

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: January 13, 2021 **DIVISION:** 8

FILE: 05735073 **APPLICATION:** PRDP20202523

SUBJECT: Accessory Dwelling Unit / Discretionary use, with no Variances

APPLICATION: Dwelling, single detached (existing), construction of an accessory dwelling unit within an existing dwelling, single detached.

GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) north of Hwy 1A and on the west side of Woodland Rd.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020. **EXECUTIVE SUMMARY:** The Applicant is proposing to construct an accessory dwelling unit

within the existing attached garage of the dwelling, single detached. The unit will be 110.64 sq. m (1,191.00 sq. ft.) in gross floor area. There are no variances requested and the application appears compliant with Residential, Country District (R-CRD) regulations.

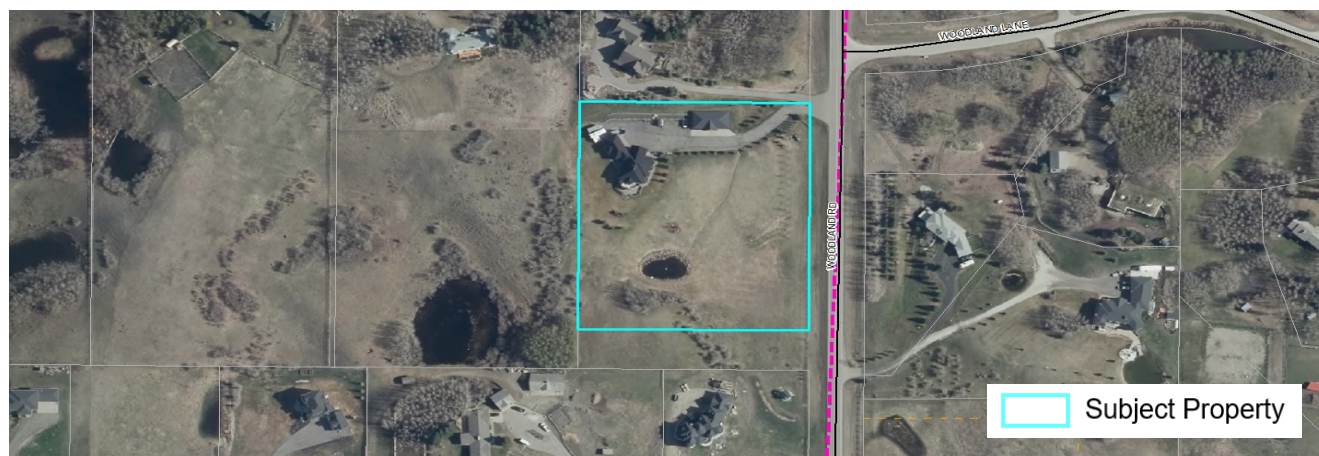
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20202523 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20202523 be refused for the following reasons: 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.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Bronwyn Culham, Planning and Development Services



APPLICATION EVALUATION:

The application was evaluated based on the information and site plan 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>• Bears paw Area Structure Plan• Land Use Bylaw C-8000-2020	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• Building Plans / prepared by Key West Homes• Cross Sections / prepared by Key West Homes• Elevations / prepared by Key West Homes• Site Plan
DISCRETIONARY USE: <ul style="list-style-type: none">• Accessory Dwelling Unit is a discretionary use in the Residential, Country Residential District (R-CRD)	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none">• Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

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

BC/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



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

- 1) That an addition including an Accessory Dwelling Unit, approximately 110.64 sq. m (1,191.00 sq. ft.) in gross floor area, may be constructed on the subject parcel, in general accordance with the submitted application and design drawings, titled *Over Garage (Personal Residence), Revised East Elevation, North Elevation, Rear (west) Elevation, Typical Cross Section* as prepared by Key West Homes.

Prior to Issuance:

- 2) That prior to issuance of this permit the Applicant 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.

Permanent:

- 3) 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.
- 4) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
- 5) That the Accessory Dwelling Unit shall be subordinate to the dwelling, single detached.
- 6) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached) and the ADU located on the subject site, to facilitate accurate emergency response. *Note, the municipal address for the Accessory Dwelling Unit is UNIT A 255189 WOODLAND ROAD.*
- 7) That there shall be adequate water servicing provided for the Accessory Dwelling Unit and it is the Applicant/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
- 8) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.

Advisory:

- 9) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 10) That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
- 11) 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.
- 12) That a Building Permit and applicable sub trades for the addition and for the Accessory Dwelling Unit shall be obtained through Building Services prior to any construction taking place.
- 13) That water conservation measures shall be implemented in the Accessory Dwelling Unit, such as low-flow toilets, shower heads and other water conserving devices.



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- 14) 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.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 16) That if this Development Permit is not issued by **July 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



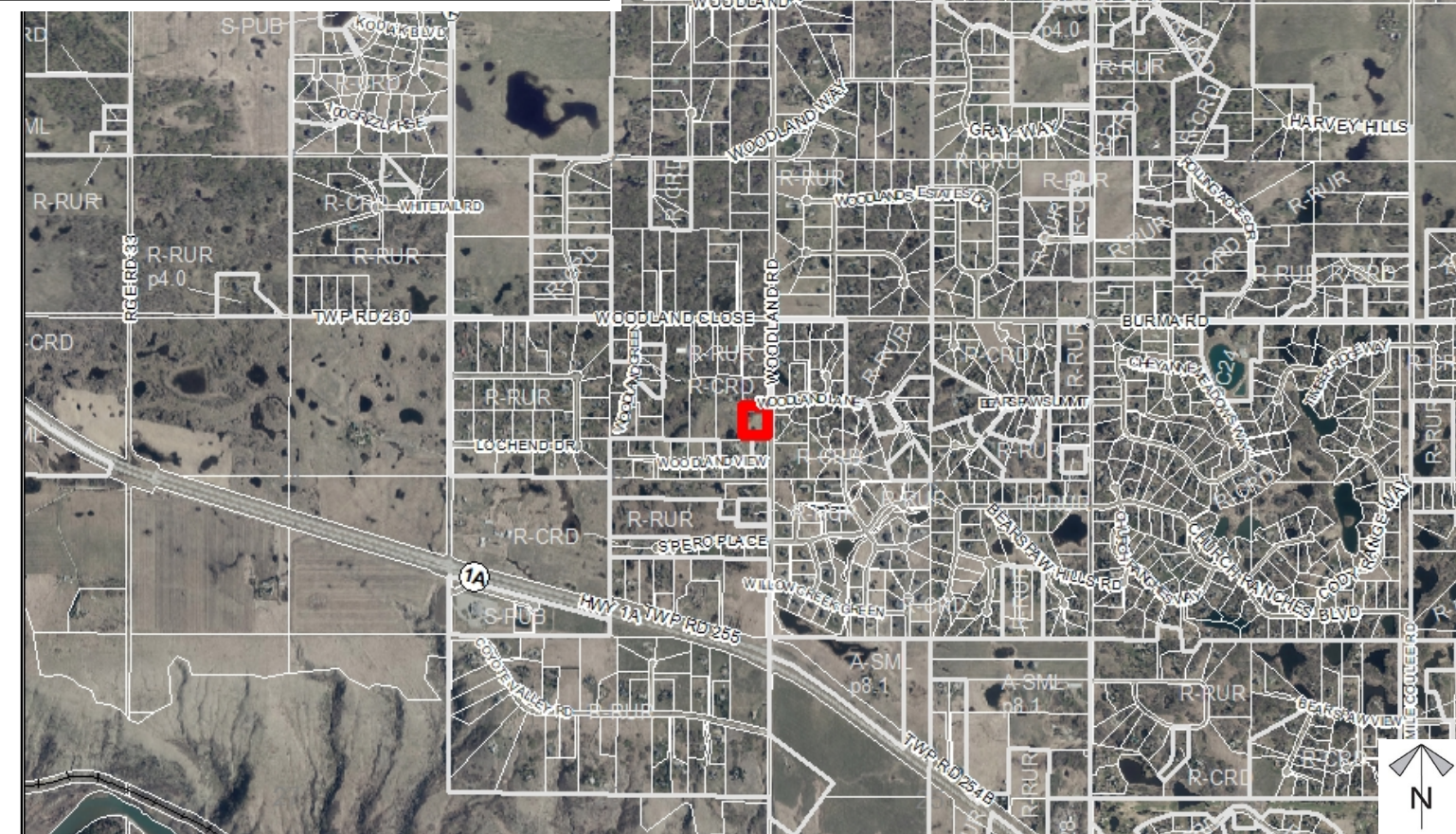
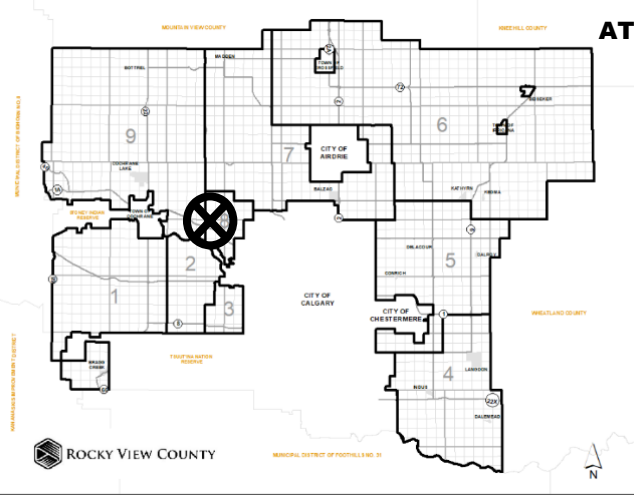
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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Bradd & Nona Anderson	OWNER: Bradd & Nona Anderson
DATE APPLICATION RECEIVED: October 2, 2020	DATE DEEMED COMPLETE: October 5, 2020
GROSS AREA: ± 1.86 hectares (± 4.6 acres)	LEGAL DESCRIPTION: Lot 4, Block 1, Plan 0111429, NE-35-25-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>September 2, 2010: Planning Application (2010208) To redesignate the subject property from Residential Two District to Residential One District in order to facilitate the creation of a ≥ 0.80 hectare (1.98 acre) lot with a ± 1.05 hectare (2.60 acre) remainder - Closed-Approved</p> <p>November 27, 2009: Development Permit (2009-DP-13828) construction of an accessory building (garage), relaxation of the maximum height requirement, and relaxation of the maximum building area – Closed-Complete</p> <p>Sep 24, 2020: Building Permit (PRBD20202466) Addition to single family dwelling – Waiting for Inspection Request</p> <p>Jan 12, 2010: Building Permit (2010-BP-22862) Accessory Building (Storage/Shop) - PSR Issued - Closed</p> <p>Apr 06, 2004: Building Permit (2004-BP-17243) Single Family Dwelling – Occupancy Granted</p> <p>Jul 10, 2003: Building Permit (2003-BP-16578) Single Family Dwelling - PERMIT CANCELLED. Owner completely changed style of house. New permit issued - BP17243</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>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.</p>	

construction of an
Accessory Dwelling Unit,
within an existing dwelling,
single detached

Division: 8
Roll: 05735073
File: PRDP20202523
Printed: December 10, 2020
Legal: Lot:4 Block:1
Plan:0111429; within NE-35-
25-03-W05M

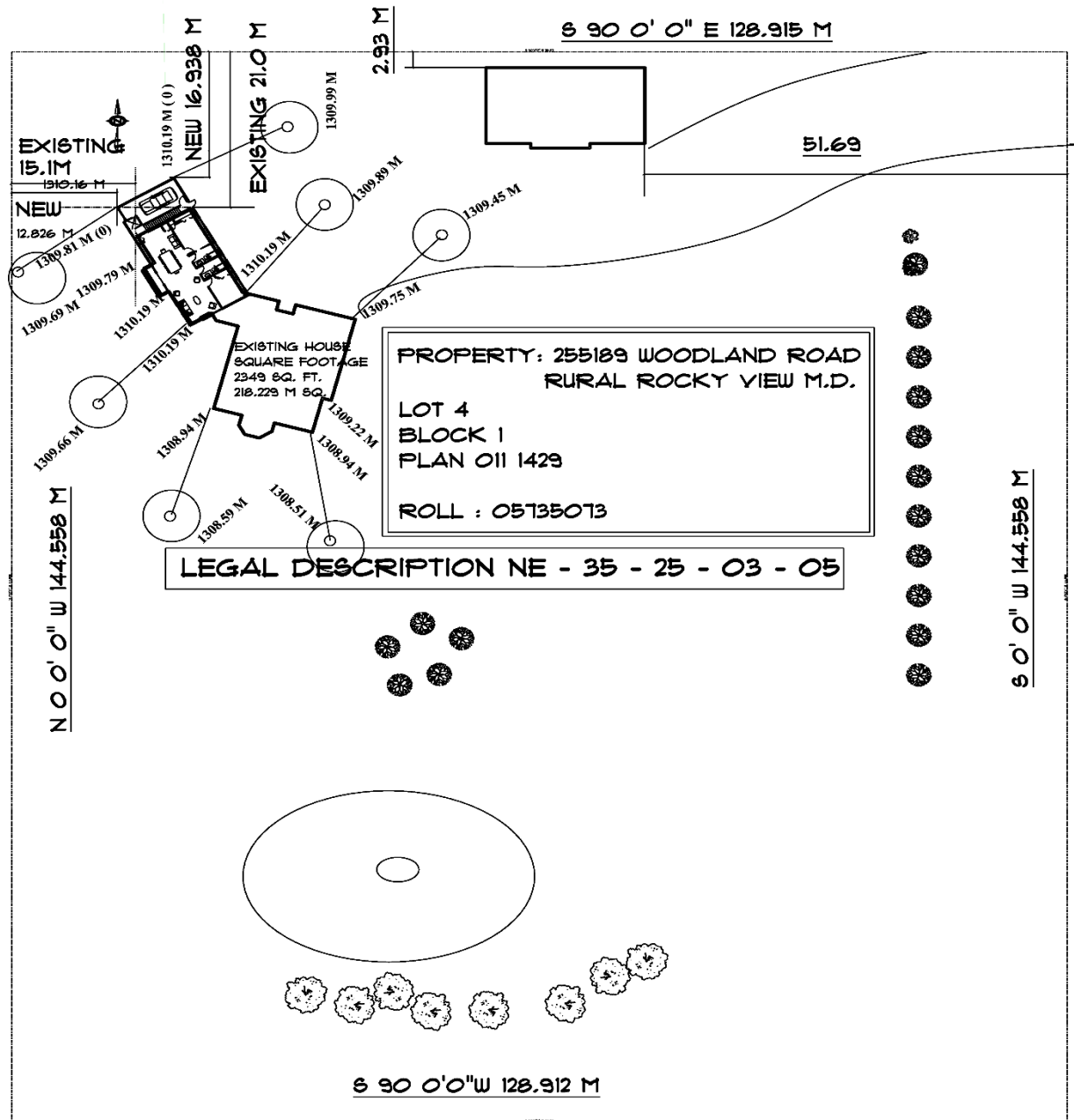




Site Plan

Development Proposal

construction of an
Accessory Dwelling Unit,
within an existing dwelling,
single detached



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