

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: February 24, 2021
APPLICATION: PRDP20203738

FILE: 03902011

SUBJECT: Single-lot regrading / Discretionary Use, with no Variances

APPLICATION: Application is for single-lot regrading and the placement of clean fill, for construction of an access.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) north of Twp. Rd. 230 and on the west side of Hwy 758.

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct an access and internal driveway on the subject parcel. The proposed access is approximately 270.00 m (885.87 ft.) in total length, 4.00 m (13.12 ft.) wide and would require up to 1.90 m (6.23 ft.) in depth of fill.

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

OPTIONS:

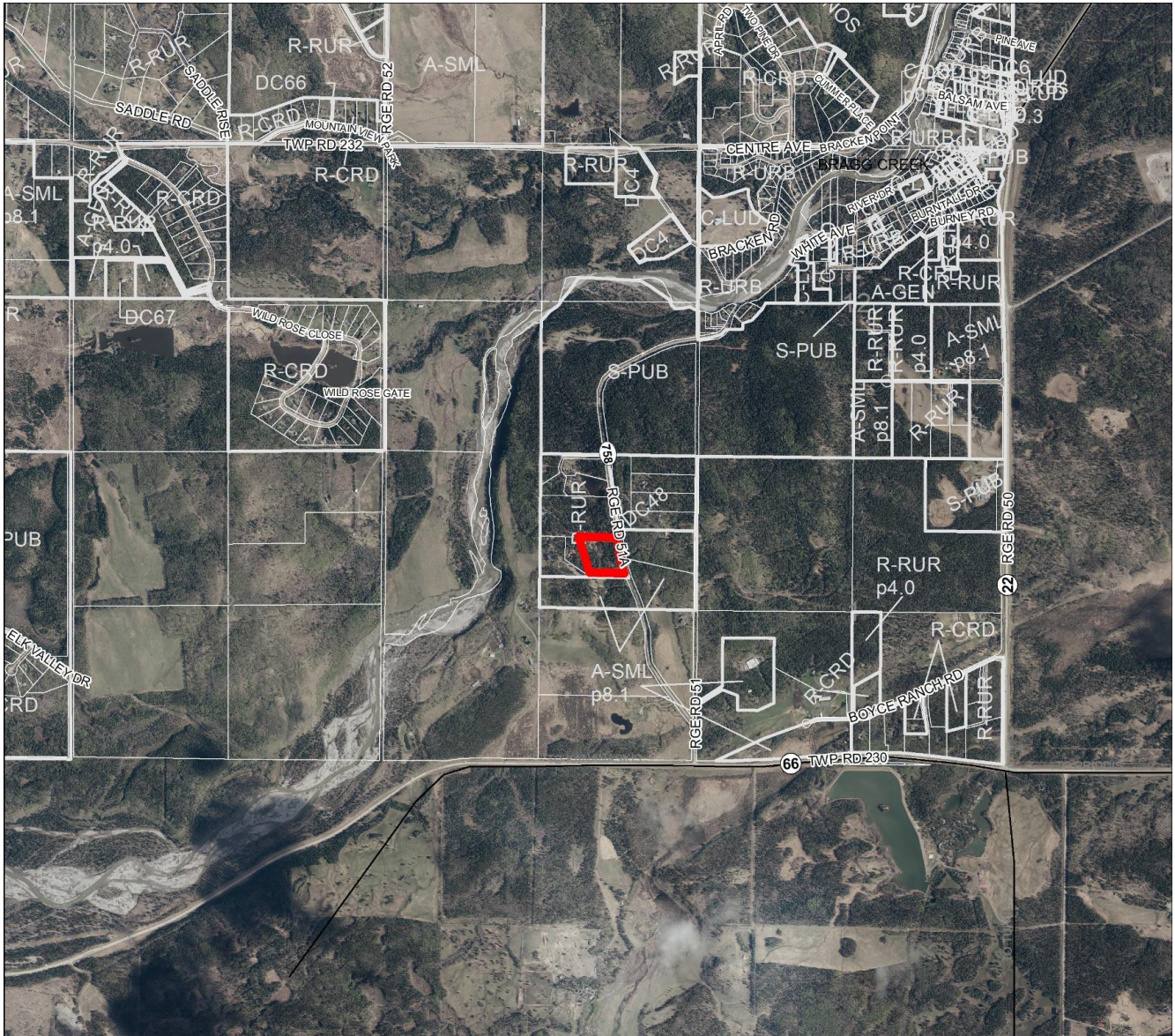
- Option #1: THAT Development Permit Application PRDP20203738 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203738 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • Bragg Creek Area Structure Plan • Land Use Bylaw C-8000-2020 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Grading Plan
<p>DISCRETIONARY USE:</p> <p>Stripping, Grading, Excavation and Fill is listed as Discretionary Use</p>	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Municipal Planning Commission



Additional Review Considerations

Alberta Transportation has granted Roadside Development Permit RSD032635.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

WV/sl

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval, subject to the following conditions:

Description:

- 1) That the single-lot regrading and placement of clean fill, to a depth of approximately **1.90 m (6.23 ft.)** may commence on the subject parcel, in accordance with approved application.

Prior to Release:

- 2) That prior to release of this permit, the Applicant/Owner shall submit a Deep Fill report, conducted and stamped by a professional engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m (3.93 ft.) in depth, in accordance with County Servicing Standards.
- 3) That prior to release of this permit, the Applicant/Owner shall submit a Grading Plan, prepared and stamped by a qualified professional, that illustrates the original ground profile, identifies the depth of proposed fill, indicates the total amount of soil to be imported/exported from the site and analyzes the pre and post grades to determine if there are any impacts to adjacent properties or the public road network. The engineer shall confirm conditions, in both pre and post grading, associated with site stormwater storage, site releases and offsite drainage. The analysis shall also include recommendations for mitigating measures for Erosion and Sediment control as a result of the activity, as per County Servicing Standards.

Permanent:

- 4) That the Applicant/Owner shall submit a compaction Testing Report that verifies that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the Deep Fill Report.
- 5) That no native topsoil shall be removed from the site.
- 6) That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 7) That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 8) 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.

Advisory:

- 9) That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 10) 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.
- 11) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 12) That if this Development Permit is not issued by **August 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

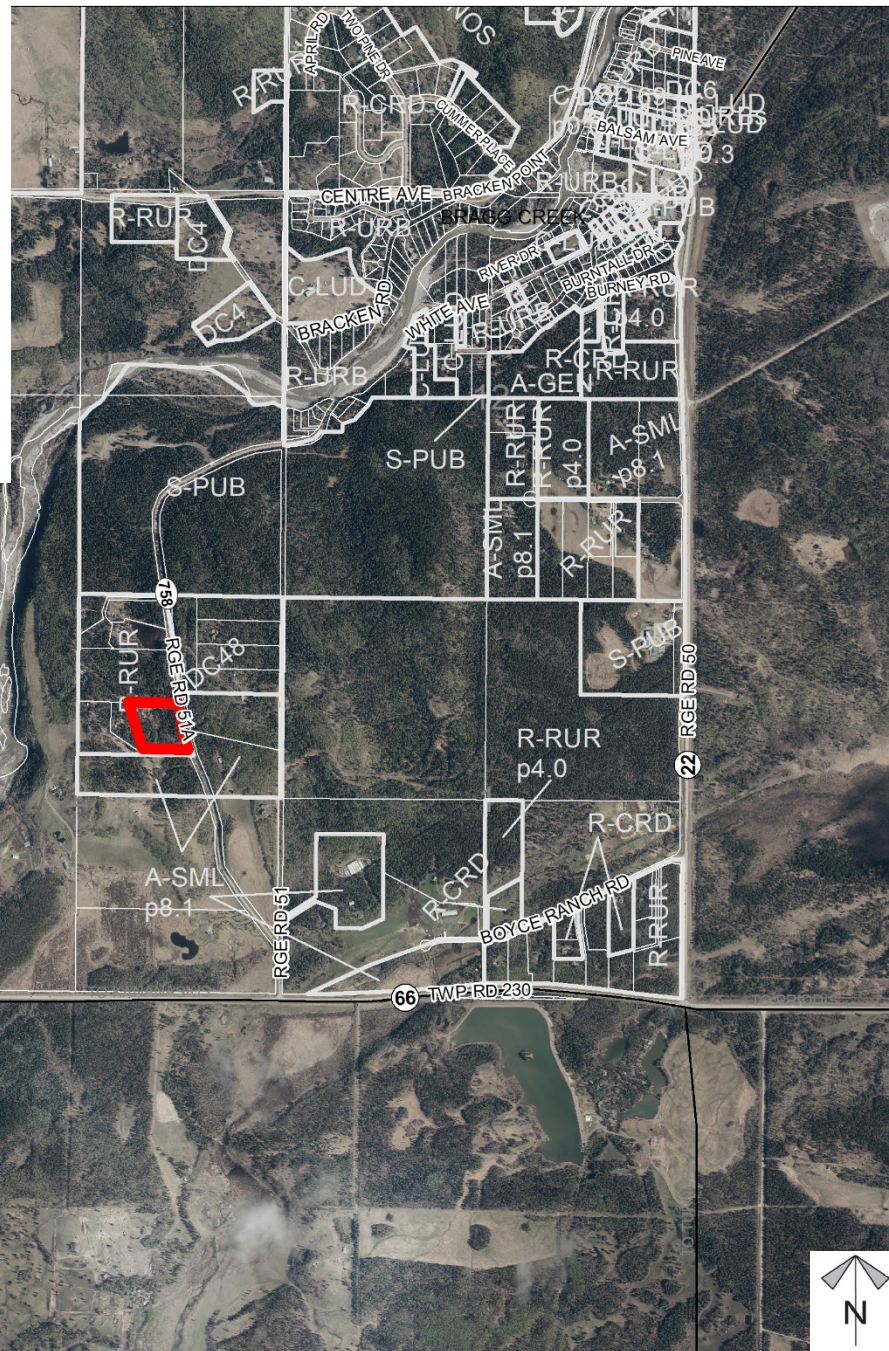
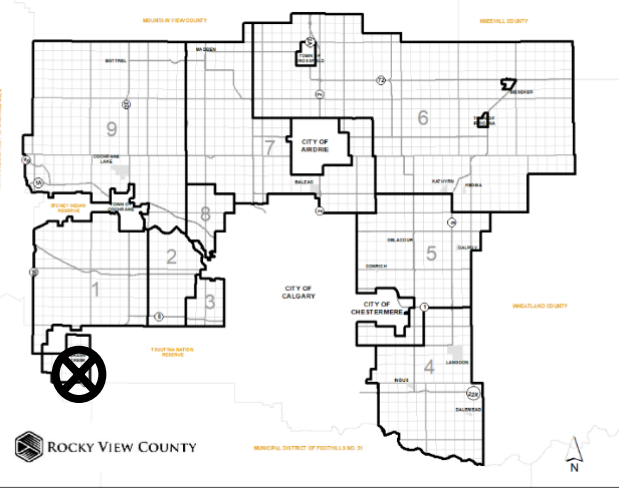
APPLICANT: Erin Baird	OWNER: Daniel Benwood, Lance Philipott, Erin Baird, Colleen Baird
DATE APPLICATION RECEIVED: November 19, 2020	DATE DEEMED COMPLETE: November 23, 2021
GROSS AREA: ± 3.49 hectares (± 8.62 acres)	LEGAL DESCRIPTION: Lot 2, Block 1, Plan 9011218 NE-02-23-05-W05M
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: No previous Development Permit history.	
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.	



Location & Context

Development Proposal

Stripping, Grading and Fill
for access construction



Division: 01
Roll: 03902011
File: PRDP20203738
Printed: Feb 2, 2021
Legal: Lot: 2 Block: 1
Plan: 9011218 within NE-02-23-05-W05M

Cover Letter

Development Proposal

Stripping, Grading and Fill
for access construction

Dear Rocky View Planning Services:

I am writing in reference to a development permit application in RockyView

Property Owners: Erin Baird, Lance Philpott, Dan Benwood, Colleen Baird

PTN NE ¼-2-23-5-5-White Avenue

Plan: 9011218 Block: 1 Lot: 2

TOLOKO

Hello, We are recent owners of the above property of 8.6 acres just south of Bragg Creek. It is zoned RRUR and the long term plan will be to subdivide into two roughly 4 acre lots as per the zoning. The current plan however is to get road access into the lot and then build a shed and cabin in the spring of 2021.

We applied for and received a permit for access from White Ave (Hwy 758) Permit No.: RSDP032635 from Alberta transportation. There is currently no access to the lot.

From the entry point of the highway we would like to build a road through to the center of the property (see map below). Attached are engineering documents we outsourced to Jouney Engineering to ensure we build the appropriate culvert for stormwater management and our desired grade change from the highway entrance. We also got the company to do up engineering plans IF we decide to change the grade of the N/S road.

The current plan is to NOT change any grade on the N/S section and just stick with grade from the center portion. We would like to see how that goes and if we find we need to change the grade within the development permit approved time then we would proceed with the N/S portion as per engineering drawings. It is possible we will never proceed with that portion with respect to the change of grade at all.

IF we decide to not change grade for the N/S road AND the current development period expires, we understand we would be responsible for a future development permit for changing of grade for that portion.

- Soil handling plan: bringing in material for construction of the road
- Traffic control plan: access off of approach from HWY 758
- Weed management plan: will seed disturbed areas with approved mixture from Rocky View County
- Costs to reclaim: none anticipated as this is a permanent driveway for the parcel
- Methods to control dust and erosion: proper road construction techniques for side ditch and use of gravel to minimize dust

Note: First two digits 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.

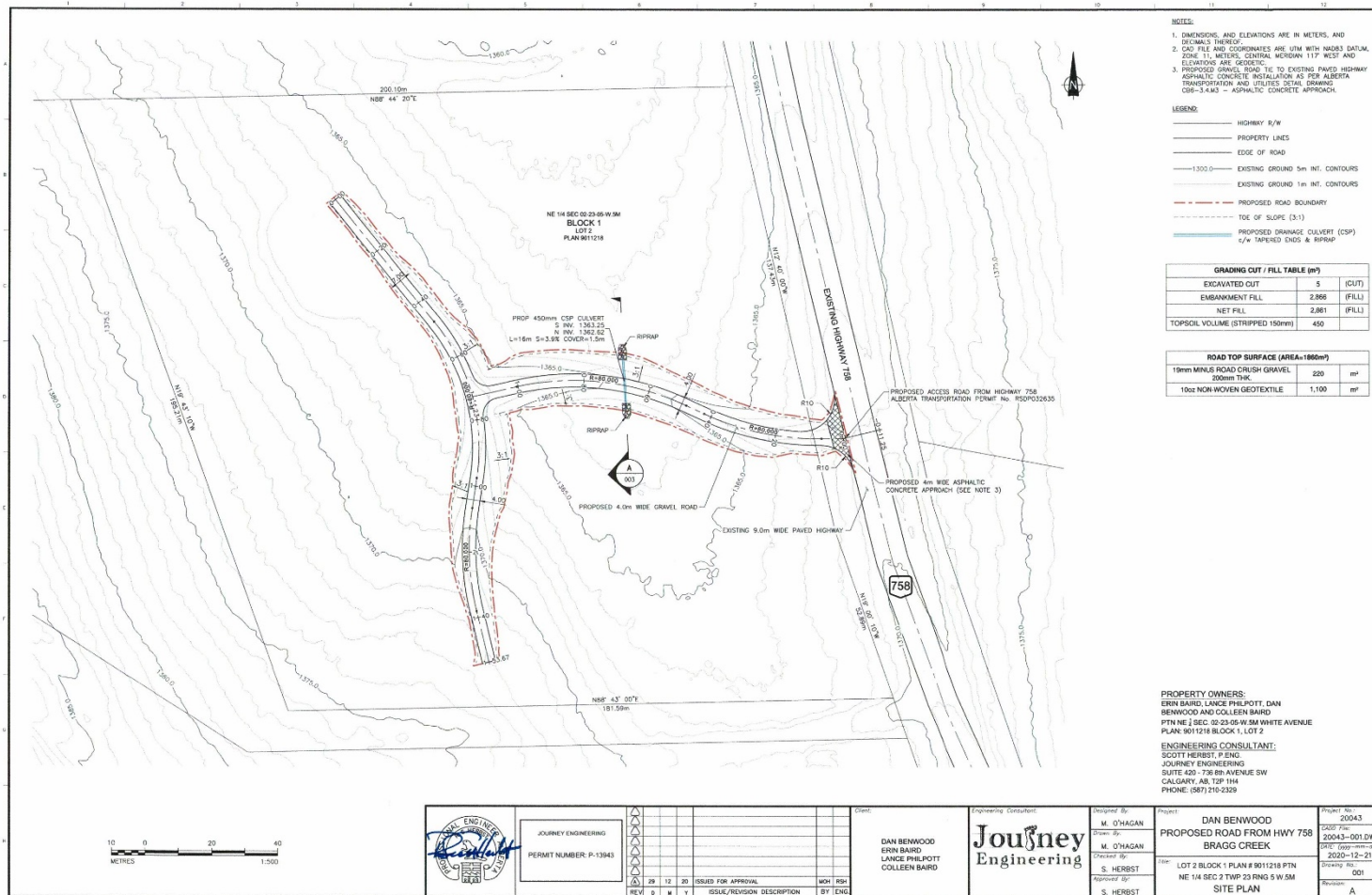


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Roll: 03902011
File: PRDP20203738
Printed: Feb 2, 2021
Legal: Lot: 2 Block: 1
Plan: 9011218 within NE-02-
23-05-W05M*

Site Plan

Development Proposal

Stripping, Grading and Fill
for access construction



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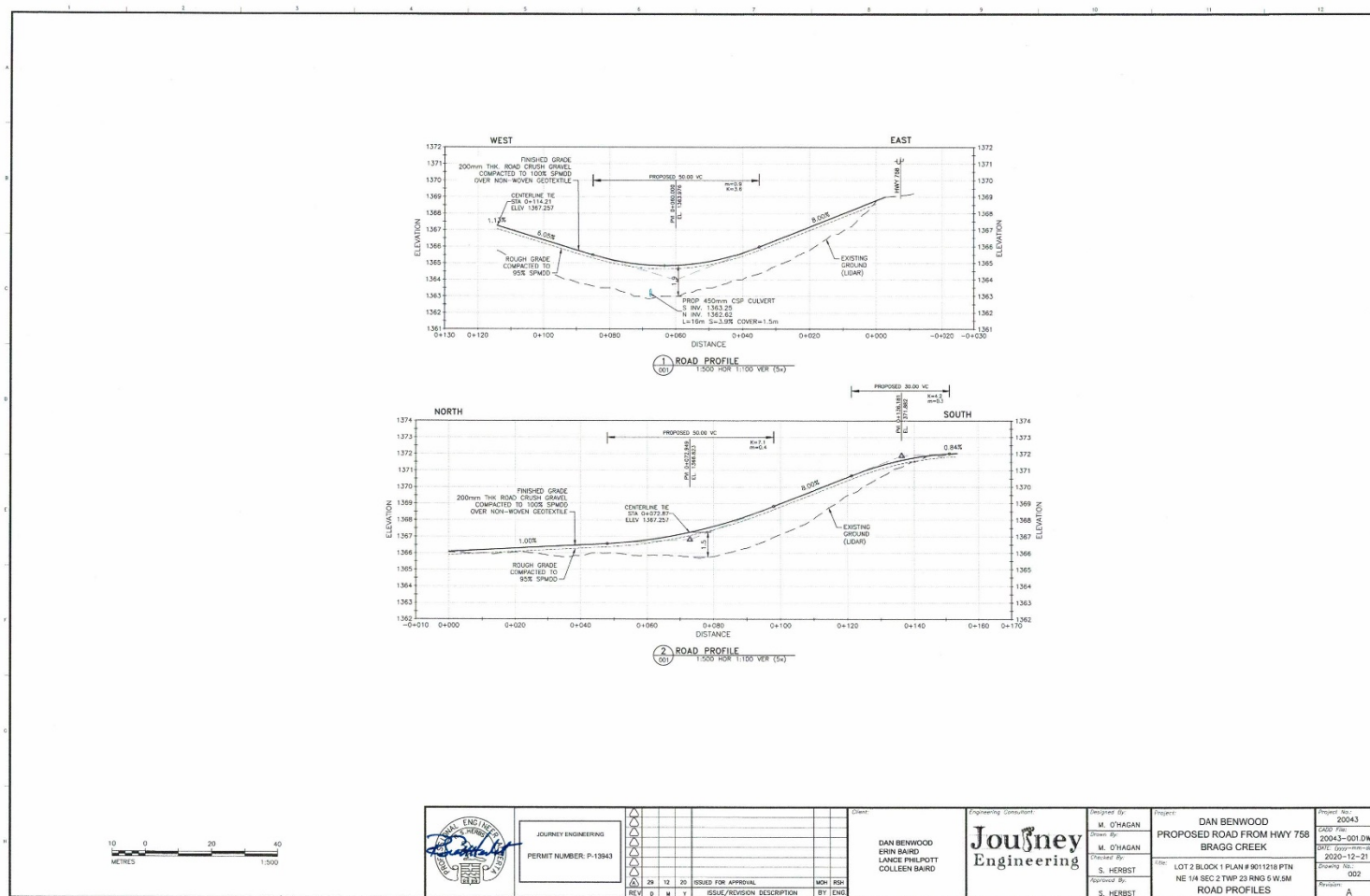
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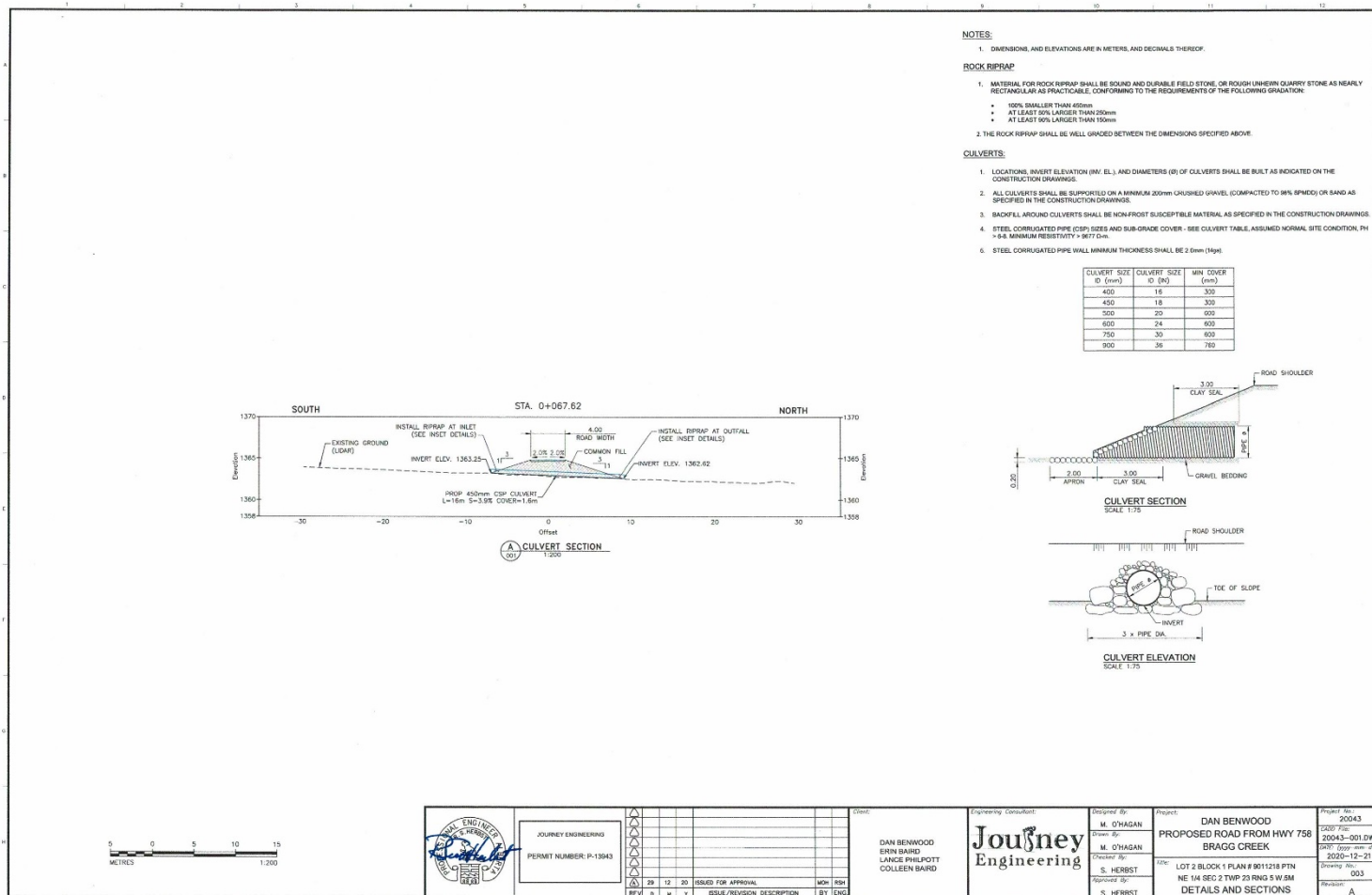


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Site Photos

(Nov. 26, 2020
inspection)

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