

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 4
DATE:	March 10, 2021	APPLICATION: PRDP20204199
FILE:	03215086	
SUBJECT:	Single Family Dwelling / 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 District (R-SML) and under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The application is for the construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement. The applicant is requesting a relaxation from 3.00 m (9.84 ft.) to 1.52 m (4.98 ft.), which is a variance of 49.33%. The application complies with all other Residential, Small Lot District regulations.

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

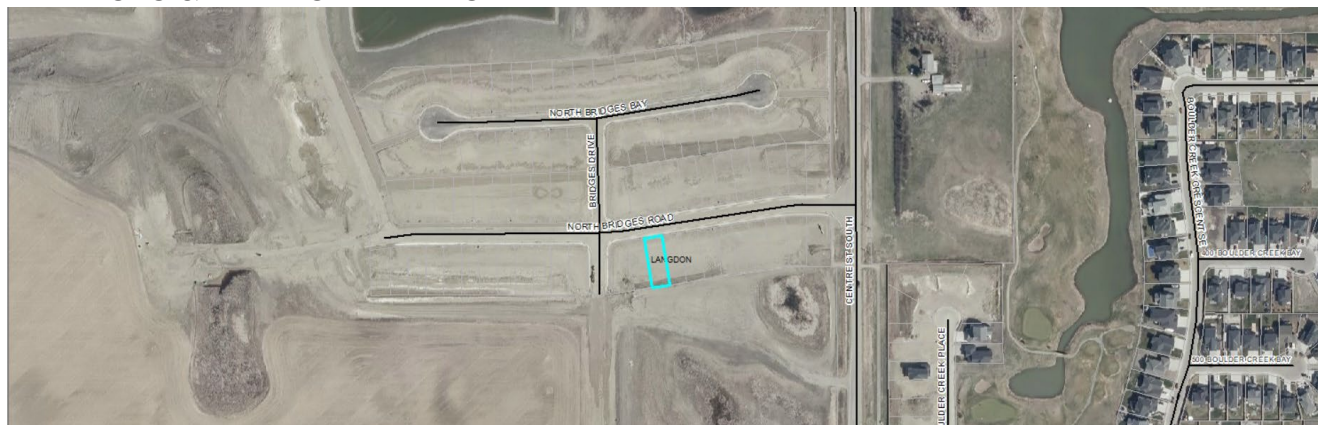
OPTIONS:

Option #1: THAT Development Permit Application PRDP20204199 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20204199 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.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Bronwyn Culham, Planning and Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback Requirement	3.00 m (9.84 ft.)	1.52 m (4.98 ft.)	49.33%

APPLICATION EVALUATION:

The application was evaluated based on the information and site plan 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 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan / prepared by Ace Surveys Ltd. / Dated December 2020 • Elevations / prepared by DH Contract Drafting & Design/ dated December 2020 • Cross Section / prepared by DH Contract Drafting & Design / dated December 2020 • Floor Plan/ prepared by DH Contract Drafting & Design / dated December 2020
PERMITTED USE: <ul style="list-style-type: none"> • A Dwelling, Single Detached is permitted use in the Residential, Small Lot District (R-SML) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.



ROCKY VIEW COUNTY

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

BC/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

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

1. That construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the site plan prepared by Ace Surveys Ltd. dated December 2020, and conditions noted herein:
 - i. That the minimum side yard setback requirement for the dwelling, single-detached, shall be relaxed from **3.00 m (9.84 ft.) to 1.52 m (4.98 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 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.
4. That no topsoil shall be removed from the subject property.
5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. 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.

Advisory:

7. That a Building Permit and sub-trade permits shall be obtained through Building Services, for construction of the dwelling, single detached.
8. That during construction of the dwelling, 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 any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
10. 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 Authority.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

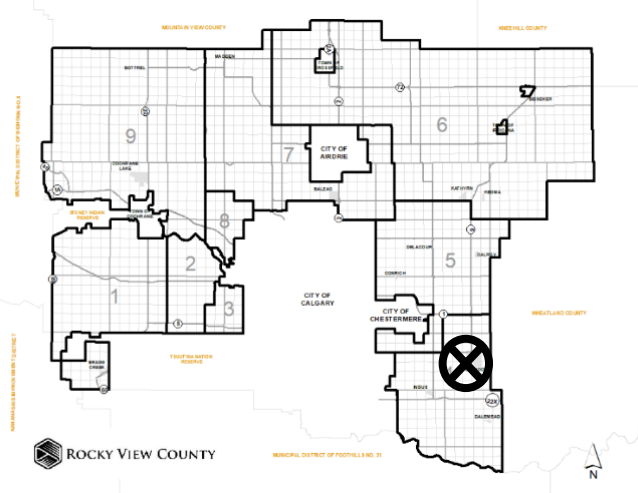
APPLICANT: Kelly Wenstrom (Kelly Kustom Homes Ltd.)	OWNER: Pollyco (Langdon North) Developments Ltd.
DATE APPLICATION RECEIVED: December 22, 2020	DATE DEEMED COMPLETE: December 22, 2020
GROSS AREA: ± 0.07 hectares (± 0.18 acres)	LEGAL DESCRIPTION: NE-15-23-27-04 Lot:10 Block:2 Plan:2011558 (39 NORTH BRIDGES RD SW)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • There are no related planning applications • There are no related building permits • There are no related development permits 	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Development Proposal

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

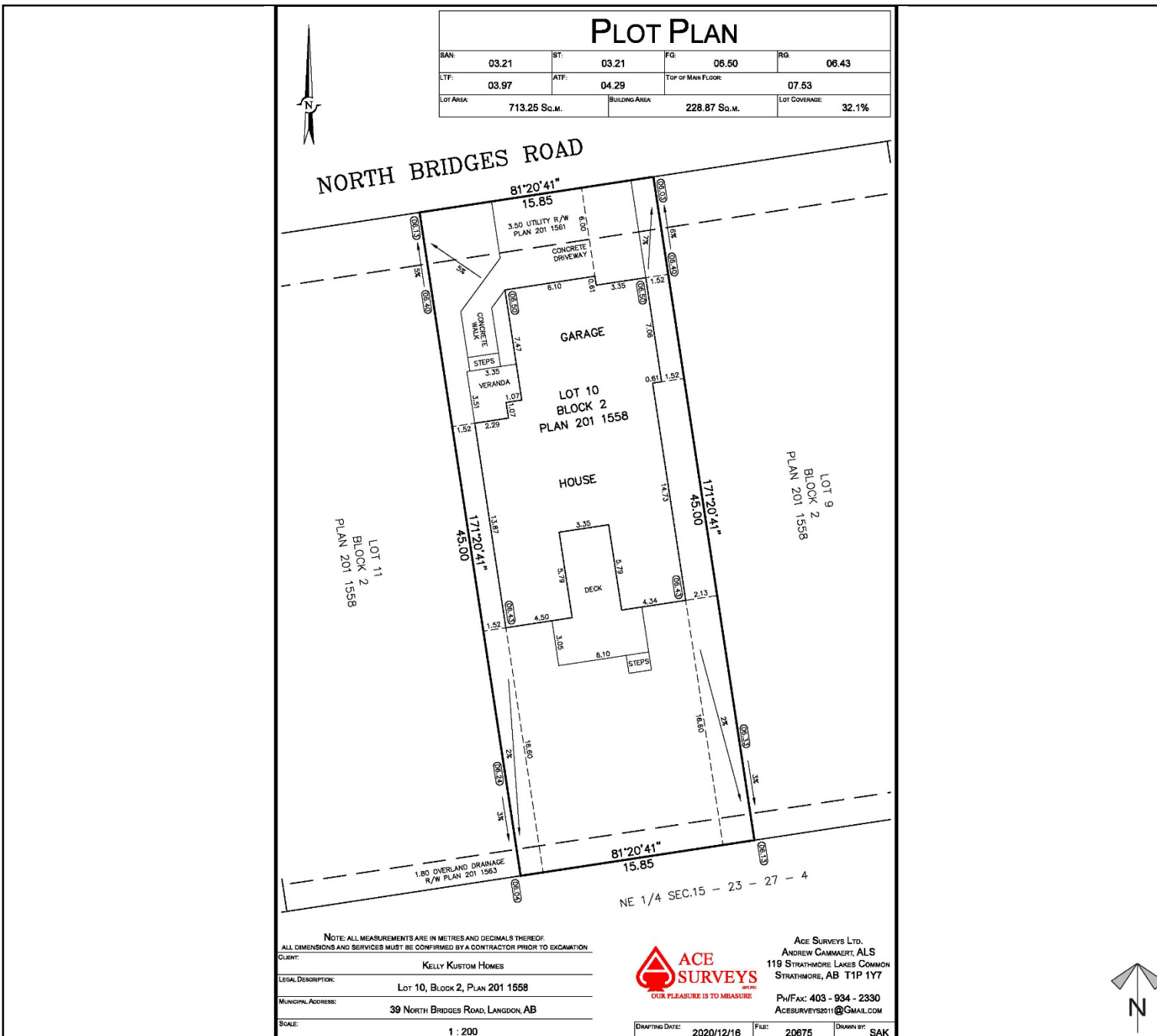
Division: 4
 Roll: 03215086
 File: PRDP20204199
 Printed: Feb 3, 2021
 Legal: Lot:10 Block:2
 Plan:2011558 within NE-15-
 23-27-W04M



Site Plan

Development Proposal

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Inspection Photo
February 3, 2021

