

PLANNING AND DEVELOPMENT SERVICES

| | | |
|-----------------|--|----------------------------------|
| TO: | Municipal Planning Commission Development Authority | DIVISION: 1 |
| DATE: | February 10, 2021 | APPLICATION: PRDP20203922 |
| FILE: | 03912052 | |
| SUBJECT: | Dwelling, Single Detached/ Discretionary Use | |

APPLICATION: The proposal is for the construction of a Dwelling, Single Detached

GENERAL LOCATION: Located within the Hamlet of Bragg Creek.

LAND USE DESIGNATION: Residential, Urban District (R-URB).

EXECUTIVE SUMMARY: The application is proposing to construct a custom designed dwelling, single detached, including an attached garage (total of 2190.0 ft²), on an undeveloped site within the hamlet of Bragg Creek. No variances are requested, the property is not located within the floodway or flood fringe areas of the Elbow River and the proposal complies with the Land Use Bylaw district regulations. As the property is located within the hamlet area, all dwelling, single detached uses are discretionary.

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

OPTIONS:

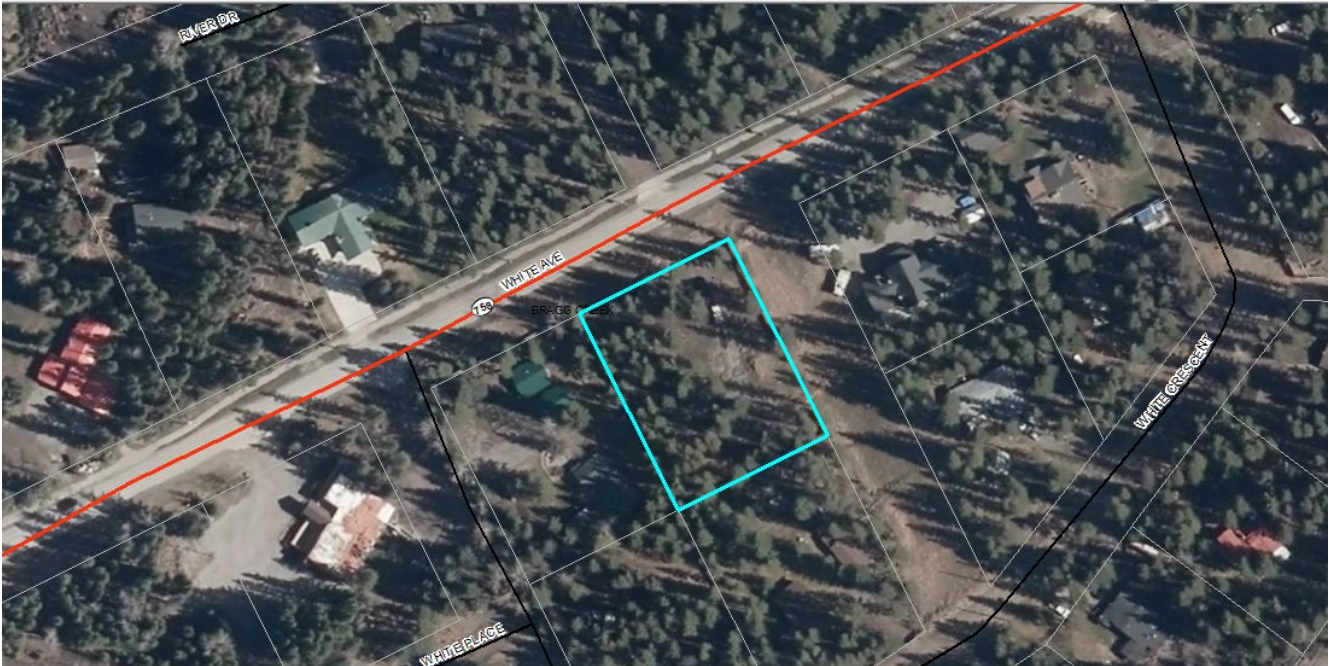
- Option #1: THAT Development Permit Application PRDP20203922 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203922 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the area and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Camilo Conde, Planning and Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

| | |
|--|--|
| APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Land Use Bylaw C-8000-2020 • Greater Bragg Creek Area Structure Plan | TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site plan • Elevation plan |
| DISCRETIONARY USE: <ul style="list-style-type: none"> • Dwelling, Single Detached | DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission (MPC) |

Additional Review Considerations

The application was reviewed under the regulations of Residential, urban District (R-URB) of section 340 (b) of the Land Use Bylaw.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CC/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT ‘C’: Application Referrals

**ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS****Option #1**

APPROVAL, subject to the following conditions:

Description:

1. That a dwelling, single detached, may be constructed on the subject land in general accordance with the approved site plan and the drawings submitted by Elemental Design Studios dated November 17, 2020.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each new residential unit.
3. That prior to release 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
 - i. 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.
4. That prior to release of this permit, the Applicant/Owner shall connect to the Bragg Creek water & wastewater piped services and shall enter into a Customer Services Agreement with the County.
5. That prior to release of this permit, the Applicant/Owner shall submit a Site Specific Implementation Plan (SSIP), conducted and stamped by a professional engineer, that assess and provides storm water management recommendations for the proposed development in accordance with the Bragg Creek Master Drainage Plan and the County Servicing Standards.

Permanent:

6. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
7. That Applicant/Owner shall connect the proposed development to the Bragg Creek water distribution and sewer system.
8. That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw (C-8009-2020).
9. That the existing trees and terrain shall be retained onsite except as required to meet conditions of this permit, to help preserve the character of the area. Any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover.
10. That any flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice and recommendations stated in the Greater Bragg Creek Area Structure Plan.
11. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.93 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under



ROCKY VIEW COUNTY

construction, that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

12. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity including the required SSIP.

Advisory:

13. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
14. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
15. That a Building Permit and subtrade permits shall be obtained through Building Services, prior to any construction taking place.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (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.
17. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for obtaining all required Alberta Environment & Park (AEP) approvals should the Owner propose development that has a direct impact on any wetlands.
18. That if this Development Permit is not issued by **July 31, 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: Brent Kroeker | OWNER: Duque, Terri-Lynn & Justin |
| DATE APPLICATION RECEIVED: December 2, 2020 | DATE DEEMED COMPLETE: December 2, 2020 |
| GROSS AREA: ± 0.23 hectares (± 0.59 acres) | LEGAL DESCRIPTION: NE-12-23-05-W05M |
| APPEAL BOARD: Subdivision and Development Appeal Board | |
| <p>Planning Applications</p> <ul style="list-style-type: none"> • There are no Planning related application on file for this parcel <p>Development Permits</p> <ul style="list-style-type: none"> • There are no other Development Permits on file for this parcel <p>Building Permits</p> <ul style="list-style-type: none"> • PRBD20130157 Single family dwelling (permit cancelled) | |
| <p>PUBLIC & AGENCY SUBMISSIONS:</p> <p>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.</p> | |

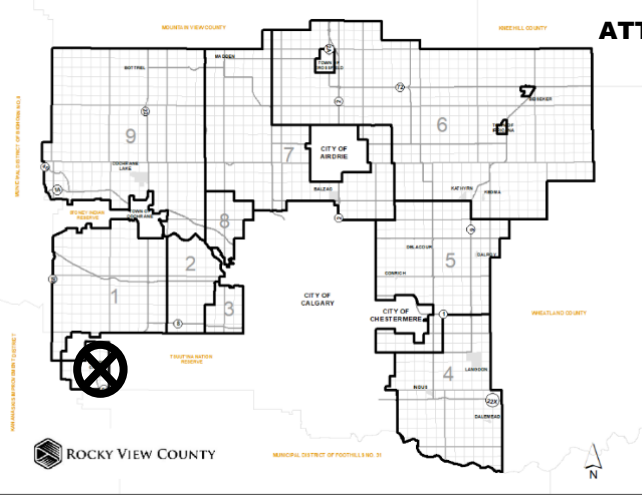


Location & Context

Development Proposal

Construction of a Dwelling,
Single Detached

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 01
Roll: 03912052
File: PRDP20203922
Printed: Jan 20, 2021
Legal: Lot:2 Block: A
Plan:5513 HL within NE-12-
23-05-W05M



Development Proposal

Construction of a Dwelling, Single Detached

Legend

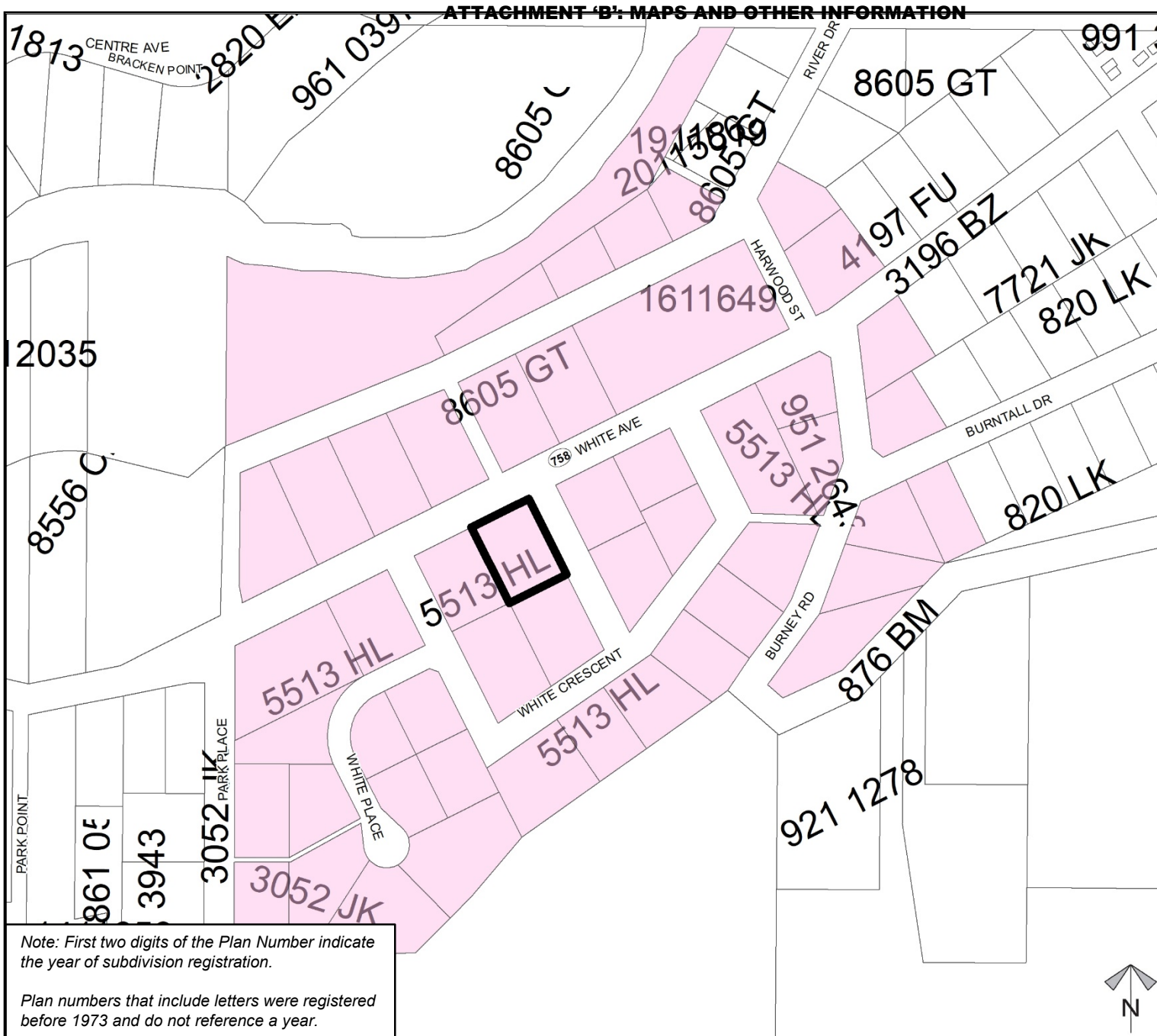
Support



Opposition



Division: 01
Roll: 03912052
File: PRDP20203922
Printed: Jan 20, 2021
Legal: Lot:2 Block: A
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23-05-W05M





Site Plan

Development Proposal

Construction of a Dwelling,
Single Detached

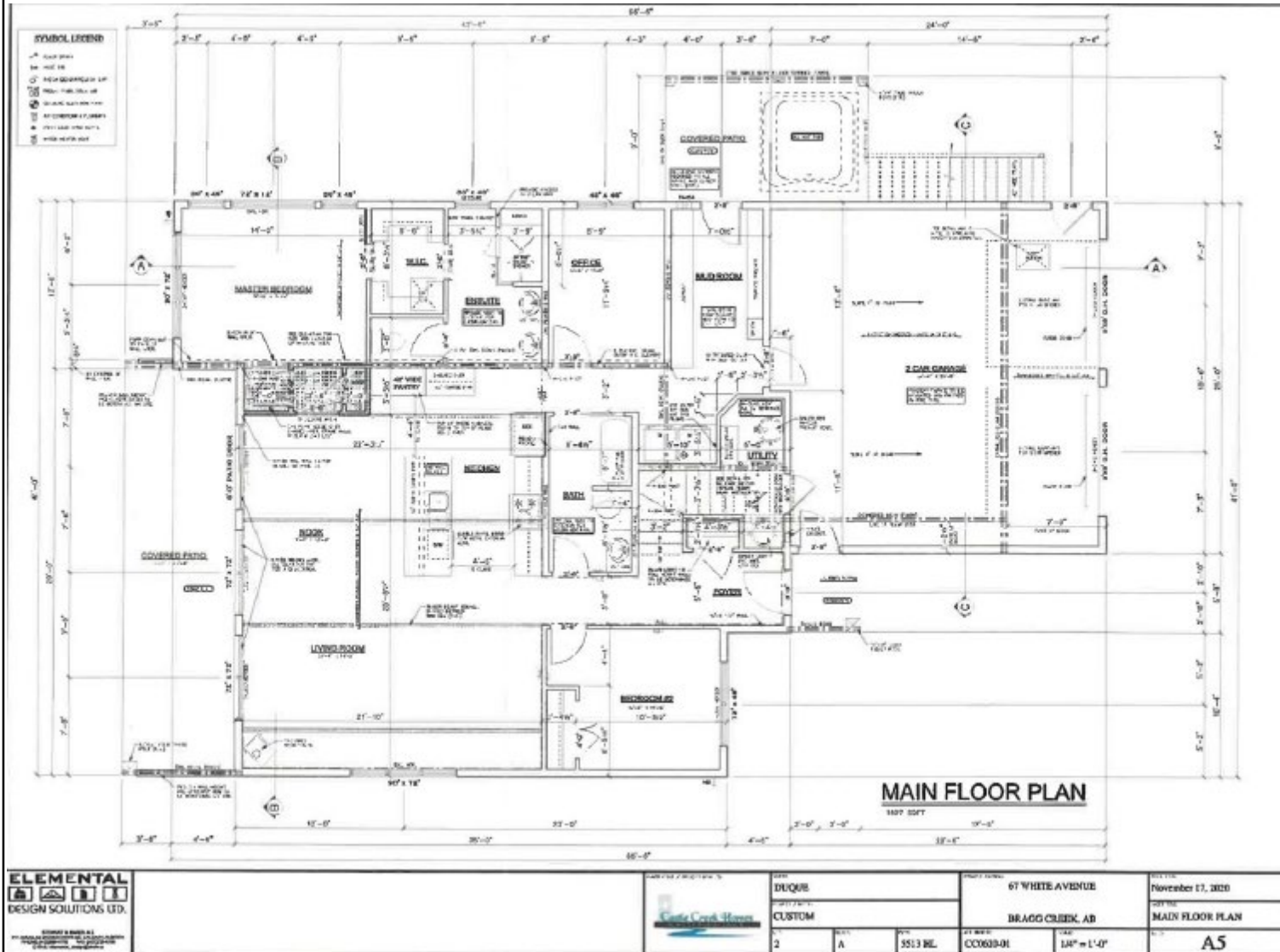


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Plan:5513 HL within NE-12-
23-05-W05M

Building Plans (Main Floor)

Development Proposal

Construction of a Dwelling,
Single Detached

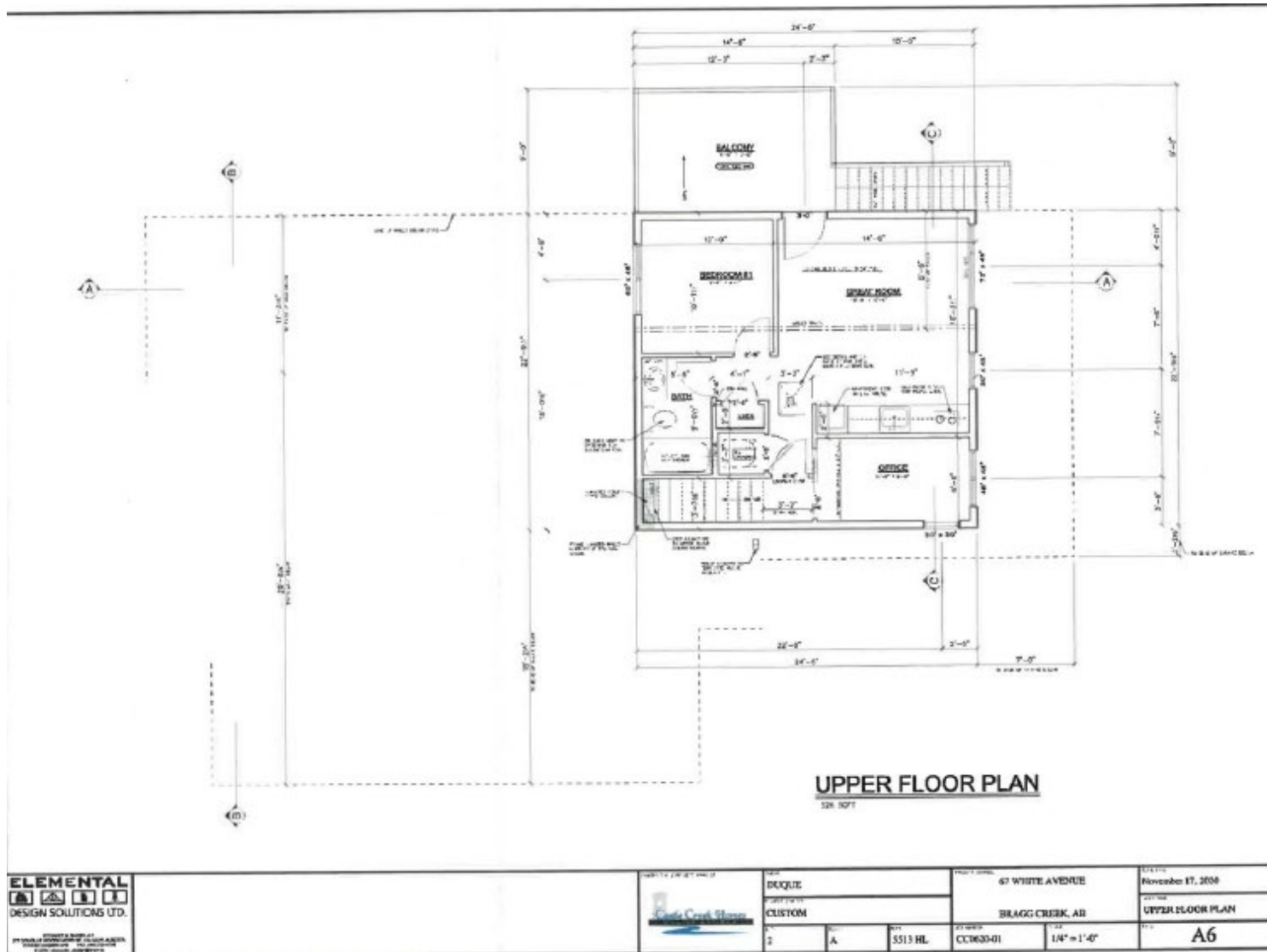


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 23-05-W05M

Building Plans (Upper floor)

Development Proposal

Construction of a Dwelling,
Single Detached

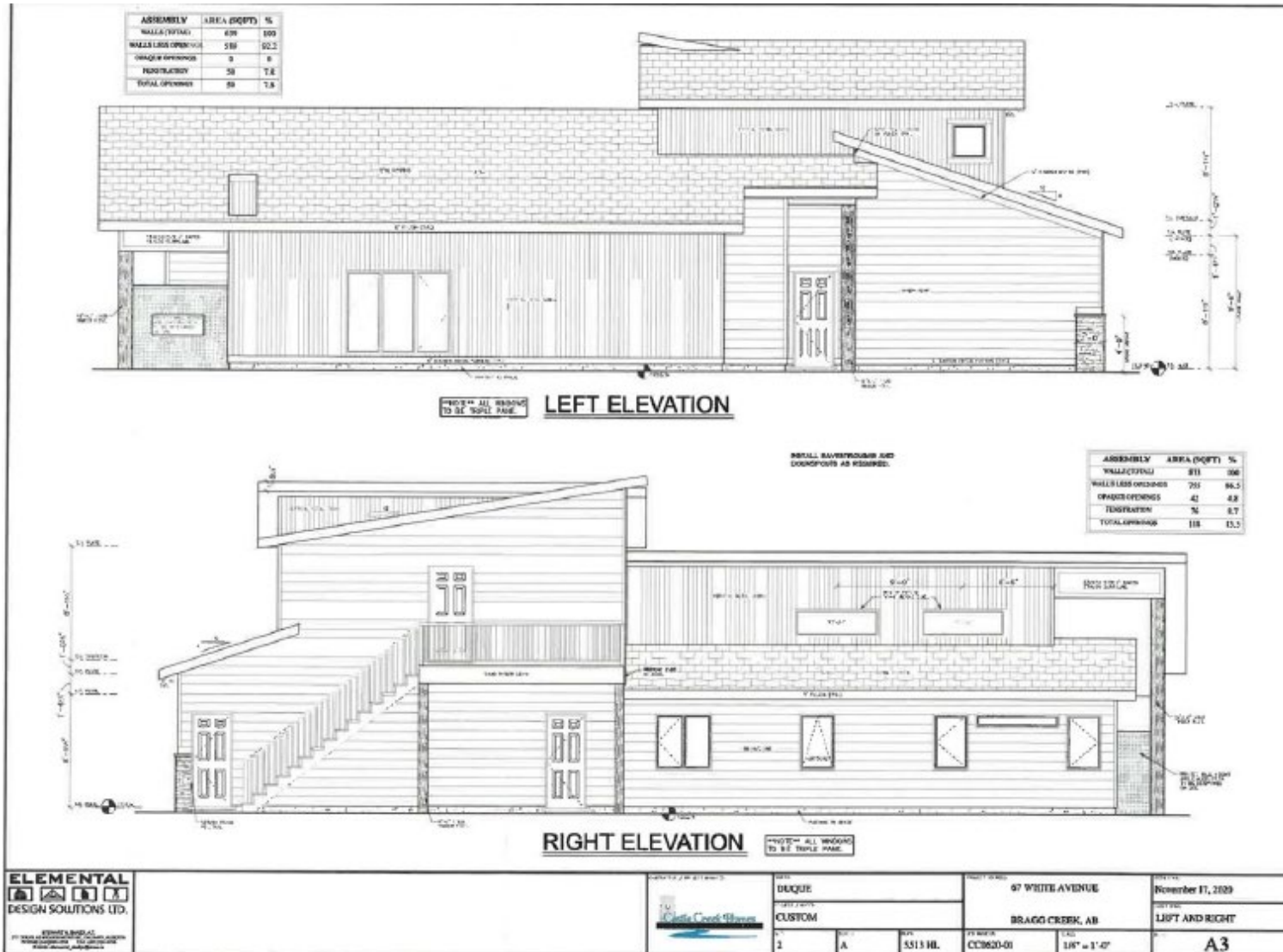


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Outside View (Side)

Development Proposal

Construction of a Dwelling,
Single Detached



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 23-05-W05M

Outside View (Front)

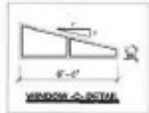
Development Proposal

Construction of a Dwelling,
Single Detached

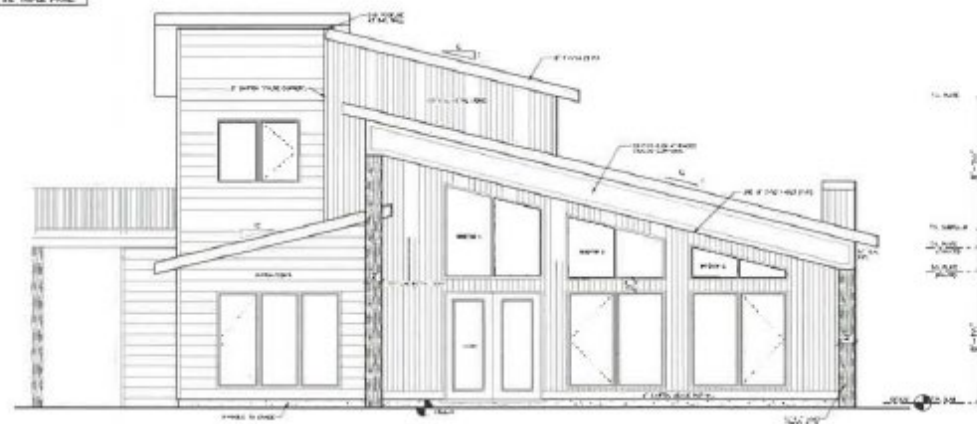


FRONT ELEVATION

INSTALL SAWTOOTH ROOF AND DOWNSPUTS AS REQUIRED.



| ASSEMBLY | AREA (SQFT) | % |
|---------------------|-------------|------|
| WALLS (TOTAL) | 615 | 100 |
| WALLS LESS OPENINGS | 392 | 63.7 |
| SPACE OPENINGS | 0 | 0 |
| FLOOR/CEILING | 237 | 38.3 |
| TOTAL OPENINGS | 237 | 38.3 |



REAR ELEVATION

ELEMENTAL
 DESIGN SOLUTIONS LTD.

4000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 WWW.ELEMENTALDESIGN.COM



DATE: 11/17/2020
 DRAWN BY: DOUG
 CHECKED BY: CUSTOM
 1 2 A 5515 HL 00000-01 1/4" = 1'-0"

PROJECT: 47 WHITE AVENUE
 BRIDGE CREEK, AR

DATE: November 17, 2020
 DRAWING: FRONT AND REAR
 SHEET: A2

Division: 01
 Roll: 03912052
 File: PRDP20203922
 Printed: Jan 20, 2021
 Legal: Lot:2 Block: A
 Plan:5513 HL within NE-12-
 23-05-W05M



12 18 2020



12 18 2020



12 18 2020





12 18 2020



| AGENCY | CIRCULATED | RESPONSE RECEIVED |
|---|------------|-------------------|
| <i>School Authority</i> | | |
| Rocky View Schools | No | No |
| Calgary Catholic School District | No | No |
| Public Francophone Education | No | No |
| Catholic Francophone Education | No | No |
| <i>Province of Alberta</i> | | |
| Alberta Environment and Parks | No | No |
| Alberta Transportation | No | No |
| Alberta Sustainable Development (Public Lands) | No | No |
| Alberta Culture and Community Spirit (Historical Resources) | No | No |
| Energy Resources Conservation Board | No | No |
| Alberta Health Services | No | No |
| <i>Public Utility</i> | | |
| ATCO Gas | No | No |
| ATCO Pipelines | No | No |
| AltaLink Management | No | No |
| FortisAlberta | No | No |
| Telus Communications | No | No |
| TransAlta Utilities Ltd. | No | No |
| <i>Adjacent Municipality</i> | | |
| The City of Calgary | No | No |
| Tsuut'ina Nation | No | No |
| <i>Other External Agencies</i> | | |
| EnCana Corporation | No | No |
| <i>Rocky View County Boards and Committees</i> | | |
| ASB Farm Members | No | No |

ATTACHMENT 'C': APPLICATION REFERRALS

| AGENCY | CIRCULATED | RESPONSE RECEIVED |
|---|------------|-------------------|
| <i>Internal Departments</i> | | |
| Recreation, Parks and Community Support | No | No |
| Development Authority | No | No |
| | | |
| GIS Services | No | No |
| Building Services | Yes | Yes |
| Fire Services & Emergency Management | No | No |
| Development Compliance | Yes | Yes |
| Planning and Development Services (Engineering) | Yes | Yes |
| Transportation Services | No | no |
| Capital Project Management | Yes | Yes |
| Utility Services | Yes | No |
| Agricultural and Environmental Services | No | no |

Circulation Period: December 4, 2020 to January 4, 2021

Agencies that were not required for distribution are not listed.