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**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 9

**DATE:** July 14, 2021  
**APPLICATION:** PRDP20212189

**FILE:** 06715052

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

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**APPLICATION:** Single-lot regrading and the placement of gravel, for the construction of a dwelling, single detached, access, and parking pad on the subject parcel.

**GENERAL LOCATION:** located approximately 0.41 km (1/4 mile) east of Range Road 33 and 0.80 km (1/2 mile) north of Township Road 262.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR).

**EXECUTIVE SUMMARY:** The Applicant is proposing single lot regrading on the subject parcel to support the development of a new dwelling, single-detached, and also a driveway and parking pad. The total area of regrading is approximately 0.07 hectares (0.18 acres), 89.55 m (293.79 ft.) x 88.92 m (291.73 ft.). The subject parcel is currently undeveloped.

The Applicant states there is a natural hill located just north of the proposed dwelling, single-detached that is proposed to be excavated; this will be the source of the soil for the fill for the proposed driveway and parking pad. The Applicant states that no soil will be removed or imported onto the parcel and approximately five (5) truckloads of gravel will be required to finish the driveway and parking pad.

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

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20212189 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212189 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; and</li> <li>• Bearspaw Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• No reports submitted</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>

### Additional Review Considerations

Site stripping and grading are considered discretionary in all land use districts, as per Section 157 of Land Use Bylaw C-8000-2020.

The Applicant states that the topsoil will be stripped and stockpiled and will be replaced upon completion of the proposed grading. The source of the fill material is located within the boundaries of the parcel. All areas will be seeded immediately upon completion of work, estimated to be 30 days from commencement.

The Applicant has proposed to install a drainage ditch on the western property boundary. The potential for any drainage and water impacts has been addressed in the condition set.

## CONCLUSION:

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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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 and placement of clean fill and topsoil for the construction of a dwelling, single detached, access, and parking pad may commence on the subject parcel, in general accordance with the submitted application and drawings.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a Stormwater memo, prepared by a qualified professional, that confirms any potential for adverse effects on drainage and/or stormwater implications to adjacent properties and the County right of way.
  - i. Should improvements be necessary, the Applicant/Owner shall submit a Site-Specific Stormwater Management Report conducted and stamped by a professional engineer that addresses the necessary improvements to be implemented on the subject lands to support the proposed development, accepted by the County in accordance with the Nose Creek Watershed Water Management Plan and the County Servicing Standards and to the satisfaction of the County.

**Permanent:**

3. 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.
4. That the Applicant/Owner, upon completion, shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of fill greater than 1.20 m (3.94 ft.) in depth.
5. That the proposed development/graded area, as per the approved application, shall be spread and seeded to grass, native vegetation, or farm crop, to the satisfaction of the County, upon completion.
6. That the Applicant/Owner shall ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage and/or potential wetlands.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
8. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to the adjoining property owners and others in the vicinity.
  - i. That if at any time the removal or handling of the topsoil and/or fill creates a visible dust problem, the removal or handling of the topsoil and/or fill shall cease immediately until remedial measures are taken.
9. 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.



10. That is this Development Permit is not issued by **January 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

11. That the Applicant/Owner shall implement appropriate erosion and sedimentation control measures during the construction of the proposed development in accordance with County servicing Standards.
12. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
13. 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]*.
14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

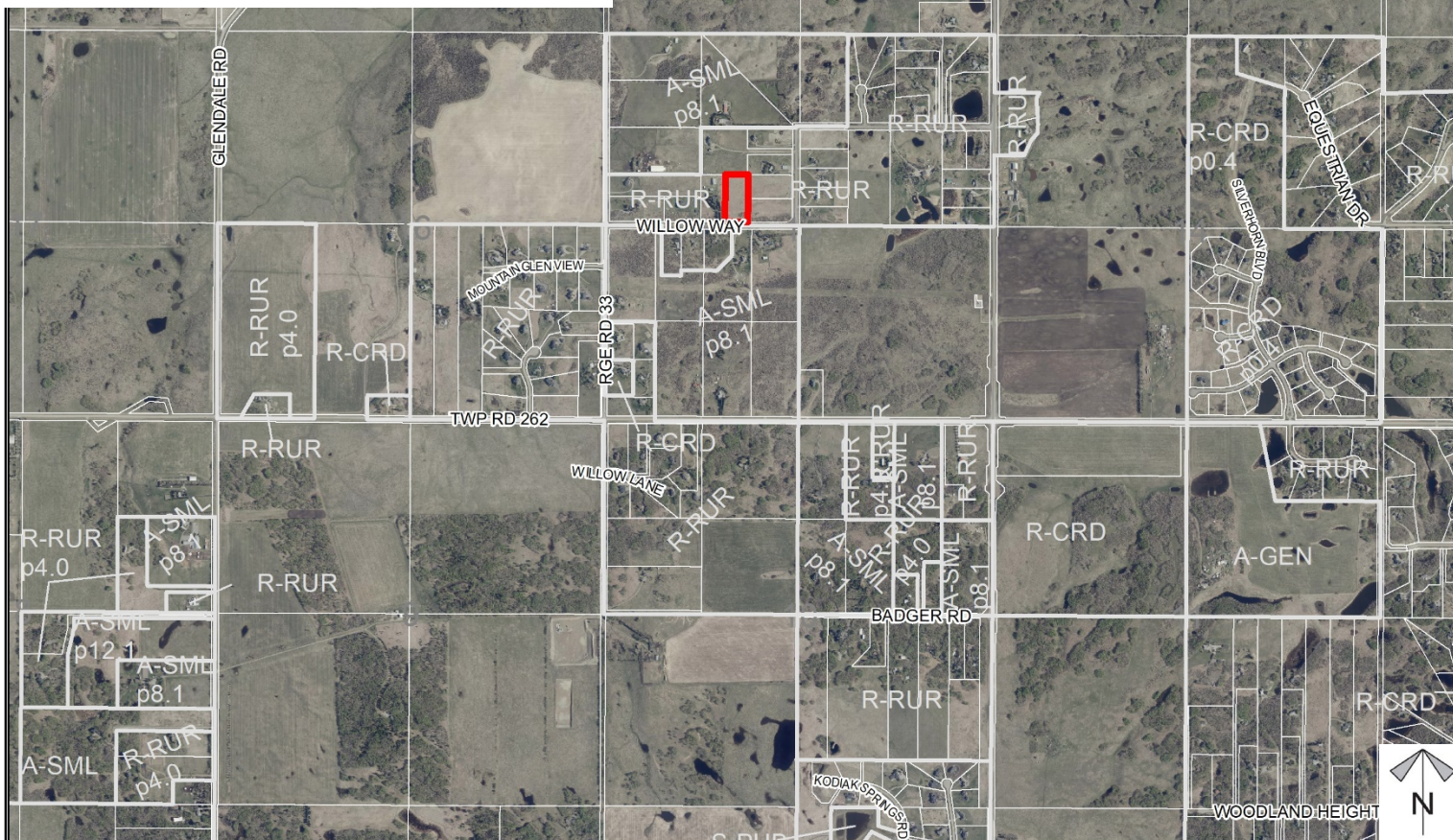
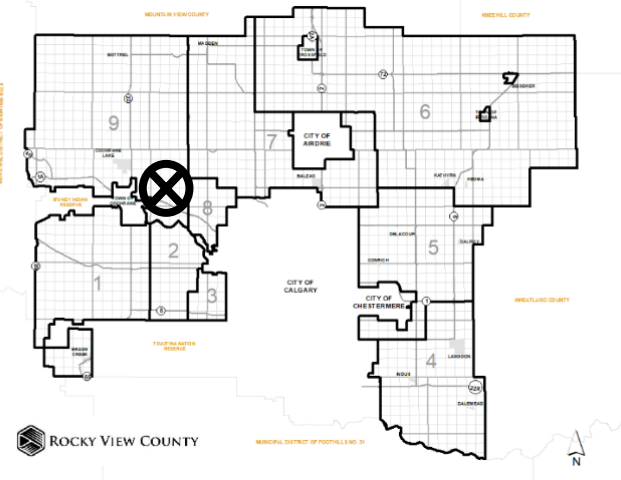
<b>APPLICANT:</b> Darryl Kneesch	<b>OWNER:</b> Darryl and Annette Kneesch
<b>DATE APPLICATION RECEIVED:</b> May 17, 2021	<b>DATE DEEMED COMPLETE:</b> May 28, 2021
<b>GROSS AREA:</b> ± 7.50 hectares (± 18.53 acres)	<b>LEGAL DESCRIPTION:</b> Lot 3, Block 5, Plan 0715928, NW-15-26-03-W5M (32230 Willow Way)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>No previous development permit history.</li> </ul>	
<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

Single-lot Regrading to accommodate the construction of a dwelling, single detached, access, and parking area.



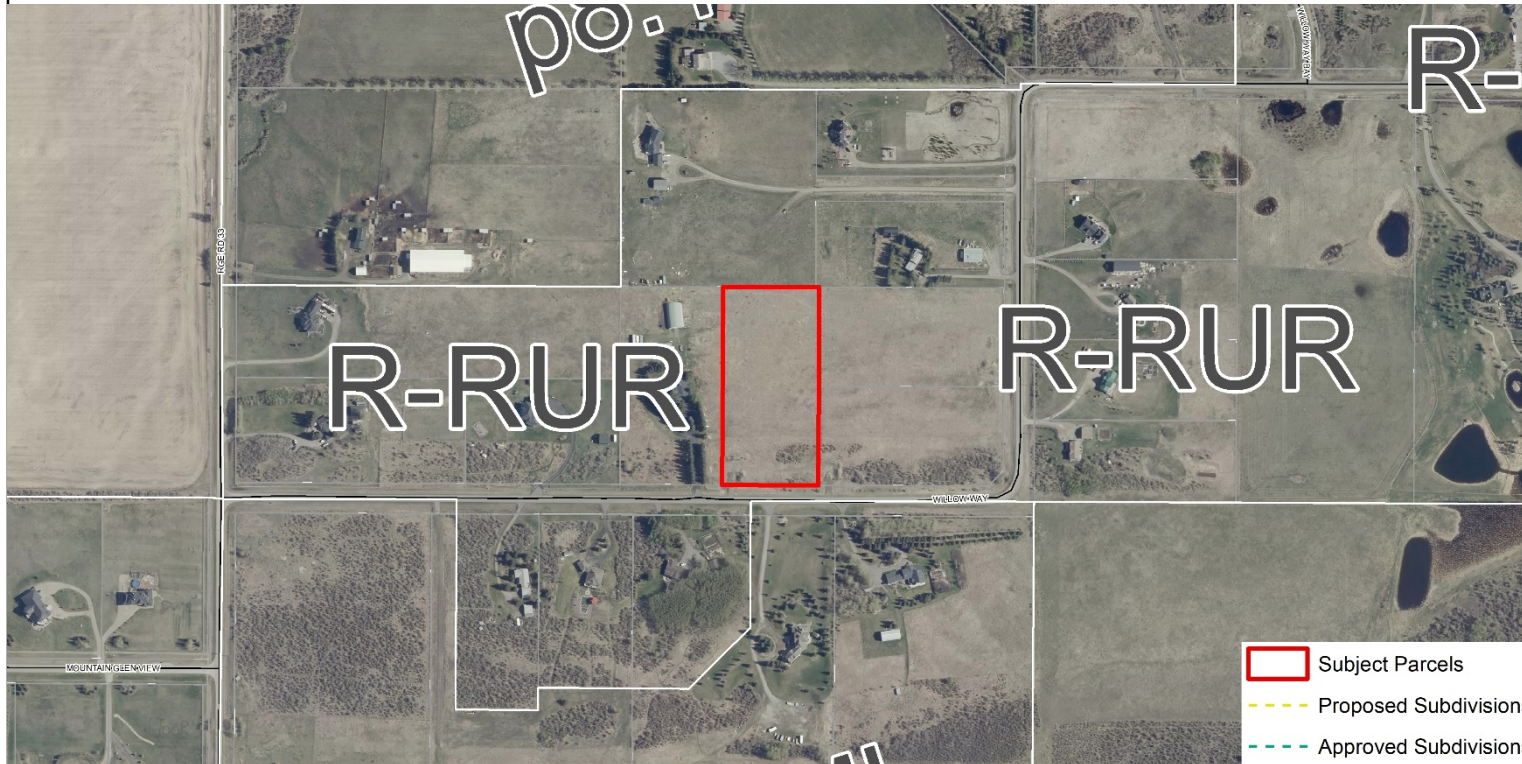
Division: 9  
 Roll: 06715052  
 File: PRDP20212189  
 Printed: June 3, 2021  
 Legal: Lot:3 Block:5  
 Plan:0715928 within NW-15-  
 26-03-W05M



## Aerial Imagery

### Development Proposal

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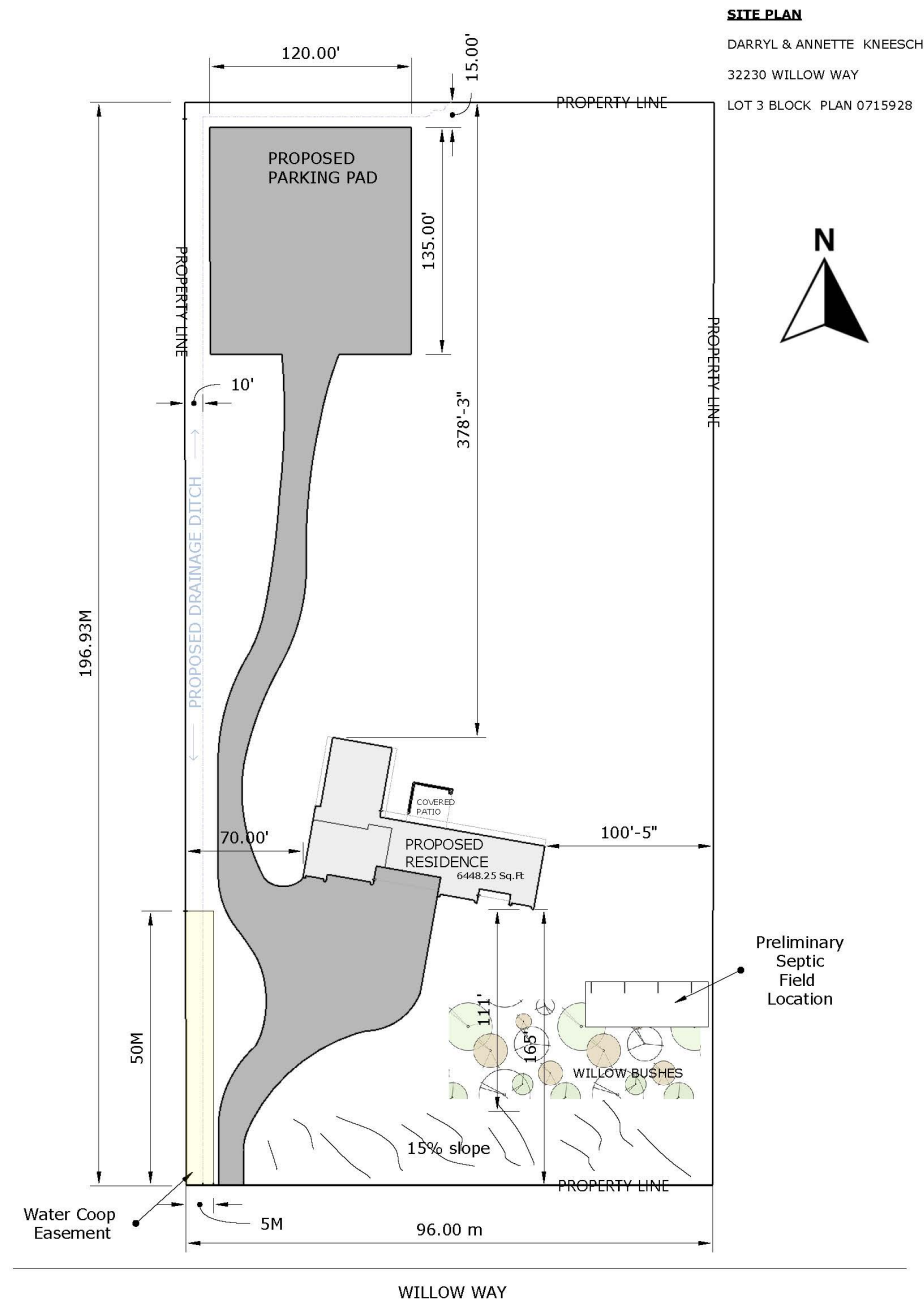




## Site Plan

### Development Proposal

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**Site Plan**  
 (Building Drawing)

**Development Proposal**

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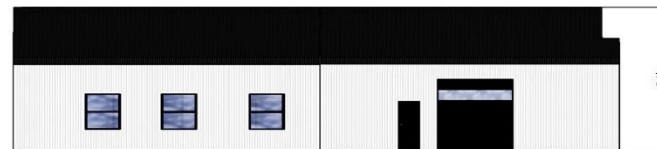
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



## Site Photos

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