

## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	February 24, 2021	<b>APPLICATION:</b> PRDP20204166
<b>FILE:</b>	04802017	
<b>SUBJECT:</b>	Stripping, Grading, Excavation and Fill for driveway/approach / Discretionary use	

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**APPLICATION:** Application is for stripping and grading for the construction of a driveway/approach.

**GENERAL LOCATION:** Located approximately 0.20 km (1/8 mile) west of Rge. Rd. 41 and 1.21 km (1 1/8 mile) south of Hwy 8.

**LAND USE DESIGNATION:** Agriculture, Small Parcel District (A-SML).

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

**EXECUTIVE SUMMARY:** The Applicant is proposing stripping and grading for the construction of a new driveway/approach to a new accessory building. The driveway will be approximately 114.02 m (374.08 ft.) in length, 4.87 m (15.98 ft.) wide and 0.30 m (1 ft.) in depth. The applicant is also proposing to construct a gravel parking pad that is approximately 383.98 sq. m (4,133.13 sq. ft.). The proposed accessory building (shop) is approximately 459.87 sq. m (4,950 sq. ft.) and is a permitted use in Agriculture, Small Parcel District (A-SML).

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20204166 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20204166 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></ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"><li>• None</li></ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"><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>



ROCKY VIEW COUNTY

Additional Review Considerations

No additional considerations.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

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Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS**

Option #1:

Approval subject to the following conditions:

**Description:**

1. That construction of a new access/driveway may commence on the subject land, in general accordance with the drawings submitted with application.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations to determine requirement for any permit and/or Road Use Agreement is required for/during the construction of the proposed development.

**Permanent:**

3. 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 Release or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

4. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
5. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
6. That a Building Permit for the accessory buildings shall be obtained through Building Services, prior to any construction taking place.
7. 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.
8. 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> Bruce Summers	<b>OWNER:</b> Christine and Brett Taylor
<b>DATE APPLICATION RECEIVED:</b> December 18, 2020	<b>DATE DEEMED COMPLETE:</b> January 20, 2021
<b>GROSS AREA:</b> ± 6.99 hectares (± 17.27 acres)	<b>LEGAL DESCRIPTION:</b> Lot 8, Block B, Plan 7510238, SE-02-24-04-W05M (41039 Circle 5 Estates)
<b>APPEAL BOARD:</b> Subdivision, Development Appeal Board	
<b>HISTORY:</b> No previous Development Permits	
<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.	

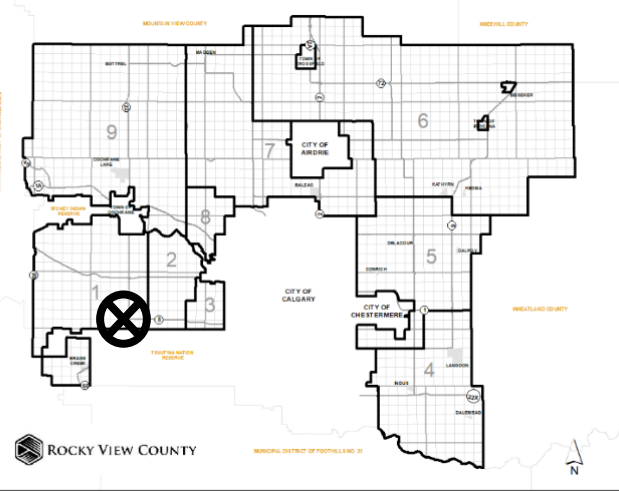


## Location & Context

### Development Proposal

Stripping and /grading  
for a driveway/approach

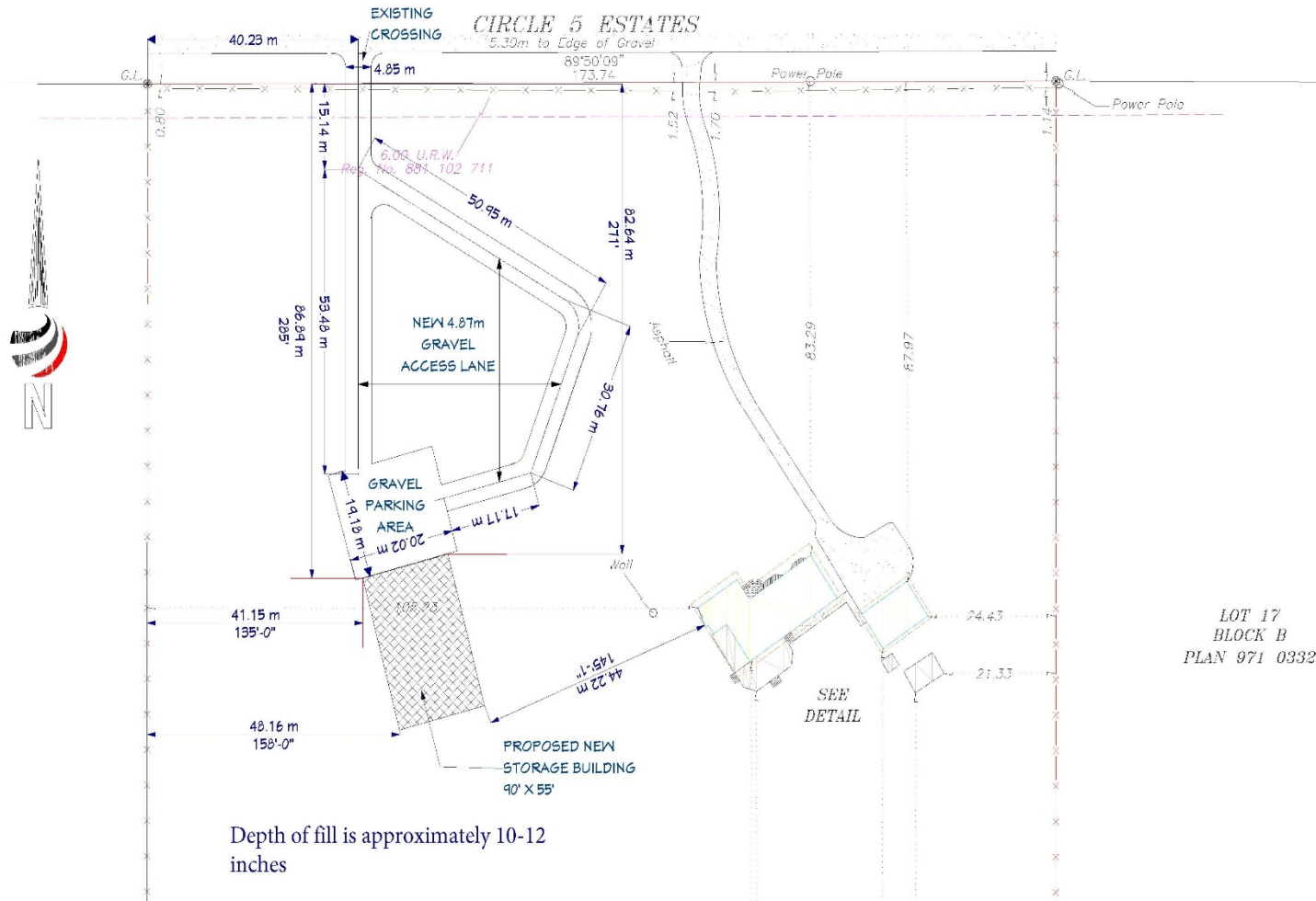
Division: 01  
 Roll: 04802017  
 File: PRDP20204166  
 Printed: Jan 13, 2021  
 Legal: Lot:8 Block: B  
 Plan:7510238 within SE-02-  
 24-04-W05M



# Site Plan

## Development Proposal

Stripping and /grading  
for a driveway/approach



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.

Division: 01  
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## Inspection Photos

(January 25, 2021  
Inspection)

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*Note: First two digits of the Plan Number indicate the year of subdivision registration.*

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