

## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 1

**DATE:** February 24, 2021  
**APPLICATION:** PRDP20210163

**FILE:** 03913022

**SUBJECT:** Development in a Flood Fringe Area / Discretionary use, with no Variances

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**APPLICATION:** Application is for the construction of an addition to an existing dwelling, single-detached, in a Flood Fringe Area.

**GENERAL LOCATION:** Located in the hamlet of Bragg Creek.

**LAND USE DESIGNATION:** Residential, Urban District (R-URB) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The Applicant is proposing to construct an addition to an existing dwelling, single-detached. The addition is approximately 25.93 sq. m (279.07 sq. ft.) and is located within a Flood Fringe Area.

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

### **OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20210163 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210163 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 technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• Bragg Creek Area Structure Plan</li> <li>• Land Use Bylaw C-8000-2020</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
<p><b>DISCRETIONARY USE:</b></p> <p>All development in a Flood Hazard Area is considered Discretionary</p>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>



ROCKY VIEW COUNTY

Additional Review Considerations

No additional review considerations.

**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

**ATTACHMENTS**

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

WVD/sI





## **ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**

### Option #1:

Approval, subject to the following conditions:

#### **Description:**

1. That an addition to the existing dwelling, single-detached, approximately 25.93 sq. m (279.07 sq. ft.), may be constructed on the subject parcel, in general accordance with the submitted application and design drawings.

#### **Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a Storm Water Memo, prepared by a qualified professional and shall demonstrate the following:
  - i. Minimum building opening elevation;
  - ii. Optimal building envelope location based on flood mapping data; and
  - iii. confirmation that proposed development will not have any negative impacts to drainage and is in accordance with the Bragg Creek Master Drainage Plan and the County Servicing Standards.

#### **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 Release condition shall be implemented and adhered to in perpetuity.
4. 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.
5. That no native topsoil shall be removed from the site.
6. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. That the Applicant/Owner shall ensure that all habitable floor areas are flood-proofed at or above the 1 in 100 flood elevation level inclusive of the 0.5m freeboard. Any construction below the flood level will require flood proofing measures before acceptance by the County.

**Note:** *The required flood elevation level is 1,299.26 m (as per Alberta Environment and Parks).*

#### **Advisory:**

8. That during construction, 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 of at an approved disposal facility.
9. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
10. That a Building Permit shall be obtained through Building Services, prior to any construction taking place.
11. 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.



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12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
13. That if this Development Permit is not issued by **AUGUST 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

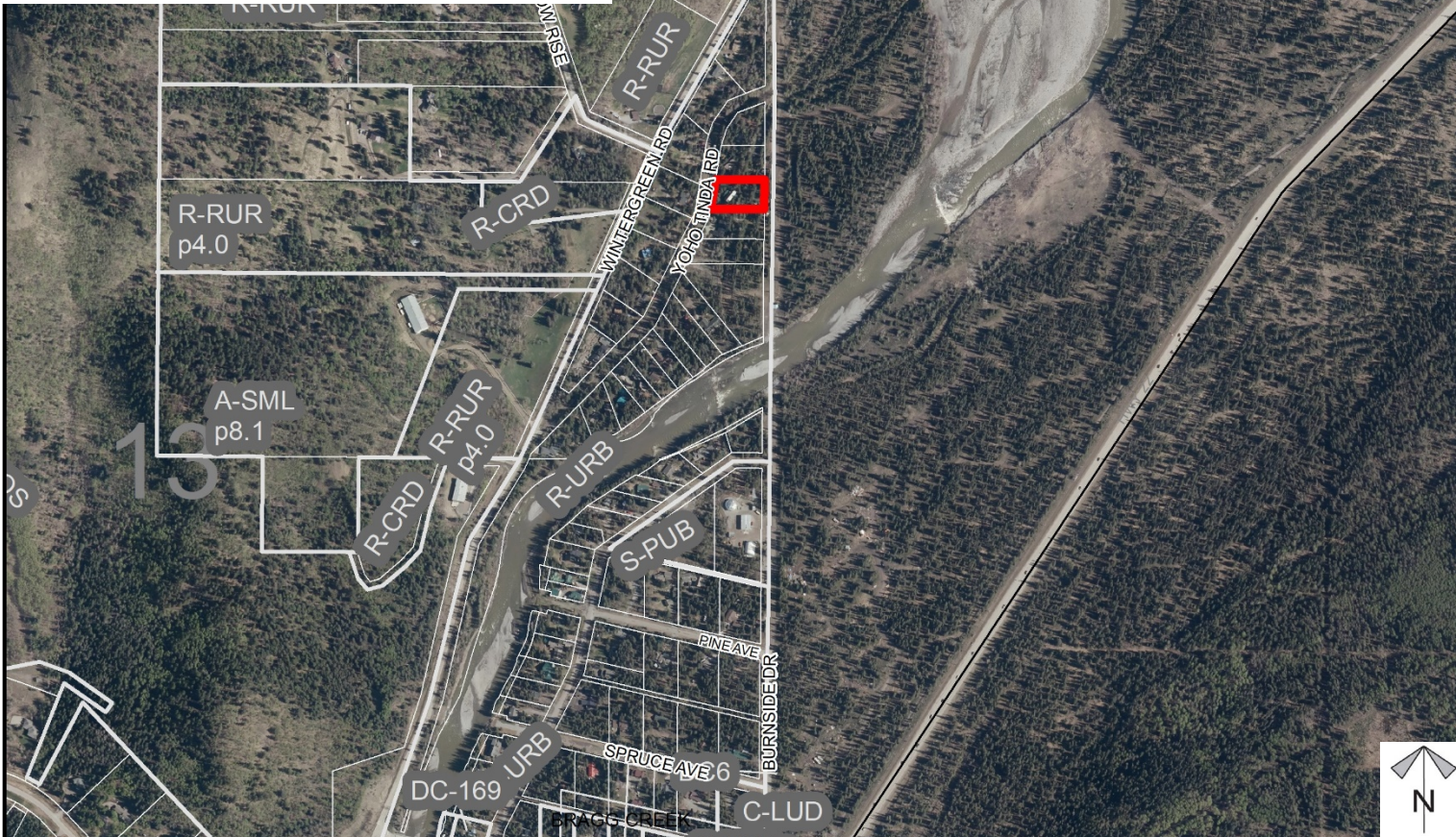
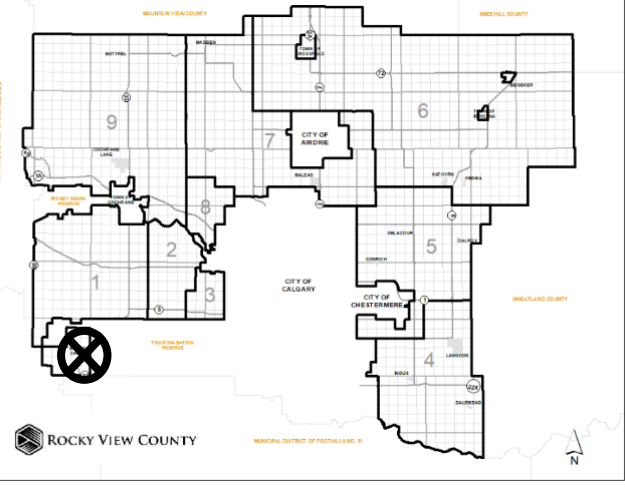
<b>APPLICANT:</b> Rob Carpenter (Sevin Day Permits)	<b>OWNER:</b> Richard and Pauline Brown
<b>DATE APPLICATION RECEIVED:</b> January 21, 2021	<b>DATE DEEMED COMPLETE:</b> February 11, 2021
<b>GROSS AREA:</b> ± 0.24 hectares (± 0.59 acres)	<b>LEGAL DESCRIPTION:</b> Lot 13, Plan 4135K NE-13-23-05-W05M (56 Yoho Tinda Road)
<b>APPEAL BOARD:</b> Subdivision, Development Appeal Board	
<b>HISTORY:</b> 2009-DP-13453 - construction of a garage, relaxation to the maximum building area.	
<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.	



## Development Proposal

Addition to an existing dwelling, single-detached, in a Flood Fringe Area.

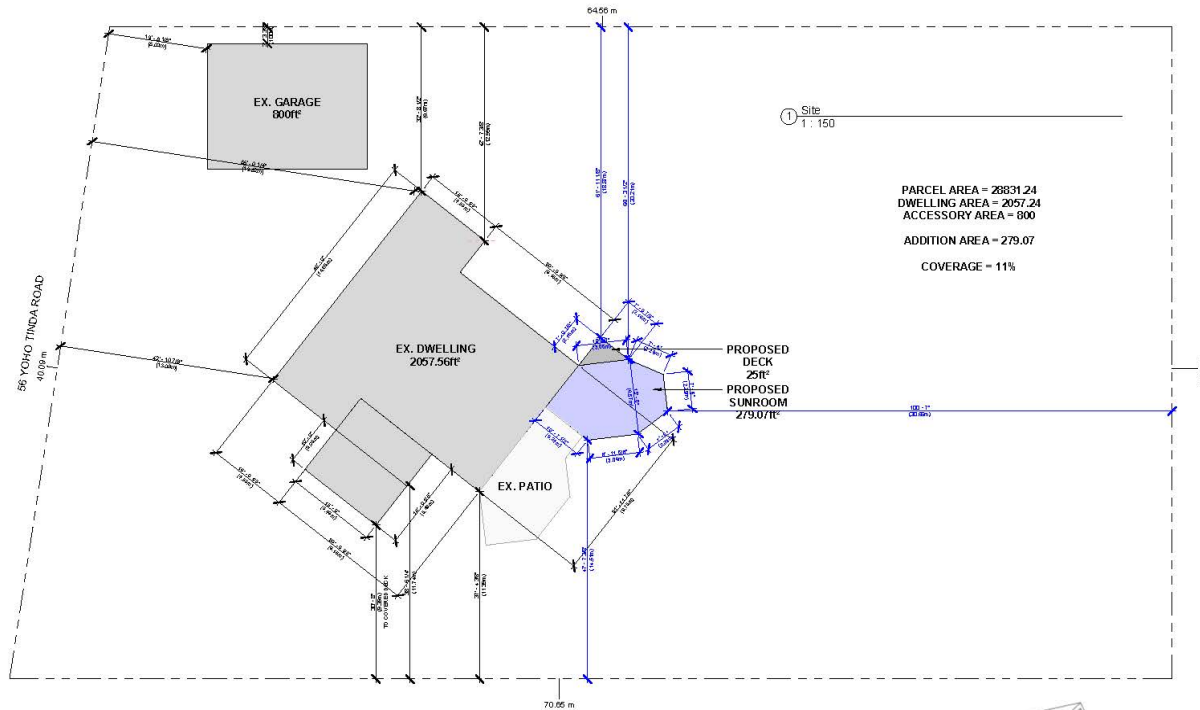
Division: 1  
Roll: 03913022  
File: PRDP20210163  
Printed: Feb 2, 2021  
Legal: Lot:13 Plan:4135 JK  
within NE-13-23-05-W05M





## Development Proposal

Addition to an existing dwelling, single-detached, in a Flood Fringe Area.



SEVEN  
DAY  
PERMITS

Future Considerations  
Phone: 415.756.2226  
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Web: [www.pacificjournal.com](http://www.pacificjournal.com)

THIS DOCUMENT IS NOT A STATEMENT OF FACT AND IS THE PROPERTY OF THE DESIGNER. IT MAY NOT BE REPRODUCED WITHOUT THE DESIGNER'S PERMISSION, NOR WITHOUT THE DESIGNER'S SIGNATURE OR THE EXISTING COUNCIL IN A FILE OF THE FILE.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH AND GOVERNED BY ALL CURRENT NATIONAL, FEDERAL OR LOCAL CODES AND REGULATIONS.
DESIGNER OR OWNER IS RESPONSIBLE FOR CONTACTING DESIGNER PRIOR TO CONSTRUCTION IF THERE ARE ANY CHANGES OR ADDITIONS.

Control: 12.000000

[illegible]

56 YOHIO TINDARD
ROCKY MOUNT, AB
SUNROOM ADDITION

Project :		2020-268
RFC	Scale:	1 : 150

A1.0

*Note: First two digits of the Plan Number indicate the year of subdivision registration.*

*Plan numbers that include letters were registered before 1973 and do not reference a year.*



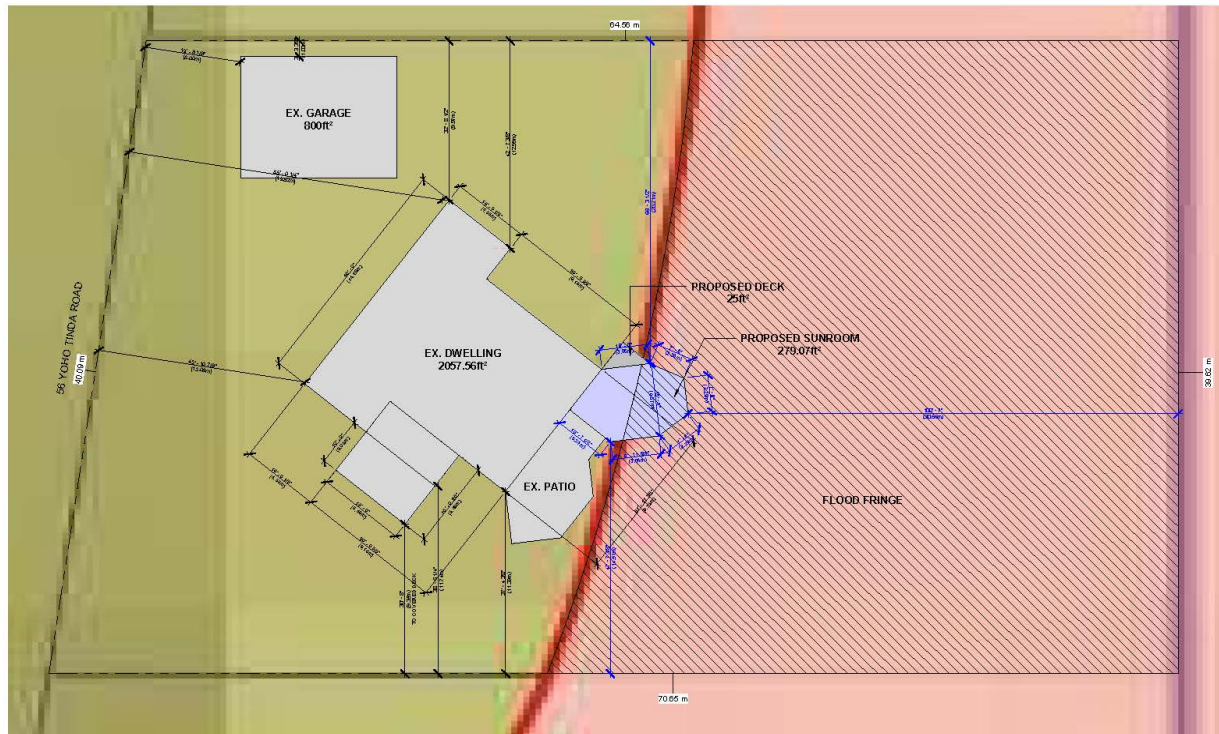
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## Site Plan

### Development Proposal

Addition to an existing dwelling, single-detached, in a Flood Fringe Area.



① Flood Map  
 1: 150

	<b>SEVEN DAY PERMITS</b> <small>ALL WORK SHALL BE DONE IN ACCORDANCE WITH AND APPROVED BY ALL CURRENT ORDINANCES, RESOLUTIONS AND LOCAL ORDINANCES AND REGULATIONS.</small> <small>ALL WORK SHALL BE DONE IN ACCORDANCE WITH AND APPROVED BY ALL CURRENT ORDINANCES, RESOLUTIONS AND LOCAL ORDINANCES AND REGULATIONS.</small>	<small>THIS DOCUMENT IS THE PROPERTY OF ROCKY VIEW COUNTY. IT IS LOANED TO YOU FOR YOUR INFORMATION AND USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROCKY VIEW COUNTY.</small>	<small>DATE</small> <small>TIME</small> <small>BY</small>	<small>DATE</small> <small>TIME</small> <small>BY</small>	<small>DATE</small> <small>TIME</small> <small>BY</small>	<small>DATE</small> <small>TIME</small> <small>BY</small>	<small>DATE</small> <small>TIME</small> <small>BY</small>	<small>DATE</small> <small>TIME</small> <small>BY</small>	<small>DATE</small> <small>TIME</small> <small>BY</small>	<small>DATE</small> <small>TIME</small> <small>BY</small>	<b>56 YOHIO TINDA RD</b> <b>ROCKY VIEW, MO</b> <b>SUNROOM ADDITION</b> <b>Flood Map</b> <b>Project: 2020-266</b> <b>RFC Scale: 1: 150</b> <b>A.1.1</b>
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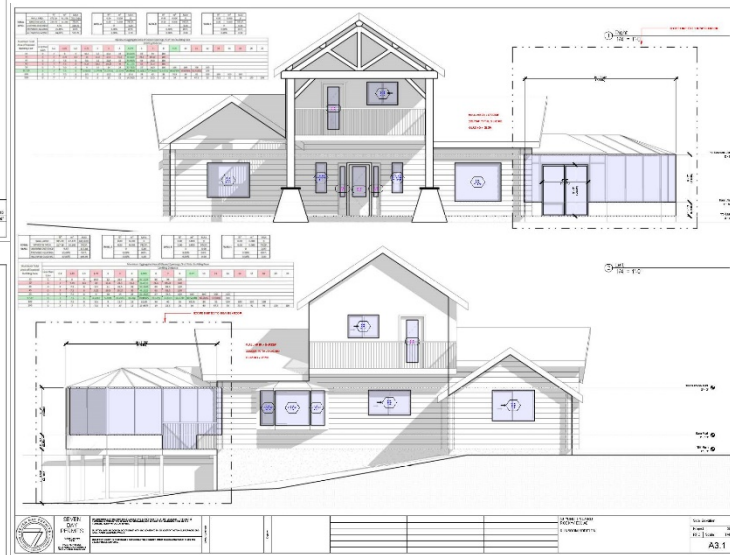
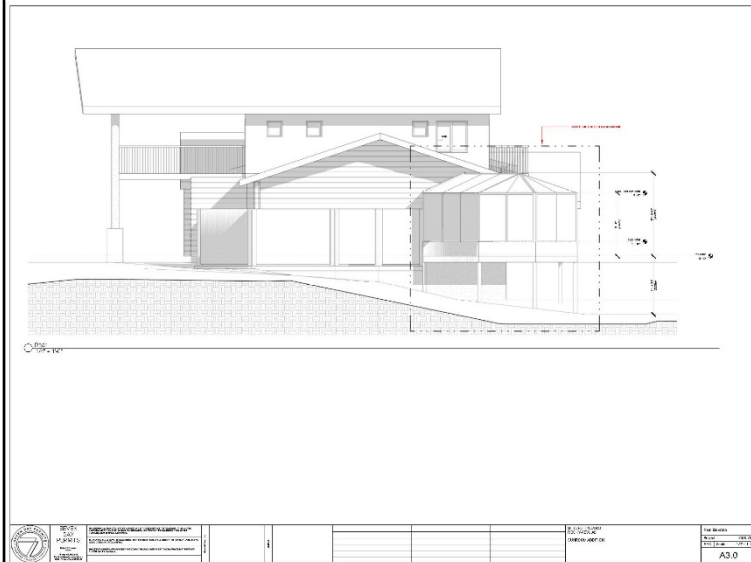
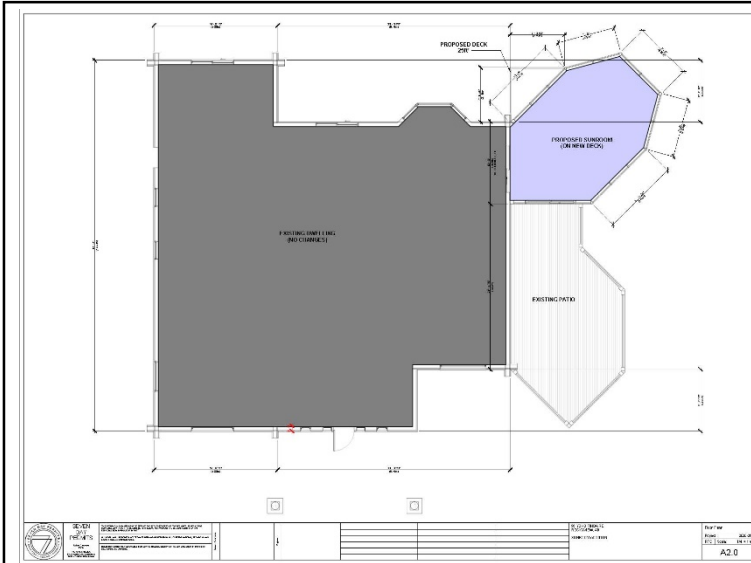


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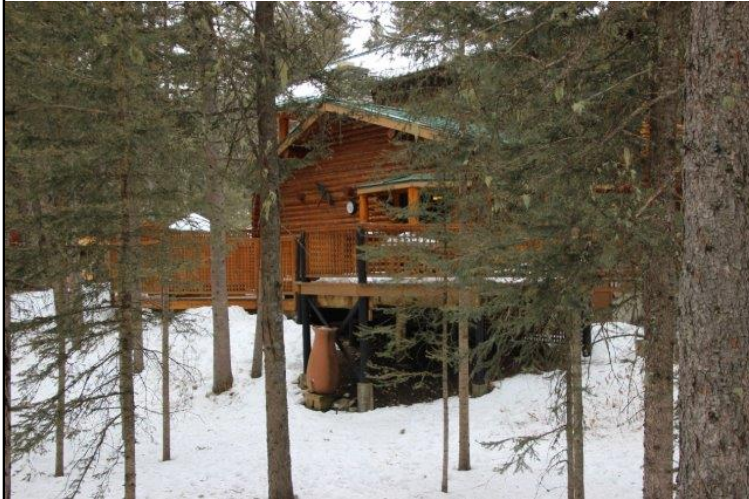
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## Site Photos

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