

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DIVISION: 5

DATE: May 12, 2021

APPLICATION: PRDP20211208

FILE: 05329006

SUBJECT: Stripping, Grading, Excavation and Fill / Discretionary with no Variances

APPLICATION: Application is for the single-lot regrading, and placement of clean fill for the construction of a fish pond.

GENERAL LOCATION: located approximately 0.80 km (1/2 mile) north of Twp. Rd. 254 and 0.40 km (1/4 mile) east of Rge. Rd. 284.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD).

EXECUTIVE SUMMARY: The Applicant is proposing to construct a pond approximately 70.23 sq. m (756.00 sq. ft.) to an approximate depth of 1.52 m (5.00 ft.). The proposed pond is for the keeping of koi fish and a water feature. The excavated material is proposed to be placed on site and mounded to make a waterfall feature for the proposed pond.

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

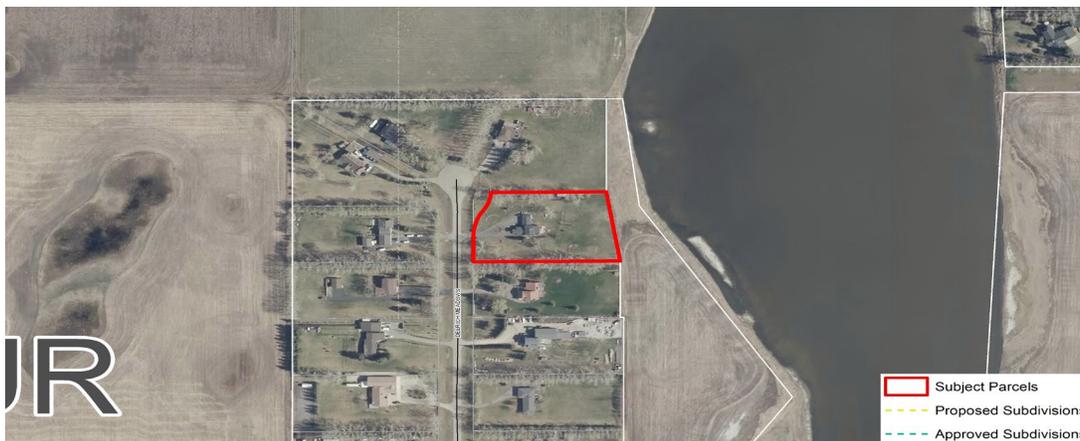
OPTIONS:

Option #1: THAT Development Permit Application PRDP20211208 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211208 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.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk, Planning and Development



APPLICATION EVALUATION:

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

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|---|--|
| APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Land Use Bylaw C-8000-2020 | TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None |
| DISCRETIONARY USE: <ul style="list-style-type: none"> • Stripping, Grading, Excavation and Fill | DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission |

Additional Review Considerations

The application was assessed in accordance the Sections 157 and 158 of the Land Use Bylaw, which required that any Stripping, Grading, Filling or Excavation proposals require a Development Permit. The application appears to comply with the regulations.

The proposed pond is located adjacent to a waterbody and a fish culture license is required from Alberta Environment and Parks,

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

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

Option #1:

Approval subject to the following conditions:

Description:

1. That the single-lot regrading for the construction of a pond may commence on the subject parcel in general accordance with the drawings submitted with the application.
 - i. That the excavation of approximately **10.97 m (36.00 ft.) long, 6.40 m (21.00 ft.) wide and 1.28 m (5.00 ft.) in depth**, may take place on the subject lands.

Permanent:

2. That the Applicant/Owner shall ensure the excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage.
3. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
4. That the Applicant/Owner shall not remove any topsoil from the parcel.
5. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 6 months from the date of issue, and completed within 12 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:

6. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. A fish culture license must be acquired, if required, from Alberta Environment and Parks prior to any fish being placed in the pond.



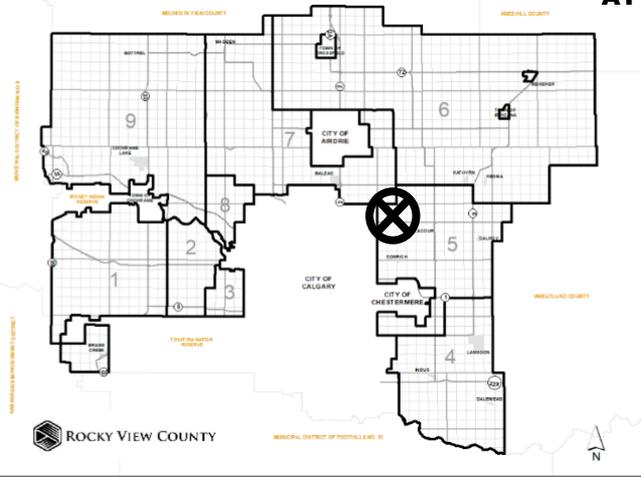
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

| | |
|--|--|
| APPLICANT: Jacob George | OWNER: Jacob George |
| DATE APPLICATION RECEIVED: March 26, 2021 | DATE DEEMED COMPLETE: April 8, 2021 |
| GROSS AREA: ± 0.89 hectares (± 2.20 acres) | LEGAL DESCRIPTION: Lot: 2, Block: 1, Plan: 78105978, SE-29-25-28-W04M (114 Delrich Meadows) |
| APPEAL BOARD: Subdivision, Development Appeal Board | |
| HISTORY: <ul style="list-style-type: none"> No previous development permits. | |
| 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

Single-lot regrading, for
the construction of a pond

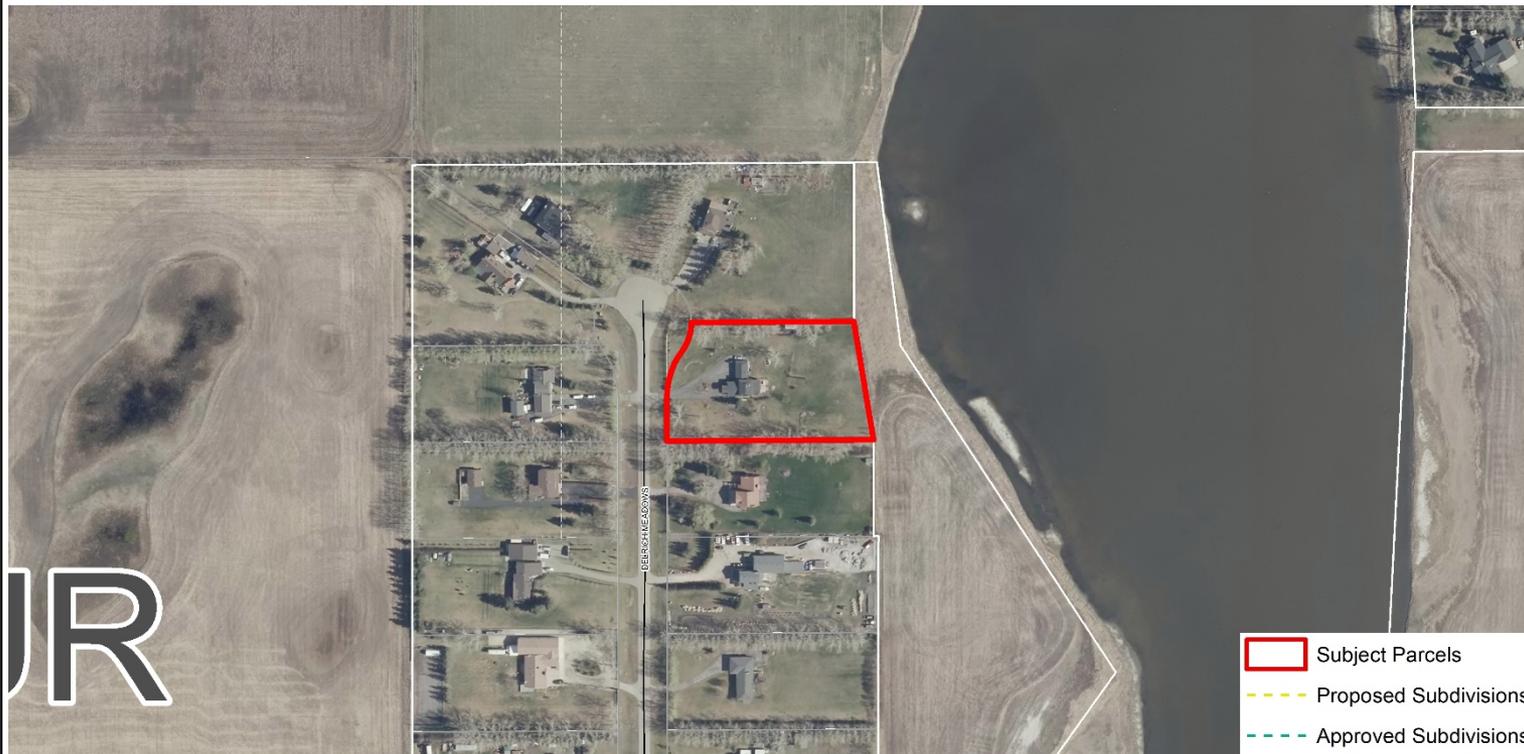


Division: 5
 Roll: 05329006
 File: PL20200105-130
 Printed: March 30, 2021
 Legal: Lot:2 Block:1
 Plan:7810597; within SE-29-
 25-28-W04M

Aerial Imagery

Development Proposal

Single-lot regrading, for the construction of a pond



-  Subject Parcels
-  Proposed Subdivisions
-  Approved Subdivisions

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25-28-W04M*

ri,

I would like to apply for a development permit for a Koi Fish Pond at our acreage property as follows:

Address: 114 Delrich Meadow, Rockyview County, AB, T1Z0K7

Legal Land Description: SE-29-025-28-4 (Lot 2, Block 1, Plan 781-0597)

- The pond will be in the backyard of the house, with a waterfall. The soil excavated for the pond will be used to build a mound for the waterfall attached to it
- The existing drainage of the property is not impacted
- There is no impact to traffic, dust or erosion
- There are no weed management issues anticipated
- The cost to reclaim the site will be about \$ 500
- The area is currently at grade and the pond will have a progressive depth from 1 ft to 5 ft., with the deepest area being about 3 ft by 10 ft size

I am attaching the following:

1. DP application checklist
2. DP application
3. Excavation information sheet
4. Site plan and setoff layout drawing
5. Site detailed drawing

Please extract the Land Title Certificate from the county records at my cost and also send me a copy of the same.

Please let me know if you have any questions.

Thanks!

Jacob George


Cover Letter

Development Proposal

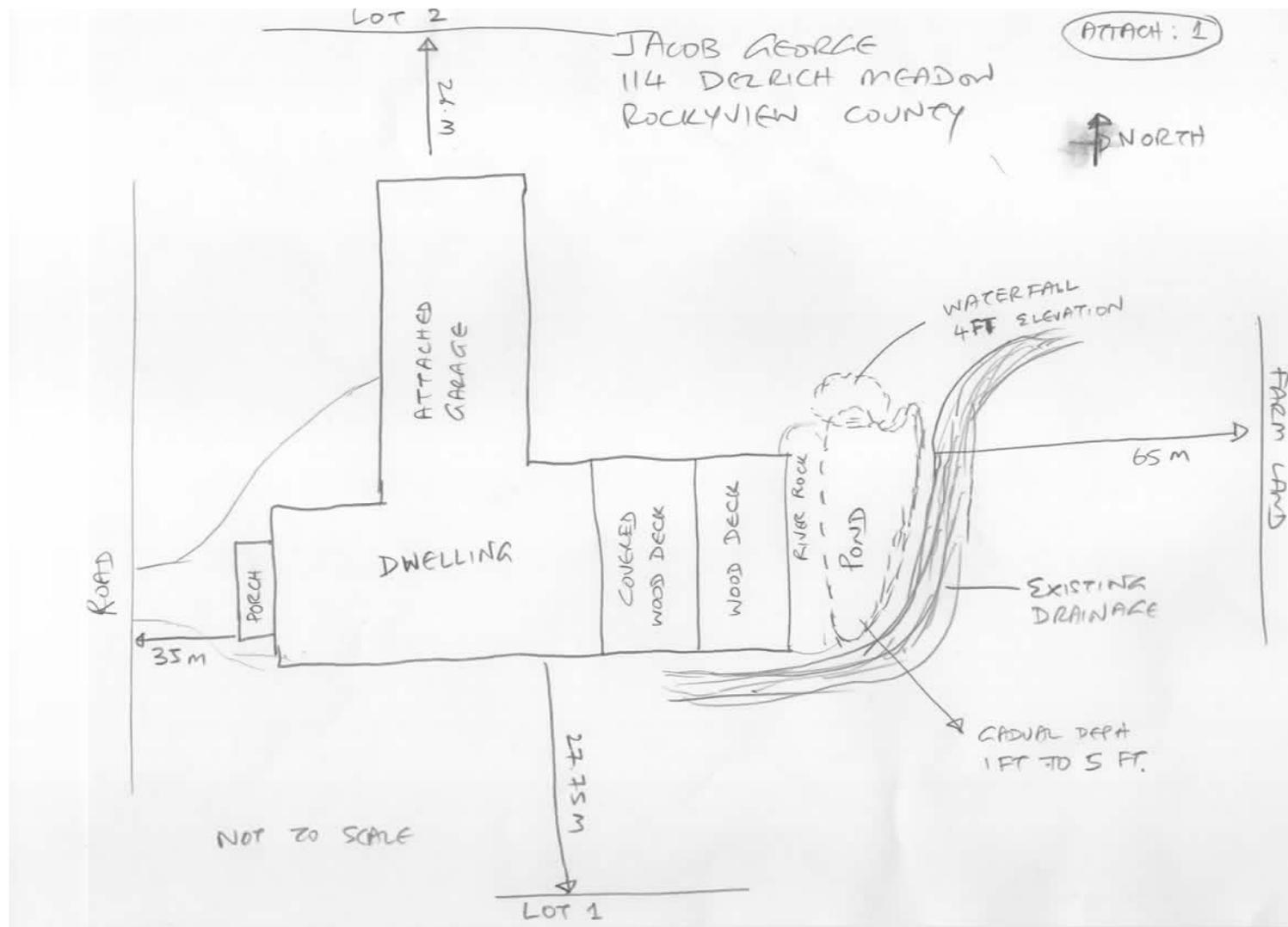
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Site Plan

Development Proposal

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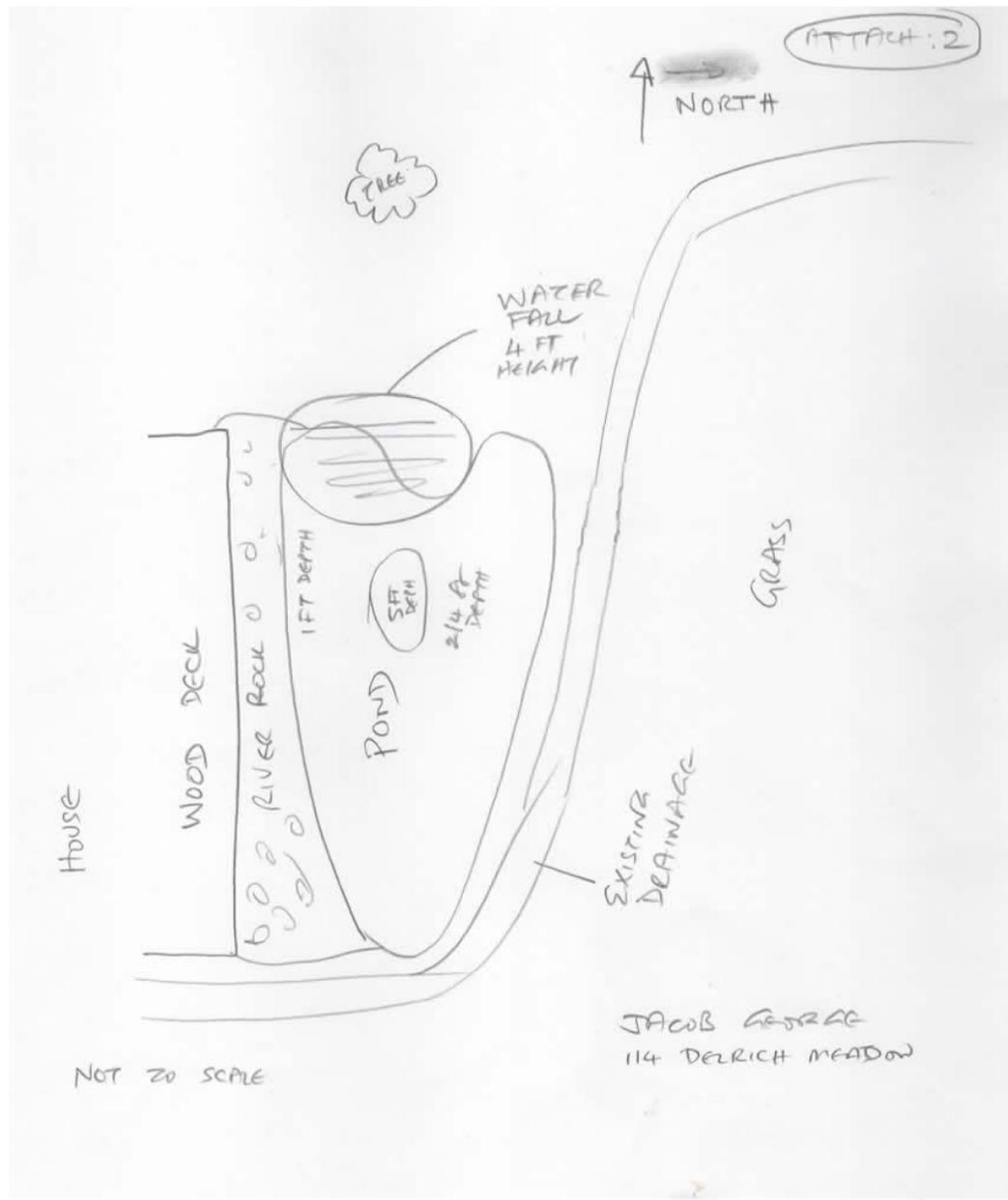


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Site Plan

Development Proposal

Single-lot regrading, for the construction of a pond



NOT TO SCALE

JACOB GEORGE
114 DELRICH MEADOW

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Site Photos

(April 8, 2021
Inspection)

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