

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 4
SUBJECT: Development Item: Dwelling, Single Detached
USE: Permitted use, with Variances

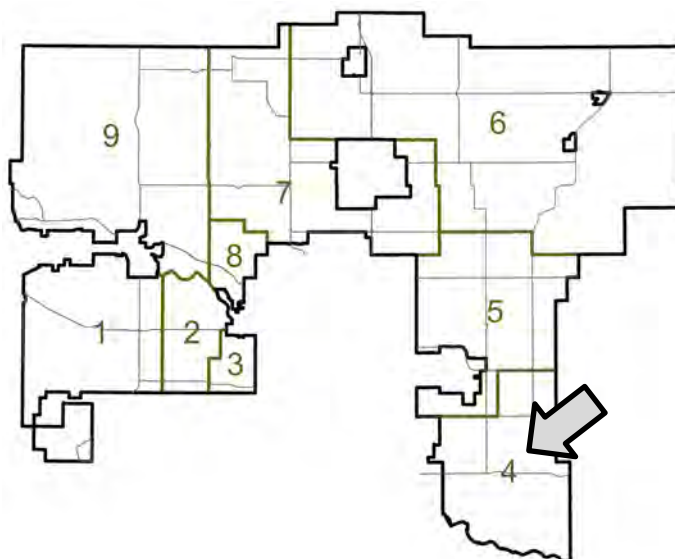
DATE: November 26, 2020
APPLICATION: PRDP20203214

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 Urban District (R-SML) under Land Use C-8000-2020.

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



VARIANCE SUMMARY:

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203214 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203214 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Bronwyn Culham - Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: October 9, 2020	File: 03215083
Application: PRDP20203214	Applicant/Owner: Paramount Homes
Legal Description: Lot 7, Block 2, Plan 2011558, NE-15-23-27-04	General Location: located in the hamlet of Langdon
Land Use Designation: Residential, Small Lot Urban District (R-SML) under Land Use Bylaw C-8000-2020.	Gross Area: ± 0.16 acres (± 0.06 hectares)
File Manager: Bronwyn Culham	Division: 4

PROPOSAL:

The proposal is for the construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement. *Note, this application was assessed in accordance with Land Use Bylaw C-8000-2020.*

SECTION 342 Uses

- *Dwelling, single detached* is listed as a permitted use. However, as a variance is required, it is considered discretionary.

SECTION 348 Minimum Setbacks (Principal Building)

- Front Yard Setback:
 - **Permitted:** 6.0 m (19.69 ft) (north)
 - **Proposed:** 6.0 m (19.69 ft)
- Side Yard Setback (One side without lane)
 - **Permitted:**
 - One side without lane: 3.0 m (9.84 ft.) (west)
 - One side without lane: 1.50 m (4.92 ft.) (east)
 - **Proposed:**
 - One side without lane: 1.52 m (4.98 ft.) (west)
 - This is a variance request of 49.33%
 - One side without lane: 1.53 m (5.01 ft.) (east)

Note: There is a cantilever, 2.74 m (8.98 ft) by 0.55 m (1.80 ft.) in dimensions, that is permitted to encroach within the side yard setback as per section 186 of the Land Use Bylaw C-8000-2020. The cantilever is less than 0.60 m (1.97 ft.) in depth and is less than 30% of the wall face (24%). The cantilever setback is 0.98 m (3.21 ft.).

- Rear Yard Setback
 - **Permitted:** 6.0 m (19.69 ft.) (south)

- **Proposed:** 19.18 m (62.92 ft.) / 17.66 m (57.93 ft.) (Patio) (south)

SECTION 345 Maximum Density

- **Permitted:** 2 Dwelling Units per parcel
(1 Dwelling, Single Detached and 1 other Dwelling Unit, or 1 semi-detached building)
- **Proposed:** 1 Dwelling, Single Detached

SECTION 346 Maximum Parcel Coverage

- **Permitted:** 50.00% for principal building and 15% for total of Accessory Buildings
- **Proposed:** 25.80%

SECTION 347 Maximum Building Height

- **Permitted:** 12.00 m (39.37 ft.)
- **Proposed:** 9.54 m (31.32 ft.)

STATUTORY PLANS:

The subject property is located within the Langdon Area Structure Plan and the Bridges of Langdon Conceptual Scheme. However, these plans do not provide guidance on applications of this nature. As such, the application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS: (October 30, 2020)

- Building is not yet constructed, lot is empty
- House is not staked out
- Site to the east is near completion and is a show home
- No screening installed yet as only 4 homes in the subdivision have been completed
- No development south of parcel, appears to be agricultural lands

CIRCULATIONS:

Planning and Development Services – Engineering Review (November 9, 2020)

General:

- As per the application, the applicant is proposing construction of a dwelling within the Bridges of Langdon Phase 1 area.
- As the subject land is located within the boundaries of the Bridges of Langdon Conceptual Scheme (PL20160028), the applicant is required to adhere to policies set in the same.
- No occupancy of the dwelling shall be granted until full utility services (power, gas, sewer, water, communications) are available. Therefore, prior to occupancy of the dwelling, these municipal and private utility services must be in place with Construction Completion Certificates issued by the County or the private utility company. For those utilities that do not provide standard CCC's, the applicant is to provide suitable confirmation from the utility providers that these services are installed and available for use.

Geotechnical:

- As part of the subdivision application for Bridges of Langdon (PL20180127/PL20200048) a Geotechnical Investigation Report by GTECH Earth Sciences Corp. dated March 24, 2017 was completed. As a permanent condition, the applicant shall adhere to the recommendations as per the report.

Transportation:

- The proposed dwelling site gains access to Centre Street via North Bridges road which is a paved internal subdivision road. Significant increase to traffic volume is not anticipated. On street parking is available.
- Engineering has no requirements at this time.

Sanitary/Waste Water:

- The proposed dwelling site shall be ultimately connected to the East Rocky View Regional Transmission Main via the Bridges of Langdon Lift Station. As the lift station is currently under construction, the applicant has provided an interim pump out solution until such time that the lift station is operational and CCC's have been issued – expected 2020 as per communication with the applicant. Discharge to this lift station is not permitted until CCC for the Bridges of Langdon Lift Station has been issued. As a permanent condition, the proposed showhome shall be ultimately serviced via the Bridges of Langdon Lift Station.

Water Supply And Waterworks:

- The proposed parcel will be serviced by Langdon Water Works
- Engineering has no requirements at this time.

Storm Water Management:

- As a permanent condition, the applicant shall adhere to the approved building grade plan for the Bridges of Langdon Subdivision.
- As part of the application, the applicant submitted a plot plan for the proposed development. The plan is in accordance with the approved building grade plan for this parcel. Engineering has no further concerns.

Environmental:

- Engineering has no requirements at this time.

Development Compliance Officer Review

No comments received.

OPTIONS:

Option #1 (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the drawings prepared by Archi Design Inc., dated August 20, 2020, and conditions noted herein:
 - i. That the minimum side yard setback requirement for the dwelling, single-detached, is 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 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 subtrade permits shall be obtained through Building Services, for construction of the dwelling, single detached.
 - i. The applicant shall provide adequate frost protection as per the Geotechnical Report
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.

Option #2 (this would not allow the development to proceed)

REFUSAL, 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.

NORTH BRIDGES ROAD



LANGDON

DCI

R-URI

2 AVE SE

PUB

DEAD HORSE RD SE

A-GEN

R-SML

NORTH BRIDGES ROAD

CENTRE ST SOUTH

LANGDON

S-PUB

200 BOULDER CREEK PLACE

BOULDER CREEK DR SE

R-CRD

EN



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

APPLICATION NO.

20203214

ROLL NO.

08215083

RENEWAL OF

FEES PAID

\$339.00

DATE OF RECEIPT

Oct 9 / 2020

APPLICANT/OWNER

Applicant Name: Harvinder Singh Khaira

Email:

Business/Organization Name (if applicable): Paramount Homes Inc.

Landowner Name(s) per title (if not the Applicant): Pollyco Group Of Companies

Business/Organization Name (if applicable):

LEGAL LAND DESCRIPTION - Subject site

All/part of: N.E ¼ Section: 15 Township: 23 Range: 27 West of: 4 Meridian Division:

All parts of Lot(s)/Unit(s): 7 Block: 2 Plan: Parcel Size (ac/ha): 1.69 a

Municipal Address: 27 North Bridges Road

Land Use District:

APPLICATION FOR - List use and scope of work

Site yard setbacks changed to 1.5m on both sides

Variance Rationale included: ☐ YES ☐ NO ☐ N/ADP Checklist Included: ☒ YES ☐ NO

SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s) ☐ YES ☒ NO
- b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) ☐ YES ☒ NO
- c. Abandoned oil or gas well or pipeline present on the property ☐ YES ☒ NO
(Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☒ YES ☐ NO

AUTHORIZATION

I, HARVINDER KHAIRA (Full name in Block Capitals), hereby certify (initial below):H.S.K That I am the registered owner OR _____ That I am authorized to act on the owner's behalf.H.S.K That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.H.S.K That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.H.S.K **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.Applicant Signature Harvinder Singh KhairaDate Sept 27 2020Landowner Signature Harvinder Singh KhairaDate Sept 27 2020

Paramount Homes Inc.

604 Taralake Way NE T3J 0J1 403-809-2854

Paramount Homes is applying for development for changing the side yard setbacks to 1.5m on both sides of the home. Currently it is 3.0m on one side and 1.5m on the other. The home will be built at 27 North Bridges Road.

If you need any other information please email us at [REDACTED]
or call [REDACTED]

Thank you for your time,

Harvinder Khaira
Paramount Homes Inc.
[REDACTED]



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 574 929 1711089;1;1PUL 171 099 264

LEGAL DESCRIPTION
PLAN 1711089
BLOCK 1
LOT 1PUL (PUBLIC UTILITY LOT)
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.23 HECTARES (10.45 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;23;15;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 121 213 977

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 099 264	11/05/2017	TRANSFER OF PART OF LAND	\$337,500	CASH

OWNERS

ROCKY VIEW COUNTY.
OF 911 - 32ND AVENUE NE
CALGARY
ALBERTA T2E 6X6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
791 166 878	05/10/1979	CAVEAT CAVEATOR - ALTALINK MANAGEMENT LTD. [REDACTED] [REDACTED] [REDACTED]

(DATA UPDATED BY: TRANSFER OF CAVEAT
021232028)
(DATA UPDATED BY: CHANGE OF ADDRESS 081460733)
(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
171 099 264

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

801 036 640 12/03/1980 RIGHT OF ENTRY ARBITRATION ACT ORDER
IN FAVOUR OF - CALGARY POWER LTD.
"ORDER NO. C560/79"

031 396 317 18/11/2003 SURFACE RIGHTS BOARD AMENDING ORDER
AFFECTS INSTRUMENT: 801036640
ORDER 1488/2003 AMENDING ORDERS C560/79 & C834/81
PARTY NAME CHANGED TO ALTALINK MANAGEMENT LTD.

201 107 130 15/06/2020 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
AS TO PORTION OR PLAN:2011081

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF
OCTOBER, 2020 AT 08:46 A.M.

ORDER NUMBER: 40294750

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).







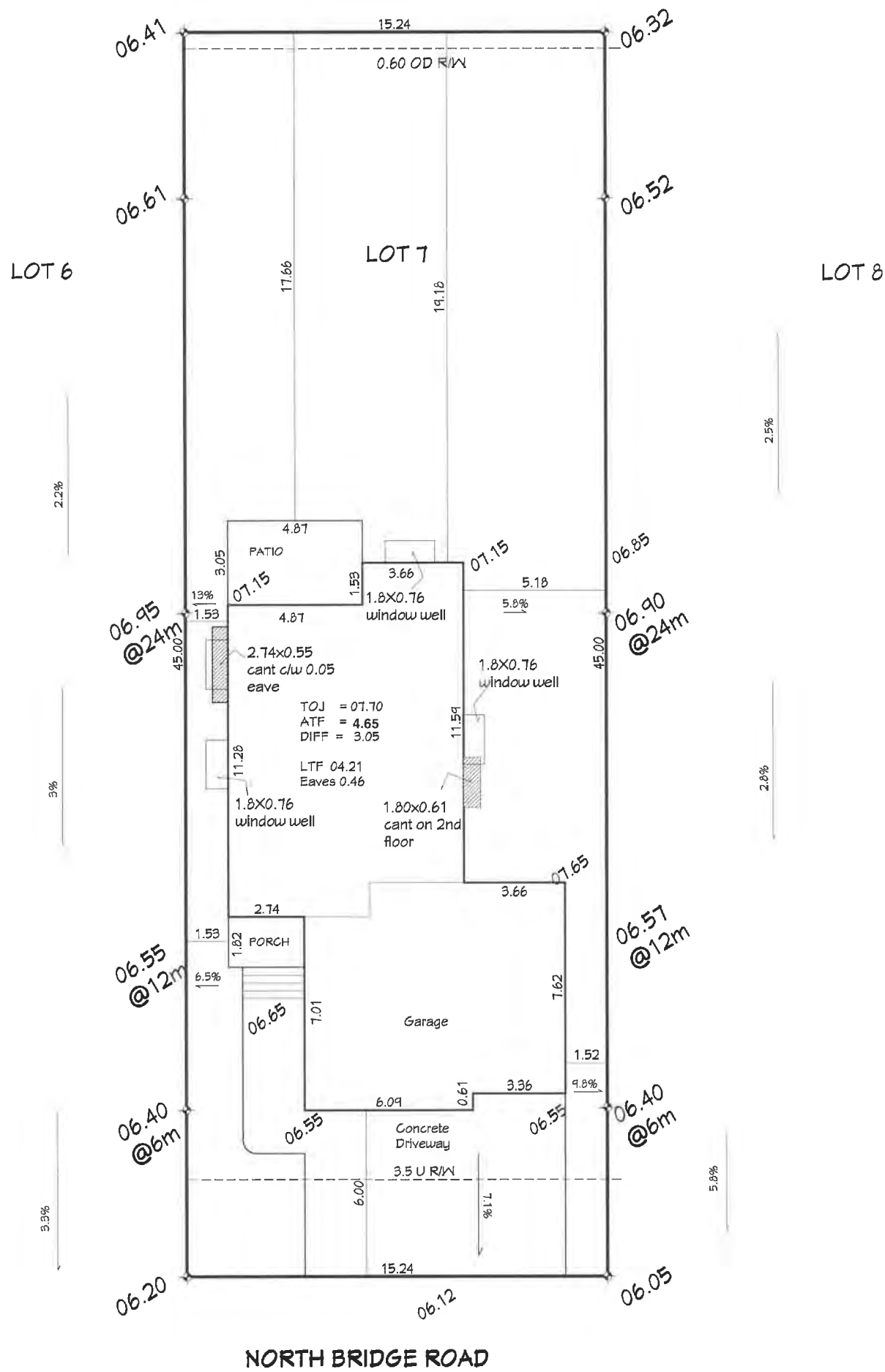


LEGAL ADDRESS:
LOT 7, BLK 2

CIVIC ADDRESS:
27 NORTH BRIDGE ROAD

LOT AREA = 685.8 SQ.M.

COVERAGE = 177.03 SQ.M.(25.8 %)



APPROVED
Architectural Control
M. Pryor Aug, 21 2020
HOME WORKS