

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 4

DATE: March 10, 2021
APPLICATION: PRDP20210293

FILE: 03215020

SUBJECT: Dwelling, Single Detached / Permitted use, with Variances

APPLICATION: Construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement

GENERAL LOCATION: Located in the hamlet of Langdon

LAND USE DESIGNATION: Residential, Small Lot Distract (R-SML)

EXECUTIVE SUMMARY: The subject property is located within Phase 1 of the Bridges of Langdon subdivision. This application is for a variance to the east side yard setback of proposed new dwelling, single detached. The subdivision is in the early stages of development and the lot is presently undeveloped. Several other lots in Phase 1 have been approved similar variances to accommodate the building design layouts of the Developer/Builder. As the application is keeping with the intent of the development and surrounding sites, Administration supports the approval of the application.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210293 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210293 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri, Planning & Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback (East) Requirement	3.00 m (9.84 ft.)	1.50 m (4.92 ft.)	50.00%

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">• <i>Municipal Government Act</i>;• Langdon Area Structure Plan;• Bridges of Langdon Conceptual Scheme;• Land Use Bylaw; and• County Servicing Standards.	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• N/A
PERMITTED USE: Dwelling, Single Detached is a permitted use but when variances are required becomes discretionary	DEVELOPMENT VARIANCE AUTHORITY: 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”

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

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

1. That the construction of a dwelling, single detached may commence on the subject property, in accordance with the site plan submitted with the application.
 - i. That the minimum side yard setback requirement for the dwelling is relaxed from **3.00 m (9.84 ft.)** to **1.50 m (4.92 ft.)**.

Permanent:

2. That it is the responsibility of the Applicant/Owner to obtain approval from Rocky View County Road Operations for any new construction, installation or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.
3. That the Dwelling, Single Detached shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill and/or topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
5. That no topsoil shall be removed from the subject property.
6. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. 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 the dwelling unit located on the subject site, to facilitate accurate emergency response.
8. That the Applicant/Owner shall provide adequate frost protection for the dwelling, single detached as per the Geotechnical Report provided by GTECH Earth Sciences Corp. dated March 14, 2017, approved for the subdivision.
9. That the dwelling, single detached shall be serviced via the Bridges of Langdon Lift Station.
10. 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.
 - i. That the Applicant/Owner shall adhere to the approved building grade plan for the Bridges of Langdon Subdivision.

Advisory:

11. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
12. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
13. That during construction, all construction and building materials shall be maintained on-site 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.
14. That a Building Permit and subtrade permits shall be obtained through Building Services, prior to any construction taking place.



15. 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.

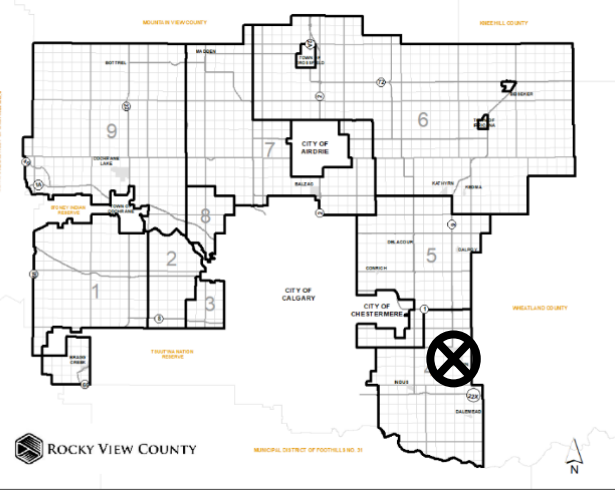
**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

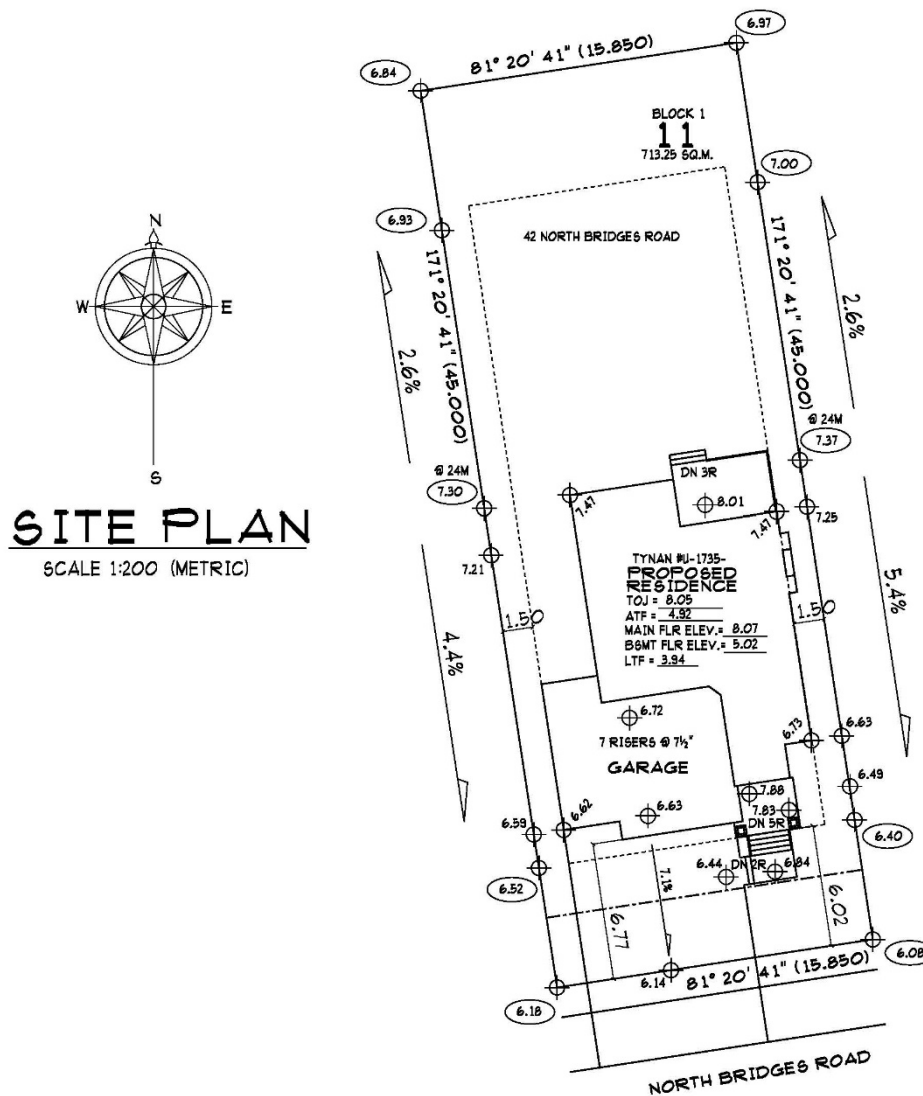
APPLICANT: Sunstar Homes Inc.	OWNER: Pollyco (Langdon North) Developments Ltd.
DATE APPLICATION RECEIVED: January 22, 2020	DATE DEEMED COMPLETE: January 22, 2020
GROSS AREA: ± 0.07 hectares (± 0.18 acres)	LEGAL DESCRIPTION: Lot 11, Block 1, Plan 2011558; NE-15-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Development Proposal

construction of a Dwelling,
Single Detached,
relaxation of the minimum
side yard setback
requirement

Division: 04
Roll: 03215020
File: PRDP20210293
Printed: Feb 17, 2021
Legal: Lot:11 Block:1
Plan:2011558 within NE-15-
23-27-W04M

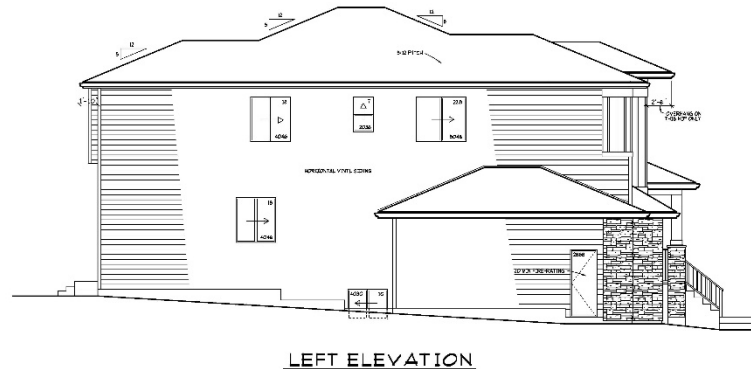
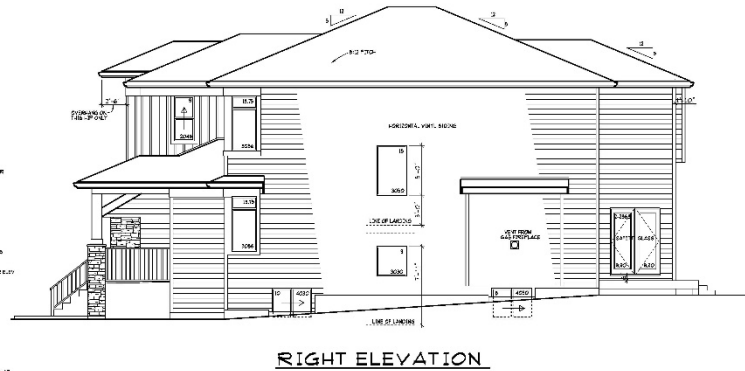
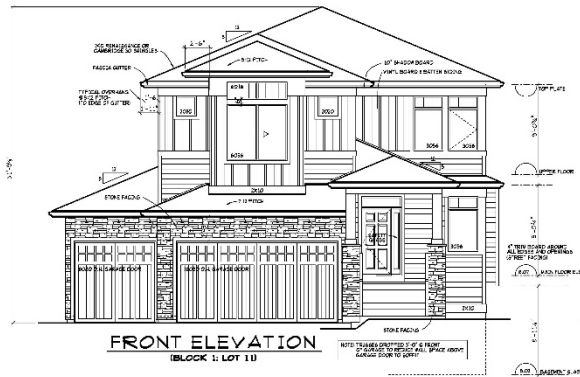




Elevations

Development Proposal

construction of a Dwelling,
 Single Detached,
 relaxation of the minimum
 side yard setback
 requirement



Division: 04
 Roll: 03215020
 File: PRDP20210293
 Printed: Feb 17, 2021
 Legal: Lot:11 Block:1
 Plan:2011558 within NE-15-
 23-27-W04M

Site Photos

Development Proposal

construction of a Dwelling,
Single Detached,
relaxation of the minimum
side yard setback
requirement



*Division: 04
Roll: 03215020
File: PRDP20210293
Printed: Feb 17, 2021
Legal: Lot:11 Block:1
Plan:2011558 within NE-15-
23-27-W04M*