

## PLANNING AND DEVELOPMENT SERVICES

---

<b>TO:</b>	Municipal Planning Commission	<b>DIVISION:</b> 8
<b>DATE:</b>	March 10, 2021	<b>APPLICATION:</b> PRDP20210073
<b>FILE:</b>	05631121	
<b>SUBJECT:</b>	Accessory Dwelling Unit / Discretionary with no Variances	

---

**APPLICATION:** The proposal is for the construction of an accessory dwelling unit within the basement of a dwelling, single detached with no variances.

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) south of Burma Rd. and 0.81 km (1/2 mile) east of Bearspaw Rd.

**LAND USE DESIGNATION:** Rural, Country Residential District (R-CRD)

**EXECUTIVE SUMMARY:** This application is for the creation of a 65.00 m<sup>2</sup> (700.00 ft<sup>2</sup>) accessory dwelling unit within the basement of a dwelling, single detached. The dwelling unit will contain all standard components such as bedrooms and cooking facilities.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210073 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210073 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.

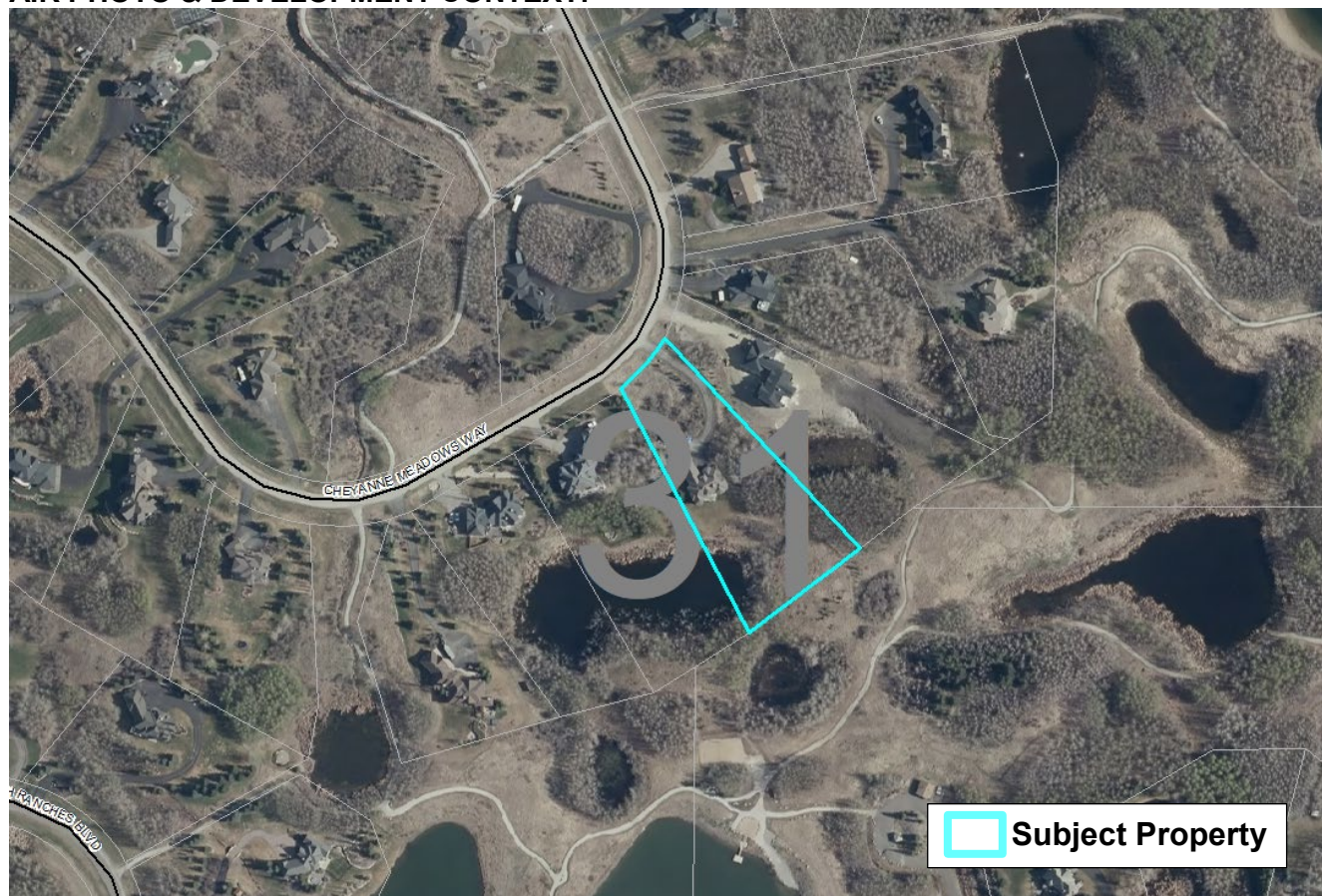
---

### 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.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i></li> <li>• Land Use Bylaw C-8000-2020</li> <li>• Bearspaw Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Site plan</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission (MPC)</li> </ul>

Additional Review Considerations

The application was reviewed under the regulations pertaining to Sections 324 to 330 of Land Use Bylaw C-8000-2020.

**CONCLUSION:**

Subject to the assessment of the application, the application is recommended for APPROVAL.



ROCKY VIEW COUNTY

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 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1 (this would allow the proposed development to remain)

APPROVAL, subject to the following conditions:

### Description

1. That the proposed Accessory Dwelling Unit, located within the basement of the dwelling, single detached, approximately 65.00 m<sup>2</sup> (700.00 ft<sup>2</sup>) in area, may be constructed on the subject land in general accordance with the approved Site Plan and submitted application plans.

### 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.

### Permanent:

3. That the accessory dwelling unit shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. That the accessory dwelling unit shall not be used for commercial purposes at any time, unless approved by a Development Permit or if the business meets the criteria for a Home Based Business Type I (HBB I).
5. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
6. That there shall be adequate site servicing provided for the Accessory Dwelling Unit.
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 each dwelling unit located on the subject site, to facilitate accurate emergency response.
8. 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.

### Advisory:

9. 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.
10. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Accessory Dwelling Unit checklist.
11. 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.
12. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
13. That if this Development Permit is not issued by **September 30, 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> Sean Biggins	<b>OWNER:</b> James & Janice Sanford
<b>DATE APPLICATION RECEIVED:</b> January 6, 2021	<b>DATE DEEMED COMPLETE:</b> January 6, 2021
<b>GROSS AREA:</b> ± 0.83 hectares (± 2.07 acres)	<b>LEGAL DESCRIPTION:</b> -31-25-02-W05M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<p>Planning Applications</p> <ul style="list-style-type: none"> <li>There are no Planning related application on file for this parcel</li> </ul> <p>Development Permits</p> <ul style="list-style-type: none"> <li>PRDP20180566 Closed-Refused (Applicant withdrew their appeal)</li> </ul> <p>Building Permits</p> <ul style="list-style-type: none"> <li>PRBD20190800 New Single Family Dwelling (In compliance)</li> </ul>	
<p><b>PUBLIC &amp; AGENCY SUBMISSIONS:</b></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>	





## Site Plan

### Development Proposal

Accessory Dwelling Unit,  
Basement Suite.



Division: 8  
Roll: 05631121  
File: PRDP20210073  
Printed: February 2, 2021  
Legal: Lot:25 Block:3  
Plan:9810168; within -31-25-02-W05M



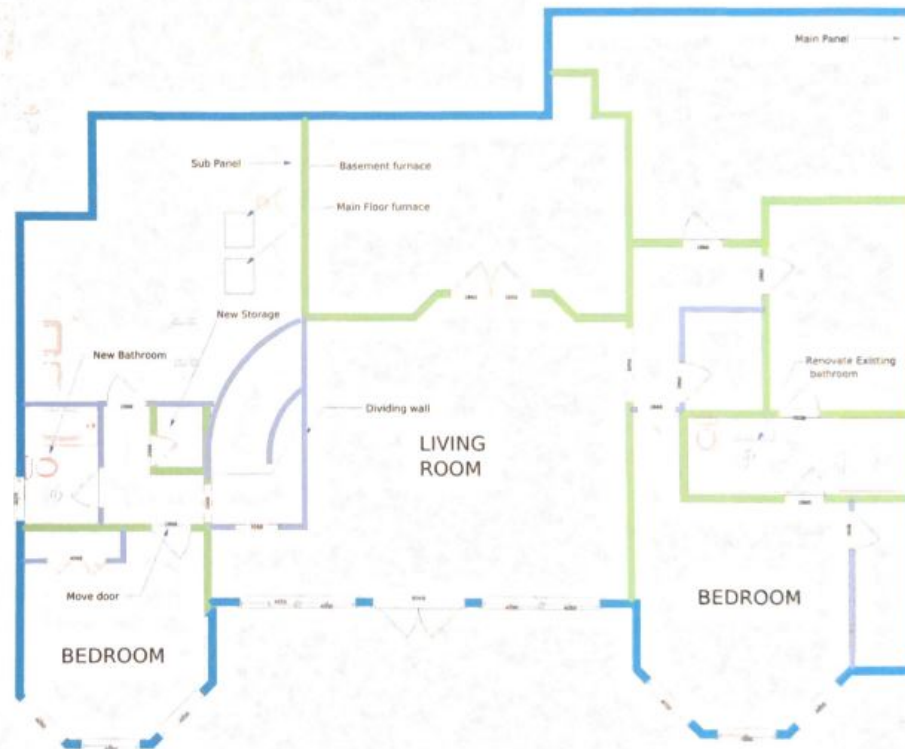
## Interior Plan

### Development Proposal

Accessory Dwelling Unit,  
Basement Suite.

### Proposed Floor plan

No changes to windows  
Not deleting and structure walls  
Adding one bathroom  
Adding a wall  
To be added after development permit



Division: 8  
Roll: 05631121  
File: PRDP20210073  
Printed: February 2, 2021  
Legal: Lot:25 Block:3  
Plan:9810168; within -31-25-02-W05M





63



*Quality Renovations & More*

**403-478-2223**

MERBUILDINGSERVICES.COM







