

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: April 28, 2021

FILE: 04702033

SUBJECT: Single-Lot Regrading / Discretionary use, with no Variances

DIVISION: 3

APPLICATION: PRDP20210857

APPLICATION: Stripping, Grading, Excavation and/or Fill, in preparation for the development of a Private Open Space (playground, sport court, and seating area).

GENERAL LOCATION: Located approximately 0.12 km (1/8 mile) south of Hwy. 8 and 0.81 km (1/2 mile) west of Rge. Rd. 31.

LAND USE DESIGNATION: Direct Control District 92 (DC 92)

EXECUTIVE SUMMARY: The intent of the application is to prepare the subject property for the construction of a playground, sport court, and seating area in the community of Elbow Valley West on land owned by the Condominium Corporation. In accordance with DC-92, the use *Private Open Space* is listed as a use that does not require a development permit. Therefore, this application is only for the stripping and grading component. The maximum proposed grade change is approximately 0.35 m (1.15 ft.) with an area of 1,640.00 sq. m (17,625.71 sq. ft.) to be regraded. All drainage will continue to be directed towards the storm pond on the property. There is an existing utility right-of-way (Plan No. 0714895) on the property that contains a Westridge water building, which does not appear to be impacted by the proposal.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210857 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210857 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri, Planning & Development Services



APPLICATION EVALUATION:

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

| | |
|---|---|
| APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Municipal Development Plan; • City of Calgary Intermunicipal Development Plan; • Elbow Valley West Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards. | TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A |
| PERMITTED USE: Stripping, Grading, Excavation and/or Fill is a discretionary use in all districts | DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission |

Additional Review Considerations

All technical considerations have been addressed in the proposed condition set.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/llt

ATTACHMENTS:

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

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

1. That single-lot regrading for site preparation for a Private Open Space (playground, sport court, and seating area) may commence on the subject property, in accordance with the approved site plan and drawings, as prepared by Bassett Associates, dated January 2021; Project No. 19-1517 Dwgs. L1-L8 & Maidment Land Survey Ltd., File: 12008155, and conditions of this permit.

Prior to Release

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with the following:
 - a. 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; and
 - b. Details regarding the layout of the proposed playground and sport court to confirm whether or not West Meadows Estates Road will need to be signed as a playground zone;
 - c. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to release of this permit, the Applicant/Owner shall submit an updated site grading plan and a letter from a professional engineer confirming that the placement of fill will have no impact on adjacent lands. The grading plan shall show the extent of proposed work (with dimensions) and pre and post site grades.

Permanent

4. 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.
5. That all parking related to the park's usage is restricted to onsite only and no overflow parking is permitted within the County's road right-of-way of West Meadows Estates Road.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post development grades align with final grades as approved with the application.
8. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
9. That no topsoil shall be removed from the subject property.
10. That the proposed regrading area shall have a minimum of six (6) inches of topsoil placed on top, which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
11. That the Applicant/Owner shall take effective measures to control dust in the regrading area of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.



ROCKY VIEW COUNTY

- a. That if at any time the removal or handling of the fill or aggregate creates a visible dust problem, the removal or handling of the fill or aggregate shall cease immediately until remedial measures are taken.
12. That any material entering to or leaving from the site shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
13. That with the removal of any fill, the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - a. 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.
14. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
15. That the subject land 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 properties or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

Advisory

16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. 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]*.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within six (6) months from the date of issue, and completed within twelve (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.
19. That if this Development Permit is not issued by **November 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

| | |
|---|---|
| APPLICANT: Richard Bassett | OWNER: Condominium Corp No 0714894 c/o Montgomery Ross & Assoc |
| DATE APPLICATION RECEIVED: March 5, 2021 | DATE DEEMED COMPLETE: March 5, 2021 |
| GROSS AREA: ± 2.14 hectares (± 5.30 acres) | LEGAL DESCRIPTION: Unit 98, Plan 0714894: N1/2-02-24-03-W05M |
| APPEAL BOARD: Municipal Government Board | |
| HISTORY: <i>June 20, 2007:</i> Development permit issued for the renewal of two (2) community signs | |
| 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. | |

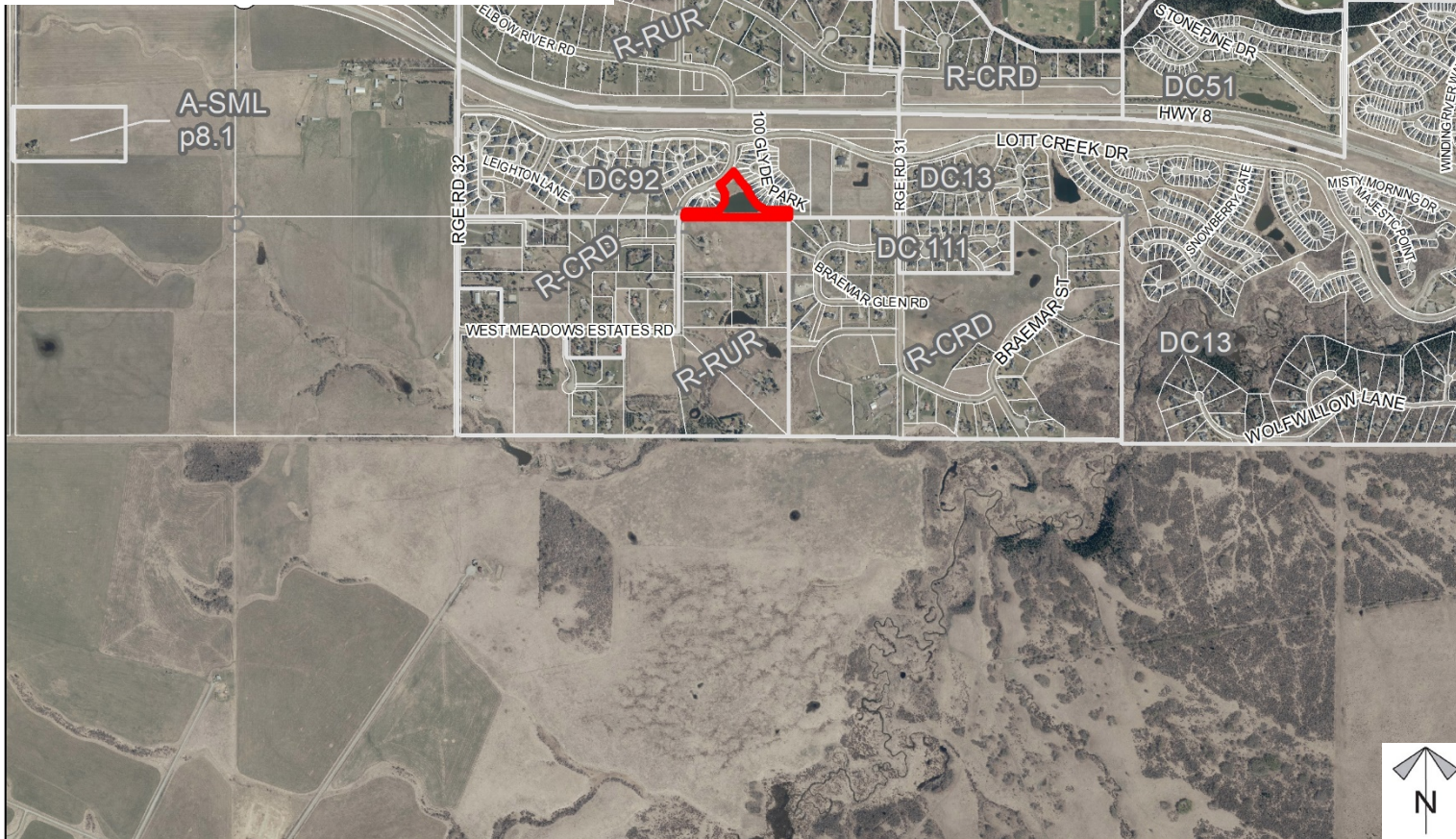
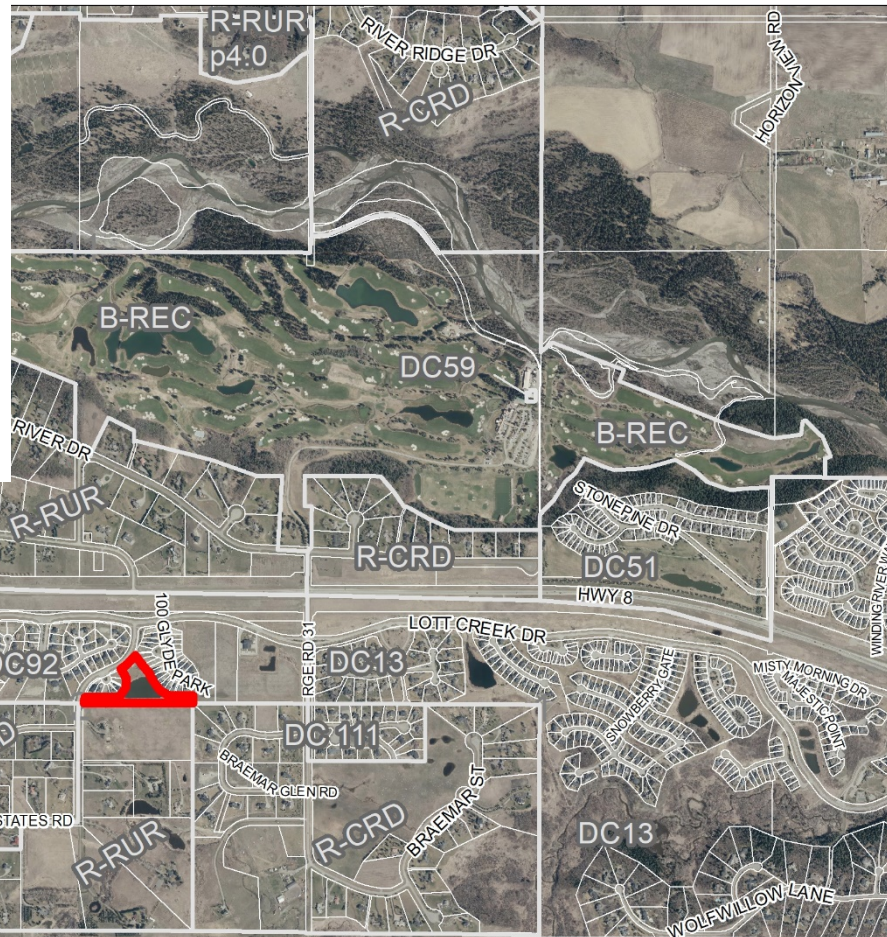
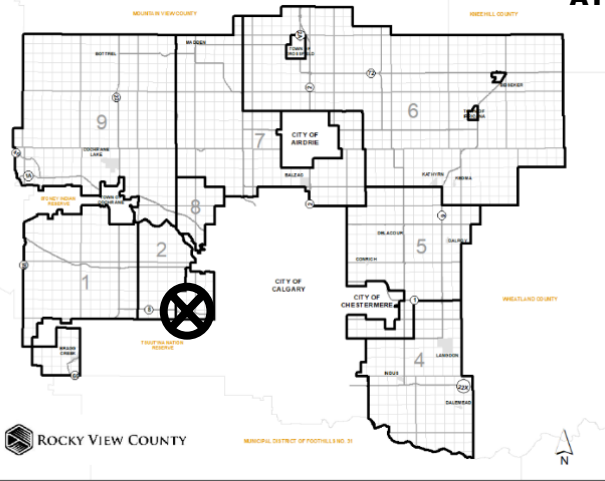
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

Location & Context

Development Proposal

Stripping, Grading, Excavation and/or Fill, in preparation for the development of a Private Open Space (playground, sport court, and seating area)

Division: 03
 Roll: 04702033
 File: PRDP20210857
 Printed: March 25, 2021
 Legal: Lot: UNIT 98
 Plan: 0714894 within N1/2-02-24-03-W05M

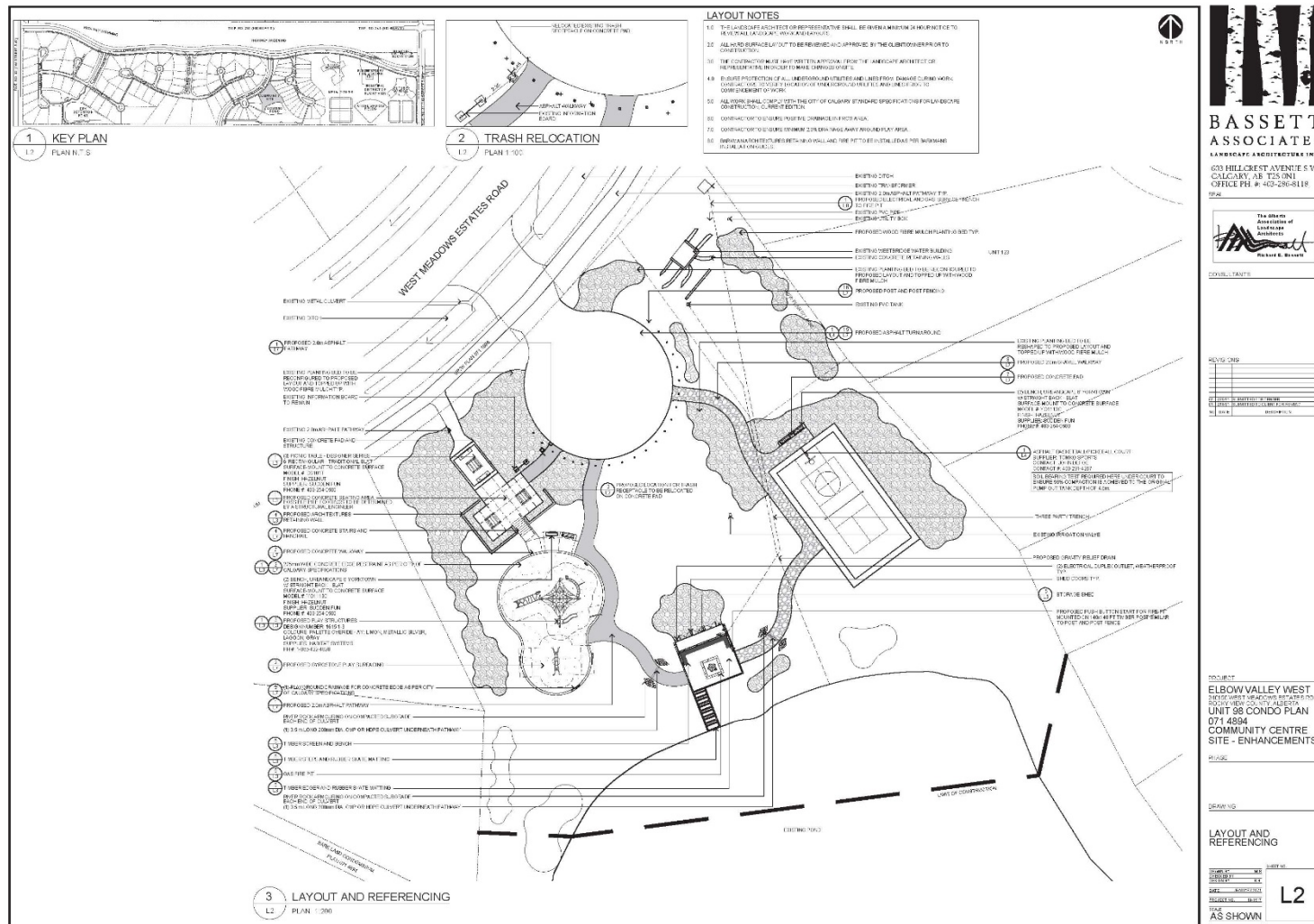


Division: 03
Roll: 04702033
File: PRDP20210857
Printed: March 25, 2021
Legal: Lot:UNIT 98
Plan:0714894 within N1/2-
02-24-03-W05M

Site Plan

Development Proposal

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Excavation and/or Fill, in
preparation for the
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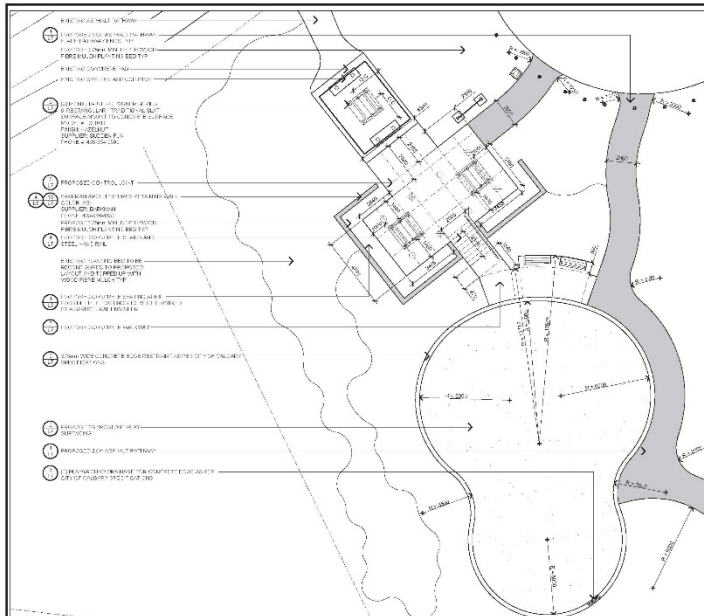
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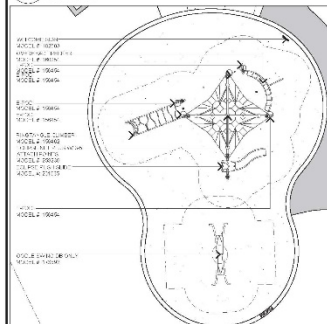
PLAYGROUND EQUIPMENT NOTES

UNKNOWN HEIGHT: 1025-1.5
COLOURS: AY: LEMON/METALLIC SILVER/LAUGH/GRAY
DOODLE SWINGS DR ONLY: 175002 (AGES 5-12 YEARS)
HOLDS: 1015 PLUS 1015 A1 EACH 100015: 750070 (AGES 5-12 YEARS)
SLIDE: 1015 PLUS 1015 A1 EACH 100015: 750070 (AGES 5-12 YEARS)
OVERHEAD TRUCKER LADDER: 160259 (AGES 9-12 YEARS)
S: 1015: 160454 (AGES 5-12 YEARS)
RING TANGLES CLIMBER: 150402 (AGES 5-12 YEARS)

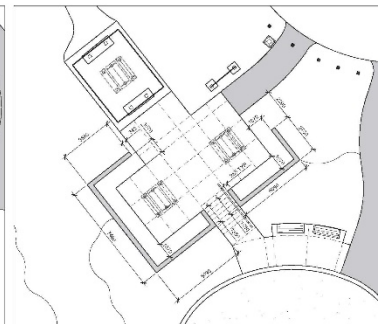


2 PLAYGROUND RENDERING
L3 ELEVATION N.T.S.

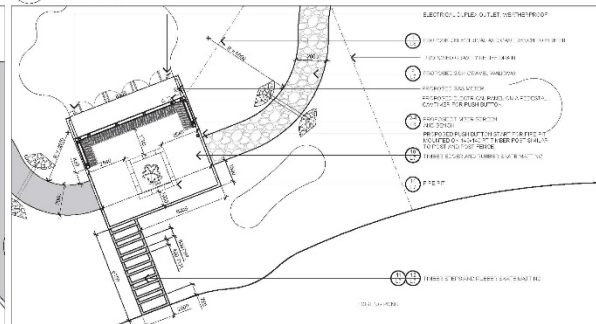
1 CONCRETE SEATING AREA AND PLAYGROUND LAYOUT
L3 PLAN 1:100



3 PLAYGROUND EQUIPMENT
L3 PLAN 1:100



4 ARCHITECTURES RETAINING WALL LAYOUT
L3 PLAN 1:100

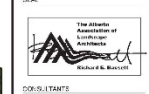


5 GRAVEL FIRE PIT AREA
L3 PLAN 1:100



BASSETT
ASSOCIATES
LANDSCAPE ARCHITECTS INC.

800 HILLCREST AVENUE S.W.
CALGARY, AB T2S 0R1
OFFICE TEL: (403) 296-8118
FAX: (403) 296-8119



CONSULTANTS

| REVISIONS |
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| NO. DATE DESCRIPTION |
| 1 01/11/18 L3 01/11/18 |
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| 100 01/11/18 L3 01/11/18 |

PROJECT
ELBOW VALLEY WEST
2400 WEST WINDINGS EAST AVE RD
PROXIMATE TO THE ELBOW VALLEY
UNIT 98 CONDO PLAN
071 4894
COMMUNITY CENTRE
SITE - ENHANCEMENTS

PHASE

DRAWING

LAYOUT AND
REFERENCING

SCALE
DATE
BY
CHECKED
DATE
BY
AS SHOWN

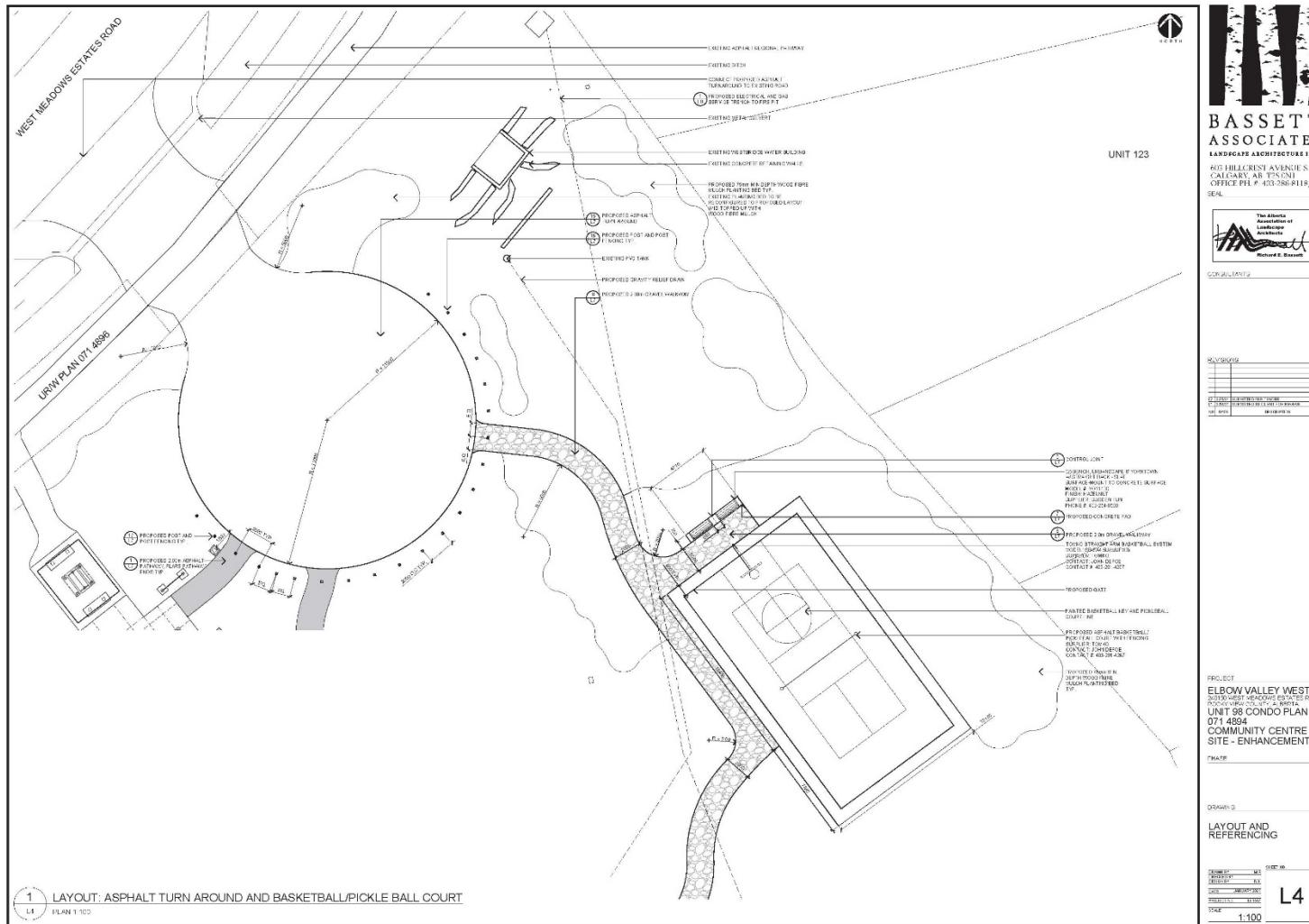
L3

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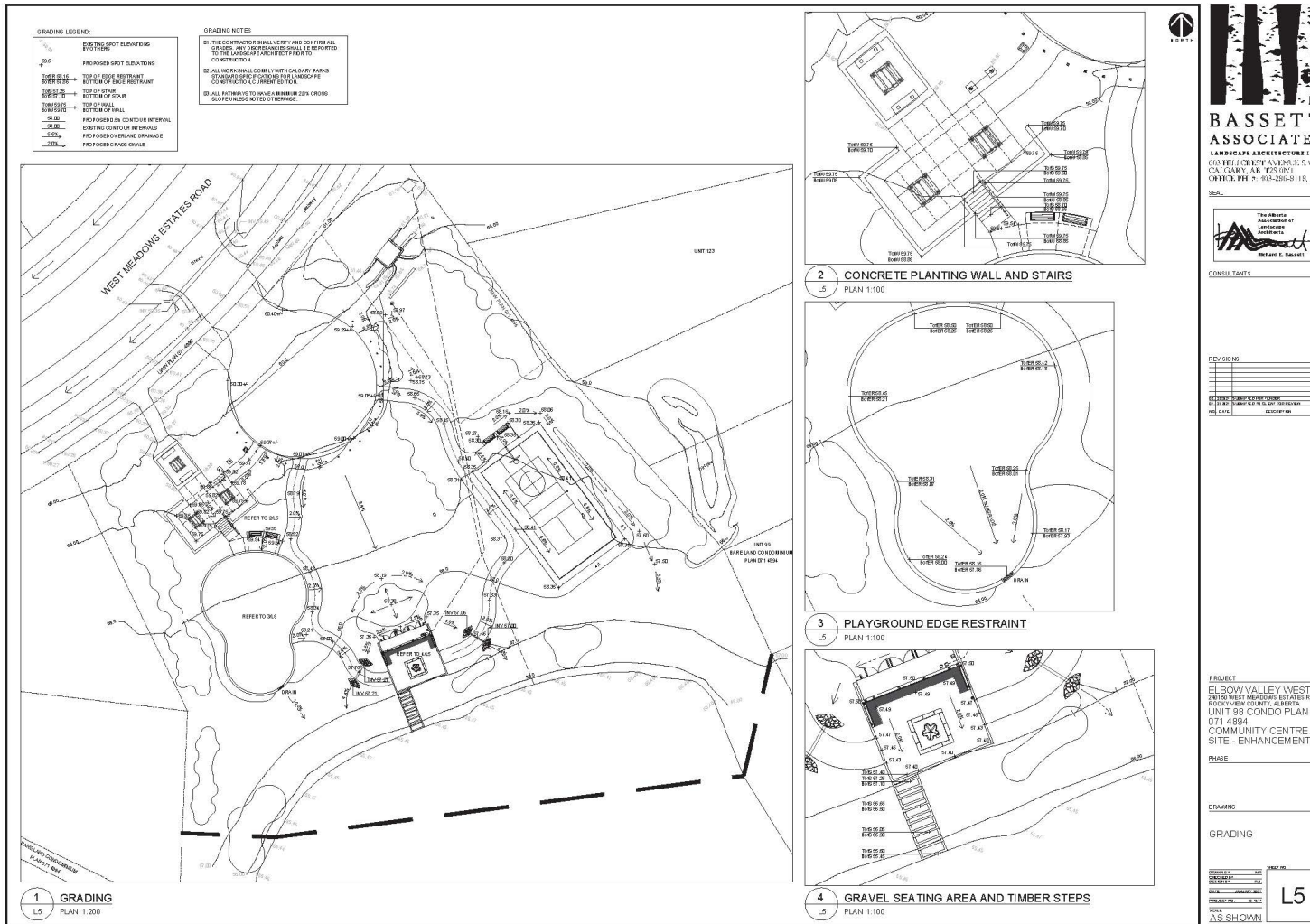


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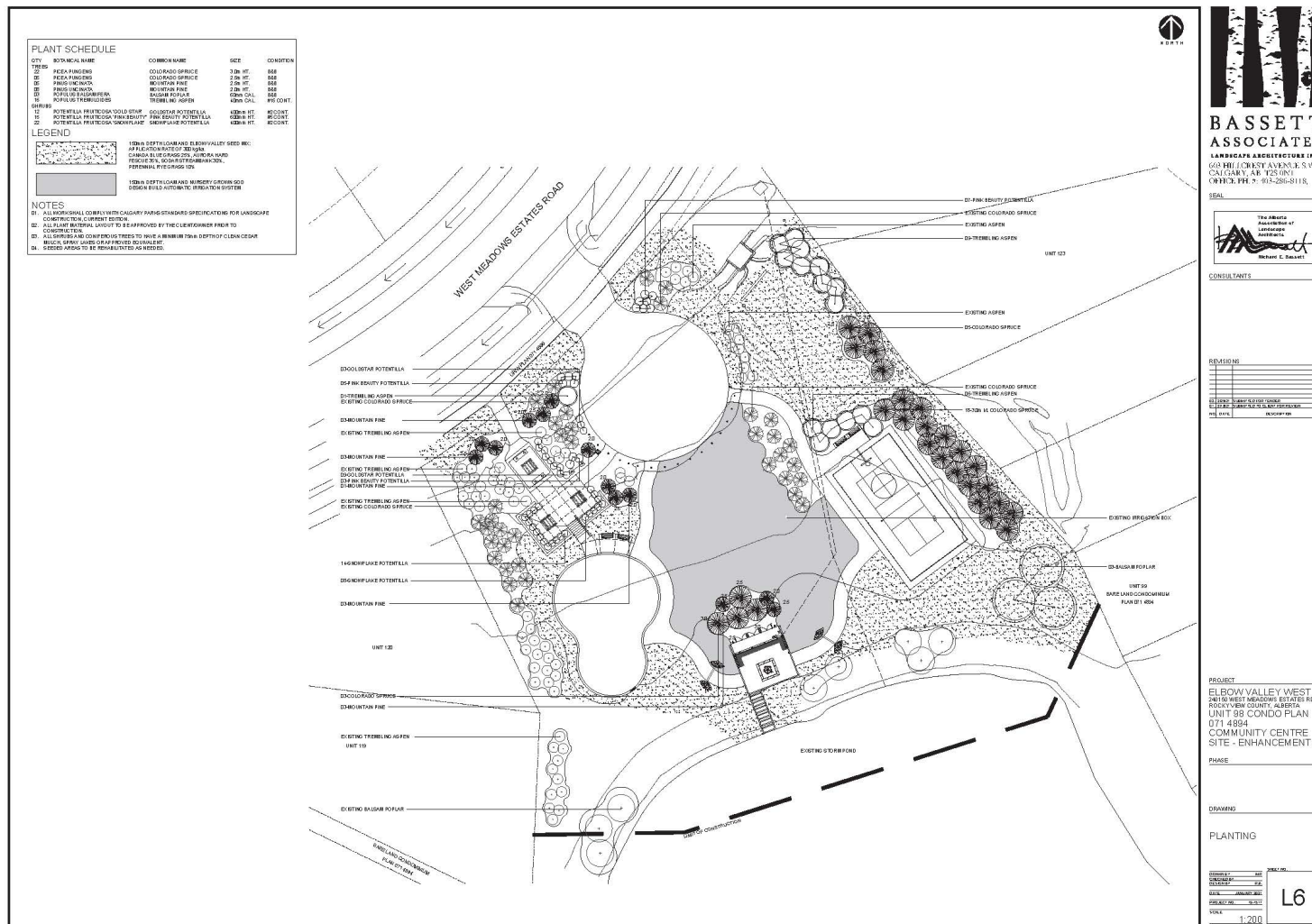


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☎ 403.286.8118 ☎ 403.286.8114
 603 Hillcrest Avenue SW Calgary, Alberta T2S 0N1
bassetassociates.ca

Site Photos

COLOUR PHOTOGRAPHS



FIGURE 1: EXISTING TRASH, SHELTER



FIGURE 2: EXISTING SIGN BOARD AND POST FENCING



FIGURE 3: EXISTING DRY POND

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