

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: January 27, 2021
APPLICATION: PRDP20203504

FILE: 03912007

SUBJECT: Accessory Dwelling Unit / Discretionary Use with no Variances

APPLICATION: Construction of an Accessory Dwelling Unit (separate building).

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, a Vacation Rental located in the Accessory Dwelling Unit and new addition and for a construction of a new Accessory Dwelling Unit. The subject of this report is for the proposed Accessory Dwelling Unit. The Accessory Dwelling Unit is 35.70 sq. m. (384.00 sq. ft.) in habitable floor area, with a 35.70 sq. m. (384.00 sq. ft.), attached deck. This application was evaluated in accordance with the Land Use Bylaw (C-8000-2020). The Accessory Dwelling Unit complies with the Land Use Bylaw regulations.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203504 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203504 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson 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> • Land Use Bylaw • Greater Bragg Creek Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: Accessory Dwelling Unit with the Hamlet boundary of Bragg Creek under Residential, Urban district (R-URB).	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

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

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ST/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information

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

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

APPROVAL, subject to the following conditions:

Description:

- 1) That an Accessory Dwelling Unit, approximately 35.70 sq. m. (384.00 sq. ft.). in habitable floor area, may be constructed on the subject parcel, in general accordance with the submitted site plan and application.

Permanent:

- 2) 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.
- 3) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
- 4) That the Accessory Dwelling Unit shall be subordinate to the dwelling, single detached.
- 5) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached and the Accessory Dwelling Unit) located on the subject site, to facilitate accurate emergency response.
- 6) 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.
- 7) That it is the Applicant/Owner's obligation/responsibility to undertake water quality testing in accordance with the Guidelines for Canadian Drinking Water Quality and Alberta Health Services criteria. Should there be any adverse results or should questions arise concerning the interpretation of the results of the analyses, it will be the obligation/responsibility of the Owner/Applicant to contact the local Public Health Inspector for recommendations/requirements.
- 8) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.

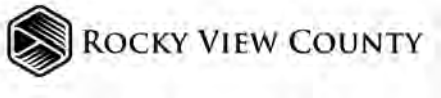
Advisory:

- 9) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 10) 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.
- 11) That a Building Permit and sub-trade permits for the Accessory Dwelling Unit, shall be obtained through Building Services prior to any construction taking place.
- 12) That water conservation measures shall be implemented in the Accessory Dwelling Unit such as low-flow toilets, shower heads and other water conserving devices.



ROCKY VIEW COUNTY

- 13) 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.
- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 15) 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.
- 16) 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.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Sherri Olsen	OWNER: Sherri Olsen
DATE APPLICATION RECEIVED: October 22, 2020	DATE DEEMED COMPLETE: November 10, 2020
GROSS AREA: ± 0.35 hectares (± 0.87 acres)	LEGAL DESCRIPTION: Plan: 1312600 Block 2 Lot 1, SW-5-5-23-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>July 14, 2020: 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 has been withdrawn.</p> <p>November 18, 2009: Development permit (2009-DP-13695) for a dwelling, moved-in was issued.</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>	

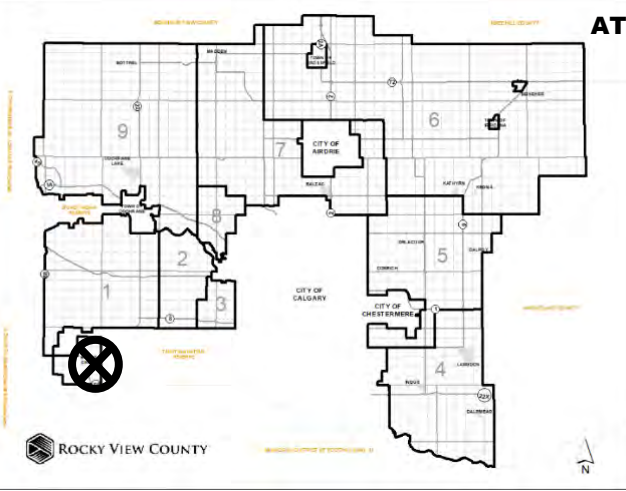


Location & Context

Development Proposal

Vacation Rental

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

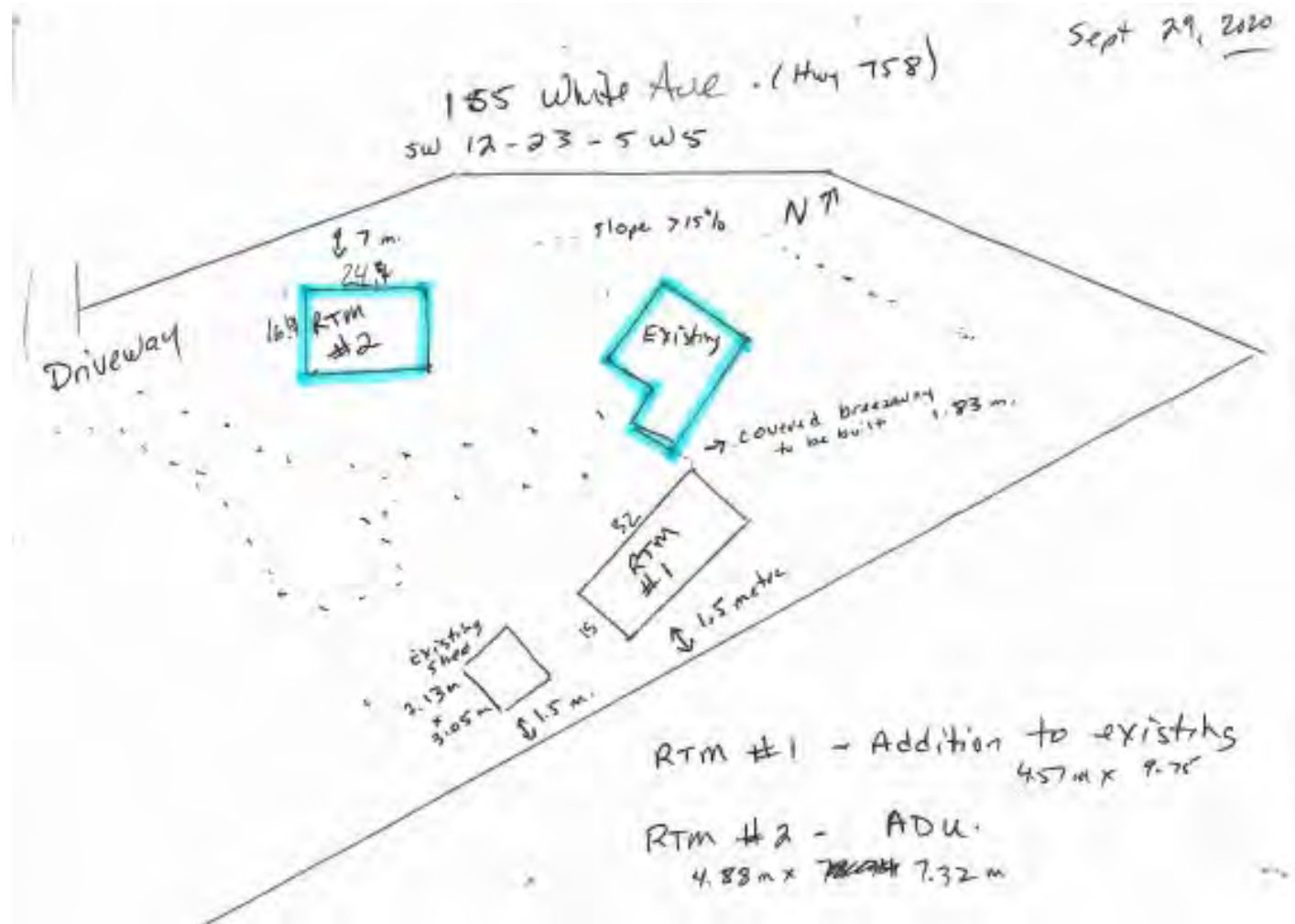


Division: 1
Roll: 03912007
File: PRDP20203500
Printed: January 27, 2021
Legal: SW-12-23-05-W05M
Lot: 1 Block: 2 Plan: 1312600

Site Plan

Development Proposal

Vacation Rental



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





