



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 1
DATE:	July 14, 2021	APPLICATION: PRDP20211947
FILE:	04815003/04815007	
SUBJECT:	Care Facility (Child) / Discretionary Use	

APPLICATION: Care Facility (Child), within an existing dwelling, single detached, including a nature-based childcare program and horse husbandry.

GENERAL LOCATION: Located approximately 0.81 kilometres (1/2 mile) north of Township Road 242 and on the east side of Range Road 43.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: The application is for a Care Facility (Child) within an existing dwelling, single detached, including a nature-based childcare program and horse husbandry. The program would run Monday - Friday and would have a maximum of 15 children, ages three to eight (3-8). Hours of operation would be 8:00 a.m. to 5:00 p.m and there would be two (2) full-time staff and one (1) part-time supervisor. Parking on-site would accommodate 12 vehicles in the driveway. The existing dwelling, single detached, located on the 10 acre parcel (242140 RGE RD 43) would be the main facility, while farm lessons and horse husbandry would take place on the lands of the 150 acre parcel (242200 RGE RD 43). The business would also use several accessory buildings (shed and garage) on the 10 acre parcel for inclement weather activities. The total development area would be 149.29 sq. m (1,606.94 sq. ft.). The application appears to be compliant with the A-GEN regulations and the Land Use Bylaw. As such, Administration recommends approval.

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

OPTIONS:

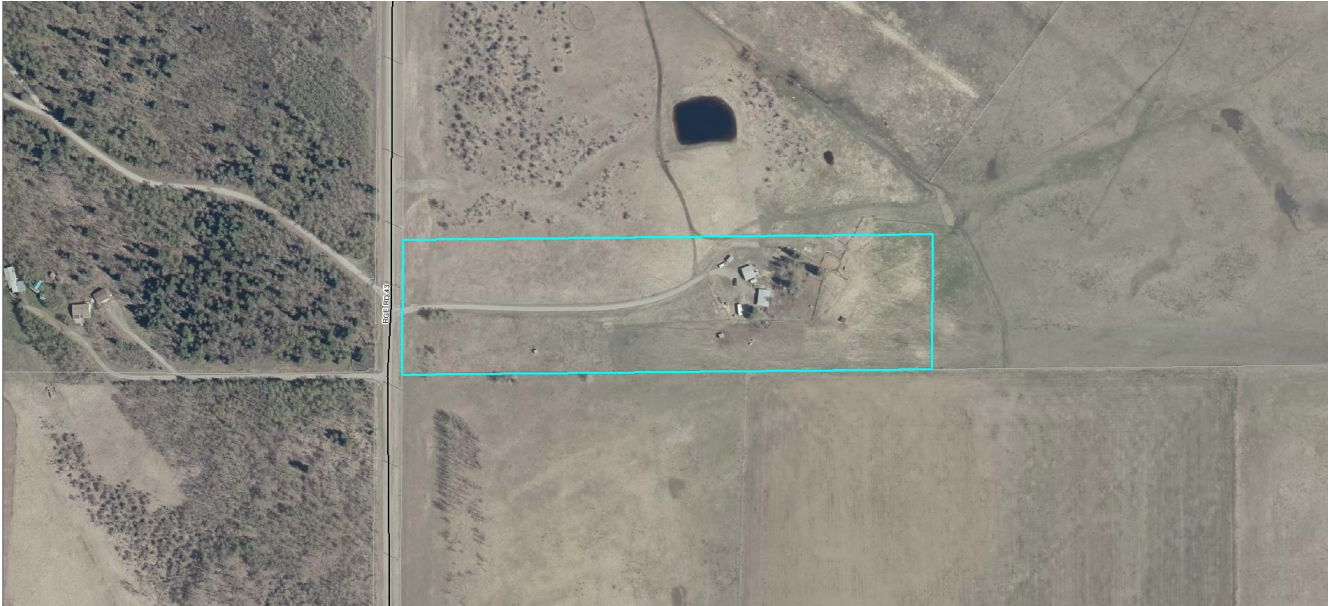
- Option #1: THAT Development Permit Application PRDP20211947 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP2021947 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Bronwyn Culham, Planning and Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:

04815003



04815007



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; • Land Use Bylaw; and • County Servicing Standards 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: <ul style="list-style-type: none"> • Care Facility (Child) is a discretionary use in the A-GEN district 	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

The application was assessed in accordance with Sections 301 to 307 of the Land Use Bylaw.

Care Facility (Child) is defined in the Land Use Bylaw as follows:

“Care Facility (Child)” means the use of a building or portion thereof for the provision of care, instruction, maintenance, or supervision of seven or more children under the age of 13 years, by persons other than one related 97 by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries, and after-school or babysitting programs.

Parking

Section 235 (C-8000-2020)

- **Required stalls:** Care Facility (Child) three (3) stalls per 100.0 sq. m (1076.39 sq. ft.) gross floor area
- **Required stalls:** 149.29 sq. m/100 sq. m * 3 = 4.47 → 5 (including one (1) barrier free stall)
- **Proposed stalls:** 12

Adequate parking is available on-site.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting 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 a Care Facility (Child) may operate within the existing dwelling, single-detached, accessory buildings (shed and garage), and associated lands on the subject properties in accordance with the Site Plans, Floor Plans, and business details submitted with the application.

Permanent:

2. That a maximum operational capacity of the Care Facility (Child) shall not exceed 24 children at any one time, or in accordance with Provincial licensing requirements.
3. That there shall be no overnight stays related to the Care Facility (Child) at any time, including during the summer day camp.
4. That the hours of operation for the Care Facility (Child) shall be Monday to Friday, from 8:00 a.m. to 5:00 p.m.
5. That all parking shall be restricted to on-site and that no parking shall be permitted within the County road allowance.
 - i. That a minimum of five (5) parking stalls, including one (1) barrier-free stall, shall be maintained on-site at all times.
6. That all lighting shall be located, oriented, and shielded to prevent adverse effects on adjacent properties, be dark-sky compliant with County policies, and shall be compatible with the surrounding area.
7. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
8. That if the development authorized by this Development Permit has 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.

Advisory:

9. That if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from Alberta Environment and Parks (AEP).
10. That the Applicant/Owner shall be responsible to ensure the current private sewage treatment system (PSTS) has enough capacity for the proposed development.
11. That a Building Permit and applicable sub-trade permits shall be obtained for any required change-of use or additional renovations that may be required to accommodate the Care Facility (Child). The application shall include a 3.2.2. Building Code Classification, as the proposed use is considered an A-2 occupancy.
12. That the Applicant/Owner shall contact Rocky View County Fire Services to arrange for an inspection or inspection program.
 - i. That the Applicant/Owner shall adhere to all Building Code and Fire Code requirements for the operation of the Child Care Facility, including the appropriate number of fire extinguishers and smoke detectors and installation of emergency lighting.



13. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in weatherproof and animal-proof containers, located within the buildings or adjacent to the side or rear of buildings, and disposed of at an approved disposal facility.
14. That the County's Bylaw C-8067-2020, the "Noise Bylaw", shall be adhered to at all times.
15. That any other Federal, Provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Rediscover Play: Nature Programs & Consulting (Melissa Pearce)	OWNER: Honey-King Industries Limited
DATE APPLICATION RECEIVED: April, 21 2021	DATE DEEMED COMPLETE: May 28, 2021
GROSS AREA: 04815003; 242140 RGE RD 43: ± 4.04 hectares (± 10.00 acres) 04815007; 242200 RGE RD 43: ± 60.70 hectares (± 150.00 acres)	LEGAL DESCRIPTION: NW-15-24-04-05
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: 04815003; 242140 RGE RD 43 <i>Nov 24, 1993:</i> Building Permit (1993-BP-3744) Construction of an accessory building – Occupancy Granted <i>Nov 4, 1997:</i> Planning Application (97153) To redesignate the subject land from Agricultural Conservation (1) District to Agricultural (2) District in order to facilitate the isolation of a +/- 10 acre farmstead with a +/- 150 acre remainder – Closed - Registered 04815007; 242200 RGE RD 43 <i>Sep 20, 2019:</i> Building Permit (PRBD20192449) Construction of an Equestrian Centre – Waiting for Inspection Request <i>Nov 20, 2018:</i> Building Permit (PRBD20184629) Construction of a Move-on Dwelling/Manufactured Home – PSR – in Compliance <i>Jul 17, 2018:</i> Building Permit (PRBD20182771) Farm Building - Storage shed for equipment storage (44x50) Closed - Complete <i>Jul 17, 2018:</i> Building Permit (PRBD20182773) Farm Building – Hay Shed (42x60) Closed - Complete <i>November 18, 2018:</i> Building Permit (PRBD20182751) Existing Move-in Home Pre-Inspection. PRBD20184629 is the Building Permit for the Moved-On Single Family Dwelling – Closed - Complete <i>November 7, 2018:</i> Development Permit (PRDP20182624) Farm dwelling, moved-in - Closed-Complete <i>August 22, 2018:</i> Development Permit (PRDP20182217) Equestrian Centre, Type I and relaxation of the minimum front yard setback requirement – Closed - Approved <i>July 22, 2008:</i> Development Permit (2008-DP-13152) Construction of a private riding arena – Closed - Complete <i>September 6, 2005:</i> Development Permit (2005-DP-11600) Construction of a private riding arena – Closed - Complete	



AGENCY SUBMISSIONS:

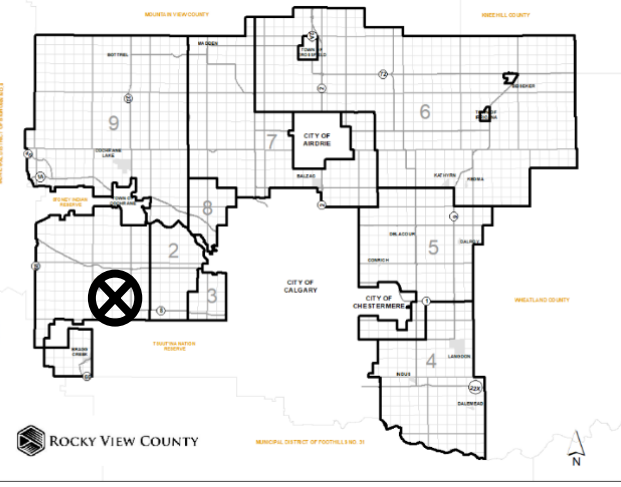
The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.



Location & Context

Development Proposal

Care Facility (Child) within an existing dwelling, single detached, including a nature based childcare program and horse husbandry



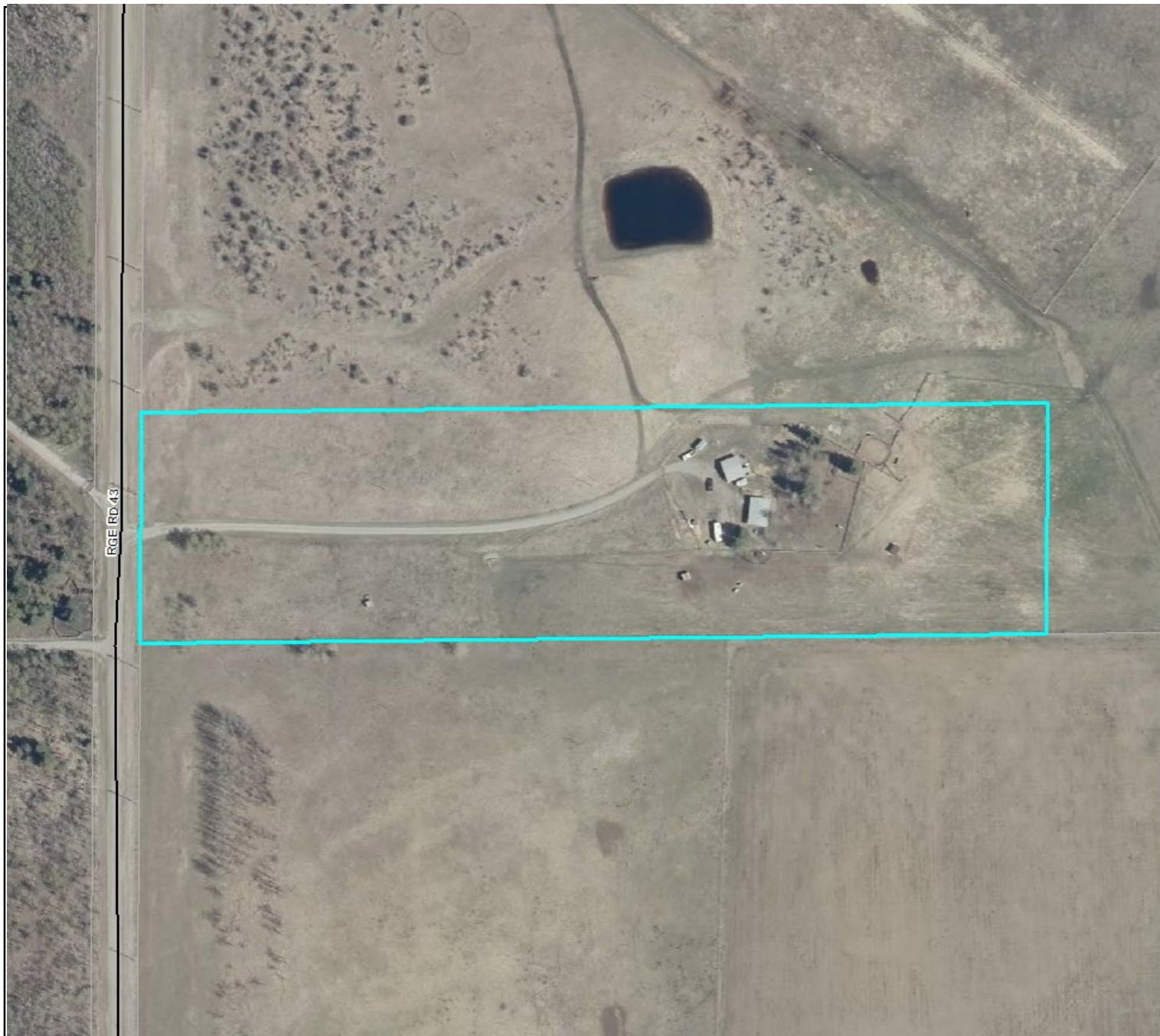
Division: 1
 Roll: 04815003/04815007
 File: PRDP20211947
 Printed: June 21, 2021
 Legal: Lot:1 Plan:0010014
 within NW-15-24-04-W05M

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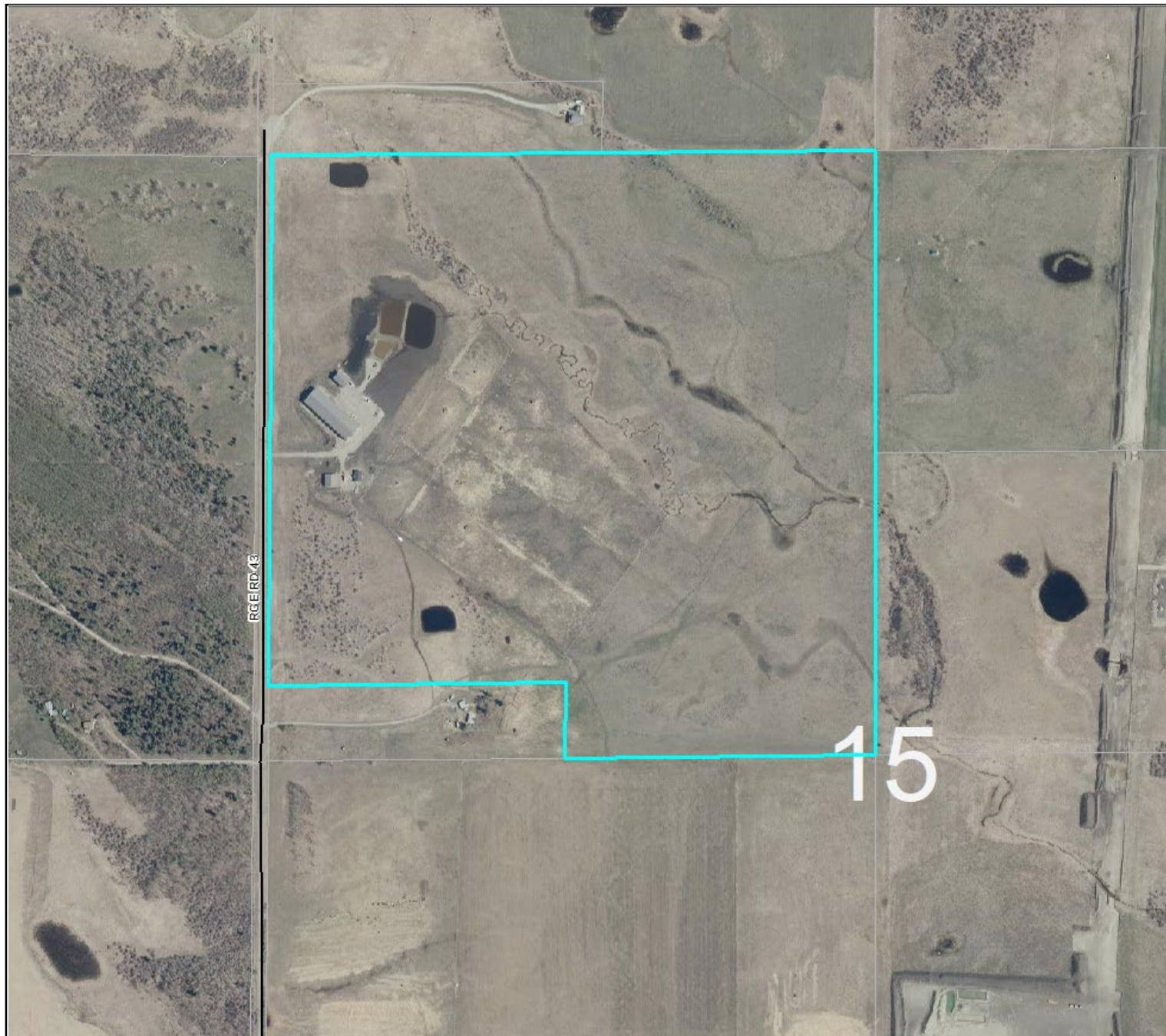
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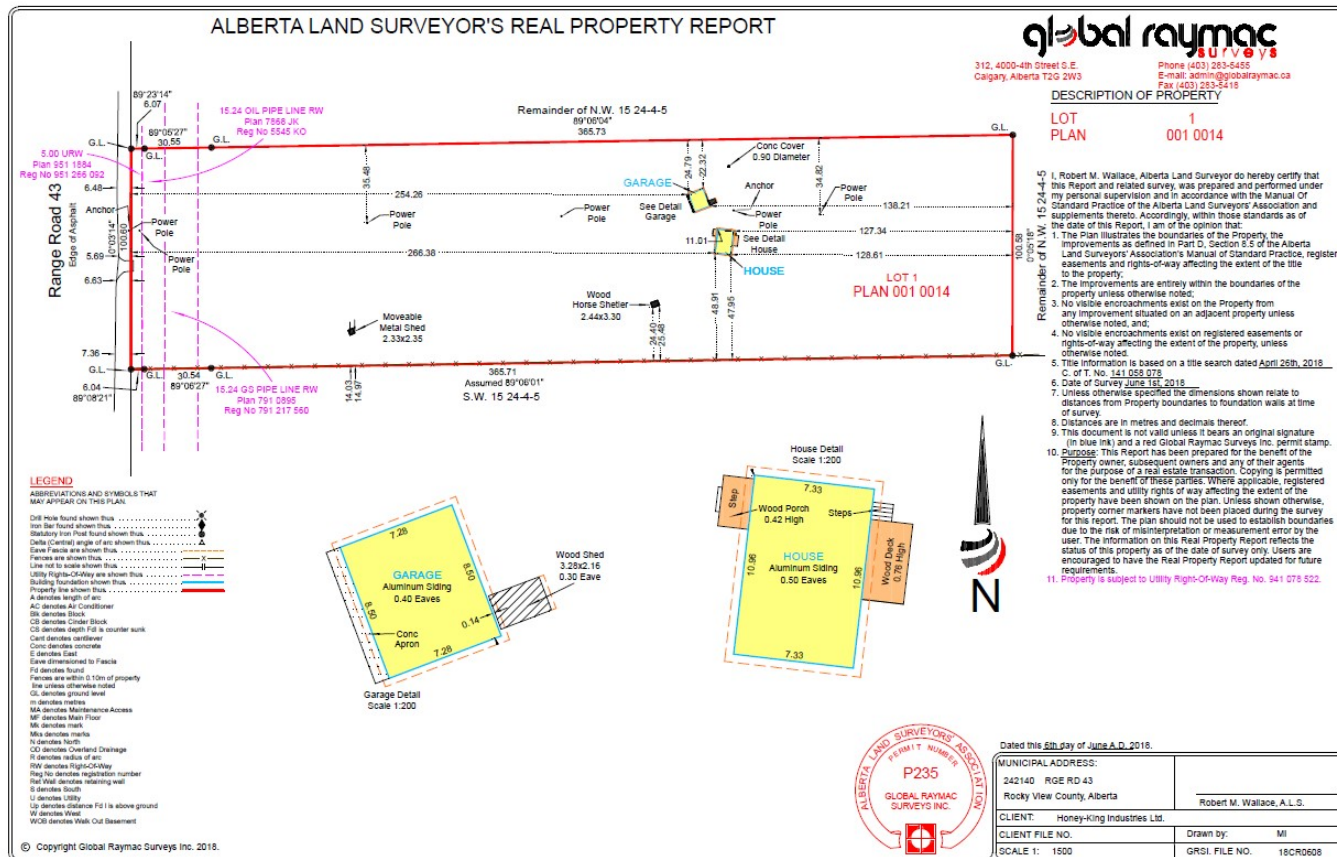


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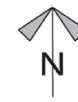
Site Plan

Development Proposal

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