

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 7
SUBJECT: Development Item: *Stripping and Grading*
USE: Discretionary use, with no Variances

DATE: December 10, 2020
APPLICATION: PRDP20203434

APPLICATION: Single-lot regrading and stockpiling

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Hwy. 566 and 0.41 km (1/4 mile) west of Rge. Rd. 292

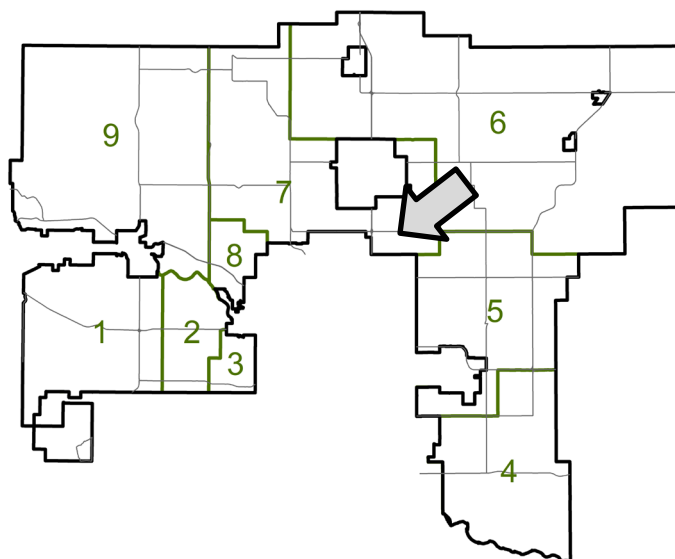
LAND USE DESIGNATION: Direct Control District 99 (DC 99) and under Land Use Bylaw C-4841-97.

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

VARIANCE SUMMARY:

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203434 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203434 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT



Administration Resources

Scott Thompson - Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: October 27, 2020	File: 06411012
Application: PRDP20203434	Applicant/Owner: Dawson Wallace Construction
Legal Description: Lot 6 Block 1 Plan 1911679, SW-11-26-29-04; (291180 WAGON WHEELROAD; 291196 WAGON WHEEL ROAD)	General Location: Located approximately 0.81 km (1/2 mile) south of Twp. Rd. 262 (Highway 566) and 0.41 km (1/4 mile) west of Rge. Rd. 292
Land Use Designation: Direct Control District 99, Campus Business	Gross Area: ± 4.73 hectares (± 11.69 acres)
File Manager: Scott Thompson	Division: 7

PROPOSAL:

This application is for a single-lot regrading, for stockpiling, of existing soil on site. The stockpile is the result of excess soil that was the remnant from a recently constructed building and parking lot expansion, approved under Development Permit #PRDP20192808.

- The stockpile is 53.70 meters (187.99 ft.) in length and 63.80 metres (209.31 ft.) in width for approximately 0.30 hectares (0.76 acres) in size. At its peak, the pile is 4.40 metres (14.44 ft.) tall.
- The proposal would create berming along the east and west sides of the stockpile area and adjacent areas that will contain the flow and direct it towards a sediment trap as part of Erosion Sediment Control Plan.
 - A new swale will direct flow of the east side of the stockpile toward the sediment trap
 - The sediment trap drains via an existing culvert that goes through an existing berm.
- The existing culvert is proposed to be protected by culvert inlet protection, causing water to pool in a trap low and allow sediments to settle out of the overflow in the inlet protection.

STATUTORY PLANS:

The parcel falls under the Balzac East Area Structure Plan and the Wagon Wheel Industrial Conceptual Scheme. The Balzac East Area Structure Plan states that: *Any areas subject to excavation, stripping or grading during construction phases of development that are not identified as a landscaped area in the Landscape Plan shall be seeded to grass.* The proposed application will be seeded and hydro mulched.

The Wagon Wheel Industrial Conceptual Scheme provides guidance through policy 8.3.1 that states: *A Construction Management Plan shall be provided by the developer to the satisfaction of the M.D. of Rocky View prior to issuance of a Stripping and Grading Permit.* Given that this particular application is an existing berm, no Construction Management Plan is necessary.



INSPECTORS COMMENTS

- At the time of this report, no inspection had taken place.

CIRCULATIONS:

Development Compliance:

- Development Compliance has no comments or concerns related to the attached application.

Fire Services and Emergency Management:

- The Fire Service has no comments at this time.

Planning and Development Services - Engineering Review:

- No comments, appropriate security will be required..

Alberta Environment and Parks:

- No comments at the time of the writing of this development permit.

Agricultural and Environmental Services:

- It may be of benefit to the applicant to create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds. The applicant will need to ensure compliance with the *Alberta Weed Control Act*.

Option #1 (this would allow the development to commence)

APPROVAL, subject to the following conditions:

Description:

1. That the single-lot regrading, for the stockpiling of a stockpile shall remain on site in accordance with the drawings submitted with the application and the conditions of this permit.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a \$3,800.00 Irrevocable Letter of Credit or Refundable Security, to be deposited with the County to ensure that conditions of this permit are met. If conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the condition.

Permanent:

3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.
4. 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.
5. 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.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto any County roads during hauling, shall be the responsibility and cost of the Applicant/Owner for clean-up.



6. That no topsoil shall be removed from the site.
7. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
8. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
9. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
10. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
11. 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 property 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:

12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
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 if the development authorized by this Development Permit is not completed within twelve (12) months of the date of issuance, the permit is deemed to be null and void.
16. That if this Development Permit is not issued by **June 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
17. That this Development Permit, once issued, shall be valid until **January 6, 2022**.

Option #2 (this would not allow the development to commence)

REFUSAL, 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.



S-NAT



DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY **Page 7 of 15**

APPLICATION NO.

ROLL NO.

RENEWAL OF

FEES PAID

DATE OF RECEIPT

APPLICANT/OWNER

Applicant Name: **DAWSON WALLACE CONSTRUCTION LTD**

Business/Organization Name (if applicable):

Landowner Name(s) per title (if not the Applicant): **WAGON WHEEL PROPERTIES LTD**

Business/Organization Name (if applicable):

LEGAL LAND DESCRIPTION - Subject site

All/part of: **SW ¼** Section: **11** Township: **26** Range: **29** West of: **04** Meridian Division:
All parts of Lot(s)/Unit(s): **6** Block: **1** Plan: **191679** Parcel Size (ac/ha): **4.73 ha**
Municipal Address: **291180 Wagon Wheel Road, Rocky View County, AB** Land Use District: **DC-99**

APPLICATION FOR - List use and scope of work

Stripping and Grading - STOCKPILING

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) ☐ YES ☒ NO
b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) ☐ YES ☒ NO
c. Abandoned oil or gas well or pipeline present on the property ☐ YES ☒ NO
(Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)
d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☐ YES ☐ NO

AUTHORIZATION

I, **Dawson Wallace Construction Ltd** (Full name in Block Capitals), hereby certify (initial below):

- ☒ That I am the registered owner **OR** ☒ That I am authorized to act on the owner's behalf.
☒ 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.
☒ 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*.
☒ **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 _____

Date _____

Landowner Signature _____

Date _____



ROCKY VIEW COUNTY

STRIPPING, GRADING, EXCAVATION AND/OR FILL INFORMATION SHEET

FOR OFFICE USE ONLY

APPLICATION NO.

ROLL NO.

DISTRICT

DETAILS

Total area of work	0.76 ac (ac / m ²)
Length	53.7 m (m / ft.)
Width	63.8 m (m / ft.)
Height	4.37 m (m / ft.)
Volume	6,000 m ³ (m ³ / ft ³ .)
Number of truckloads (approx.)	N/A (in-situ soil)
Slope factor (if applicable)	15%

APPLICATION FOR:

- ☐ Site Stripping ☐ Fill
☐ Grading ☐ Re-contouring
☐ Excavation (cut-to-fill) ☐ Excavation (borrow areas)
☐ Construction of artificial waterbody (not including dugouts)
☒ Stockpiling
☐ Other:

DESCRIPTION OF WORK

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

To stock pile excess soil materials from current development for future use

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

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

The presence of the spoil pile will change the overland flow on the southeast part of the lot from the approved DP

Confirm if proposed fill contains any rubble or hazardous substances:

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 _____

Date _____



TEL 403-454-8487
FAX 403-454-8478

DP Application

#105 – 10555 48th Street SE. | Calgary, AB | T2C 2B7
www.sedulousengineering.ca

October 27, 2020


Rocky View County
Building & Planning
262075 Rocky View Point
Rocky View County, AB T4AoX2

RE: Stripping and Grading DP Application

Please find attached our application for Stripping and Grading Development Permit. This application relates to the Spoil pile due to the recent construction of an addition to warehouse per PRDP20192808 and will be stored for future use. This Spoil pile will be hydromulched with EcoFibre Plus Tackifier with RVC Seed Mix Applied At 3,360 kg/ha (3,000 lb/acre) as per the ESC plan.

Let us know if you have any questions.

Regards,



Novie Sanchez, C.E.T
Project Technologist
Sedulous Engineering Inc.

CC. Rob Deverell, Sedulous Engineering Inc.
John Infante, Sedulous Engineering Inc.



TEL 403-454-8487
FAX 403-454-8478

MEMO

#105 - 10555 48th Street SE | Calgary, AB | T2C 2B7

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MEMORANDUM

DATE: Monday, October-26-2020

TO: Noor Mirza P.Eng, Rocky View County

CC: Andrew Van Beilen, Dawson Wallace Construction Ltd.
Francisco Bobadilla, Sedulous Engineering Inc.

FROM: Rob Deverell, Sedulous Engineering Inc.

RE: Pratts Foods – Soil Stockpile

The purpose of this memo is to support a Stripping and Grading Development Permit Application (DP). We understand the DP is required by the County's Development Officer for Pratts to be allowed to keep an existing stockpile of soil onsite. The stockpile is excess soil that is the remnants of a recent building/parking lot expansion completed on this site (Rocky View County file PRDP20192808).

Dawson Wallace, the General Contractor for Pratts, has proposed to leave this excess soil onsite in its current position. In that regard, Sedulous has prepared brief updates to the Final Site Conditions ESC plan and our Grading plan to show this stockpile and adjacent grades and related proposed ESC and grading improvements. We have also included our as-built Stormwater drawing which shows the stockpile and indicates related as built conditions.

The purpose of this memo is to provide brief written support for the information shown on the attached drawings.

ESC Final Site Conditions:

- Attached drawing ESC3 is a revision to our previous issued for approval drawing that was submitted as part of PRDP20192808.
- We have created a revision cloud on the drawing to show the impacted area.
- The proposed ESC measures include proposed berming along the east and west sides of the stockpile/adjacent area that will contain flow and direct it to a sediment trap.
- A new swale that will direct flow off of the east side of the stockpile toward the sediment trap.
- The sediment trap drains via an existing culvert that goes through an existing berm (which designed as part of the PRDP20192808 overall stormwater system). The existing berm was created to be a trap low to contain water and slowly release it.
- The existing culvert is proposed to be protected with culvert inlet protection. This will cause water to pool in the traplow, allow sediments to settle out then overflow the inlet protection, and release out of the culvert.



TEL: 403-454-8487
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MEMO

#105 - 10555 48th Street SE | Calgary, AB | T2C 2B7

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- The stockpile area is to be seeded/hydromulched as are the perimeter zones as indicated on the drawing.

Grading Conditions:

- Attached drawing C-2 is a revision to our previous issued for approval construction drawings that were prepared as part of PRDP20192808.
- We have created a revision cloud on the drawing to show the impacted area.
- There are no significant changes to the grading plan other than that we have incorporated the stockpile contours and the contours of the surrounding areas into the drawing as well as indicated the proposed swale on the east side of the stockpile.
- Please note, the contour raw data was provided to Sedulous by Dawson Wallace, and the data was prepared by Absolute Surveys Inc for Dawson on June 25, 2020.

SWMP:

- Attached drawing C-5 is our previously issued for as-built drawing that was submitted as part of the site occupancy work for PRDP20192808.
- We have not updated this drawing as it already shows as built conditions – thereby incorporating the berm and adjacent grades. The drawing shows the area drains into traplow Off-3 and that traplow Off-3's required capacity (per our as built PCSWMM 1:100 year analysis) is 191 m³ and the volume provided in the as built traplow area is 221 m³.

Closing:

- Should you have any comments or questions please contact the undersigned.



TEL 403-454-8487
FAX 403-454-8478

MEMO

#105 - 10555 48th Street SE | Calgary, AB | T2C 2B7

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Corporate Authorization

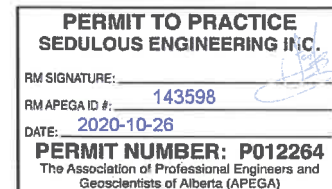
This memorandum with the subject, "Pratts Foods – Soil Stockpile" was prepared by Sedulous Engineering Inc., ("SEI") for the sole use of Dawson Wallace and the Approving Authorities for the Pratts Foods site in Balzac East in Rocky View County. The material in this document reflects SEI's best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, on any reliance on or decision to be made based on it, are the responsibility of such third parties. SEI accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this document. Duplication or distribution of this report or any report or any portion hereof is forbidden without the prior written consent of

Prepared By:

Sedulous Engineering Inc.

Reviewed By:

Sedulous Engineering Inc.,



Rob Deverell, P.Tech.(Eng.)

Francisco Bobadilla, P.E., P.Eng., CPESC

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ISSUED FOR DP APPROVAL

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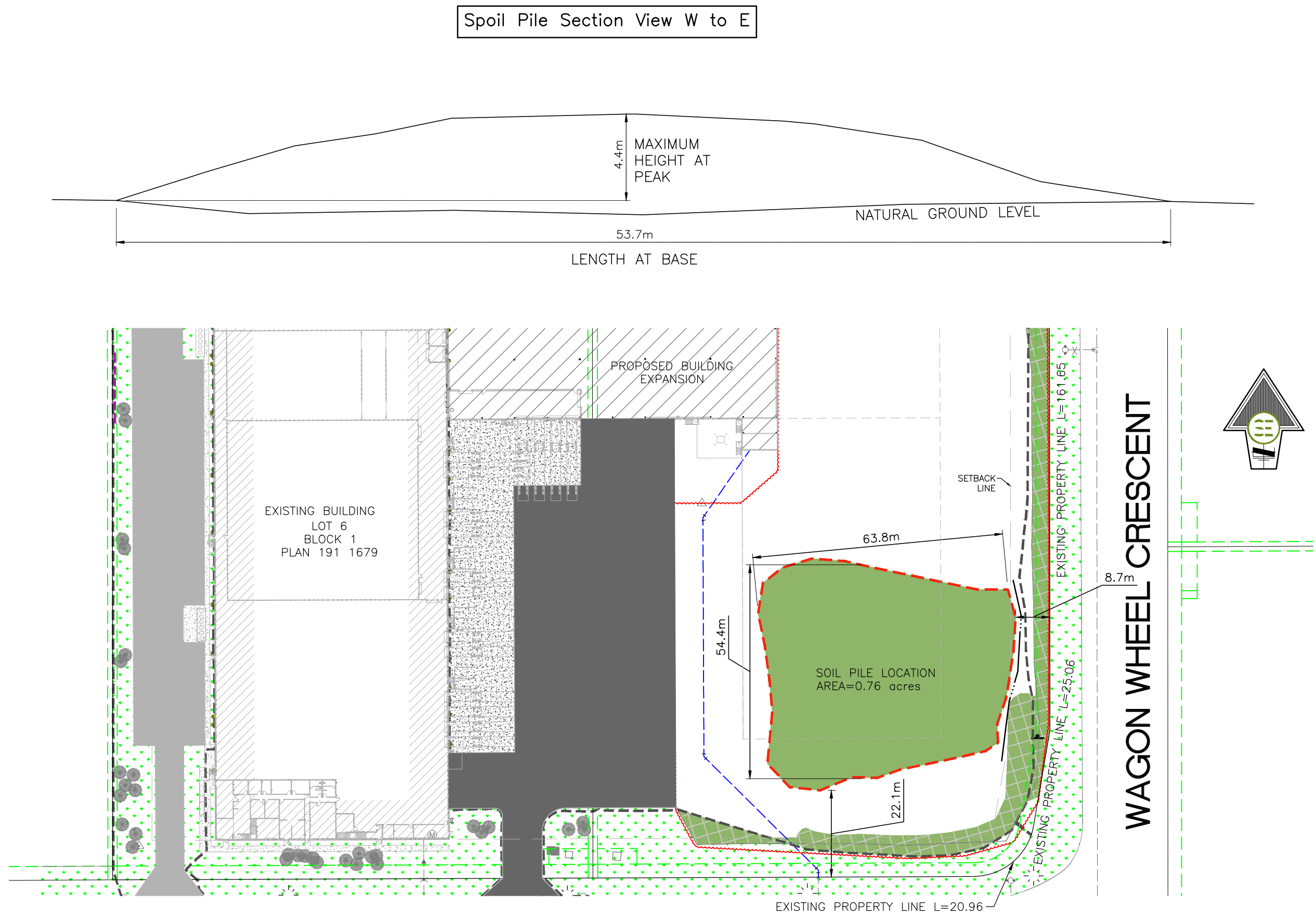
C	20/07/20	ISSUED FOR S&G DP, REVISED TO SHOW STOCKPILE	GC	IB	RD	JL			
B	20/07/10	ISSUED FOR DP APPROVAL	GC	IB	RD	JL			
A	19/11/05	ISSUED FOR DP APPROVAL	RB	IB	RD	JL			
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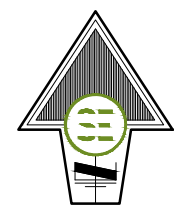
PRATT FOODS FREEZER EXPANSION
ROCKY VIEW COUNTY, ALBERTA
LOTS 4 & 5, BLOCK 1, PLAN 0811034
EROSION AND SEDIMENT CONTROL-
FINAL SITE CONDITIONS

SCALE: NTS	PROJECT NO: SEI.19.112	FILE NAME: SEI.19.112-ESC-03(DP).dwg	ISSUE/REVISION C
			DRAWING NO. ESC3
			SHEET 03 OF 04

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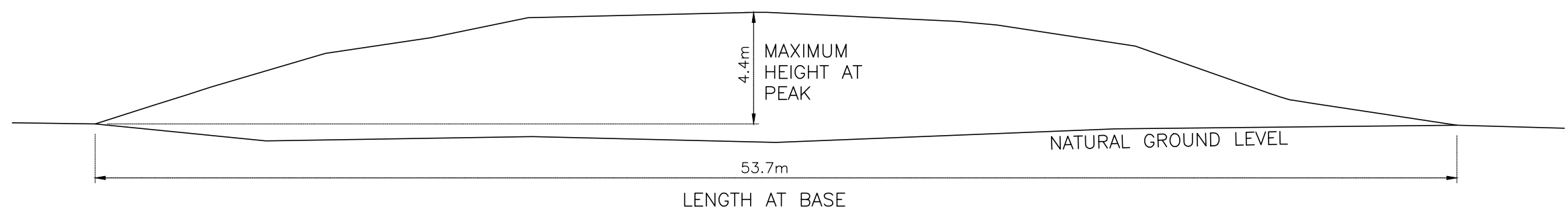
WAGON WHEEL CRESCENT



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Spoil Pile Section View W to E



WAGON WHEEL CRESCENT

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Engineering Inc.
Showing Dedication and Diligence
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PRATT FOODS FREEZER EXPANSION
ROCKY VIEW COUNTY, ALBERTA
LOTS 6, BLOCK 1, PLAN 191 1679
SPOIL PILE LOCATION & SECTION

Project No: SEI.19.112
Date: Oct 28, 2020
Scale: NTS
Drawn by: GC
Checked by: NS

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