

## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 5

**DATE:** January 27, 2020  
**APPLICATION:** PRDP20203808

**FILE:** 04333035

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

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**APPLICATION:** Single-lot regrading and Filling (existing), for the placement of gravel, to construct a parking pad.

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) south of Township Road 250 and on the west side of Range Road 283.

**LAND USE DESIGNATION:** Residential, Country Residential District (R-CRD)

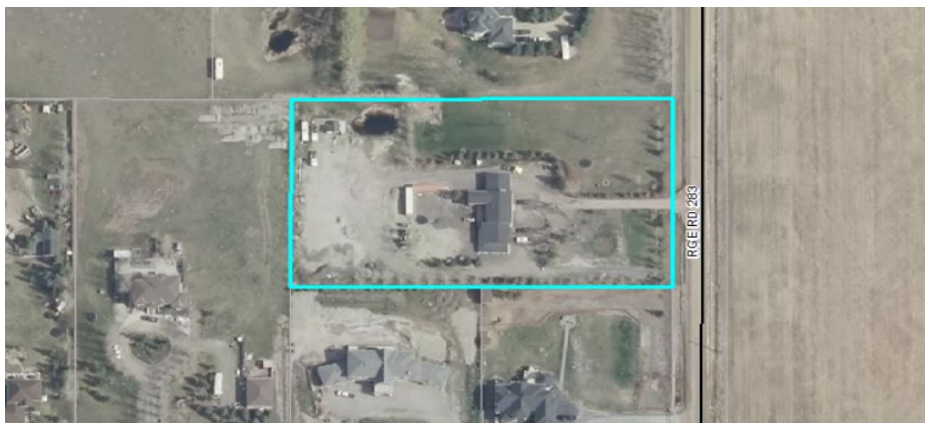
**EXECUTIVE SUMMARY:** The application is for the placement of approximately 2 inches of gravel over an area approximately 2,670.93 sq. m (28,749.60 sq. ft.) in size. The overall volume is approximately 133.00 m<sup>3</sup> (4,696.85 ft.<sup>3</sup>). This application is the result of enforcement action by Development Compliance as the gravel has already been placed on site. It has been spread throughout the west half of the property and along the driveway. As per a site inspection conducted on December 8, 2020, there is a remaining pile of gravel adjacent to a small pond that is yet to be spread. No commercial vehicles or outside storage were witnessed at the time and no concerns relating to drainage issues were documented.

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

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20203808 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203808 be refused.

**AIR PHOTO & DEVELOPMENT CONTEXT:**





**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports 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>• Municipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> All stripping, filling, excavation and regrading is a discretionary use	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

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Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS:**

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



ROCKY VIEW COUNTY

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

- 1) That single-lot regrading and filling, for the placement of approximately 133.00 m<sup>3</sup> (4,696.85 ft.<sup>3</sup>) of gravel, may be permitted on the subject property in accordance with the approved drawings and the conditions of this permit.

**Permanent:**

- 2) That the property shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I or if a Development Permit has been issued for commercial operations.
- 3) That the existing Drainage Right-of-Way (Plan No. 0512239) shall remain unaffected by the placement of gravel.
- 4) 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.
- 5) That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

**Advisory:**

- 6) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 7) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act*.
- 8) That if the development authorized by this Development Permit is not completed within six (6) months of the date of issuance, the permit is deemed to be null and void.



ROCKY VIEW COUNTY

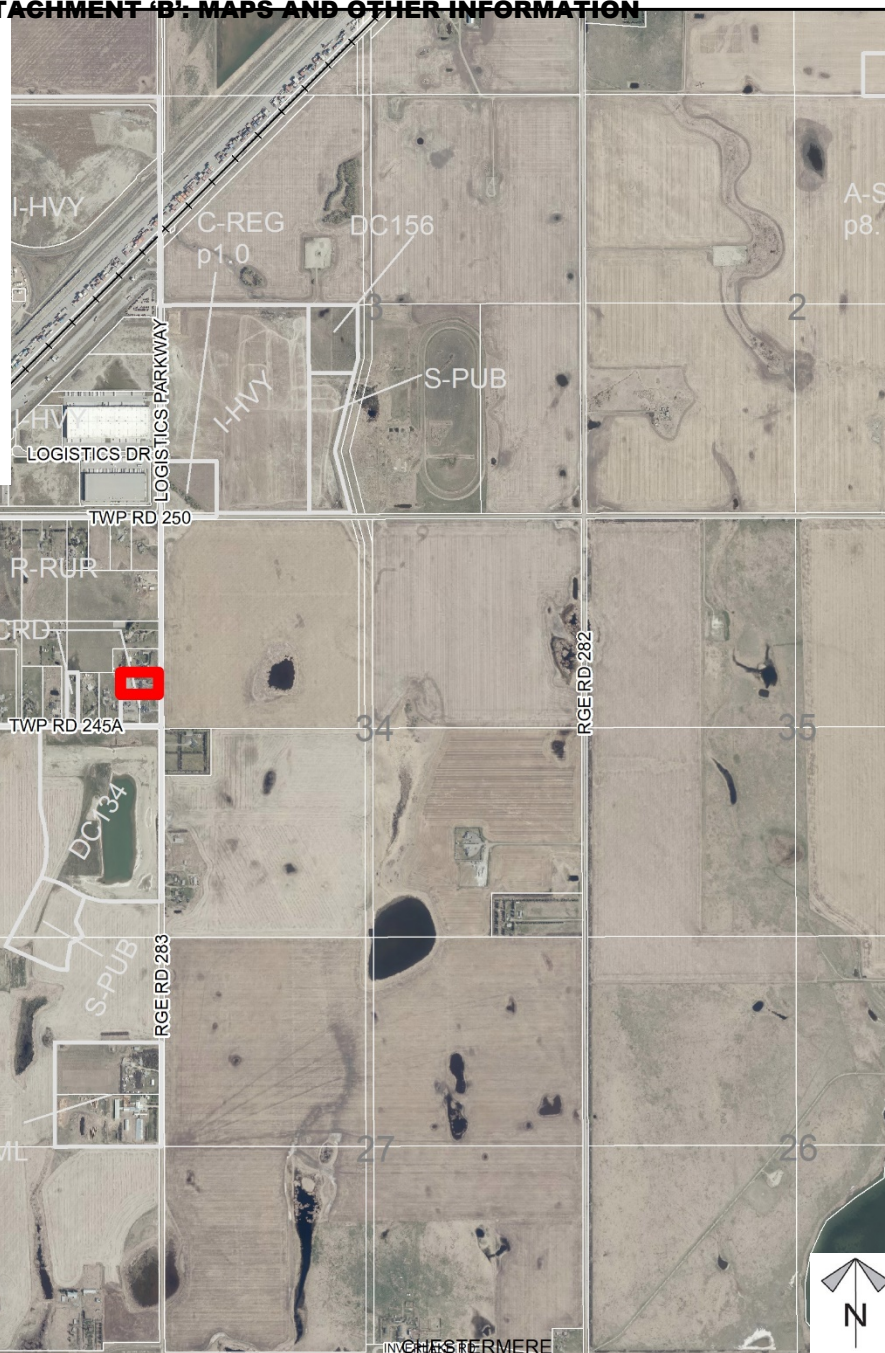
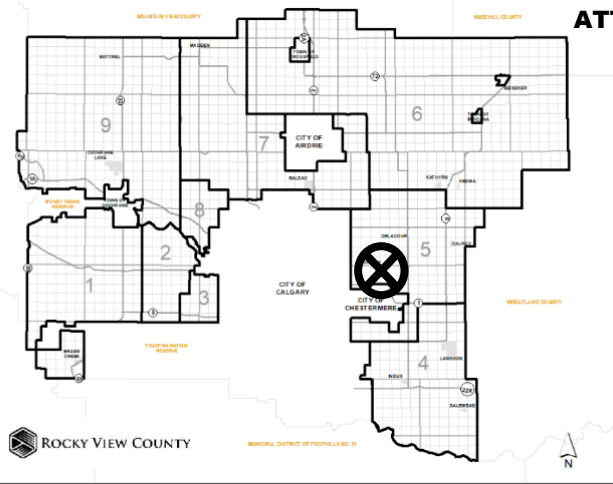
## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Vahegurupal Singh Grewal	<b>OWNER:</b> Santokh & Iqbal Singh Grewal
<b>DATE APPLICATION RECEIVED:</b> November 24, 2020	<b>DATE DEEMED COMPLETE:</b> November 24, 2020
<b>GROSS AREA:</b> ± 12.50 hectares (± 3.09 acres)	<b>LEGAL DESCRIPTION:</b> Lot 17, Block 14, Plan 0512238; NE-33-24-28-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> N/A	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Single-lot regrading and Filling (existing), for the placement of gravel, to construct a parking pad

Division: 05  
Roll: 04333035  
File: PRDP20203808  
Printed: Jan 11, 2021  
Legal: Lot:17 Block:14  
Plan:0512238 within NE-33-  
24-28-W04M





## Site Plan

### Development Proposal

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