

## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 8
<b>DATE:</b>	July 14, 2021	<b>APPLICATION:</b> PRDP20212133
<b>FILE:</b>	05632027	
<b>SUBJECT:</b>	Accessory Dwelling Unit / Discretionary use, with no Variances	

**APPLICATION:** Construction of an accessory dwelling unit on the subject parcel.

**GENERAL LOCATION:** Located approximately 0.20 kilometres (1/8 mile) west of Rocky Ridge Road and on the south side of Burma Road.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020

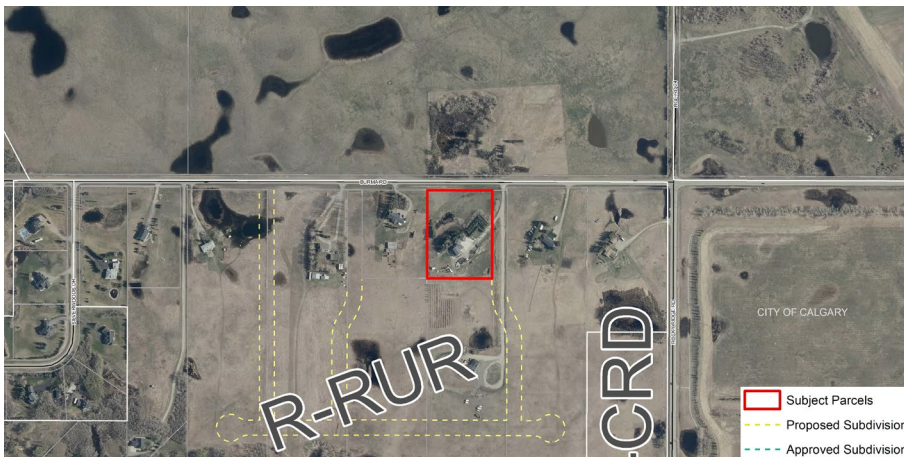
**EXECUTIVE SUMMARY:** The Applicant is proposing to construct an Accessory Dwelling Unit approximately 148.64 sq. m (1,600.00 sq. ft.) with an approximate average height of 6.82 m (22.38 ft.) on the subject parcel. The proposed Accessory Dwelling Unit is detached from the dwelling.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20212133 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212133 be refused for the following reasons:
1. That is 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

Wayne Van Dijk, Planning and Development

**APPLICATION EVALUATION:**

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• City of Calgary Intermunicipal Development Plan</li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• Bears paw Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</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</li> </ul>

Additional Review Considerations

Accessory Dwelling Unit is a discretionary use in Residential, Rural District.

The proposed building location meets all setback requirements. The Applicant has stated that the water supply will be from an existing water well, which will be shared with the current dwelling, single detached. A new private sewage treatment system will be required for the Accessory Dwelling Unit and will need to meet all applicable standards.

There is an enforcement file, unrelated, for this parcel and reason for this being heard and decided upon by Municipal Planning Commission.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

WV/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Option #1:

Approval subject to the following conditions:

#### **Description:**

1. That an accessory dwelling unit, approximately **148.64 sq. m (1,600.00 sq. ft.)** in total floor area, may be constructed on the subject parcel, in general accordance with the submitted application and design drawings, prepared by Amrit Design Drafting Services.

#### **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, calculated at \$800.00 for each new residential unit.
3. That Prior to Release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

#### **Permanent:**

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/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
5. That the accessory dwelling unit shall not be used for commercial or vacation rental purposes at any time unless approved by a Development Permit.
6. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address for each dwelling unit located on the subject site (the dwelling detached and the Accessory Dwelling Unit), in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), to facilitate accurate emergency response.
7. That there shall be adequate water servicing provided for the Accessory Dwelling Unit.
8. That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.
9. That the color of the exterior siding and roofing materials of the proposed accessory dwelling unit shall be similar/cohesive to the existing dwelling, single-detached, and/or surrounding area.
10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
11. 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 Officer.



12. That if this Development Permit is not issued by **December 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

13. That a Building Permit(s) shall be obtained through Building Services, prior to any construction taking place.
14. That during the construction of the building, 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.
15. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
16. That the Applicant/Owner shall implement appropriate erosion and sedimentation controls, in accordance with County Servicing Standards, during the construction of the proposed development.
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Sarwan Nahal	<b>OWNER:</b> Sarabjit Sangha & Sarwan Nahal
<b>DATE APPLICATION RECEIVED:</b> May 12, 2021	<b>DATE DEEMED COMPLETE:</b> May 25, 2021
<b>GROSS AREA:</b> ± 1.60 hectares (± 3.95 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 3, Plan 1210909, NE-32-25-02-W05M (24043 Burma Road)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>No previous development permit history</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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.	

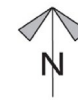
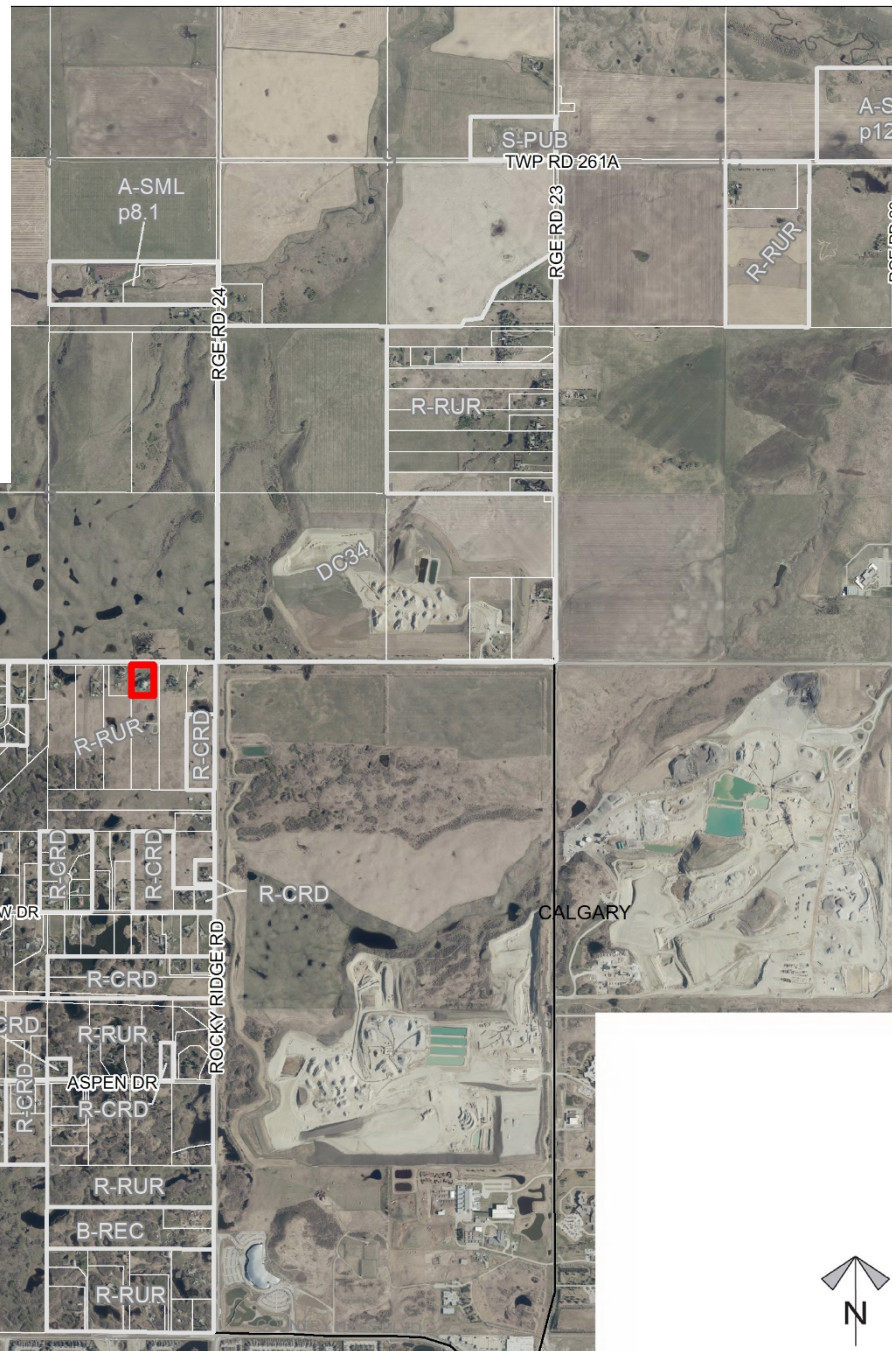
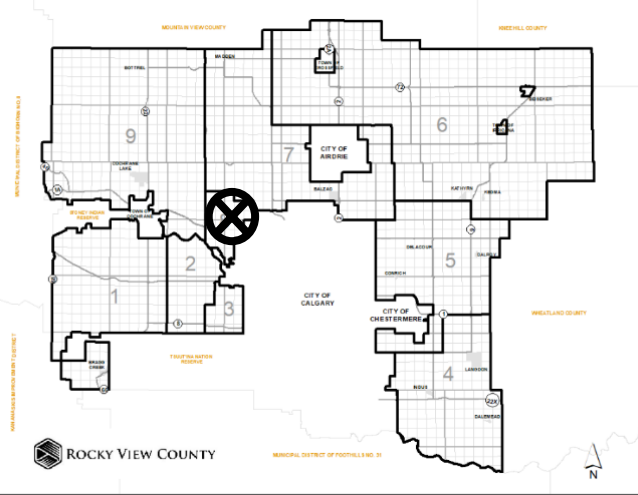


## Location & Context

### Development Proposal

Construction of an  
Accessory Dwelling Unit

Division: 8  
 Roll: 05632027  
 File: PRSP202122133  
 Printed: May 20, 2021  
 Legal: Lot:1 Block:3  
 Plan:1210909 within NE-32-  
 25-02-W05M





## Aerial Imagery

### Development Proposal

Construction of an  
 Accessory Dwelling Unit



*Note: First two digits of the Plan Number indicate the year of subdivision registration.*

*Plan numbers that include letters were registered before 1973 and do not reference a year.*

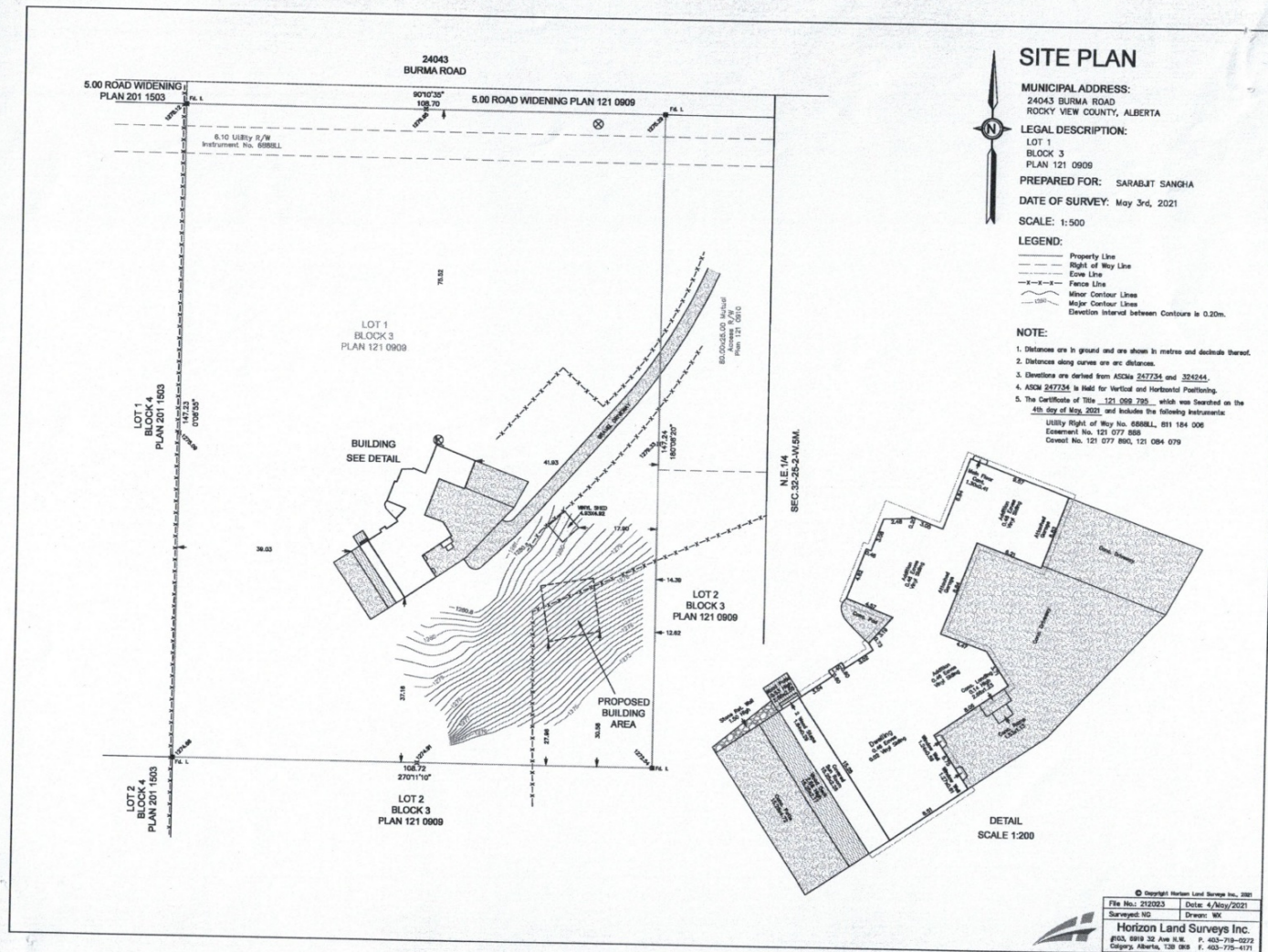


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## Site Plan

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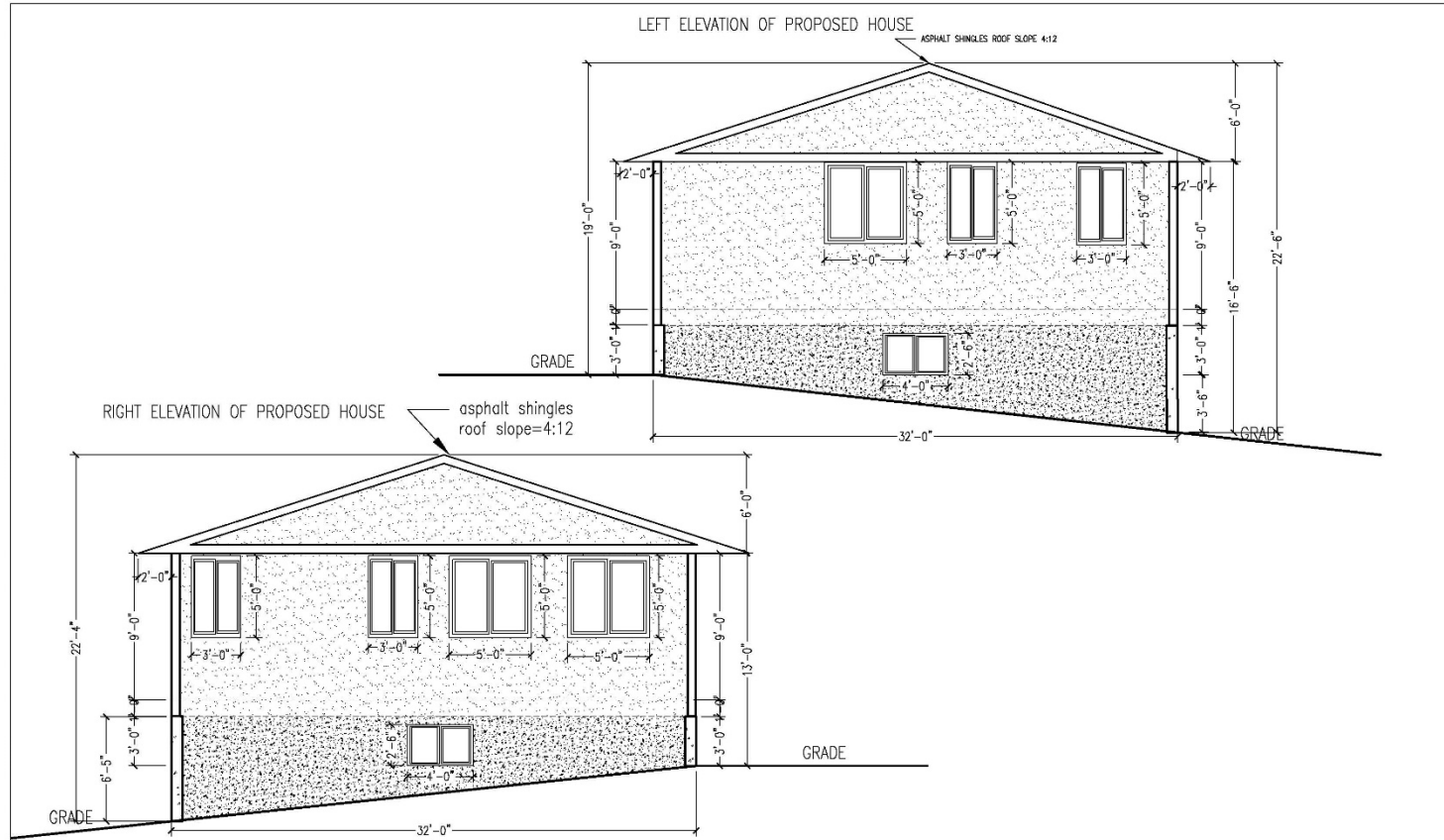




## Site Plan (Building Drawings)

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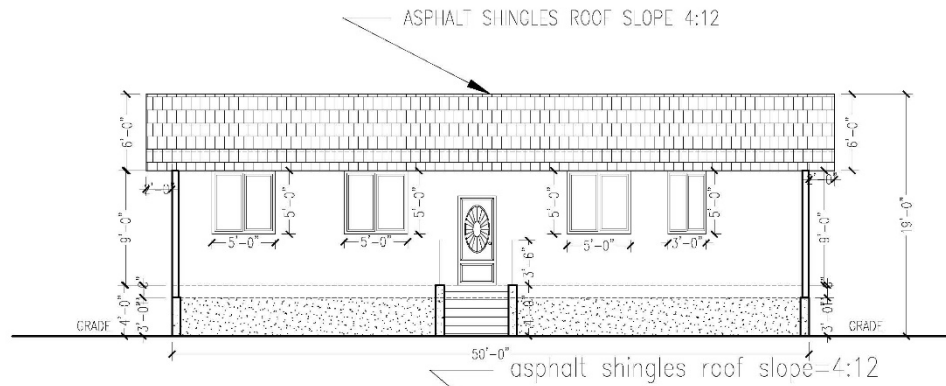
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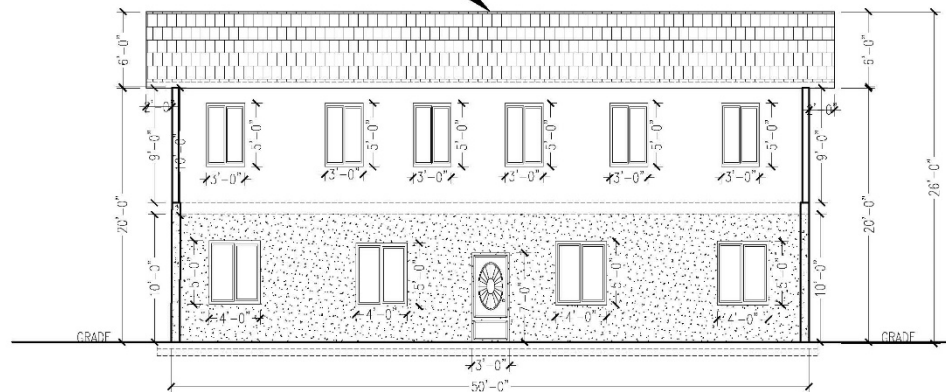
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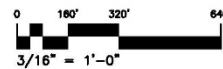
FRONT ELEVATION OF PROPOSED HOUSE



REAR ELEVATION OF PROPOSED HOUSE



FRONT ELEVATION & REAR ELEVATION OF NEW HOUSE AT THE EXISTING  
HOUSE 24043 BURWA RD, NW CALGARY, ROCKY VIEW COUNTY  
PROPOSED RESIDENTIAL HOUSE AT LOT # 1, BLOCK 3, PLAN 7311671  
OF ROCKY VIEW COUNTY, N.W. CALGARY  
NAME OF OWNER: SARWAN SINGH NAIJAL  
DESIGNER: AMRIT DESIGN DRAFTING SERVICES  
403-966-4444



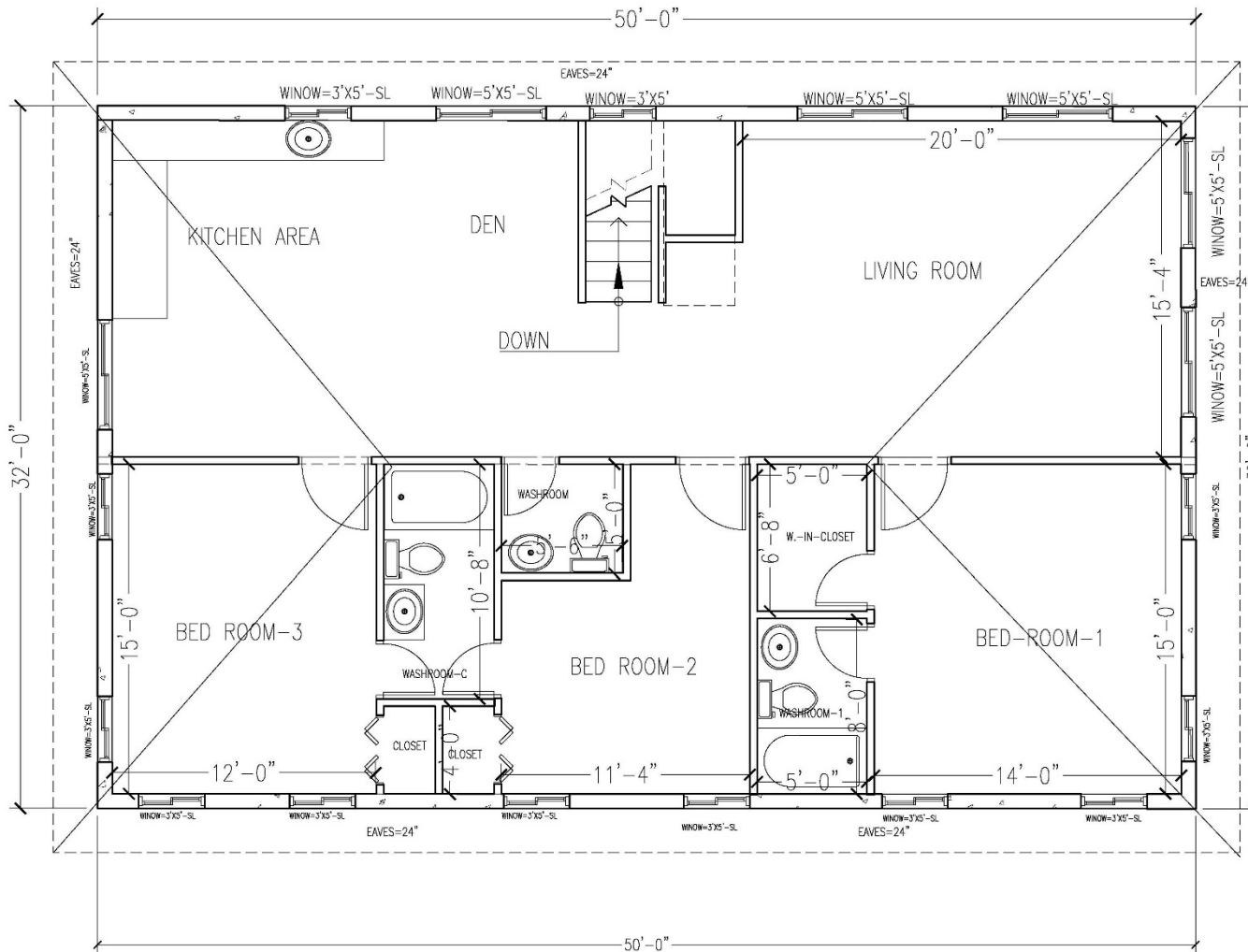
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**Site Plan**  
 (Building Drawings)

**Development Proposal**

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## Site Photos

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