



Direct Control Amendment Item: Residential

Electoral Division:1

File: PL20260006 / 04701314

Date:	April 28, 2026
Presenter:	Sandra Moses, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess a site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) for the subject lands (Attachment A) to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.5 m (4.92 ft). The proposed site-specific amendment represents a 5.3% reduction in the side yard setback requirement for the existing dwelling.

The application was found to align with the policies and regulations of the Municipal Development Plan (MDP), the Elbow Valley Area Structure Plan (ASP), and Direct Control Bylaw C-4763-97 (DC-13). The amended setback distance would also not have any adverse impact upon utility rights of way, parcel access, fire safety, building separation requirements, or the general amenity of the area.

ADMINISTRATION'S RECOMMENDATION

- THAT Bylaw C-8738-2026 be given first reading.
- THAT Bylaw C-8738-2026 be given second reading.
- THAT Bylaw C-8738-2026 be considered for third reading.
- THAT Bylaw C-8738-2026 be given third and final reading.



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### Landowner Circulation (Attachment D)

The application was circulated to 1,042 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter of opposition was received in addition to a letter from the Applicant.

## ANALYSIS

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### Policy Review (Attachment E)

The application was reviewed pursuant to Section 5.0 (Managing Growth) and Appendix A (Distinct Area Profiles) of the Municipal Development Plan, as well as Section 4.5 (Residential Land Use Principles) in the Elbow Valley ASP and was found to be consistent with overarching residential development policies. There are no specific policies that speak to building setbacks from property lines.

With respect to the specific relaxations requested, it is proposed to reduce the minimum side yard setback for the southeast corner of the dwelling from 1.50 metres (4.92 ft) to 1.42 metres (4.66 ft), resulting in a 5.3% reduction. Using the assessment criteria set out within the County's *Land Use Bylaw*, the setback relaxations proposed would not adversely impact any utility rights of way, parcel access, fire safety requirements, building separation requirements, or the general amenity of the area.

## COMMUNICATIONS / ENGAGEMENT

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

## IMPLICATIONS

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### Financial

No financial implications identified at this time.

## STRATEGIC ALIGNMENT

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

## ALTERNATE DIRECTION

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If Council finds the application does not align with County policies and requirements, the following motion is provided:

THAT application PL20260006 be refused.

## ATTACHMENTS

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- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8738-2026
- Attachment G: DC-13 Redline with Proposed Amendments

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**APPROVALS**

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Acting Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

