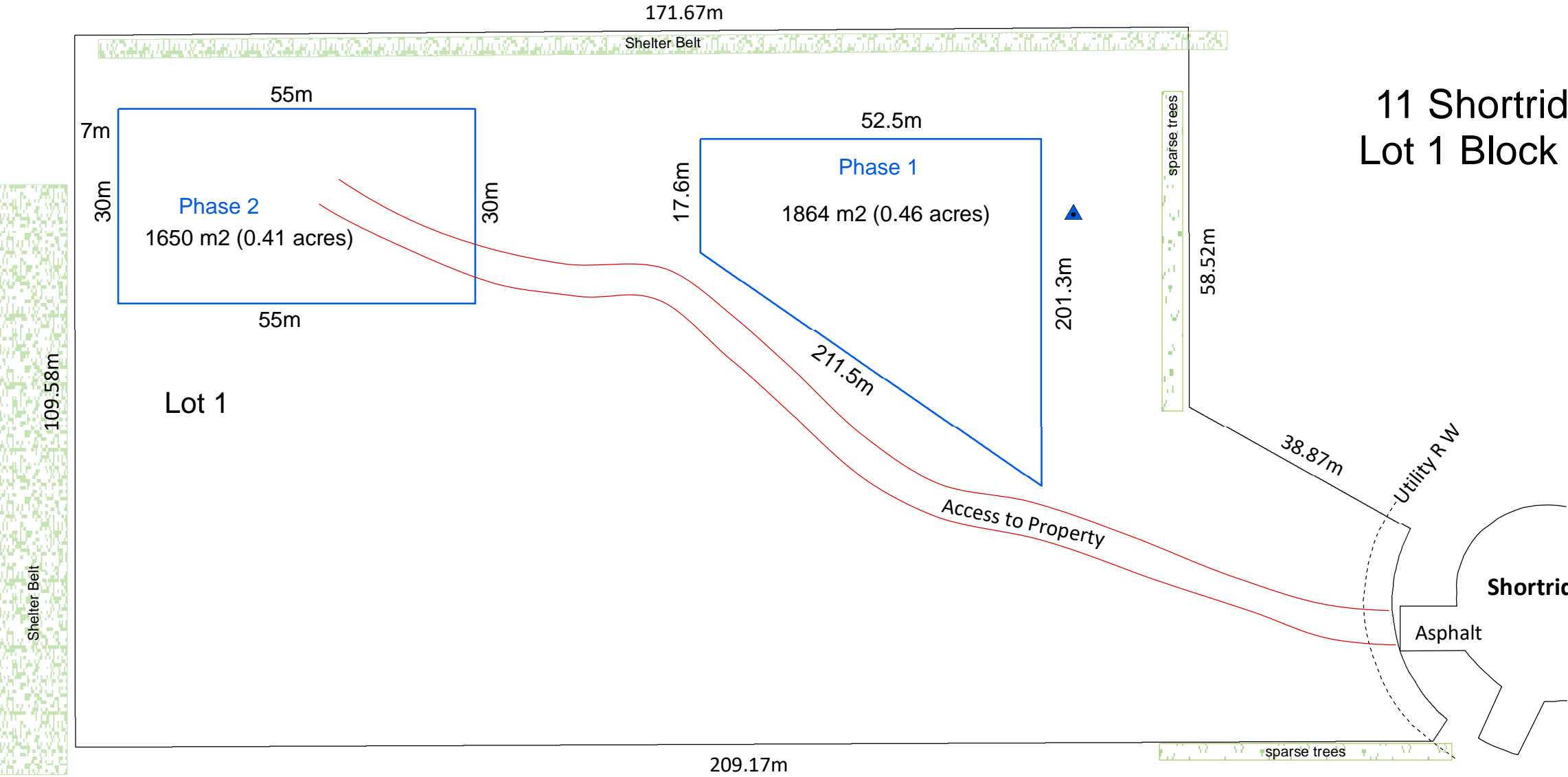
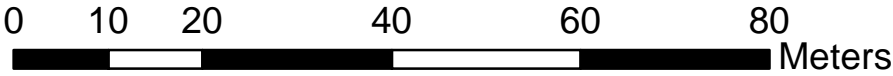


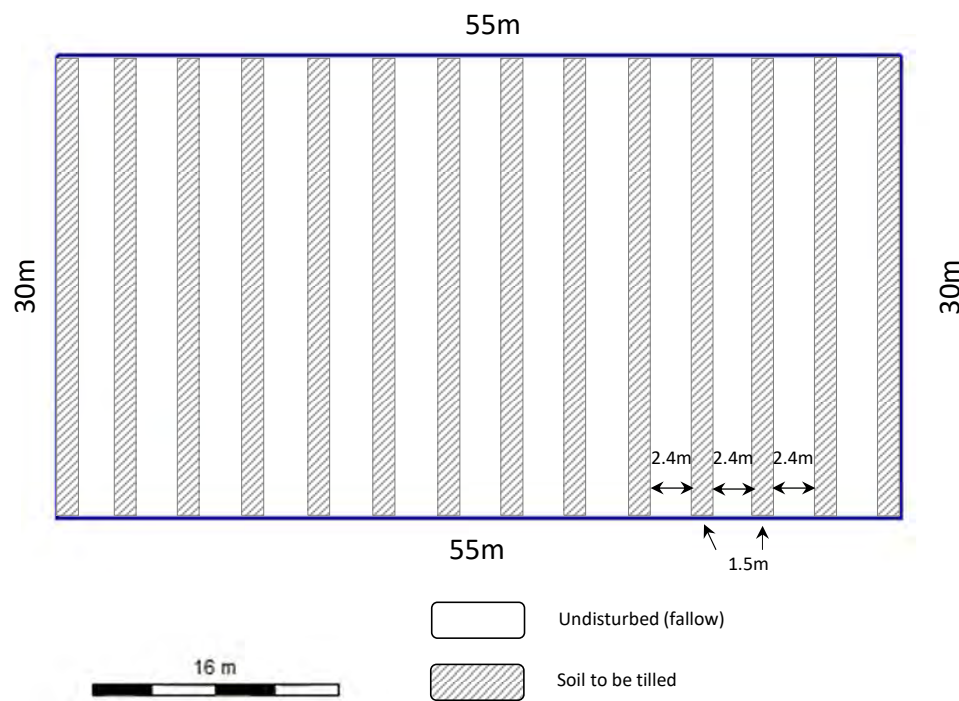
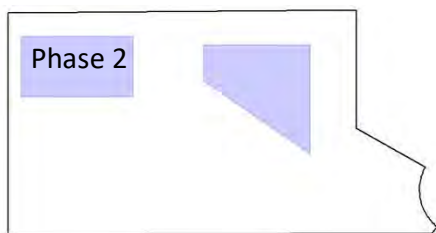
11 Shortridge Place, Janet  
Lot 1 Block 4 Plan 091 4213



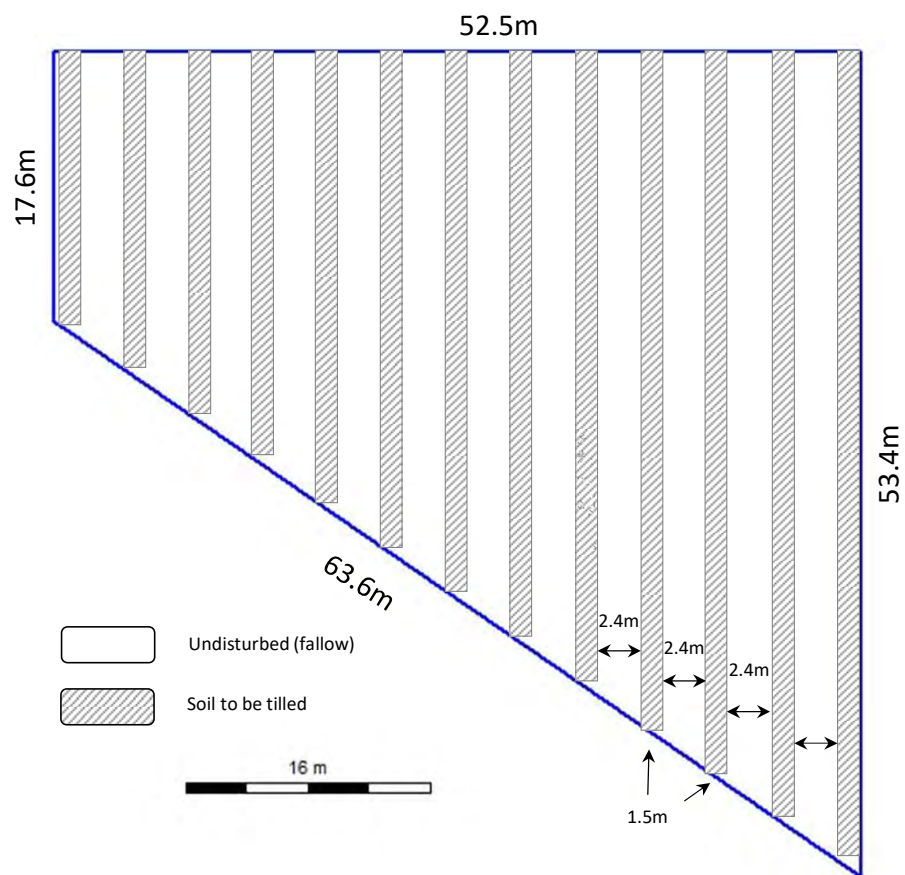
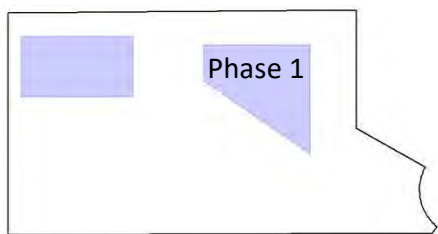
Legend

- Shortridge\_Place
- Lot 1
- Phase\_1
- Phase\_2
- Water\_Well
- Utility Right of Way
- Shelter\_belt
- Sparse\_trees





























# DEVELOPMENT PERMIT

## Inspection Report

APPLICATION DETAILS	
APPLICATION NO.	PRDP20212643
ROLL NO.	03305080
QUADRANT	
FILE MANAGER	Wayne Van Dijk
DATE REQUIRED	

<b>PARCEL/APPLICANT INFORMATION</b>	
Applicant/Owner Name: Umbsaar, Donald & Maryanne	
Telephone (Primary): [REDACTED]	Telephone (Secondary):
Municipal Address/Legal Description: 11 SHORTRIDGE PLACE, Rocky View County AB / SE-05-23-28-04	
Land Use: R-RUR	Permission for Entrance Granted: _____ (Yes or No)
<b>INSPECTION INFORMATION</b>	
Reason for Inspection: single lot re-grading, placement of fill	
Specific Concerns:	
<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> </ul>	
Inspector:	Date of Inspection: July 2/2021
<b>INFORMATION INCLUDED (indicate with "x")</b>	
<input type="checkbox"/> Satellite Aerials – Zoomed In <input type="checkbox"/> Satellite Aerials – Zoomed Out <input type="checkbox"/> Site Plan <input type="checkbox"/> Application-Specific Information	
<b>Observations:</b>	
- no activity or disturbance.	
- vacant land.	
- no concerns at time of inspection	

*W. Van Dijk*  
Signature of Inspector



Rocky View County

Re: PRDP20212643

FILE 03305080

I own the property immediately to the west of this property.

When this lot was subdivided off there was there was a storm water management pond ordered to be put in the south west corner. The pond was put in. However, since then the pond on the pond has been filled in and a drainage ditch put into the southwest so the water goes off this property. I'm against this application unless the pond is recreated so that excess water doesn't flood onto the house on my property.

The well water in this area is extremely salty and not good for putting on plants.

Since they will be using water from their well for the growing of crops it will put extra stress on the underground water system and cause flooding.

Yours truly

Sheila Buckley

Premium Organic Farms Inc.

## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Subdivision and Development Appeal Board

**DATE:** August 19, 2021

**DIVISION:** 7

**FILE:** 06513005

**APPLICATION:** N/A

**SUBJECT:** Stop Order Appeal

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**COMPLIANCE ISSUE:** The outside storage of commercial vehicles, the use of Recreational Vehicles as dwelling units, and the violation of several Development Permit Conditions.

**GENERAL LOCATION:** Located approximately 0.81 kilometres (1/2 mile) north of Highway 566 and on the west side of Highway 2.

**LAND USE DESIGNATION:** Business, Recreation District (B-REC) & Direct Control 150 District (DC-150)

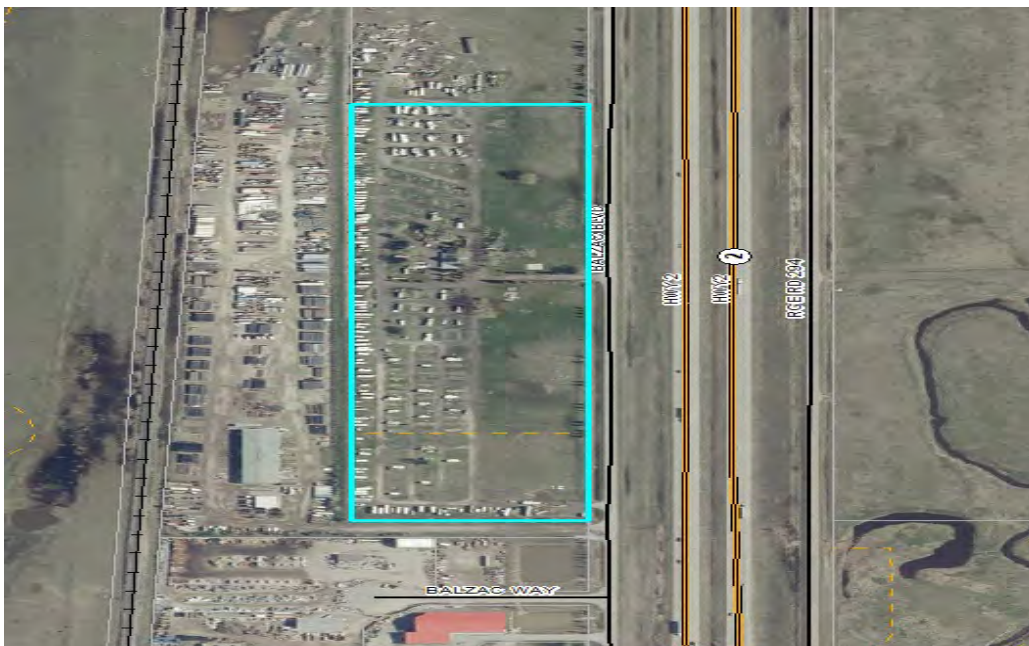
**ENFORCEMENT ACTION:** Stop Order posted on-site July 28, 2021.

**ENFORCING OFFICER:** Camilo Conde

**STOP ORDER POSTED DATE:**  
July 28, 2021

**APPEAL DATE:**  
August 3, 2021

### AIR PHOTO & ENFORCEMENT CONTEXT:



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### Administration Resources

Camilo Conde, Development Compliance Officer

**EXECUTIVE SUMMARY:**

On December 17, 2020, Supervisor Heather McInnes sent an email requesting that a file be opened and assigned due to an allegation of people residing within recreational vehicles within the campground. The request for a file to be opened was requested by Rocky View County Executive Director, Theresa Cochran.

On December 18, 2020, Officer Wiebe was assigned the file and commenced the investigation. Officer Wiebe compiled the information from parcel information and found the permit corresponding to the campground under Development Permit, PRDP20182207.

On December 22, 2020, Officer Wiebe contacted the complainant to get further information on the complaint from the complainant. The complainant indicated they were concerned with the state of the campground. The complainant stated the campground appeared to have deteriorated over time, with individuals appearing to reside within campers for longer than six months at a time. The complainant also alleged that a trucking business was operating from the parcel at the time.

On January 1, 2021, Officer Wiebe attended the subject property and found numerous trailers with non-standard skirting around them, numerous commercial vehicles parked on the property, sheds, and sea cans. Officer Wiebe posted in his report that he would return with another Officer at a later date to conduct a more thorough inspection of the property.

On April 4, 2021, the file was reassigned to Officer Conde as Officer Wiebe was no longer employed with the County.

On May 12, 2021, Officers Conde and Usher attended the property. Officer Conde spoke to the gentleman working the front counter of the campground. Officer Conde inquired if the property owner was on-site, to which the front counter employee replied that the owner had just left.

Officer Conde told the front counter employee that he was conducting an inspection and would most likely return with a Stop Order should the violations outlined in Officer Wiebe's report remain. Both Officers Conde and Usher conducted a drive around the parcel and located many recreational vehicles which had skirting, decks, and other structures built around them. The Officers noted there were numerous commercial vehicles parked on-site in various spots.

Officer Conde returned from that inspection to speak with Supervisor McInnes on a recommendation to bring the property into compliance, as there would be much effort to gain full compliance with the Land Use Bylaw and the issued Development Permit. Supervisor McInnes recommended a Stop Order be placed on the property to ensure if the work was not complete by the deadline, the County would have a variety of options to deal with the non-compliance if necessary.

On July 28, 2021, Officer Conde and Senior Safety Codes Officer Jamie Nott attended the property to issue the Stop Order and conduct an updated inspection of the potential violations. Officer Conde spoke to the same front counter employee and handed him the letter version of the Stop Order. Officer Conde told the front counter employee that the posted order would be placed on the front door and that the Officers could remain on-site until the owner made his way to the parcel. When the owner arrived on-site, Officer Conde, Senior Safety Codes Officer Nott, and the owner conducted a thorough walk-around of the parcel outlining the camping spots which had violations including the construction of sheds, decks, stairs, etc. as well as being skirted with material which was not factory provided.

During the walk through the property, several sea cans, commercial vehicles, and recreational vehicles, which appeared to be converted to residences were noted. The owner admitted to giving an outdoor storage space to a landscaping company, which he said would be moving to the North end of the property. Officer Conde reminded the owner that an application would need to be submitted before he could continue to allow that storage of vehicles, in addition to needing to apply for the appropriate permits for further expansion of the campground and accessory buildings. The owner





claimed they would apply as necessary and begin the process of having the property brought into compliance with respect to the recreational vehicles.

Officer Conde instructed the owner that they had 21 days from the date of the order to comply, and that should the violation continue to occur past that the County would have the ability to pursue further enforcement. Officer Conde gave the owner his business card and told the owner that should he need more time or have any issues with bringing the property into compliance, to give the officer a call and more appropriate arrangements could be made. The Officers then left the property and returned to the office.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>Land Use Bylaw (C-4841-97);</li> <li>DC-150.</li> </ul>	<b>LAND USE:</b> <ul style="list-style-type: none"> <li>Campground, Tourist</li> </ul>
	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Rocky View County Council</li> </ul>

### APPEAL BOARD JURISDICTION:

Section 645 of the *Municipal Government Act* authorizes the Development Authority to issue a Stop Order when a development, land use, or use of a building does not comply with any of Part 17 of the *Municipal Government Act*, the Subdivision and Development Regulations, or a development permit or subdivision approval. A Stop Order may require any one of the following: the landowner, the person in possession of the land, or the person responsible for the contravention to:

- Stop the development or use of the land;
- Demolish, remove or replace the development, or;
- Take any other actions required to bring the development or use of the land or building into compliance.

The Subdivision Appeal Board's (SDAB) jurisdiction on a Stop Order Appeal is based solely on the following:

- Whether the SDAB felt the Stop Order was issued properly and legally; and
- Whether enough time has been provided for compliance.

The SDAB is not responsible for determining if this is an appropriate use for the property or determine the outcome of any permits proposed, that jurisdiction falls back to either Council or Administration for consideration.

### APPEAL:

See attached exhibits.



ROCKY VIEW COUNTY

Respectfully submitted,

“Heather McInnes”

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Supervisor  
Development and Compliance

CC/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Compliance Information  
ATTACHMENT 'B': Stop Order Letter  
ATTACHMENT 'C': Stop Order posted on Property  
ATTACHMENT 'D': Aerials  
ATTACHMENT 'E': Notice of Appeal  
ATTACHMENT 'F': Relevant Photos





## ATTACHMENT 'A': COMPLIANCE INFORMATION

<b>SUBJECT OF COMPLAINT:</b> The outside storage of commercial vehicles, the use of Recreational Vehicles as dwelling units, and the violation of several Development Permit Conditions	<b>OWNER:</b> Highland Properties Inc.
<b>DATE OF FIRST COMPLAINT:</b> December 18, 2020	<b>DATE OF STOP ORDER:</b> July 28, 2021
<b>SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING DATE:</b> August 19, 2021	
<b>APPELLANT:</b> Suleman Hussain	
<b>GROSS AREA:</b> ± 9.72 hectares (± 24.02 acres)	<b>LEGAL DESCRIPTION:</b> NE-13-26-01-W05M; 262199 BALZAC BV
<b>APPEAL BOARD:</b> Court of Appeal	

**STOP ORDER**

Section 645, *Municipal Government Act*  
R.S.A. 2000, c. M-26, as amended

**July 28, 2021**

**TO:**

**Highland Properties Inc.**  
**2800 - 88 Street SE**  
**Calgary, AB**  
**T1X 0L5**

☐ **HAND DELIVERED / POSTED ON PROPERTY**

☐ **REGISTERED MAIL**

Dear Sir/Madam:

**RE: Block:2 Plan:9310884 (the "Lands")**

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In my capacity as a Development Compliance Officer for the Rocky View County, I hereby issue a Stop Order pursuant to section 645 of the *Municipal Government Act*, with respect to the following lands:

**NE-13-26-01-W05M**  
(the "Lands")

Municipal Address: **262199 BALZAC BV**

Land Use Bylaw C-8000-2020 states:

**Table 2 – Development Not Requiring a Development Permit**

x) Vehicle (Commercial)

The outside parking of a maximum of one (1) vehicle (commercial) on a Residential District parcel equal to or greater than 1.60 ha (3.95 ac), or an Agricultural District parcel that contains a dwelling parcel

**Part 8: Definitions**

“Vehicle (Recreation)”

- means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short-term basis. Vehicle (Recreation) may include but not limited to motorized watercraft, 5th wheels, and recreational vehicles (RVs). **Vehicle (Recreation) shall not be used as a Dwelling Unit**

Further, Part 17 of the *Municipal Government Act* and **Part 2, Section 18.1** of the Rocky View County Land Use Bylaw allows a Development Authority to issue a Stop Order where a development or use of land or buildings does not comply with the *Municipal Government Act*, the Land Use Bylaw, or a development permit or subdivision approval.

At present, the Lands do not comply with the Rocky View County Land Use Bylaw given:

**There are multitudes of permanent Recreational Vehicles on site in which individuals are residing, in addition to the outside storage of commercial vehicles without the appropriate development permit approvals.**

Accordingly, you are hereby ordered to stop the unauthorized development and use of the aforementioned lands and the buildings thereon and comply with the Land Use Bylaw by:

**Cease all year round living within all recreational vehicles**

**AND**

**Remove any or move any commercial vehicles not located within the designated approved storage area to the approved storage area, or off the parcel**

within **twenty-one (21) days** of the date of this Order, **being on or before August 18, 2021**



- 3 -

You are hereby advised that you have the right to appeal this Order to the Subdivision and Development Appeal Board. If you wish to exercise this right, written notice of an appeal ***together with the applicable appeal fee of \$500*** must be received by the Secretary of the Subdivision and Development Appeal Board within twenty-one (21) days of posting of this letter. The completed Notice of Appeal Form and payment of Appeal Fee can be sent via:

**Mail/Deliver:**            **Clerk, Subdivision and Development Appeal Board**  
                                 **262075 Rocky View Point Rocky View County, AB, T4A 0X2**

**Please make cheques payable to “Rocky View County”.**

**EMAIL**                    **Arrangements can also be made to email your Notice of Appeal and pay over the phone. Please see [www.rockyview.ca](http://www.rockyview.ca) for further details.**

Please be advised that Rocky View County has the authority, in the event that this Stop Order is not complied with within the time limit provided, to enter onto the Lands in accordance with Section 542 of the *Municipal Government Act* to take whatsoever actions are determined by Rocky View County to bring the Lands into compliance, and may seek an Injunction or other relief from the Court of Queen’s Bench of Alberta pursuant to Section 554 of the *Municipal Government Act*. Further, Rocky View County has the authority to add the costs and expenses for carrying out this Stop Order to the tax roll for the Lands pursuant to Section 553(1)(h.1) of the *Municipal Government Act*.

YOURS TRULY,

**ROCKY VIEW COUNTY**

**Per:**

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**Development Authority**



ROCKY VIEW COUNTY

# STOP ORDER

## PURSUANT TO THE *MUNICIPAL GOVERNMENT ACT* – SECTION 645

TO: **Highland Properties Inc.**  
**2800 - 88 Street SE**

Municipal Address: **262199 BALZAC BV**

Part 2, Section 18.1 of the Rocky View County Land Use Bylaw allows a Development Authority to issue a Stop Order where a development or use of land or buildings does not comply with the *Municipal Government Act*, the Land Use Bylaw, or a development permit or subdivision approval.

At present, the Lands do not comply with the Rocky View County Land Use Bylaw given **The outside storage of commercial vehicles outside of the permitted area, as well as the living within Recreational Vehicles year-round.**

You are hereby ordered to:

**Cease all year round living within all recreational vehicles**

**AND**

**Remove any or move any commercial vehicles not located within the designated approved storage area to the approved storage area, or off the parcel**

**Failure to comply with the order and/or make the necessary application will have Rocky View County taking whatever actions that are determined to bring the Lands into compliance, which may require seeking legal action for a court order or other relief from the Court of Queen's Bench of Alberta pursuant to Section 554 of the *Municipal Government Act*.**

You are further notified that you may appeal this Stop Order, within **twenty-one (21) days**, to the Rocky View County Clerk, Subdivision and Development Appeal Board in accordance with Section 686 of the *Municipal Government Act*. Notwithstanding any such appeal, this Stop Order must be complied with pending the outcome of the appeal and are required to ensure that no more activity on the land is occurring pending a decision. Please note the Board does not have authority to approve this use only consider whether it was issued legally and with enough time for compliance.

Dated at the Rocky View County Hall, in the Province of Alberta, this **August 18, 2021.**

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Development Authority

**No person shall remove, tamper with or alter this notice without the written consent from Rocky View County.**

BALZAC

BALZAC BLVD

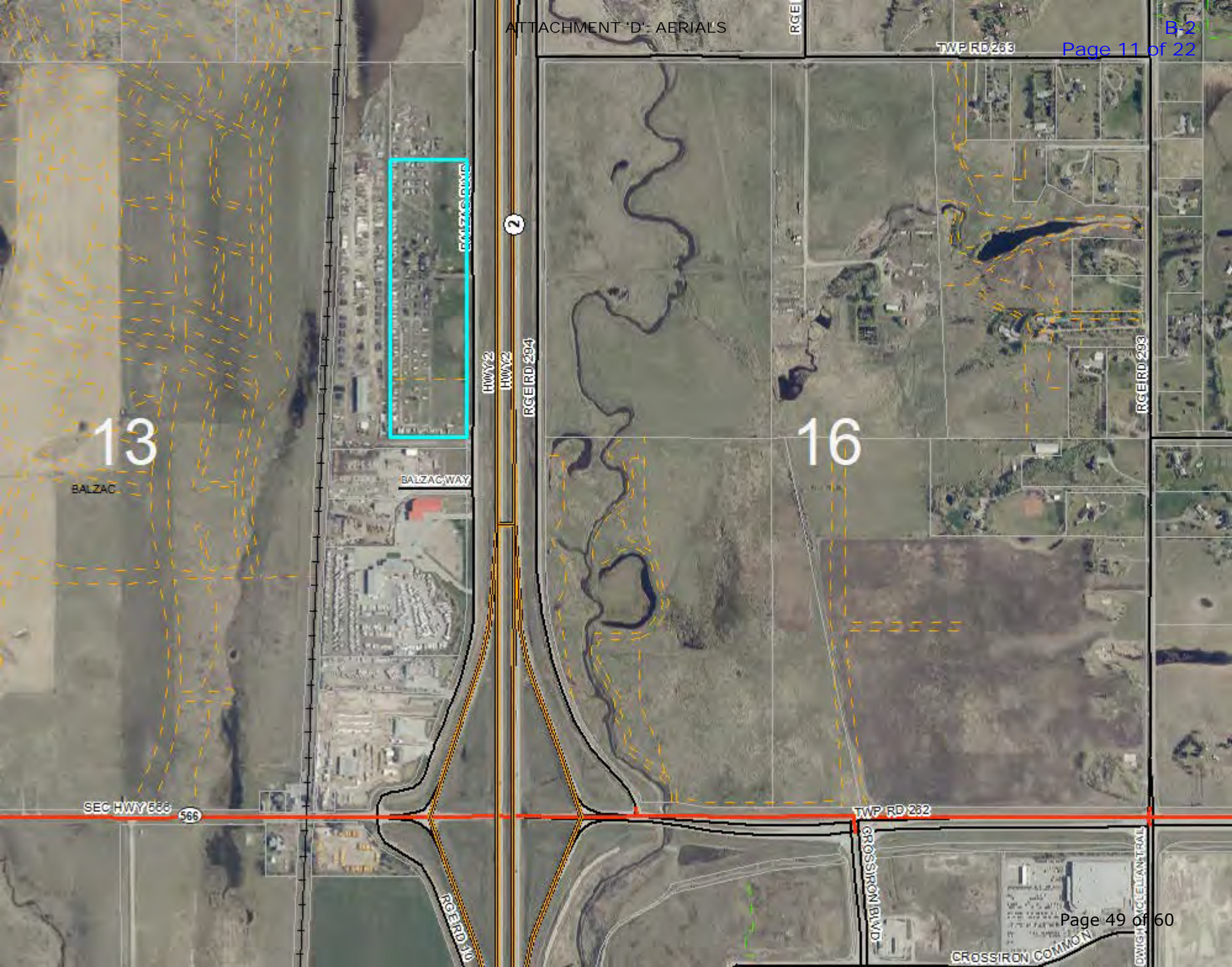
HWY 2

HWY 2

2

RG RD 204







**Notice of Appeal**

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

<b>Appellant Information</b>			
Name of Appellant(s) <u>Highland Properties Inc</u>			
Mailing Address <u>262 195 Balzac Blvd</u>	Municipality <u>Rocky View County</u>	Province <u>AB</u>	Postal Code <u>T4B-2T3</u>
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
<b>Site Information</b>			
Municipal Address <u>262 195 Balzac Blvd</u>	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) <u>NE-13-26-01-05</u>		
Property Roll # <u>06513005</u>	Development Permit, Subdivision Application, or Enforcement Order # <u>DP20182207</u>		
<b>I am appealing: (check one box only)</b>			
<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input checked="" type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
<b>Reasons for Appeal (attach separate page if required)</b>			
<p>Main reason is time. This stop order was given to us without any prior warning or communications. I personally walked the property with officer Camilo Figueroa-Conde as to what he expects and needs done. I am working on everything and have been removing commercial vehicles prior to the stop order. The two tax paying/beneficial to the community companies using just land space as storage will need more time to find a new yard and to remove all their equipment. Everything else will be cleaned up or removed in a timely manner. Thanks!</p>			

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

[Signature]  
Appellant's Signature

Aug 3/21  
Date



ATTACHMENT F: RELEVANT PHOTOGRAPHS





ATTACHMENT 'F': RELEVANT PHOTOS



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ATTACHMENT 'F': RELEVANT PHOTOS



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