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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	January 27, 2021	<b>APPLICATION:</b> PRDP20203502
<b>FILE:</b>	03912007	
<b>SUBJECT:</b>	Addition / Discretionary Use with no Variances	

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**APPLICATION:** Dwelling, single detached (existing), construction of an addition

**GENERAL LOCATION:** Located in the hamlet of Bragg Creek.

**LAND USE DESIGNATION:** Residential, Urban District (R-URB) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The Applicant has submitted three separate Development Permits concurrently for the site. These applications are as follows: an addition to the existing dwelling, single detached to be used as a vacation rental, new Accessory Dwelling Unit to be used as a vacation rental and a Vacation Rental Permit. The subject of this report is for the addition to the existing dwelling, single detached (to be used as a Vacation Rental). The proposed addition is 44.60 sq. m. (480.00 sq. ft.), with a 17.80 sq. m. (192.00 sq. ft.), attached deck. It was evaluated in accordance with the Land Use Bylaw (C-8000-2020) and complies with district regulations including minimum land setback requirements.

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

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20203502 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203502 be refused.



**AIR PHOTO & DEVELOPMENT CONTEXT:**



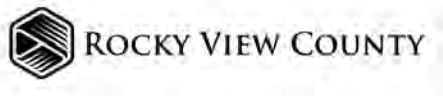
**APPLICATION EVALUATION:**

The application was evaluated based on the information and site plan submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i></li> <li>• Land Use Bylaw</li> <li>• Greater Bragg Creek Area Structure Plan</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
<p><b>DISCRETIONARY USE:</b> Dwelling, Single Detached within the Hamlet boundary of Bragg Creek under Residential, Urban district (R-URB).</p>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission</p>

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning. Although located within the Hamlet of Bragg Creek, the property is located outside of the Elbow River Floodway or Flood Fringe area.



**CONCLUSION:**

Subject to the proposed Development Permit conditions, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Conditions  
ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

**OPTIONS:**

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

APPROVAL, subject to the following conditions:

**Description:**

- 1) That construction of an addition, to the existing dwelling, single detached may be constructed on the parcel in accordance to the site plan.

**Permanent:**

- 2) That the existing trees and terrain shall be retained except as required to meet conditions of this permit. Any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover.
- 3) That flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice, and any recommendations stated in the Greater Bragg Creek Area Structure Plan.
- 4) That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.

**Advisory:**

- 5) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 6) 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.
- 7) That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement for the addition.
- 8) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 9) 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.

That if this Development Permit is not issued by **July 31, 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

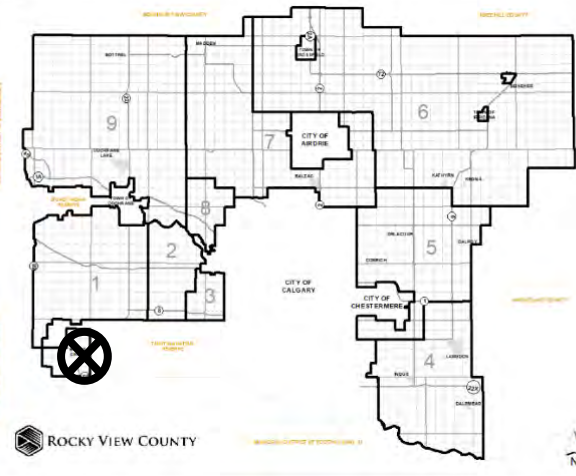
<b>APPLICANT:</b> Sherri Olsen	<b>OWNER:</b> Sherri Olsen
<b>DATE APPLICATION RECEIVED:</b> October 22, 2020	<b>DATE DEEMED COMPLETE:</b> November 10, 2020
<b>GROSS AREA:</b> ± 0.35 hectares (± 0.87 acres)	<b>LEGAL DESCRIPTION:</b> Plan: 1312600 Block 2 Lot 1, SW-5-5-23-W05M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <p><i>July 14, 2020:</i> Development permit renewal (PRDP20200606) was conditionally approved by the Municipal Planning Commission for the construction of an accessory dwelling unit (suite within a building), which was withdrawn.</p> <p><i>November 18, 2009:</i> Development permit (2009-DP-13695) for a dwelling, moved-in was issued.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



# Location & Context

## Development Proposal

Addition to home

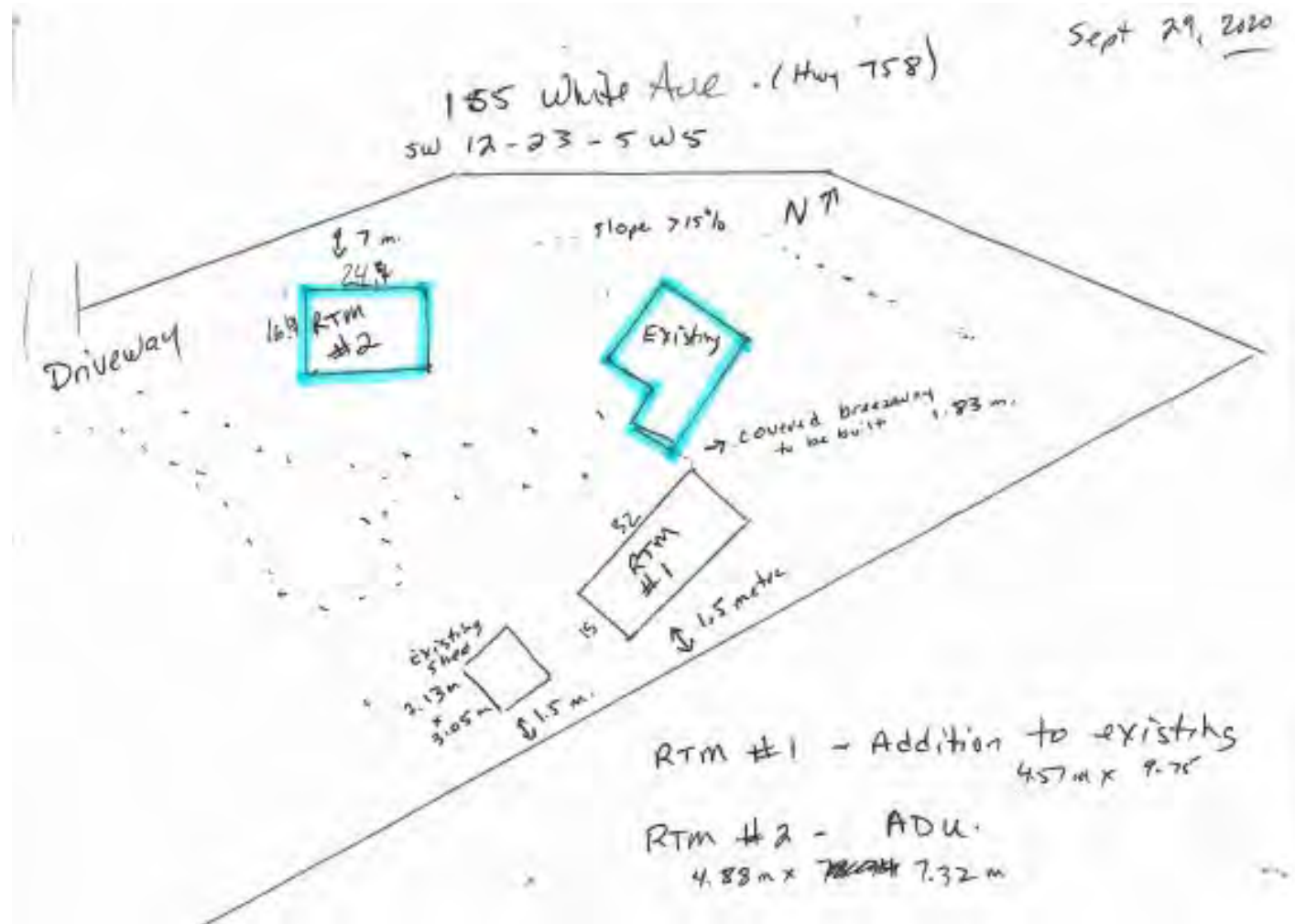


Division: 1  
 Roll: 03912007  
 File: PRDP20203500  
 Printed: January 27, 2021  
 Legal: SW-12-23-05-W05M  
 Lot: 1 Block: 2 Plan: 1312600

# Site Plan

## Development Proposal

Addition to home



Division: 1  
 Roll: 03912007  
 File: PRDP20203500  
 Printed: January 27, 2021  
 Legal: SW-12-23-05-W05M  
 Lot: 1 Block: 2 Plan: 1312600











