



## Direct Control Amendment Item: Residential

Electoral Division: 7

File: PL20230148 / 03223841

Date:	May 28, 2024		
Presenter:	Carter Shelton, Planner 1		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

The purpose of this report is to assess the proposed site-specific amendment to Direct Control Bylaw C-6136-2005 (DC-97) for Lot 2, Block 3, Plan 1013437 within NE-23-23-27-W04M to reduce the minimum front yard setback requirement from 6.00 metres (19.70 feet) to 5.90 metres (19.36 feet) to allow the existing Dwelling, Single Detached to remain. The proposed amendment would facilitate a setback relaxation of 1.7%, thereby bringing the property into compliance. The subject application is the result of a Compliance Review of a Real Property Report submitted by the Applicant.

The application was evaluated in accordance with the policies and regulations of the Municipal Development Plan (County Plan), the Langdon Area Structure Plan (ASP), the Langdon East Conceptual Scheme (CS), and Direct Control Bylaw C-6136-2005 (DC-97).

The application was found to align with the overarching policy documents. The application is consistent with the intent and policies of the County Plan, Langdon ASP, and Langdon East CS. The dwelling does not comply with the applicable setback regulations of DC-97; however, the DC Bylaw does not provide Administration, as the Development Authority, the ability to approve variances. The subject dwelling has existed on site since 2011 and presents no adverse impact to overall community design or County infrastructure.

### ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8507-2024 be given first reading.

THAT Bylaw C-8507-2024 be given second reading.

THAT Bylaw C-8507-2024 be considered for third reading.

THAT Bylaw C-8507-2024 be given third and final reading.

## Direct Control Amendment Item: Residential

### BACKGROUND

#### Location (Attachment A)

Located in the hamlet of Langdon, south of Anderson Avenue NE, and east of Hanson Way NE.



#### Site History (Attachment B)

On September 15, 2010, a subdivision plan for the Hanson Estates Phase 1 within Langdon was registered, including the creation of the subject parcel. At present, the subject parcel is developed with a single-detached dwelling.

On August 3, 2011, building permits were issued for the construction of the subject Dwelling, Single Detached, and respective utility hook ups.

Between 2013 and 2016, five (5) amendments to the DC-97 Bylaw were approved to allow relaxations to permitted uses, minimum setbacks, accessory building footprint and building height on several parcels within the district.

#### Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

This application is not within an area guided by intermunicipal policy or requirements.

#### Landowner Circulation (Attachment D)

The application was circulated to 821 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters of public submission were received.

## Direct Control Amendment Item: Residential

---

### ANALYSIS

---

#### Policy Review (Attachment E)

The application was reviewed pursuant to Section 5.0 (Managing Growth) and Section 9.0 (Hamlets) of the County Plan; the application was found to align with these policies as the proposal is in alignment with the applicable Langdon Area Structure Plan.

The Langdon ASP directs residential areas to utilize architectural guidelines to maintain a rural identity and a street-oriented design. The existing Dwelling, Single Detached does not impact streetscape visual identity and pedestrian/vehicular connectivity. The subject parcel is located within the Cell 1 – Single Family Residential policy area of the Langdon East Conceptual Scheme; the proposal meets the intent and policies of Section 5, as the proposal would bring the subject property into compliance with the Direct Control District setback regulations.

### COMMUNICATIONS / ENGAGEMENT

---

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

### IMPLICATIONS

---

#### Financial

No financial implications have been identified at this time.

### STRATEGIC ALIGNMENT

---

This report is a statutory obligation under the *Municipal Government Act*.

### ALTERNATE DIRECTION

---

No alternative options have been identified for Council's consideration.

### ATTACHMENTS

---

Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions [None Received]

Attachment E: Policy Review

Attachment F: Proposed DC-97 Amendment Bylaw C-6688-2008 Redline