
PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 8
DATE:	March 24, 2021	APPLICATION: PRDP20210237
FILE:	05619025	
SUBJECT:	Care Facility (Clinic) / Discretionary, no Variances	

APPLICATION: Care Facility (Clinic) (existing building), expansion of a speciality health office, services, and signage (amendment to PRDP20190270).

GENERAL LOCATION: Located approximately 0.53 km (1/3 mile) east of Rge. Rd. 30 and on the north side of Hwy. 1A.

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

EXECUTIVE SUMMARY: The subject property was granted approval on June 14, 2019 to convert a portion of the existing house (main floor and attached garage; approximately 71.30 sq. m [767.46 sq. ft.]) to a *Care Facility (Clinic)* – previously called *Health Care Practice* under Land Use Bylaw C-4841-97. The remaining portion of the dwelling was intended to be used as doctor's residence until such a time that a new principal dwelling could be constructed. A Building Permit for the new principal dwelling has been issued and construction has commenced; as such, the Applicant/Owner wishes to expand the clinic by renovating the remainder of the original dwelling. The clinic expansion includes additional patient rooms on the main floor, approximately 80.96 sq. m (871.43 sq. ft.), and a fitness facility and patient rooms on the lower level, approximately 92.97 sq. m (1,000.71 sq. ft.). The Applicant/Owner has indicated that the number of employees (one doctor) and patients (up to 25) will not increase as a result of the expansion.

Administration has reviewed the technical considerations of the development, which have been reflected in the proposed condition set. Administration is of the opinion that the proposed expansion will not unduly impact adjacent parcels. Overall, the proposal aligns with the scope and intent of the existing approval.

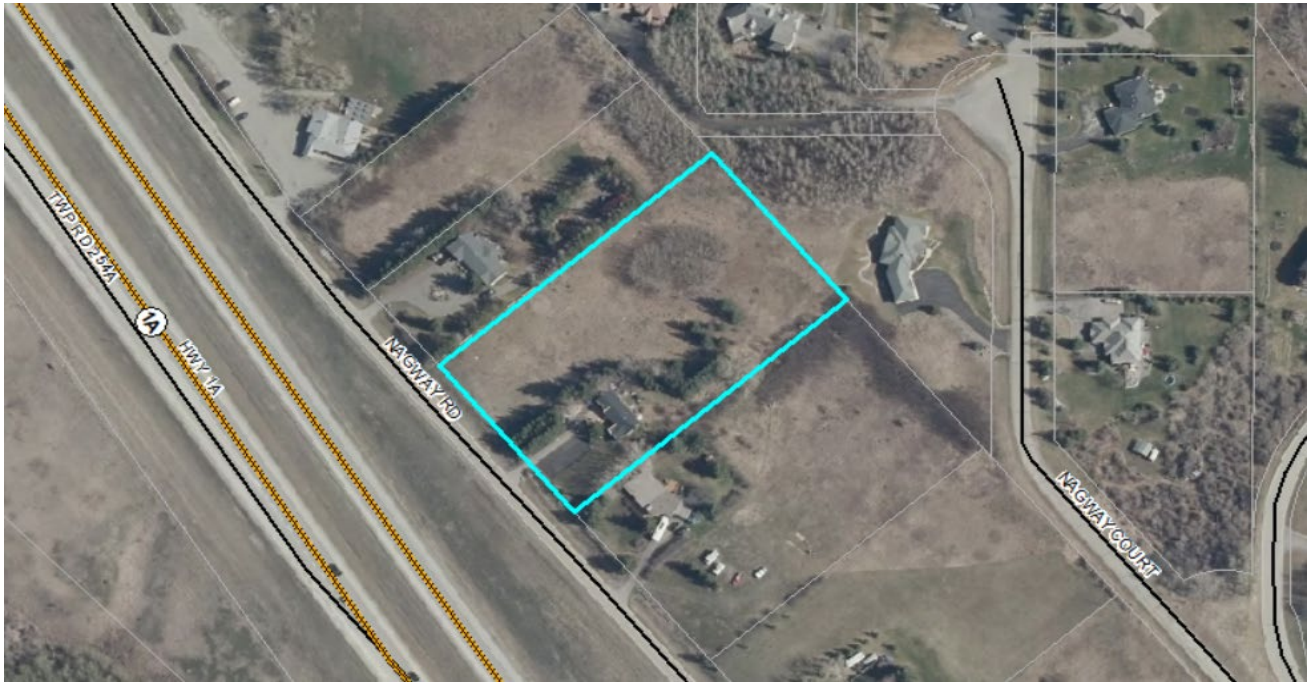
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210237 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210237 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

**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"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Bearspaw Area Structure Plan • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Care Facility (Clinic) is a discretionary uses in the R-CRD district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$82.71



ROCKY VIEW COUNTY

Additional Review Considerations

Parking

Required:

- Care Facility (Clinic) 2 stall per 100 sq. m GFA;
- Total = 5 stalls; 1 accessible stalls

Proposed: 7 stalls; 1 accessible stall

Road Approach

- Site plan shows a second approach proposed to be built in close proximity to the existing approach (+/- 20 m) to service this single lot. County Servicing Standards only permit one approach per residential lot.
- Prior to Release: The Applicant/Owner shall submit a revised site plan identifying only one approach on the subject property, in accordance with the County Servicing Standards.
 - If the Applicant/Owner decides to remove the existing approach and construct a new one, a Road Approach application must be submitted and approved by the County's Road Operation's department prior to construction of the new approach.
- Advisory: That should any additional approach be added, the Applicant/Owner will be required to contact the County's Road Operations department.

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

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

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

- 1) That a change of use of an existing Dwelling, Single Detached to Care Facility (Clinic) in order to facilitate the expansion of the existing Care Facility (Clinic), may take place on the subject property, in accordance with the approved site plan.
 - a) The expansion includes approximately 80.96 sq. m (871.43 sq. ft.) of the main floor and 92.97 sq. m (1,000.71 sq. ft.) of the lower level of the existing Dwelling, Single Detached; and
 - b) The gross floor area of the Care Facility (Clinic) is approximately 245.23 sq. m (2,639.60 sq. ft.).

Prior to Release:

- 2) That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Transportation Offsite Levy Bylaw (C-8007-2020) at time of approval for the total gross acreage associated with the expanded Care Facility (Clinic). Total acreage will be based on the final site plan.
- 3) That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that shows only one approach on the subject property, in accordance with the County Servicing Standards.
 - a) If the Applicant/Owner decides to remove the existing approach and construct a new one, a Road Approach application must be submitted to and approved by the County's Road Operation's department prior to construction of the new approach.

Permanent:

- 4) That all conditions of PRDP20190270 shall remain in effect.
- 5) That the number of Health Care patients shall not exceed 25 per day.
- 6) That a minimum of five (5) parking stalls and one (1) accessible stall shall be maintained on site at all times.
- 7) That upon completion of the proposed development, the Applicant/Owner shall submit compaction testing results for fill areas greater than 1.20 m in depth.
- 8) That a distinct County address for both the dwelling and Care Facility (Clinic) shall be located on the subject site, to facilitate an accurate emergency response, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016).
- 9) That there shall be no parking within the County Road right-of-way at any time.

Advisory:

- 10) 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.
- 11) That should any additional approach(es) be added to the property or the existing approach be expanded, the Applicant/Owner shall contact the County's Road Operations department prior to construction.
- 12) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.



ROCKY VIEW COUNTY

- 13) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act* [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
- 14) That a Building Permit and sub-trade permits shall be obtained through Building Services, for the change of use from a residential dwelling to a Care Facility (Clinic), prior to operation/occupancy onsite.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - a) That if the water well is to be used for potable water for the Care Facility (Clinic), the Applicant/Owner shall obtain a commercial water well license from Alberta Environment and Parks prior to commencement of the operation.
- 16) 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 date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.
- 17) That if this Development Permit is not issued by **October 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Design Hauss Studio Inc. (Rob Kieboom)	OWNER: Gill, Kanwar & Aashna
DATE APPLICATION RECEIVED: January 19, 2021	DATE DEEMED COMPLETE: January 21, 2021
GROSS AREA: ± 1.21 hectares (± 2.98 acres)	LEGAL DESCRIPTION: Lot 3, Block 1, Plan 4582GB; NW-19-25-02-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>June 14, 2019:</i> Development permit (PRDP20190270) for a Health Care Practice (existing building), for a specialty health office, services and signage was issued	
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.	

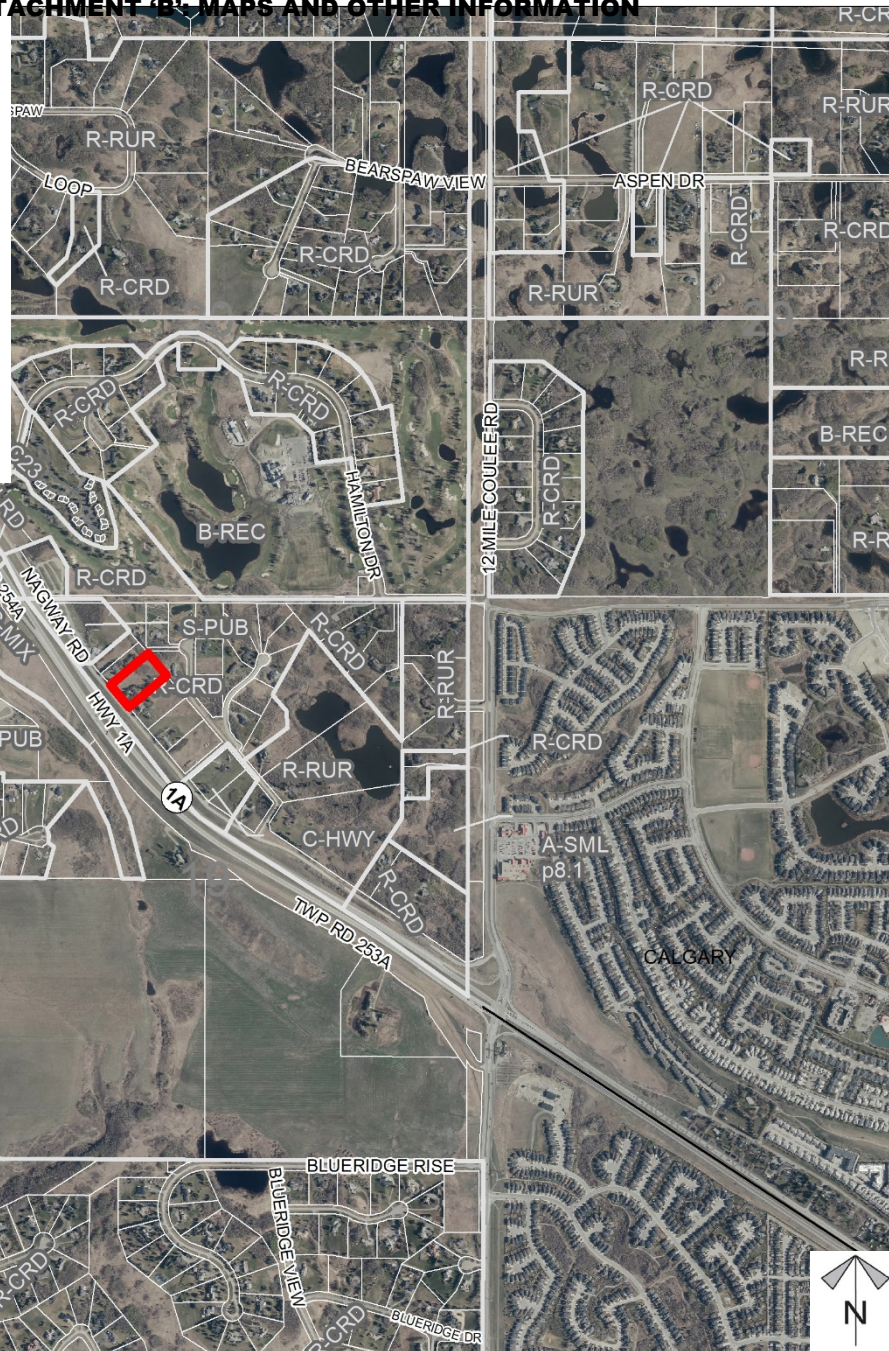
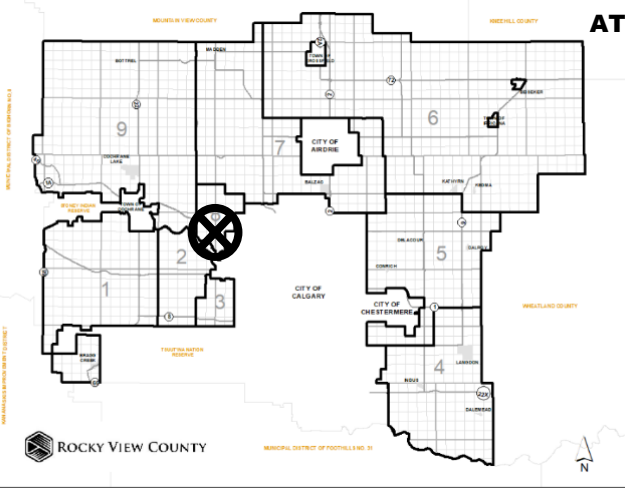


Location & Context

Development Proposal

Care Facility (Clinic)
 (existing building),
 expansion of a specialty
 health office, services, and
 signage (amendment to
 PRDP20190270)

ATTACHMENT 'B' MAPS AND OTHER INFORMATION



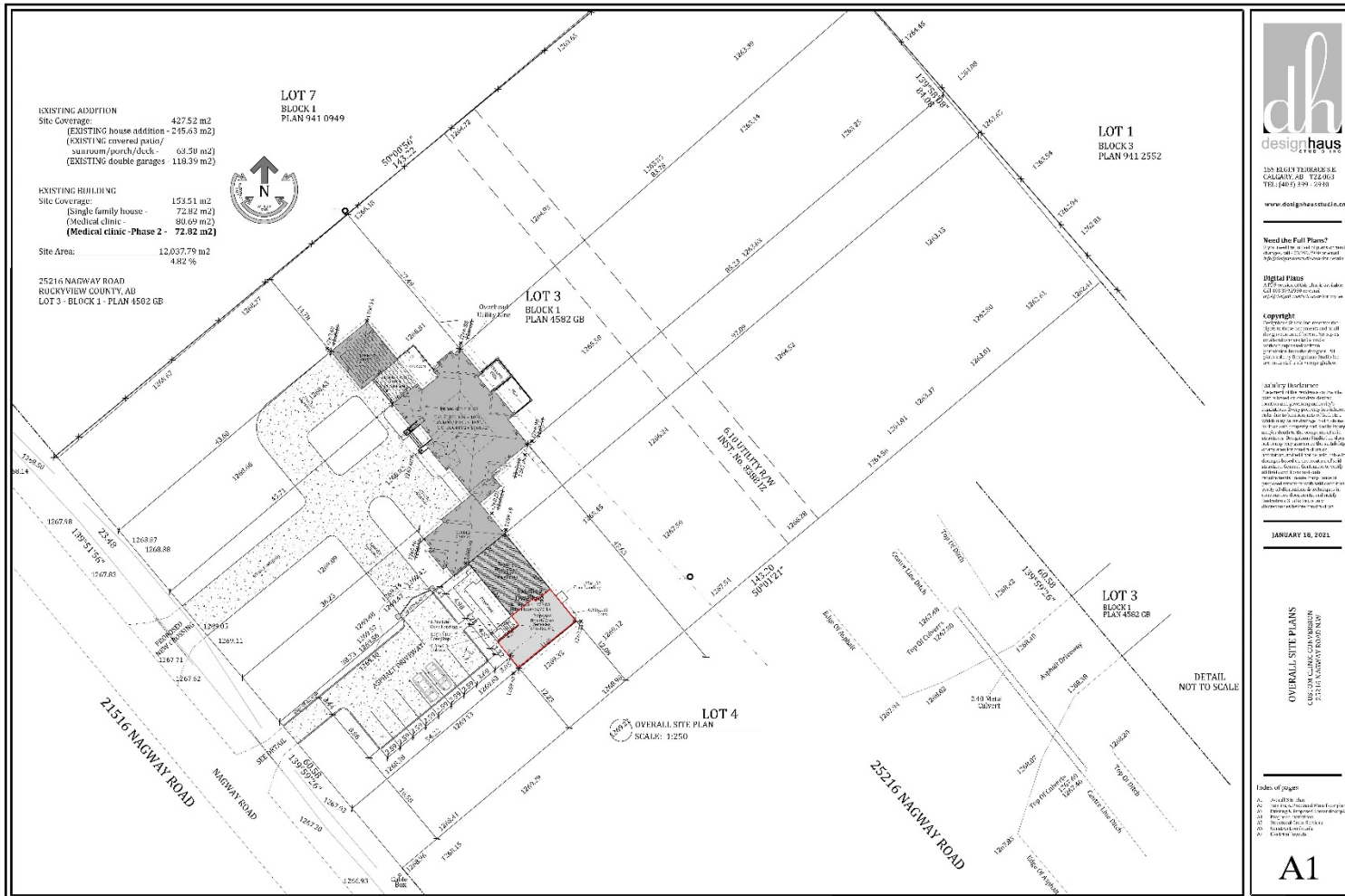
Division: 08
 Roll: 05619025
 File: PRDP20210237
 Printed: Feb 18, 2021
 Legal: Lot:3 Block:1
 Plan:4582 GB within NW-19-
 25-02-W05M



Site Plan

Development Proposal

Care Facility (Clinic)
(existing building),
expansion of a specialty
health office, services, and
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PRDP20190270)

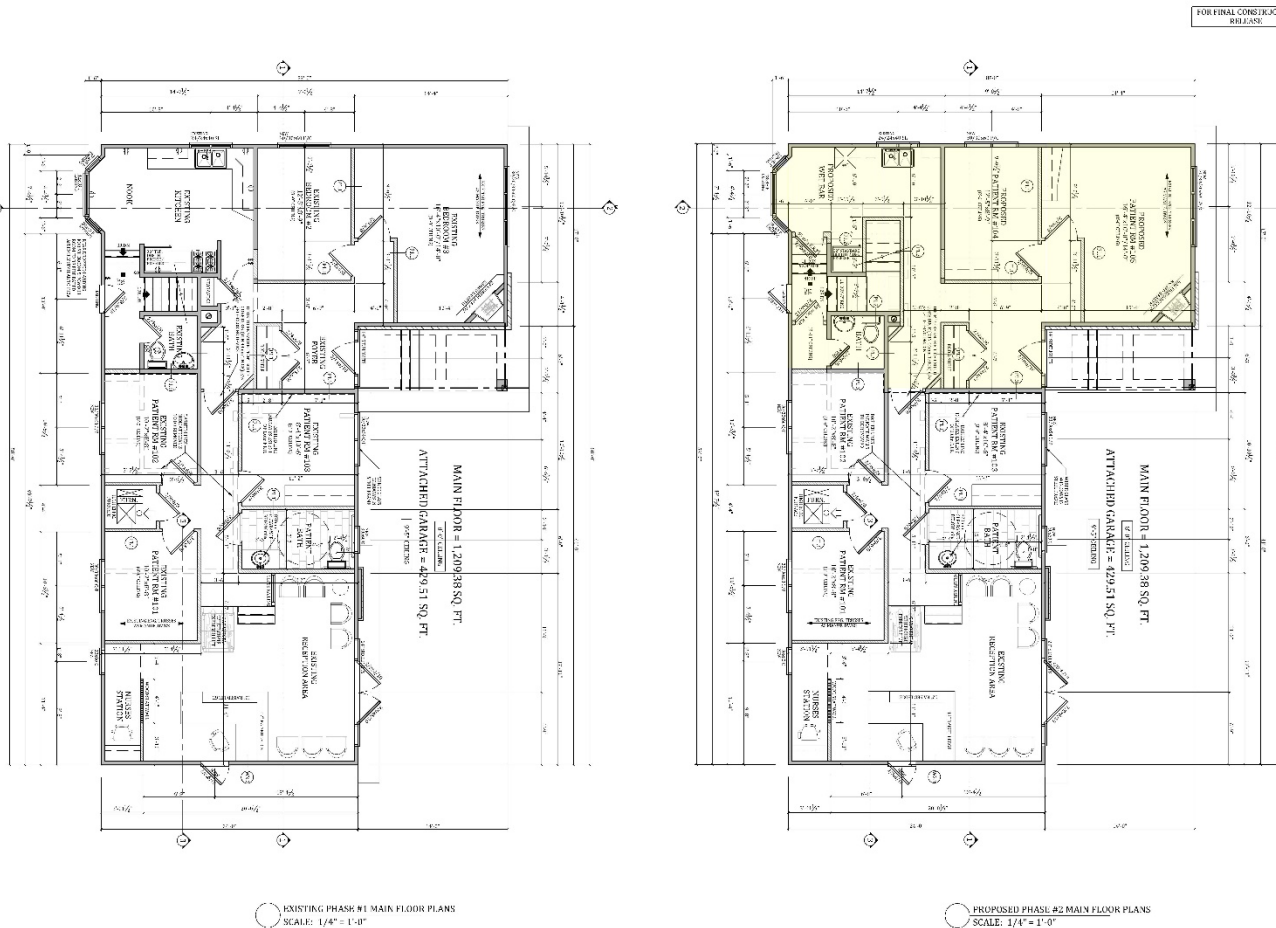


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Faculty Dismissal

Day and Offie conducted an analysis of faculty dismissals in the 1990s. They found that the number of dismissals increased from 1990 to 1999, and that the number of dismissals increased from 1990 to 1999, and that the number of dismissals increased from 1990 to 1999.

JANUARY 18, 2021

**EXISTING MAIN FLOOR PLANS &
PROPOSED PHASE 2 MAIN FLOOR PLANS**

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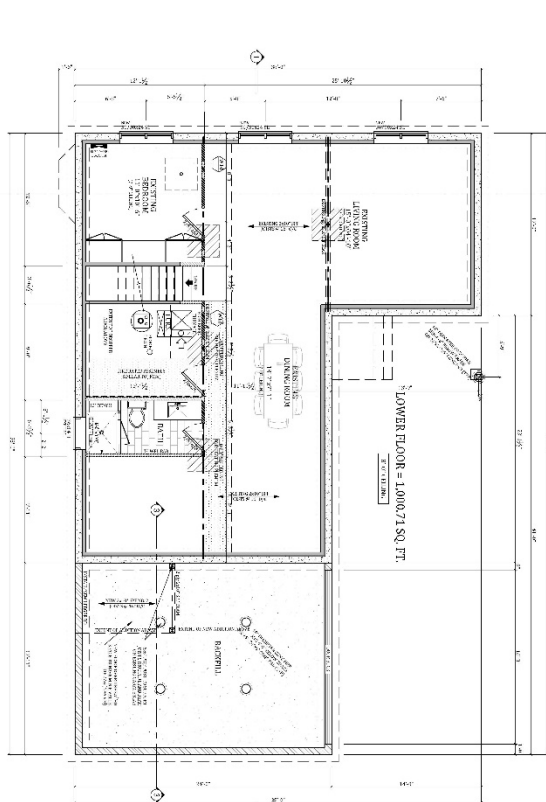
A2

Division: 08
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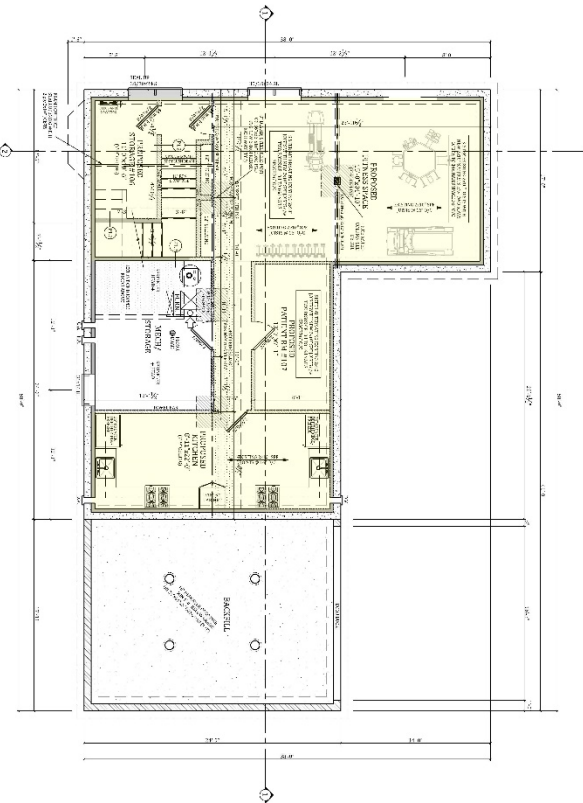
Site Plan

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EXISTING PHASE 1 LOWER FLOOR PLANS
 SCALE: 1/4" = 1'-0"



PROPOSED PHASE 2 LOWER FLOOR PLANS
 SCALE: 1/4" = 1'-0"

FOR FINAL CONSTRUCTION
 AND AS-BUILT



17 AUSTRALIAN MIDLANDS CIRCLE S.E.
 FALGOUT, AL 35024
 TEL: (205) 399-2930
www.designhausllc.com

Need the Full Plans?

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Architect's Statement

The architect warrants that the plans were prepared by him or her or under his or her direct supervision and that they conform to the requirements of the applicable building codes and regulations. The architect also warrants that the plans were prepared in accordance with the applicable building codes and regulations and that they are a true and accurate representation of the work to be performed.

JANUARY 18, 2021

EXISTING LOWER FLOOR PLANS &
 PROPOSED PHASE 2 LOWER FLOOR PLANS
 CHERYL C. FINE, ARCHITECT
 25218 MAGWAY ROAD, S.W.

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1. Title Sheet
 2. General Notes
 3. Existing Lower Floor Plans
 4. Proposed Phase 2 Lower Floor Plans
 5. Section Notes
 6. Detail Notes
 7. Schedule Notes

A3



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