

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021 **DIVISION:** 4
FILE: 03215017 **APPLICATION:** PRDP20203711
SUBJECT: Dwelling, Single Detached / Permitted use, with Variances

APPLICATION: The proposal is for the construction of a Dwelling, Single Detached, and relaxation of the minimum side yard setback requirement.

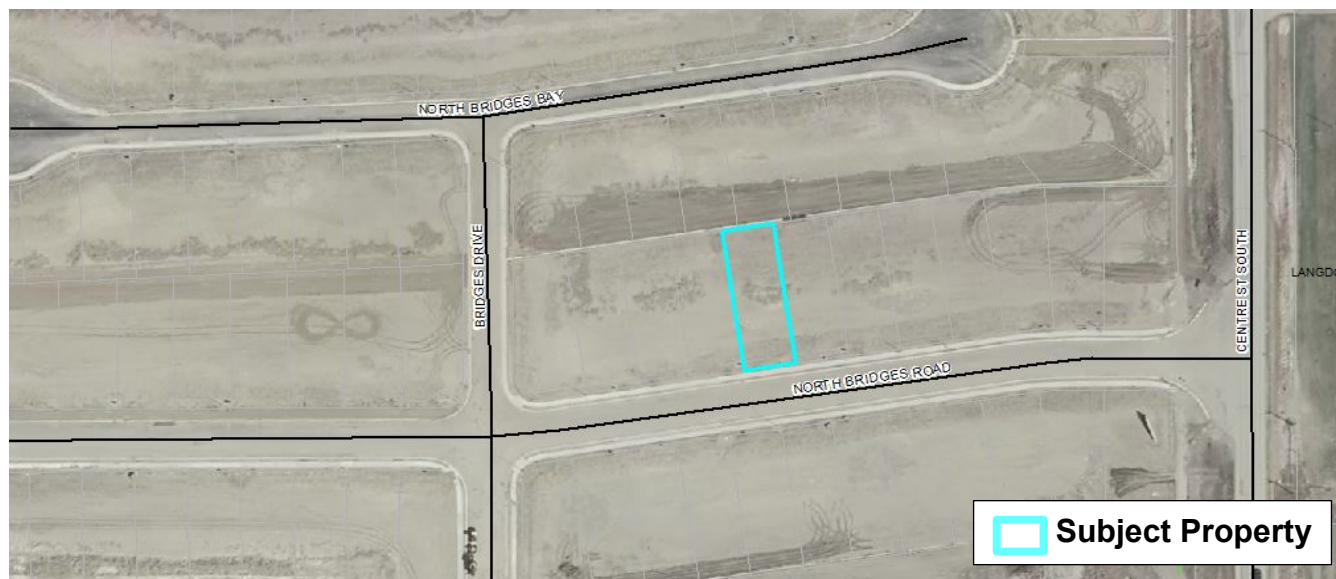
GENERAL LOCATION: Located in the hamlet of Langdon.

LAND USE DESIGNATION: Residential, Small Lot District (R-SML) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The application is requesting variances to both side yard setback requirements, to accommodate the proposed dwelling, single detached. Several other sites have been approved similar variances to accommodate the building design layouts of the Developer/Builder. As the application is keeping with the intent of the development and surrounding sites, Administration supports the approval of the application.

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

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Camilo Conde, Planning and Development Services

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20203711 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203711 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

VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback (West)	3.00 m	1.53 m	49.00%
Side Yard Setback (East)	3.00 m	1.52 m	49.33%

APPLICATION EVALUATION:

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • Municipal Development Plan • Land Use Bylaw C-8000-2020 • Langdon Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Grading • Building Elevations • Building Designs
PERMITTED USE: <ul style="list-style-type: none"> • Dwelling, Single Detached 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission (MPC)

Additional Review Considerations

No other considerations at this time.

CONCLUSION:

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

Respectfully submitted,

“Theresa Cochran”

Concurrence,

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



CC/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

APPROVAL, subject to the following conditions:

Description:

1. That a dwelling, single detached, may be constructed on the subject land in general accordance with the approved site plan and the drawings submitted Archi Design Inc. dated September 9, 2020.
 - i. That the minimum west side yard setback requirement is **relaxed from 3.00 m (9.84 ft.) to 1.53 m (5.01 ft.)**.
 - ii. That the minimum east side yard setback requirement is **relaxed from 3.00 m (9.84 ft.) to 1.52 m (4.98 ft.)**.

Prior to Issuance:

2. That prior to issuance 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 \$800.00, calculated at \$800.00 for each new residential unit.

Permanent:

3. That the Dwelling, Single Detached shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. 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 each dwelling unit located on the subject site, to facilitate accurate emergency response.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
 - i. That the Applicant/Owner shall adhere to the approved building grade plan for the Bridges of Langdon Subdivision.
6. That the Applicant/Owner shall provide adequate frost protection for the dwelling, single detached as per the Geotechnical Report provided by GTECH Earth Sciences Corp. dated March 14, 2017, approved for the subdivision.
7. That the dwelling, single detached shall be serviced via the Bridges of Langdon Lift Station.

Advisory:

8. That during construction of the building, 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 at an approved disposal facility.
9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (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.
10. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
11. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Harvinder Singh Khaira	OWNER: Pollyco Group of Companies
DATE APPLICATION RECEIVED: November 11, 2020	DATE DEEMED COMPLETE: November 11, 2020
GROSS AREA: ± 0.07 hectares (± 0.18 acres)	LEGAL DESCRIPTION: NE-15-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: Planning Applications <ul style="list-style-type: none"> • There are no Planning related application on file for this parcel. Development Permits <ul style="list-style-type: none"> • There are no other Development Permits on file for this parcel . Building Permits <ul style="list-style-type: none"> • There are currently no Building Permits for this parcel. 	
PUBLIC & AGENCY SUBMISSIONS: 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.	

Development Proposal

*construction of a dwelling,
single detached, relaxation
of the minimum side yard
setback requirements*

Division: 4
Roll: 03215017
File: PRDP20203711
Printed: December 10, 2020
Legal: Lot:8 Block:1
Plan:2011558 within NE-15-
23-27-W04M



LEGAL ADDRESS:
LOT 8, BLK 1

CIVIC ADDRESS:
30 NORTH BRIDGE ROAD

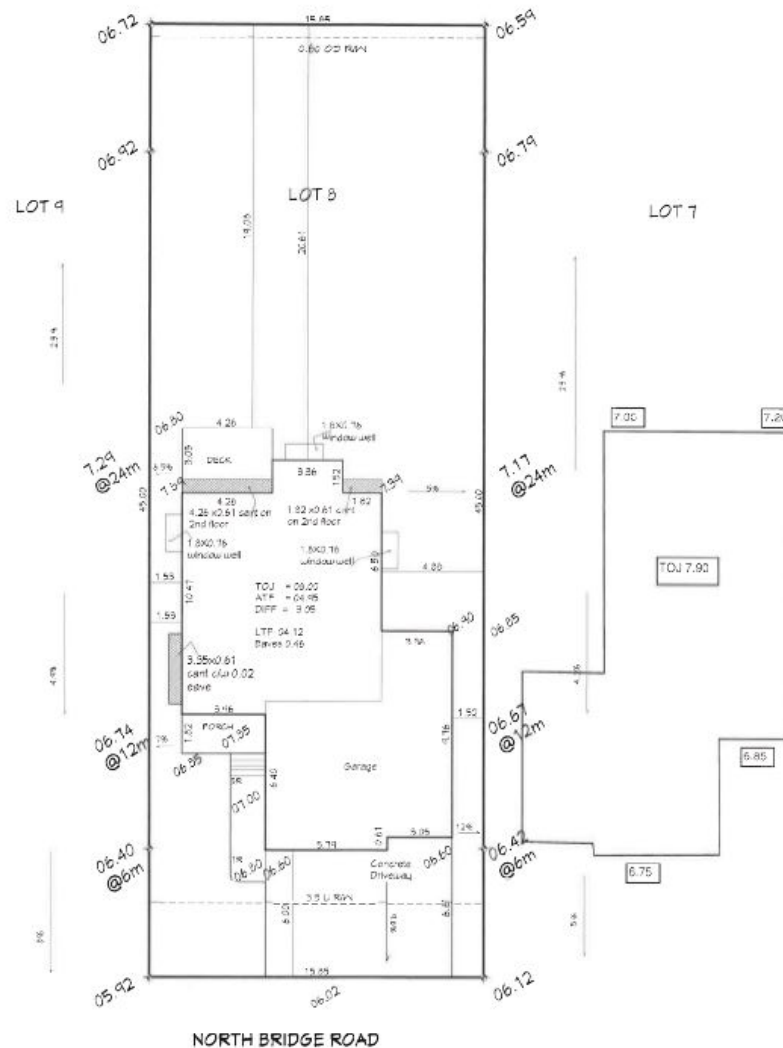
LOT AREA = 713.25 SQ.M.

COVERAGE = 181.4 SQ.M.(25.4%)

Site Plan

Development Proposal

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**Inspection Photo
December, 2020**

