

**PLANNING AND DEVELOPMENT SERVICES**

TO: Subdivision and Development Appeal Board **DIVISION:** 4
DATE: August 19, 2021 **APPLICATION:** PRDP20212643
FILE: 03305080
SUBJECT: Agriculture (Intensive) and Single-lot Regrading / Discretionary use, with no Variances

APPLICATION: Agriculture (Intensive) and single-lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables.

GENERAL LOCATION: Located approximately 0.20 kilometers (1/8 mile) west of Range Road 284 and 0.80 kilometers (1/2 mile) south of Township Road 231.

LAND USE DESIGNATION: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The Applicant is proposing agriculture (intensive) and placement of topsoil on the subject parcel. The Applicant wishes to establish a market garden, producing a variety of berries, vegetable crops, and fruit trees on a portion of the parcel. It is planned to be completed in two phases and with a combined area of approximately 0.35 hectares (0.87 acres). If successful, the Applicant intends to apply for an additional development permit to be able to sell the produce onsite, either by pick-up or u-pick. The Applicant proposes to till the soil in rows, approximately 1.50 m (4.92 ft.) wide, with a swath of fallow ground in between rows, approximately 2.40 m (7.87 ft.) wide. The Applicant proposes the addition of approximately 38.00 cu. m (1,341.96 cu. ft.) of imported loam, compost, and manure to an approximate depth of 0.10 m (0.33 ft.), only if required to achieve proper soil quality. One letter of opposition was received during application processing.

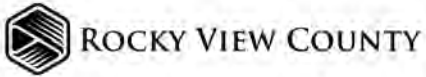
At the July 29, 2021 Municipal Planning Commission (MPC) meeting, administration recommended approval of the application. However, MPC was unable to approve the application after motions to refuse and subsequently approve the application both failed, resulting in the application to be considered Deemed-Refused. As such, the Applicant appealed the Notice of Decision on August 6, 2021.

DECISION: Deemed-Refused

DECISION DATE: July 29, 2021 **APPEAL DATE:** August 6, 2021 **ADVERTISED DATE:** August 3, 2021

APPLICANT: Donald and Maryanne Umbsaar	OWNER: Donald and Maryanne Umbsaar
DATE APPLICATION RECEIVED: June 18, 2021	DATE DEEMED COMPLETE: June 28, 2021
GROSS AREA: ± 2.02 hectares (± 4.99 acres)	LEGAL DESCRIPTION: Lot 1, Block 4, Plan 0914213, SE-05-23-28-W4M (11 Shortbridge Place)
APPEAL BOARD: Subdivision & Development Appeal Board	

Administration Resources
Evan Neilsen, Planning and Development



HISTORY:

- July 28, 2015: PRDP20153039 applied for an accessory building
 - Permit not issued as prior to issuance conditions were met
- May 28, 2015: PRDP20152058 applied for a dwelling, moved-in
 - Permit issued August 13, 2015

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.

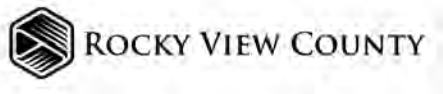
AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the information 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>; • Land Use Bylaw C-8000-2020; and • City of Calgary Intermunicipal Development Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • No reports submitted
DISCRETIONARY USE: <ul style="list-style-type: none"> • Agriculture (Intensive) • Stripping, Grading, Excavation, and Fill 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission



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.

Agriculture (Intensive) is listed as a discretionary use in Residential, Rural District, as per Section 318 of the Land Use Bylaw C-8000-2020. The parcel is currently vacant, has relatively flat topography and there are no anticipated drainage or water impacts.

Respectfully submitted,

"Heather McInnes"

Supervisor
Development and Compliance

EN/ltt



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 4

DATE: July 28, 2021
APPLICATION: PRDP20212643

FILE: 03305080

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The Applicant proposes to till the soil in rows, approximately 1.5 m (4.92 ft.) wide, with a swath of fallow ground in between rows, approximately 2.4 m (7.87 ft.) wide. The Applicant proposes the addition of approximately 38.00 cu. m (1,341.96 cu. ft.) of imported loam, compost, and manure to an approximate depth of 0.10 m (0.33 ft.), only if required to achieve proper soil quality.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20212643 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212643 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.

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.

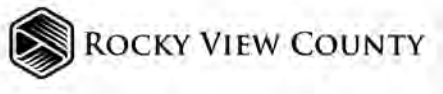
APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020 • Calgary IDP Study Area 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • No reports submitted
DISCRETIONARY USE: <ul style="list-style-type: none"> • Agriculture (Intensive) • Stripping, Grading, Excavation, and Fill 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

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.

Agriculture (Intensive) is listed as a discretionary use in Residential, Rural District, as per Section 318 of the Land Use Bylaw C-8000-2020.

The parcel is currently vacant, has relatively flat topography and there are no anticipated drainage or water impacts.



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

Description:

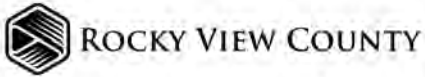
1. That Agriculture (Intensive) (Market Garden) and single-lot regrading (placement of topsoil) may commence on the subject parcel, in accordance with the submitted application and drawings.

Permanent:

2. 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.
3. That prior to any onsite sales or u-pick occurring on the subject property, the Applicant/Owner shall apply for a development permit.
4. That prior to the placement of topsoil on the subject property, the Applicant/Owner shall submit to the County a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated from. The report and approval shall be to the satisfaction of the County. The soil analysis report will need to confirm that:
 - i. Texture is balanced and not over 40% clay; and
 - ii. Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and
 - iii. SAR/EC rating is at least 'good'; and
 - iv. PH value is in the 'acceptable' range for crop growth.
5. That prior to the placement of topsoil on the subject property of this permit, the Applicant/Owner shall contact County Road Operations with 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.
6. That the Applicant/Owner shall ensure the topsoil 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.
9. 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.

Advisory:

10. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
11. 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]*.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Donald and Maryanne Umbsaar	OWNER: Donald and Maryanne Umbsaar
DATE APPLICATION RECEIVED: June 18, 2021	DATE DEEMED COMPLETE: June 28, 2021
GROSS AREA: ± 2.02 hectares (± 4.99 acres)	LEGAL DESCRIPTION: Lot 1, Block 4, Plan 0914213, SE-05-23-28-W4M (11 Shortbridge Place)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • PRDP20152058: dwelling moved in • PRDP20213039: construction of the accessory building 	
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.	

Development Proposal

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables

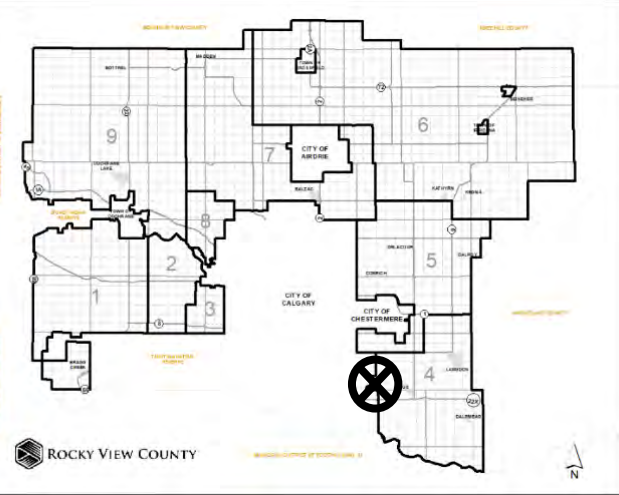
E-1
PRDP20212643

*Division: 4
Roll: 03305080
File: PRDP20212643
Printed: June 25, 2021
Legal: Lot:1 Block:4
Plan:0914213 within SE-05-
23-28-W04M*

Location & Context

Development Proposal

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables

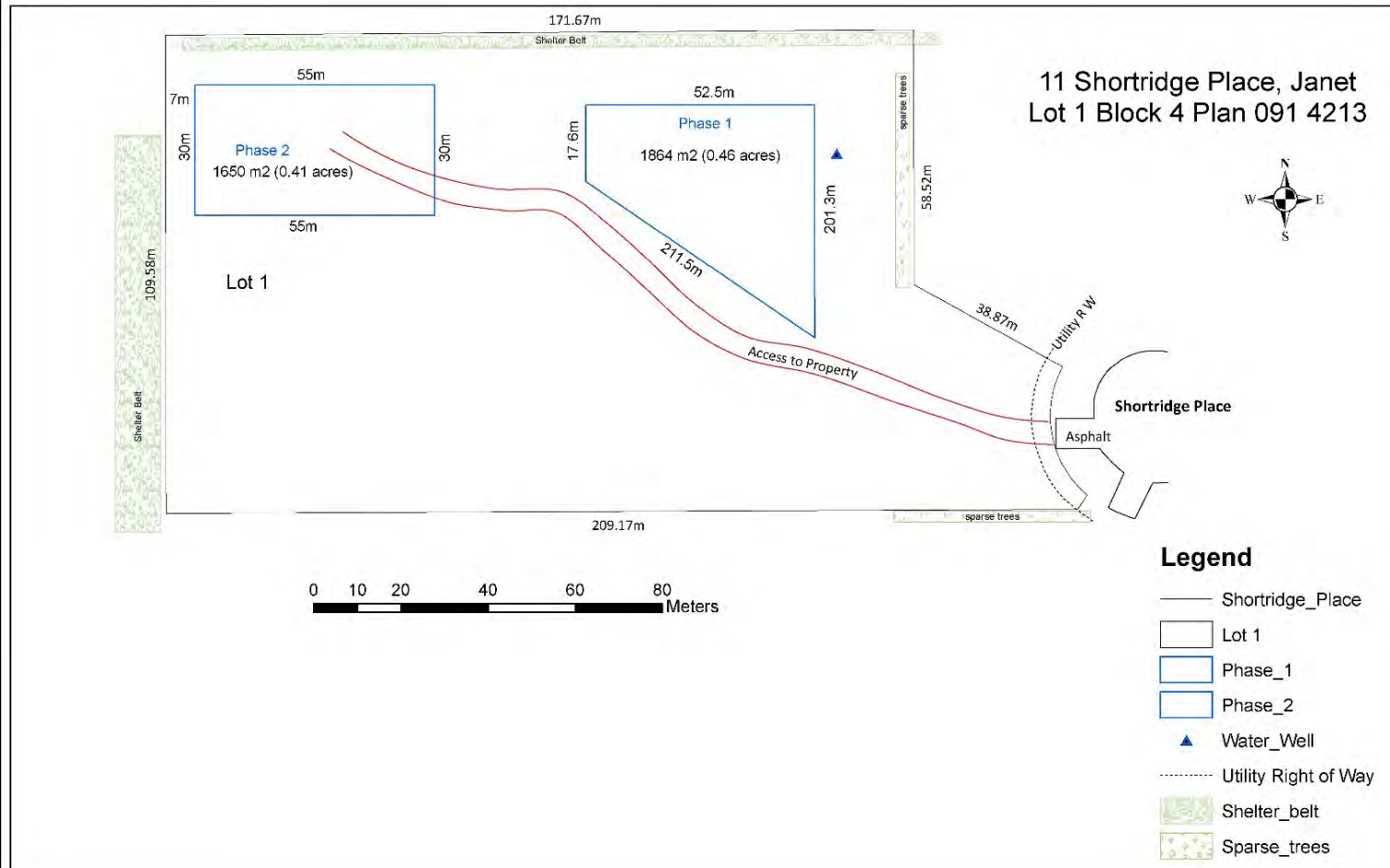


Division: 4
 Roll: 03305080
 File: PRDP20212643
 Printed: June 25, 2021
 Legal: Lot:1 Block:4
 Plan:0914213 within SE-05-23-28-W04M

Proposed Site Plan

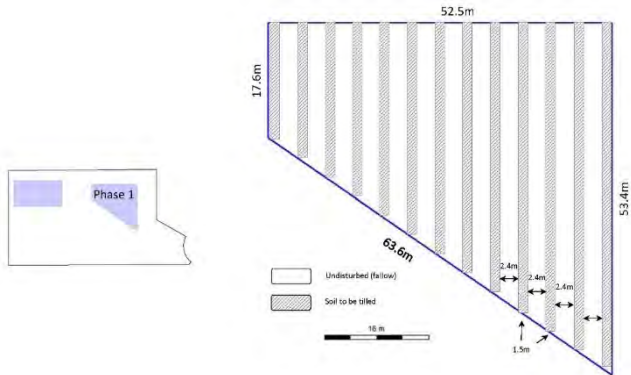
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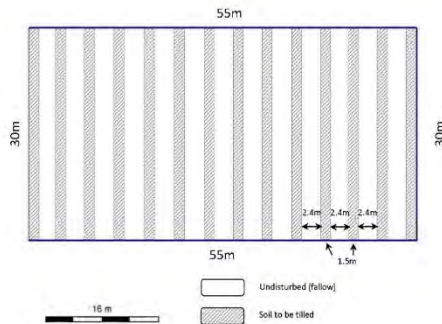
Picture 7: Looking west from corner of phase 1 development



Picture 8: Looking southwest from near the NE corner



Picture 9: Looking south, along eastern boundary




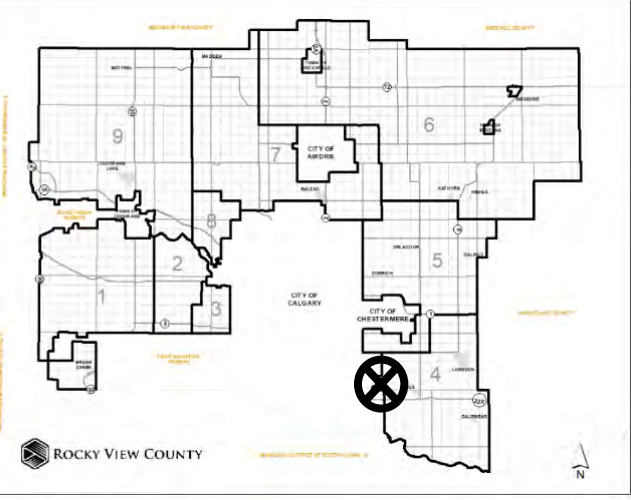
Division: 4
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Location & Context

Development Proposal

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables

 =Letters in opposition

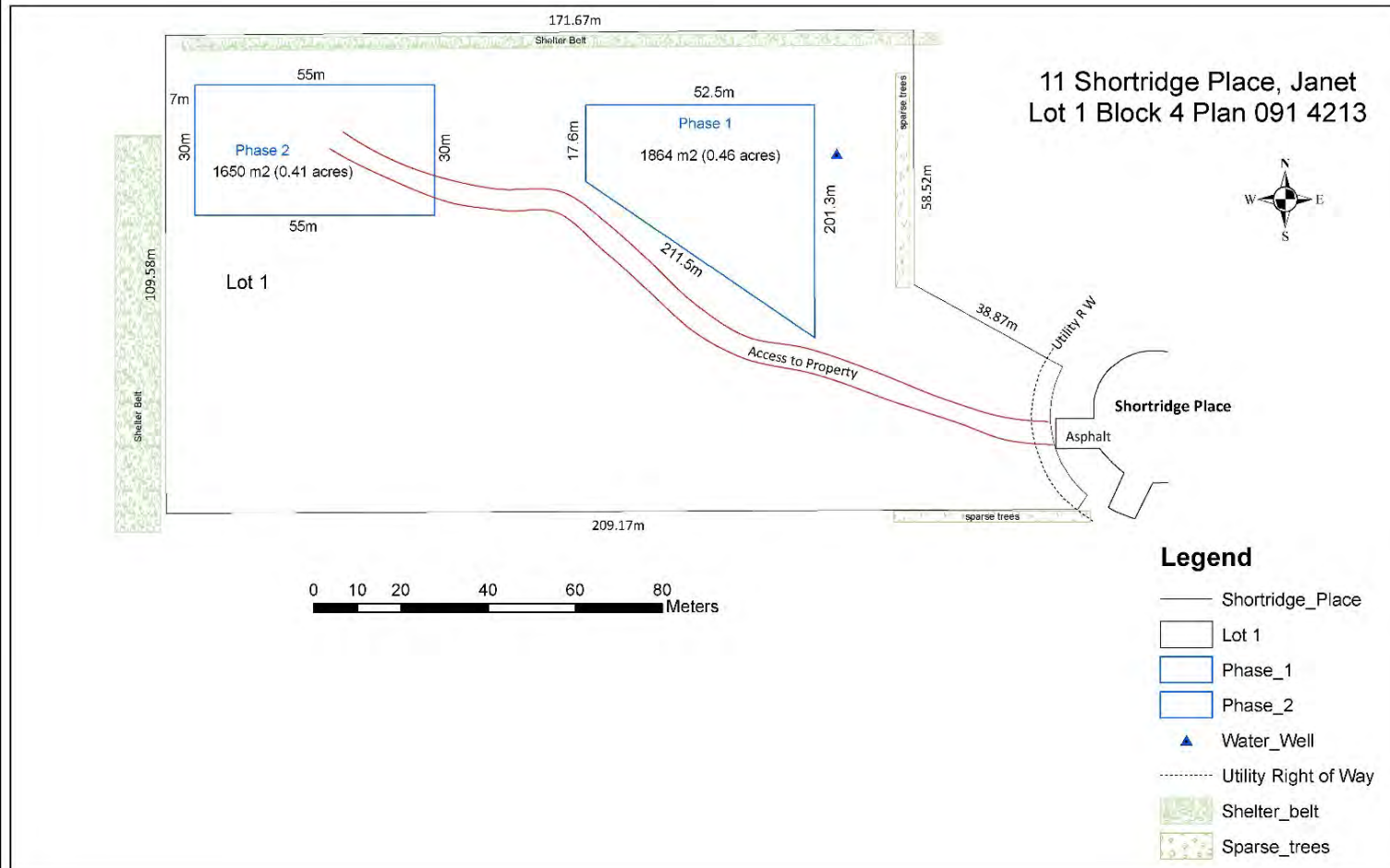


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Proposed Site Plan

Development Proposal

Agriculture (Intensive) and single lot regrading (placement of topsoil), for a market garden for the production of fruits and vegetables



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 23-28-W04M



Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Don Umbsaar and Maryanne Umbsaar			
Mailing Address [REDACTED]	Municipality [REDACTED]	Province [REDACTED]	Postal Code [REDACTED]
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	

Site Information	
Municipal Address 11 Shortridge Place, Janet	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 1, Block 4, Plan 914213
Property Roll # 03305080	Development Permit, Subdivision Application, or Enforcement Order # PRDP20212643

I am appealing: (check one box only)		
Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>The Municipal Planning Committee did not reference the scope of work proposed in our application; Board members appeared to be unfamiliar with the details in our application. One of the main reasons for refusal of the application was regarding addition of fill and grading, especially fill. Details of the maximum volume (38 m3) and distribution of fill are included in our application. Our position is the anticipated changes to existing grades and possible impacts on drainage and erosion will be negligible or too small to measure.</p> <p>The scope of work we propose is permissible under discretionary use. The Committee expressed concerns this development would unduly impact the neighbouring properties, and that this development is inconsistent with the culture of the region. Their concerns are not based on observations. The region contains a mix of country homes and agriculture. Three of the four corners adjacent to our property cultivate hay, and directly north of our property is a cattle ranch (pasture). Homes in the region are generally modest, rather than estate homes. Our position is the growing of trees and shrubs is absolutely consistent with the regional culture.</p> <p>An adjacent landowner objected to this development. The Committee failed to assess the validity of the neighbour's reasons for objecting. The accusations of the neighbour are speculative and unsupported by either data or reason. The opinion that this development could potentially cause flooding is unsubstantiated. Our position is there will be no measurable changes in topography, and the addition of trees and shrubs will mitigate rather than cause flooding.</p>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Don Umbsaar
Appellant's Signature
Maryanne Umbsaar

Aug 6, 2021
Date

Last updated: 2020 August 07

Received by Legislative Services
August 9, 2021



Decision of the Municipal Planning Commission

This is not a development permit

Umbsaar, Donald & Maryanne



Development file #: PRDP20212643

Issue Date: July 29, 2021

Roll #: 03305080

Legal description: Lot 1, Block 4, Plan 0914213, SE-05-23-28-W4M

Rocky View County's Municipal Planning Commission has refused your development permit application.

Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for assistance with this decision.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact Legislative Services at sdab@rockyview.ca or 403-230-1401. More information on the SDAB can also be found at www.rockyview.ca.

Municipal Planning Commission

A blue ink signature of Al Schule.

Al Schule, Vice-Chair

This is not a development permit



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

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Page 17 of 37

APPLICATION NO.	PRDP20212643
ROLL NO.	03305080
RENEWAL OF	-
FEES PAID	\$450.00
DATE OF RECEIPT	June 18, 2021

APPLICANT/OWNER

Applicant Name: Donald and Maryanne Umbaar		Email: [REDACTED]
Business/Organization Name (if applicable): 50 North Farm Inc		
Mailing Address: [REDACTED]		Postal Code: [REDACTED]
Telephone (Primary): [REDACTED]	Alternative: [REDACTED]	
Landowner Name(s) per title (if not the Applicant):		
Business/Organization Name (if applicable):		
Mailing Address:		Postal Code:
Telephone (Primary):	Email:	

LEGAL LAND DESCRIPTION - Subject site

All/part of: ¼	Section:	Township:	Range:	West of:	Meridian	Division:
All parts of Lot(s)/Unit(s): 1		Block: 4	Plan: 914213	Parcel Size (ac/ha): 4.99		
Municipal Address: 11 Shortridge Pl Janet, AB T1X 0H1				Land Use District: RUR		

APPLICATION FOR - List use and scope of work

Intensive Agricultural permit for planting of fruit trees and shrubs for future fruit sales.

Included in the application is an Information sheet on site preparation work to be done

Variance Rationale included: ☐ YES ☐ NO ☒ N/A

DP Checklist Included: ☒ YES ☐ NO

SITE INFORMATION

- | | |
|---|---|
| a. Oil or gas wells present on or within 100 metres of the subject property(s) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property
(Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway) | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

I, DONALD UMBAR (Full name in Block Capitals), hereby certify (initial below):

DU That I am the registered owner OR That I am authorized to act on the owner's behalf.

DU That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

DU That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

DU **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature Don Umbaar
Date June 15, 2021

Landowner Signature Don Umbaar
Date June 15, 2021



STRIPPING, GRADING, EXCAVATION AND/OR FILL INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20212643
ROLL NO.	03305080
DISTRICT	R-RUR

DETAILS		APPLICATION FOR:	
Total area of work	0.87ac / 3515m ² (ac / m ²)	<input type="checkbox"/> Site Stripping	<input checked="" type="checkbox"/> Fill
Length	52.5m + 55m (m / ft.)	<input type="checkbox"/> Grading	<input type="checkbox"/> Re-contouring
Width	35.5m + 30m (m / ft.)	<input type="checkbox"/> Excavation (cut-to-fill)	<input type="checkbox"/> Excavation (borrow areas)
Height	< 0.1m (m / ft.)	<input type="checkbox"/> Construction of artificial waterbody (not including dugouts)	
Volume	38m ³ (m ³ / ft ³)	<input type="checkbox"/> Stockpiling	
Number of truckloads (approx.)	4	<input checked="" type="checkbox"/> Other: tilling	
Slope factor (if applicable)	NA		

DESCRIPTION OF WORK

Describe the purpose and intent of the work proposed (include cover letter for detailed description):

Tilling rows of grassland to enable planting of trees and shrubs

Indicate the timing/duration of work (which shall not coincide with bird nesting seasons, as determined):

Post permit approval : 1-2 days of work (July-August 2021)

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, other waterbodies etc.) if applicable:

NA

Confirm if proposed fill contains any rubble or hazardous substances:

None - Loam or compost only may be added

ADDITIONAL REQUIREMENTS, in addition to DP Checklist - General requirements

The following must be included with the application (select if provided):

- ☐ Pre-development and Post-development grading plans
- ☐ Other documents: Stormwater Management Plan, Fill Management Plan, Soil Quality Report may be required
- ☒ Cover letter shall address ALL of the following:
 - Soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition (include this information on the Site/Grading Plan as necessary)
 - Traffic control plan
 - Weed Management Plan
 - Costs (anticipated) to reclaim the site
 - Methods to dust and erosion resulting from ongoing work

On the Site/Grading Plans:

- ☒ Dimensions and area(s) of excavation, fill, and/or grading
- ☐ Location of wetlands and watercourses and any ecologically sensitive features
- ☒ Location where the excavation, stripping, or grading is to be taking place
- ☒ Proposed access, haul routes, and haul activities

Applicant Signature

Don Umbaer

Date

June 15, 2021



DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [v] all that are included within application package. Incomplete applications may not be accepted for processing

- ☒ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☒ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the Master Rates Bylaw.
- ☒ **CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
 - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☒ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☒ **COVER LETTER, shall include:**
 - ☐ Proposed land use(s) and scope of work on the subject property
 - ☐ Detailed rationale for any variances requested
 - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☒ **SITE PLAN, shall include:**
 - ☐ Legal description and municipal address
 - ☐ North arrow
 - ☐ Property dimensions (all sides)
 - ☐ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - ☐ Dimensions of all buildings/structures
 - ☐ Location and labels for existing/proposed approach(s)/access to property
 - ☐ Identify names of adjacent internal/municipal roads and highways
 - ☐ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - ☐ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - ☐ Identify site slopes greater than 15% and distances from structures
 - ☐ Location and labels for easements and/or rights-of-way on title
- ☐ **FLOOR PLANS/ELEVATIONS, shall include:**
 - ☐ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - ☐ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - ☐ Indicate type of building/structure on floor plans and elevations
- ☒ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☒ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): single lot re-grading, placement of Fill	Land Use District: R-RUR
Applicable ASP/CS/IDP/MSDP: Calgary IDP Study Area	
Included within file: <input checked="" type="checkbox"/> Information Sheet <input checked="" type="checkbox"/> Parcel Summary <input checked="" type="checkbox"/> Site Aerial <input checked="" type="checkbox"/> Land Use Map Aerial <input checked="" type="checkbox"/> Site Plan	
NOTES:	
Staff Signature: <u>Jeewan Warsh</u>	

To: Rocky View County

From: Don and Maryanne Umbhaar

Subject: Application for Proposed Development – lot regrading and possible fill

Property: 11 Shortridge Place [Lot 1, Block 4, Plan 92 4213]

1. Current Land conditions and Use

The land is undeveloped grassland, with no buildings, and an existing water well. There are well established shelter belts on the north and west boundaries. The 5 acre property has gentle topography, with less than 4m elevation variation. There are no existing or proximal water bodies.

2. Proposed Land Use

The proposal is to establish crops: berries, fruit trees, vegetables in a portion of the land not exceeding 1 acre. If successful, produce would eventually be sold through a home-based business. Potentially, the property could become the point of sale for produce, either by pickup or u-pick. Alternatively, produce could be delivered to local buyers.

3. Scope of Work

The immediate scope of work covers 2 regions (phase 1 and phase 2), with a combined area of 3515m² (0.87 acres). The primary work is to till soil, in swaths 1.5m wide, leaving strips of fallow ground 2.4m wide between adjacent rows. Additionally, up to 10cm of loam, compost, or manure may be added to the tilled areas for soil conditioning. The tilled swaths account for approximately 41% of the area outlined for development; the total disturbed soil is significantly less than 1 acre.

If any fill is added, it will be clean and free from contaminants or weeds. After tilling, the swaths will be covered by cardboard until autumn, to restrict the growth of grasses or weeds prior to anticipated planting. Phase 1 will be planted in the autumn of 2021; Phase 2 will be tilled in 2021, and not planted until a future date.

The grading operation will have no significant impact on local traffic or dust. Most likely, the equipment will be mobilized and the work completed on the same day when conditions are favourable. The small work crew should have less than 3 vehicles, and there is no need for multiple in/out visits.

The addition of fill could be a maximum volume of 38m³, approximately 4 truckloads. This fill is optional, and depends on costs. If fill is added, there would be extra vehicles for delivery and possibly equipment for distributing fill into the swaths.

The anticipated changes to existing grades and possible impacts on drainage and erosion will be negligible or too small to measure.

4. Requested Variance

No variance is requested

5. Business Operations

This is a small business; starting as a part-time venture. There are no plans for employees. The immediate focus of this small business will be the planting and care of the trees. It could take a few years before production is achieved. Once production is achieved, we will apply for a home-based business permit, and other permits requested by the County.

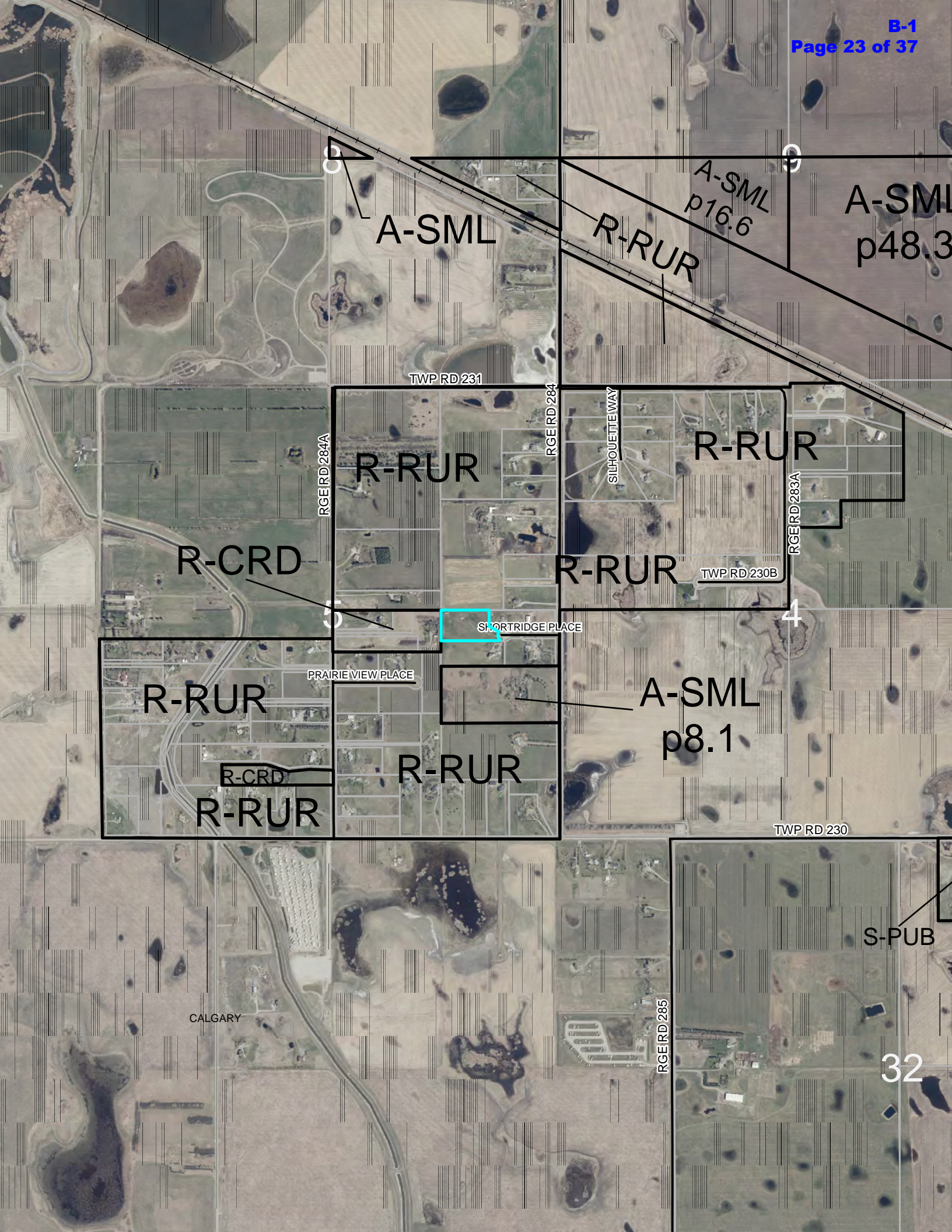
6. Attachments

- a. Development Permit Application
- b. Stripping Grading Excavation Information Sheet
- c. Checklist
- d. Site Plan
- e. Detailed diagram of grading plan (phase 1 and phase 2)
- f. Title document
- g. Photographs of property

Don and Maryanne Umbsaar







8

A-SML

9

A-SML
p16.6

A-SML
p48.3

R-RUR

TWP RD 231

RGE RD 284A

R-RUR

RGE RD 284

SILHOUETTEWAY

R-RUR

RGE RD 283A

R-CRD

R-RUR

TWP RD 230B

5

SHORTRIDGE PLACE

4

R-RUR

PRAIRIEVIEW PLACE

A-SML
p8.1

R-CRD

R-RUR

R-RUR

TWP RD 230

CALGARY

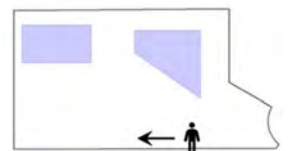
RGE RD 285

S-PUB

32



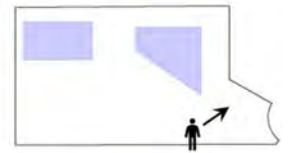
Picture 1: Looking west from entrance to property



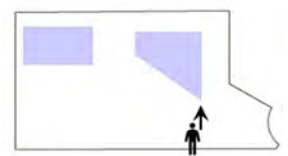
Picture 2: Looking west along the southern boundary



Picture 3: Looking northeast from the southern boundary

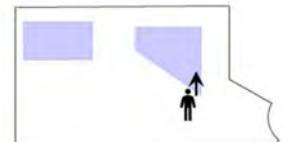


Picture 4: Looking north from the southern boundary

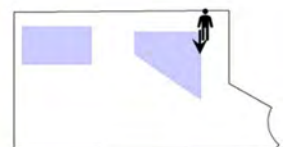




Picture 5: Looking north from corner of phase 1 development area

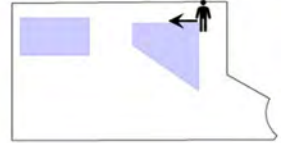


Picture 6: Looking south from corner of phase 1 development area

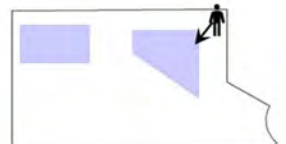




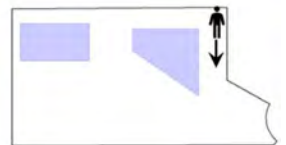
Picture 7: Looking west from corner of phase 1 development



Picture 8: Looking southwest from near the NE corner



Picture 9: Looking south, along eastern boundary





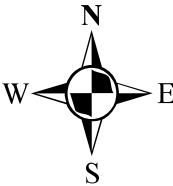
Picture 10: Looking south along western boundary; corner of phase 2 development



Picture 11: Looking southeast, from corner of phase 2 development

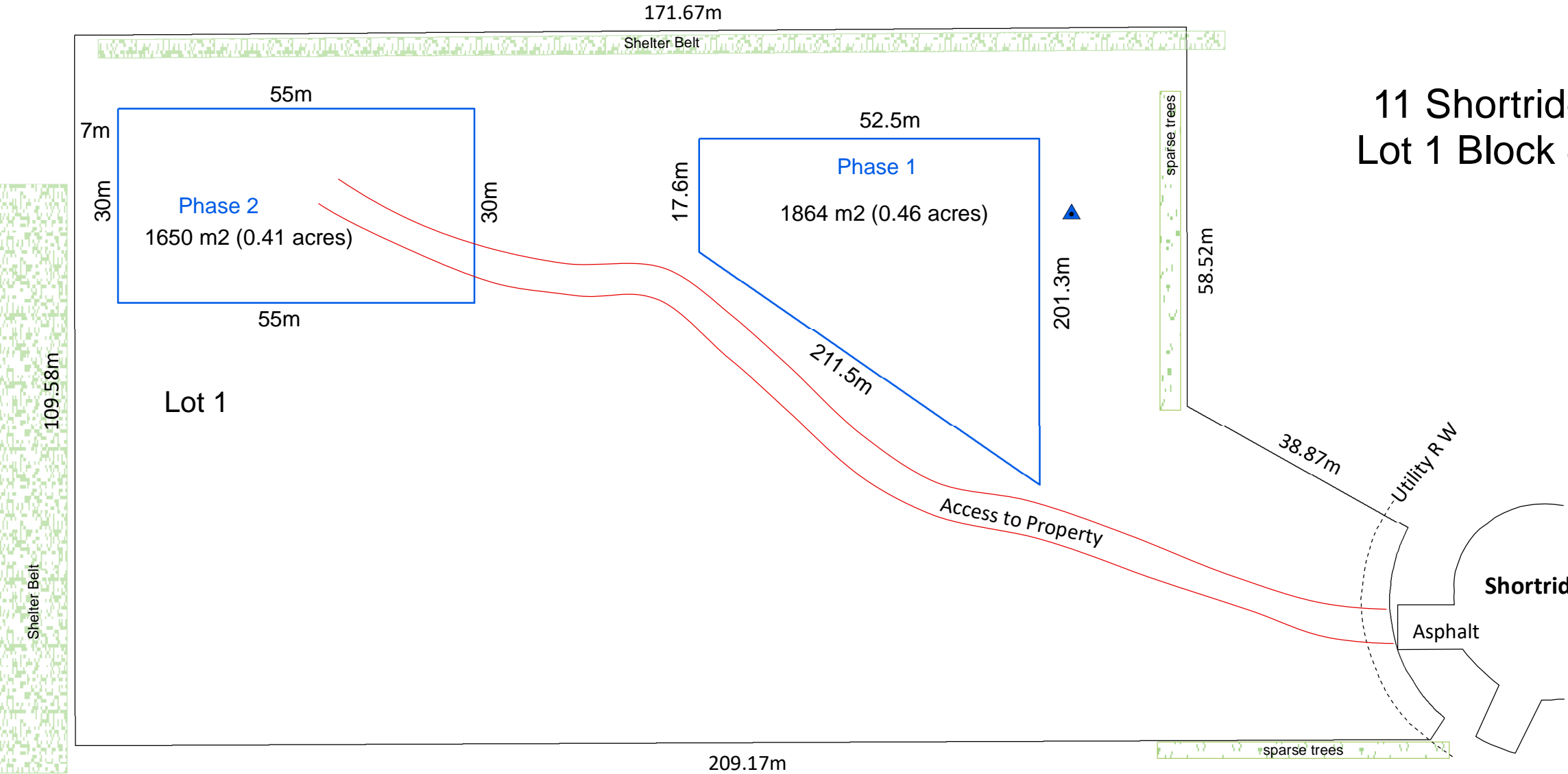
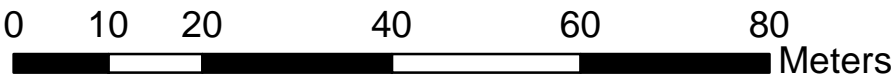


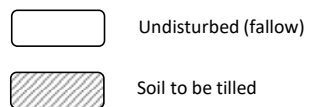
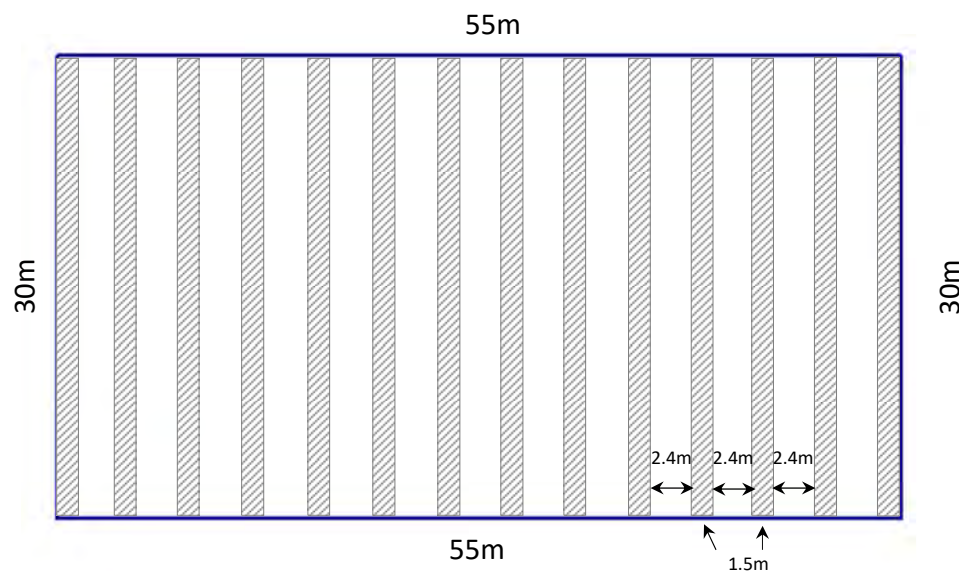
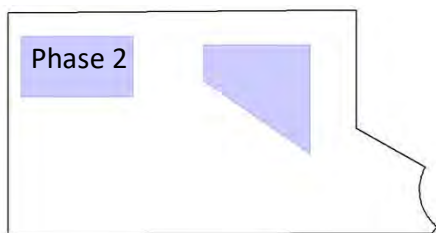
11 Shortridge Place, Janet
Lot 1 Block 4 Plan 091 4213

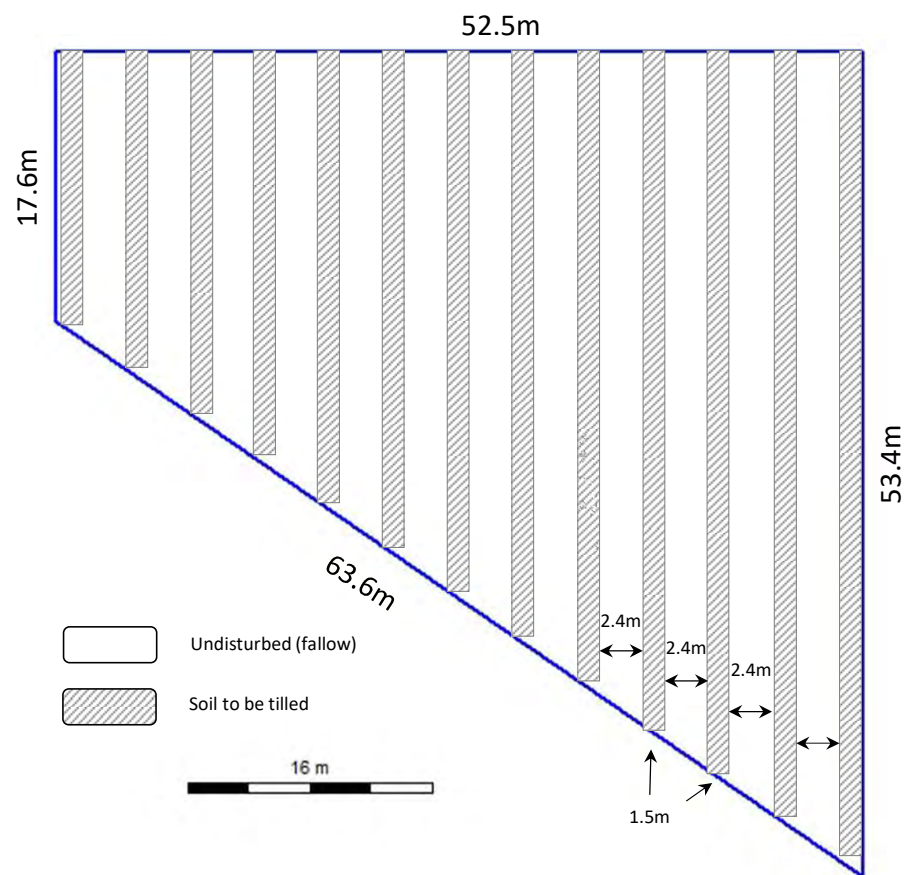
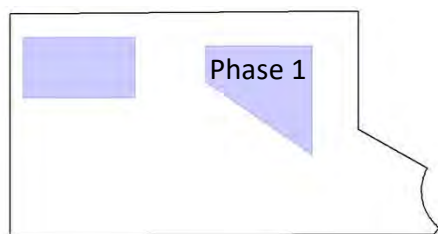


Legend

- Shortridge_Place
- Lot 1
- Phase_1
- Phase_2
- Water_Well
- Utility Right of Way
- Shelter_belt
- Sparse_trees

















DEVELOPMENT PERMIT

Inspection Report

APPLICATION DETAILS	
APPLICATION NO.	PRDP20212643
ROLL NO.	03305080
QUADRANT	
FILE MANAGER	Wayne Van Dijk
DATE REQUIRED	

PARCEL/APPLICANT INFORMATION	
Applicant/Owner Name: Umbsaar, Donald & Maryanne	
Telephone (Primary) [REDACTED]	Telephone (Secondary):
Municipal Address/Legal Description: 11 SHORTRIDGE PLACE, Rocky View County AB / SE-05-23-28-04	
Land Use: R-RUR	Permission for Entrance Granted: _____ (Yes or No)
INSPECTION INFORMATION	
Reason for Inspection: single lot re-grading, placement of fill	
Specific Concerns:	
<ul style="list-style-type: none"> • • • 	
Inspector:	Date of Inspection: July 2/2021
INFORMATION INCLUDED (indicate with "x")	
<input type="checkbox"/> Satellite Aerials – Zoomed In <input type="checkbox"/> Satellite Aerials – Zoomed Out <input type="checkbox"/> Site Plan <input type="checkbox"/> Application-Specific Information	
Observations:	
- no activity or disturbance.	
- vacant land.	
- no concerns at time of inspection	

W. Van Dijk
Signature of Inspector

Rocky View County

Re: PRDP20212643

FILE 03305080

I own the property immediately to the west of this property.

When this lot was subdivided off there was there was a storm water management pond ordered to be put in the south west corner. The pond was put in. However, since then the pond on the pond has been filled in and a drainage ditch put into the southwest so the water goes off this property. I'm against this application unless the pond is recreated so that excess water doesn't flood onto the house on my property.

The well water in this area is extremely salty and not good for putting on plants.

Since they will be using water from their well for the growing of crops it will put extra stress on the underground water system and cause flooding.

Yours truly

Sheila Buckley

Premium Organic Farms Inc.