

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 2
FILE: 05707231 **APPLICATION:** PRDP20203601
SUBJECT: Single Family Dwelling / Listed Direct Control District Use, with Variances

APPLICATION: Construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement. The subject property is located within Direct-Control District 129 (DC-129).

GENERAL LOCATION: Located in the hamlet of Harmony.

LAND USE DESIGNATION: Direct Control District (DC-129) and under Land Use Bylaw C-4841-97.

EXECUTIVE SUMMARY: The application is for the construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement, on a front access lot. The applicant is requesting a relaxation from 3.35 m (10.99 ft.) to 1.67 m (5.47 ft.); a variance of 50.14%. The application complies with all other policy requirements.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203601 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203601 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.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Bronwyn Culham, Planning and Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback Requirement	3.35 m (10.99 ft.)	1.67 m (5.47 ft.)	50.14%

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"> • Municipal Government Act • Harmony Conceptual Scheme • Direct-Control District 129 (DC-129) • Land Use Bylaw 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan / prepared by Calbridge Homes / November 2020 • Elevations prepared by Calbridge Homes / October 2020 • Floor Plans prepared by Calbridge Homes / October 2020
LISTED USE: <ul style="list-style-type: none"> • A Dwelling, Single Detached is a listed use in the Direct-Control District 129 (DC-129). 	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/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

1. That construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the drawings prepared by Calbridge Homes Ltd., dated November 2, 2020, and conditions noted herein:
 - i. That the minimum side yard setback requirement for the dwelling, single-detached, **shall be relaxed from 3.35 m (10.99 ft.) to 1.67 m (5.47 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 sub-trade permits shall be obtained through Building Services, for construction of the dwelling, single detached.
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.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Chantelle Rodriguez (Calbridge Homes Ltd.)	OWNER: Calbridge Homes Ltd.
DATE APPLICATION RECEIVED: November 6, 2020	DATE DEEMED COMPLETE: November 6, 2020
GROSS AREA: ± 0.08 hectares (± 0.21 acres)	LEGAL DESCRIPTION: SW-07-25-03-05 Lot 16 Block 2 Plan 1910632
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • There are no related planning applications • There are no related building permits • There are no related development permits 	
PUBLIC & 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.	

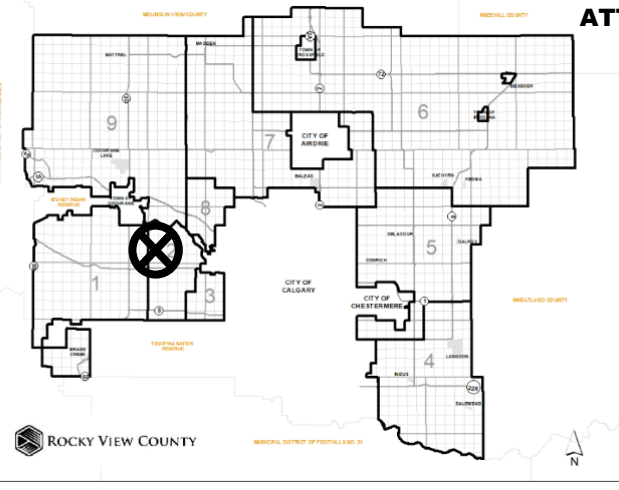


Location & Context

Development Proposal

Dwelling, single detached,
relaxation of the minimum
side yard setback
requirement

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 2
Roll: 05707231
File: PRDP20203601
Printed: December 10, 2020
Legal: Lot:116 Block:2
Plan:1910632; within SW-07-
25-03-W05M

CALBRIDGE
HOMES

DP SITE PLAN

LAST REVISED: NOVEMBER 2, 2020

LOT 116 BLOCK 002 PLAN XXX-XXXX

JOB #HA04-002-116

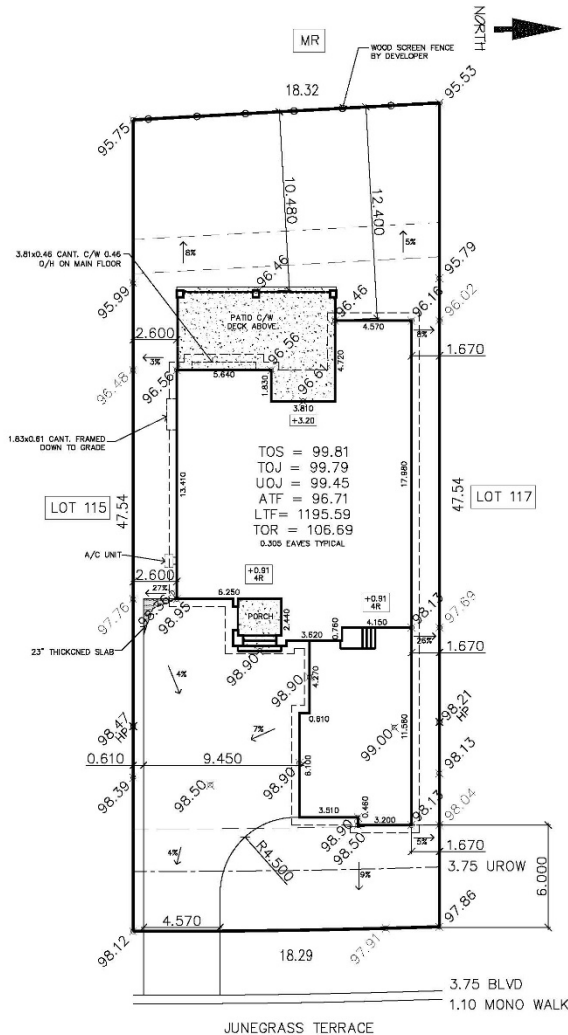
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ROCKY VIEW COUNTY

Site Plan

Development Proposal

Dwelling, single detached,
relaxation of the minimum
side yard setback
requirement

EXPOSED AGGREGATE
CONCRETE
DRIVEWAY: 164.5m² / 1771ft²
PATIO: 53.2m² / 573ft²



SUBMISSION: HARMONY

LOT: 116 BLOCK: 2 PHASE: 4A

ADDRESS: 92 JUNEGRASS TERRACE

HOUSE AREA: 299.4m²

BUILDING COVERAGE: 34%

LTF: 1195.59

LOT AREA: 877.5m²

ATF: 96.71



Division: 2

Roll: 05707231

File: PRDP20203601

Printed: December 10, 2020

Legal: Lot:116 Block:2

Plan:1910632; within SW-07-25-03-W05M











