

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: February 24, 2021
APPLICATION: PRDP20204140

FILE: 05333025

SUBJECT: Accessory Dwelling Unit / Discretionary Use, with no Variances

APPLICATION: Application is for the construction of an addition to an existing dwelling, single detached (garage) including an accessory dwelling unit.

GENERAL LOCATION: Located approximately 0.20 km (1/8 mile) south of Twp. Rd. 260 and 0.40 km (1/4 mile) west of Rge. Rd. 283.

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct an addition (attached garage) approximately 94.34 sq. m (1,015.48 sq. ft.) with an accessory dwelling unit above, approximately 94.34 sq. m (1,015.48 sq. ft.), in gross floor area. The proposed total height of the addition is approximately 7.18 m (23.59 ft.).

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

OPTIONS:

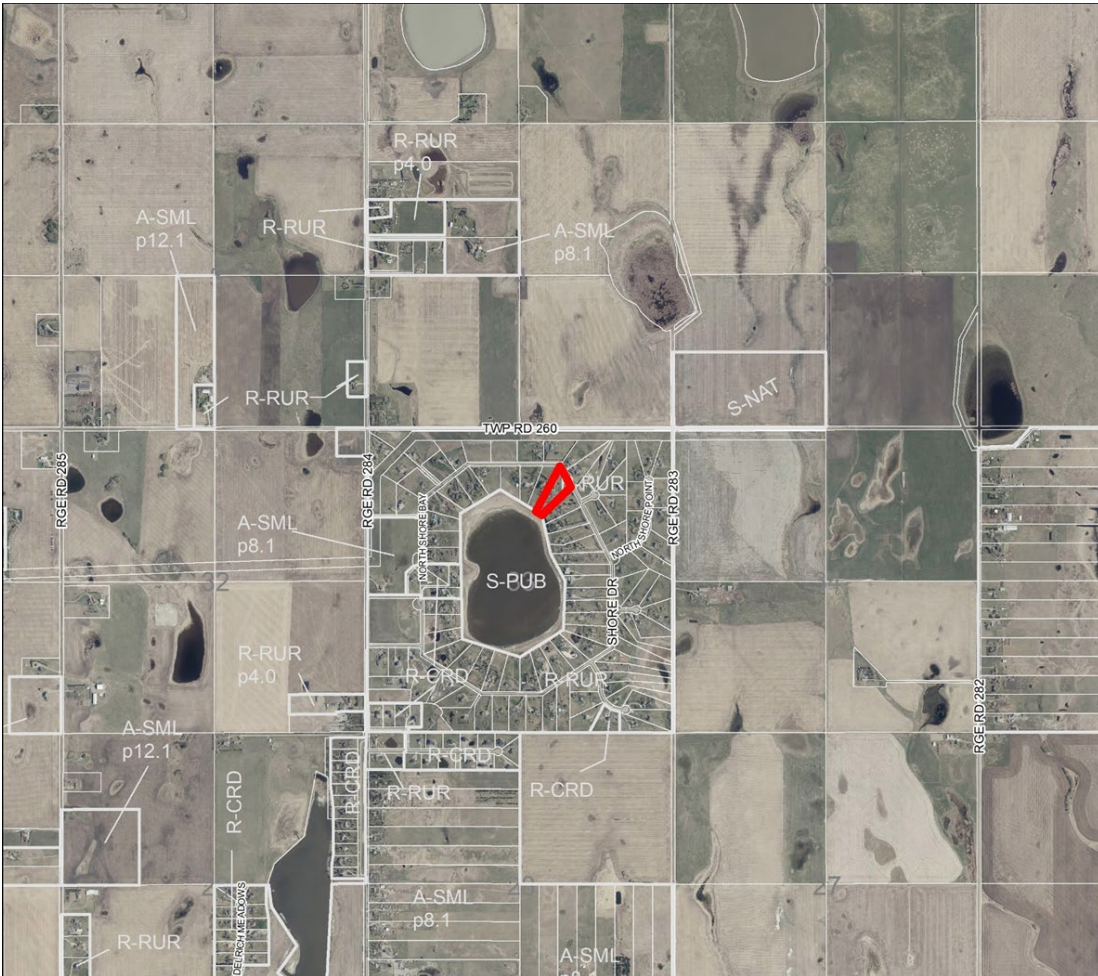
- Option #1: THAT Development Permit Application PRDP20204140 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20204140 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly 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 technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">Land Use Bylaw C-8000-2020	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">None
PERMITTED and DISCRETIONARY USE: <p>Accessory Dwelling Unit is listed as a Discretionary Use.</p>	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none">Municipal Planning Commission

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"

Executive Director
Community Development Services

Chief Administrative Officer

WVD/sI

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



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, including an Accessory Dwelling Unit, approximately 94.34 sq. m (1,015.48 sq. ft.) in gross floor area, may be constructed on the subject parcel, in general accordance with the submitted application and design drawings, prepared by Signature Drafting and design Ltd. Dated September 09, 2020.

Prior to Release:

- 2) That prior to release of this permit, the Applicant 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, calculated at \$800.00 for each new residential unit.

Permanent:

- 3) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
- 4) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached and the Accessory Dwelling Unit) located on the subject site, to facilitate accurate emergency response.
- 5) That there shall be adequate water servicing provided for the Accessory Dwelling Unit.
- 6) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.
- 7) That the exterior siding and roofing materials of the addition shall be similar to the existing dwelling, single-detached and/or area.

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 Building Permit(s) 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.
- 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**

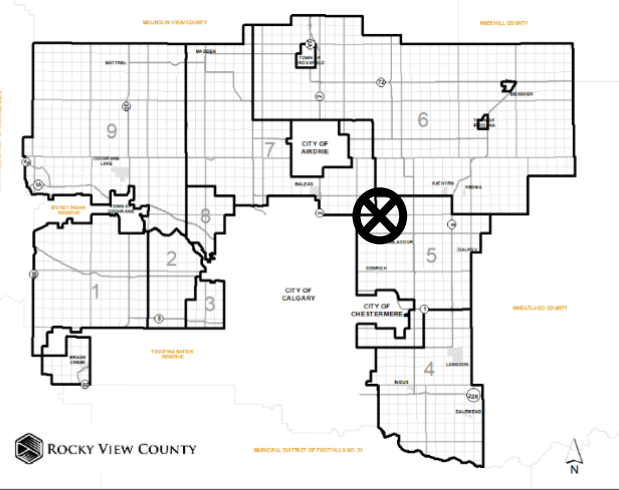
APPLICANT: Colin Hume (Signature Drafting and Design Ltd.)	OWNER: Grenn and Jodie Holden
DATE APPLICATION RECEIVED: December 15, 2020	DATE DEEMED COMPLETE: January 11, 2021
GROSS AREA: ± 1.81 hectares (± 4.46 acres)	LEGAL DESCRIPTION: Lot 19, Plan 731657 NE-33-25-28-W04M (407 Shore Drive)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <i>Building Permits:</i> <ul style="list-style-type: none">- 2011-BP-24177 (shed); PSR Not in Compliance January 10, 2017 <i>Assessment History:</i> <ul style="list-style-type: none">- Dwelling, Single Detached with attached Garage 1973- Detached Accessory Building 2011	
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.	

Location & Context

Development Proposal

Construction of an
accessory dwelling unit

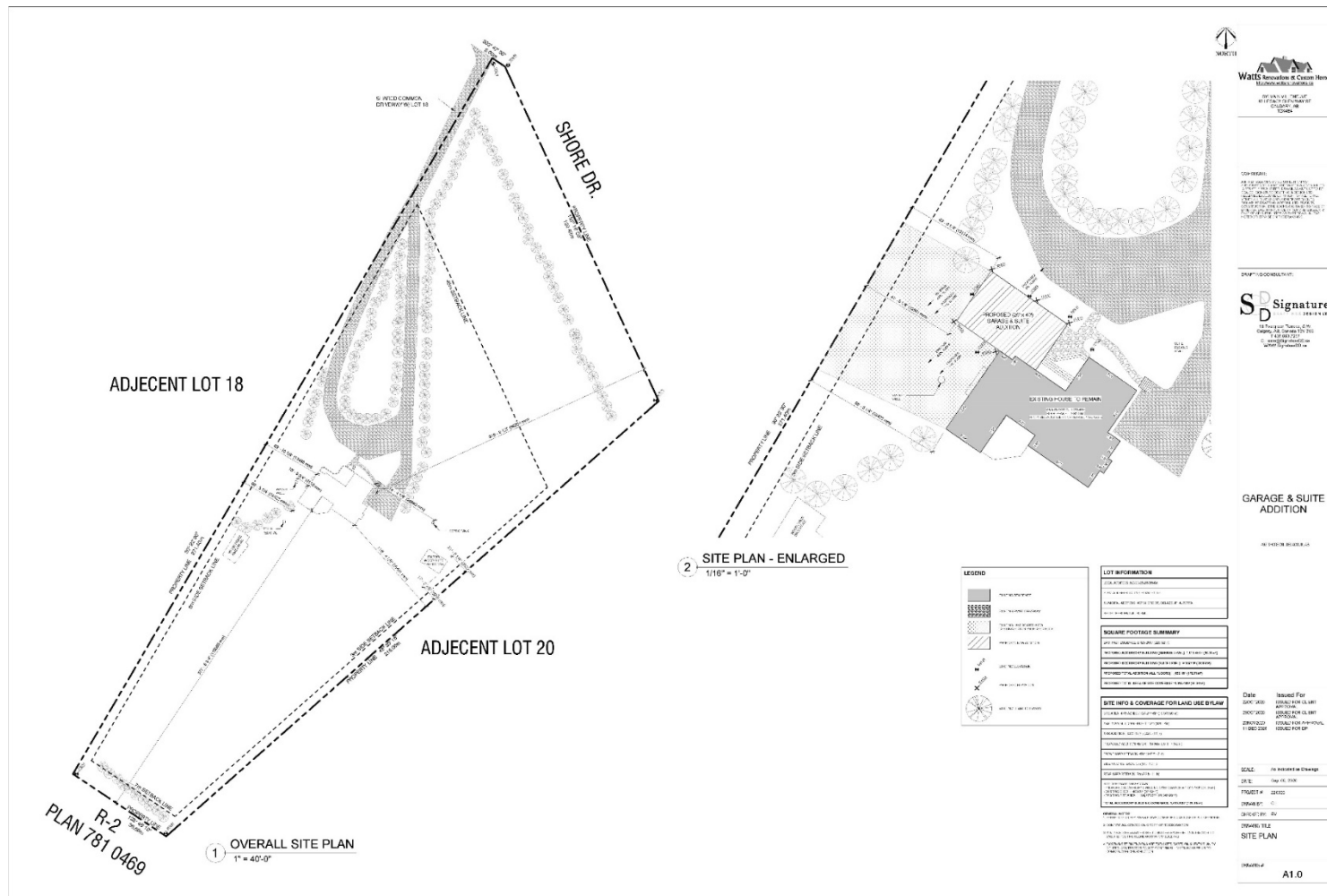
Division: 05
Roll: 05333025
File: PRDP20204140
Printed: Jan 13, 2021
Legal: Lot:19 Plan:731657
within NE-33-25-28-W04M



Site Plan

Development Proposal

Construction of an
accessory dwelling unit



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

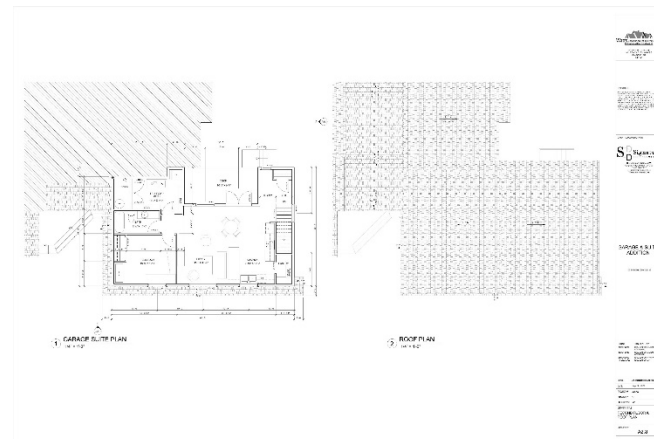
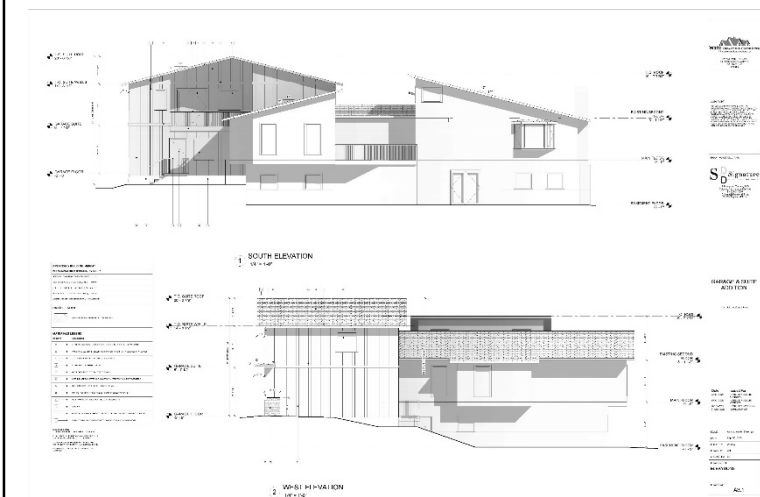
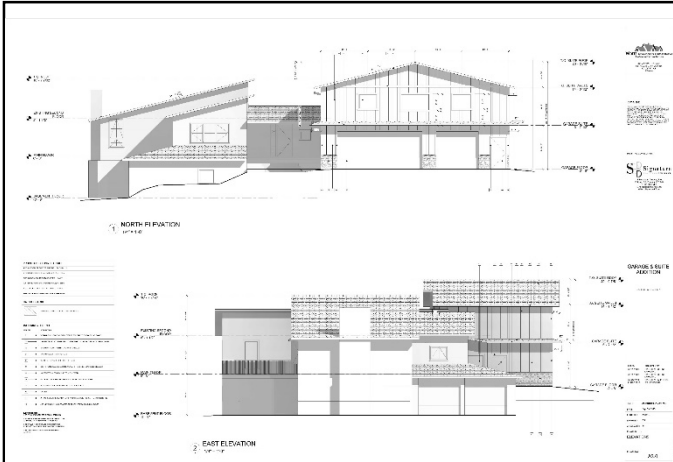
Plan numbers that include letters were registered before 1973 and do not reference a year.

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Building Plan

Development Proposal

Construction of an
 accessory dwelling unit



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Colin Hume

Owner
18 Evergreen Terrace SW
Calgary, AB T2Y 2V8
403-660-7257
c.hume@signaturedd.ca

County of Rocky View

Senior Planning Officer
Development Services
403-230-1401
development@rockyview.ca

December 11, 2020

Dear County of Rocky View,

Please find attached the development permit drawings and required information for the address: 407 Shore Dr. Delacour, AB.

1. Development permit architectural drawings including colour images.
2. New Survey drawing with relevant information included on the architectural site plan.
3. All documents requested by the County of Rocky View.
4. Variance rational below

The land use designation for the property is R/RUL – Residential, Rural. We are proposing an attached addition of a secondary suite over a 3-car garage. The suite is to have its own entrance from the outside as well as separate parking space outside which is located on the site plan. The 3-car garage is to be the primary parking for the existing residence.

We are asking for a variance to the height of the building. The max allowable is 7m. and our average building height is 7.189m due to the fact that the existing house has a walk out basement. We are under the 7m at the front of the addition but because of the slope towards the rear of the addition, the building height is 7.556m at the rear. We are proposing to build up the grade slightly at the rear of the addition to compensate but if we build it up too much, the slope becomes much too steep and we would prefer to keep it under 12%. If we lower the building any further, we would lose our positive drainage at the front which is unacceptable. Due to the large distance from the neighboring properties, we hope that this solution will be acceptable to the County of Rocky View.

We ask that Rocky View County provide the updated title for the property and we are aware of the charge for this service.

The contractor, Watts Renovations & Custom Homes will be providing the development permit fee.
Please contact him at 403-998-4240 for payment.
Please also include the contractor in all communications via their email: sylvain@wattsrenovations.ca

Sincerely,



Colin Hume (Owner) Signature Drafting & Design Ltd.



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Cover Letter

Development Proposal

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Site Photos

(Jan. 25, 2021
 Inspection)

Development Proposal

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 accessory dwelling unit



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