



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: March 24, 2021 **DIVISION:** 9

FILE: 10013236/37/38/39 **APPLICATION:** PRDP20210025

SUBJECT: Multi-lot Regrading / Discretionary Use, with no Variances

APPLICATION: Multi-lot regrading and the excavation of fill (four lots).

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) west of Rge. Rd. 60 and 0.20 km (1/8 mile) east of Hwy. 1A.

LAND USE DESIGNATION: Direct Control District 123 (Cell A), under Land Use Bylaw C-4841-97

EXECUTIVE SUMMARY: This application is for the multi-lot regrading of four undeveloped residential lots within Phase 3 of the CottageClub development, located along CottageClub Cove. The regrading is to accommodate new residential units onsite that are proposed to include walk-out basements. All material that is excavated from the sites, will be kept at the CottageClub borrow pit, located in Phase 5 of the development and reused within the CottageClub development. Upon completion, the lots will be re-loamed (with their native topsoil) and seeded.

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

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20210025 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20210025 be refused noted below
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

Jacqueline Targett, Planning & Development Services

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal District of Bighorn Intermunicipal Development Plan; • CottageClub Ghost Lake Conceptual Scheme; • Direct Control District 123 [DC 123]; • Land Use Bylaw C-4841-97 [LUB]; • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Application Cover Letter Package, as prepared by Urban Systems, File 2600.0014.04; • Urban Systems Drawings Package, A1-A3; File 2600.0014.04, dated December 2020, including: <ul style="list-style-type: none"> ○ Existing & Proposed Site Conditions; ○ Cut/Fill Plan. • Cottage Club Phase 3 Building Grade Plan, as prepared by Urban Systems, dated March 2021; • Geotechnical Evaluation, as prepared by Technosol Engineering Ltd, dated December 2020;
DISCRETIONARY USE: <ul style="list-style-type: none"> • Stripping, Grading, Fill and Excavation 	DEVELOPMENT VARIANCE AUTHORITY:

Additional Review Considerations

The application was assessed in accordance with Sections 1.0.0 & 5.0.0 of DC 123 and Section 33 of the LUB, which requires that any Stripping, Grading, Filling or Excavation proposal requires a Development Permit. The application appears to comply with the regulations.

Over the four lots, the proposed details include:

- Total Area of Work: 4,030.00 sq. m (43,378.55 sq. ft.)
 - Length: 60.00 m (196.85 ft.)
 - Width: 75.00 m (246.06 ft.)
 - Height: 0.00 m to 2.50 m (0.00 ft. to 8.20 ft.)
- Total Volume: 4,500.00 cu. m (158,916.00 cu. ft.)
- Total Number of Truckloads: 790
- Hauling Duration: Spring 2021; ~3 weeks

The CottageClub Ghost Lake Conceptual Scheme was amended and adopted by Rocky View County in January 2020, allowing the construction of walk-out basements within the CottageClub development.

The Applicant has submitted supporting technical information that was reviewed by Administration, with no concerns noted. The proposed works would positively improve the impact on the waterfront slope and will not impact on-site drainage patterns.

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

JT/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That multi-lot regrading and the excavation of fill, shall be permitted on Units 234, 235, 236 and 237; Plan 1412822 in accordance with the drawings submitted with the application, [*as prepared by Urban Systems., File: 2600.0014.04; dated December 2020*] as amended, and includes:
 - i. A total Area of work of 4,030.00 sq. m (43,378.55 sq. ft.) over 4 parcels
 - ii. A total Volume of 4,500.00 cu. m (158,916.00.00 cu. ft.) over 4 parcels

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
3. That for any areas with greater than 1.20 m (3.93 ft.) of topsoil placed, compaction testing results shall be submitted to County, in accordance with County Servicing Standards, upon completion.
4. That no native topsoil shall be removed from the site.
5. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
6. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
7. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
8. That the Applicant/Owners shall take effective mitigation measures for Erosion & Sediment Controls and to control dust on the parcels so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
9. That any material entering to or leaving from the sites, shall be hauled on/off in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
10. That the proposed development graded area, as per the approved application, shall be spread with topsoil and seeded to native vegetation, upon completion.
11. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
12. That the subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.

**Advisory:**

13. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
14. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act *[Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
15. That all proposed site works shall be completed within twelve (12) months from the date of issuance of this permit.
16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.

Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Urban Systems Ltd. (Jon Van Heyst)	OWNER: CottageClub Ghost Lake Inc.
DATE APPLICATION RECEIVED: January 5, 2021	DATE DEEMED COMPLETE: January 5, 2021
GROSS AREA: ±0.34 hectares (±0.86 acres)	LEGAL DESCRIPTION: NE-13-26-06-W06M; Lot: Unit 234; Plan 1412822 (455 COTTAGECLUB COVE) Lot: Unit 235; Plan 1412822 (453 COTTAGECLUB COVE) Lot: Unit 236; Plan 1412822 (451 COTTAGECLUB COVE) Lot: Unit 237; Plan 1412822 (449 COTTAGECLUB COVE)
APPEAL BOARD: Municipal Government Board	
HISTORY: <i>Development Permits:</i> <ul style="list-style-type: none">No development history	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

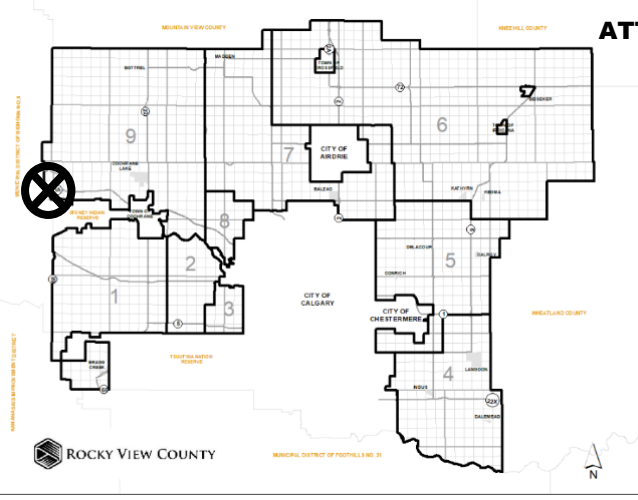


Location & Context

Development Proposal

Multi-lot regrading and the excavation of fill (four lots)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 09
Roll: 10013236 - 10013239
File: PRDP20210025
Printed: Jan 27, 2021
Legal: Lot: Unit 234 -237
Plan: 1412822 within NE-13-
26-06-W05M

Location & Context

Development Proposal

Multi-lot regrading and the
excavation of fill (four lots)



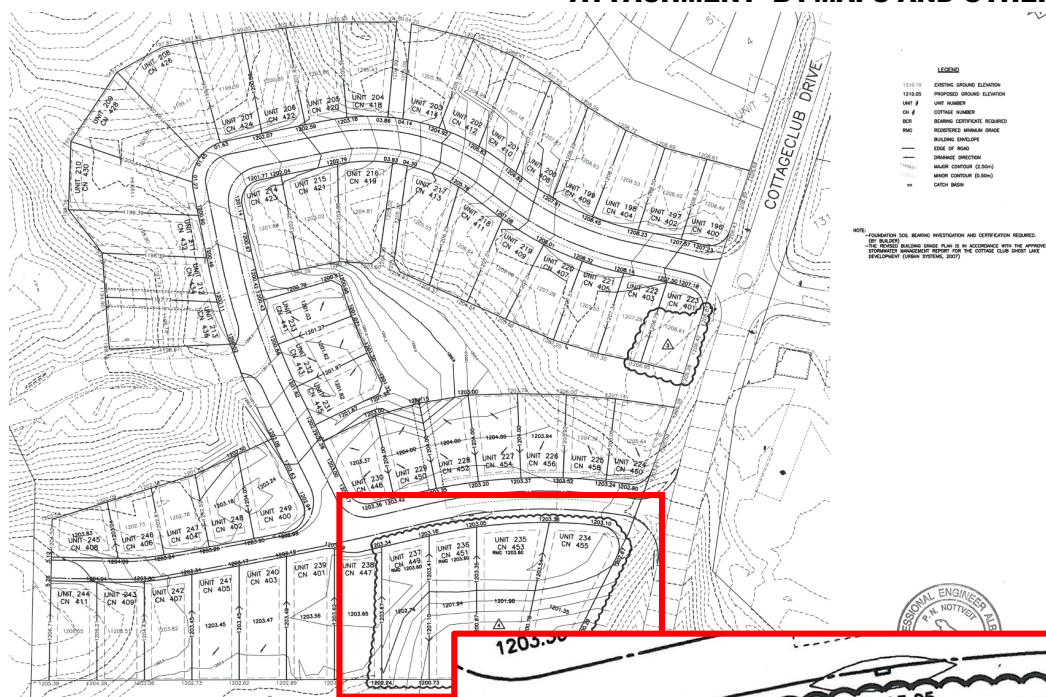
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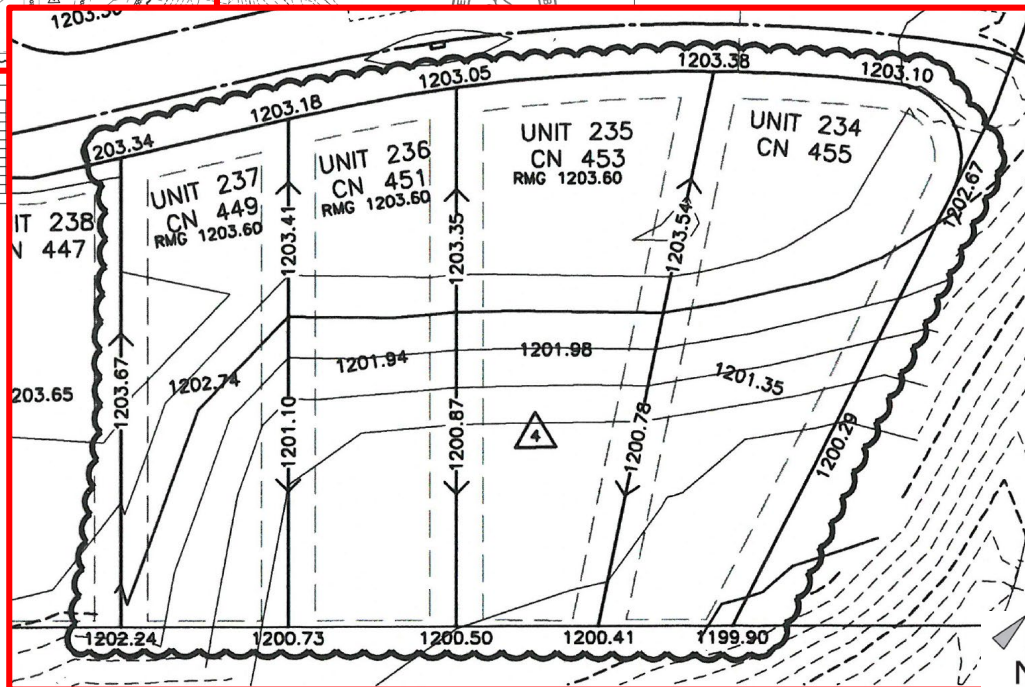
Site Plan

Development Proposal

Multi-lot regrading and the excavation of fill (four lots)



NO.	DATE	REVISIONS
1	2020-10-08	Updated the College Avenue Drive
2	2020-11-10	Revised the Property Line between the Units
3	2021-01-08	Revised the Property Line between the Units
4	2021-01-08	Revised the Property Line between the Units



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Site Photos

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