

SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

September 16, 2020

**Rocky View County
Council Chambers
262075 Rocky View Point
Rocky View County, AB
T4A 0X2**

A CALL MEETING TO ORDER

B DEVELOPMENT APPEALS

9:00 AM APPOINTMENT

1. Division 2 File: 05709031 PRDP20201846 page 2

An affected party appeal against the Development Authority's decision to approve a development permit application for the construction of an accessory dwelling unit (secondary suite) and relaxation of the maximum habitable floor area at 251225 Range Road 33 (Lot 7 Block 3 Plan 0413985; NE-09-25-03-W5M) and located approximately 0.51 km (1/3 mile) north of Township Road 251A and on the west side of Range Road 33.

Appellants: Murray and Cecile-Marie Henderson

Applicants/Owners: Leonard and Andrea Steiert

C CLOSE MEETING

D NEXT MEETING: October 7, 2020

**PLANNING AND DEVELOPMENT SERVICES****TO:** Subdivision and Development Appeal Board**DATE:** September 16, 2020**DIVISION:** 2**FILE:** 05709031**APPLICATION:** PRDP20201846**SUBJECT:** Accessory Dwelling Unit (Secondary Suite)

PROPOSAL: Construction of an accessory dwelling unit (secondary suite) and relaxation of the maximum habitable floor area.	GENERAL LOCATION: Located approximately 0.51 km (1/3 mile) north of Twp. Rd. 251A and on the west side of Rge. Rd. 33.
APPLICATION DATE: July 7, 2020	DEVELOPMENT AUTHORITY (ADMINISTRATION) DECISION: Discretionary – Approved
APPEAL DATE: August 31, 2020	DEVELOPMENT AUTHORITY (ADMINISTRATION) DECISION DATE: August 11, 2020
APPELLANT: Murray and Cecile-Marie Henderson	APPLICANT: Steiert, Leonard & Andrea
LEGAL DESCRIPTION: Lot:7 Block:3 Plan:0413985	MUNICIPAL ADDRESS: 251225 RGE RD 33
LAND USE DESIGNATION: Residential Two District (R-2)	GROSS AREA: ± 0.86 hectares (± 2.13 acres)
PERMITTED USE: Accessory Dwelling Unit	DEVELOPMENT VARIANCE AUTHORITY: The Development Authority has variance ability within Section 12.2 of the Land Use Bylaw.
PUBLIC SUBMISSIONS: The application was circulated to twenty one (21) adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application, excepting the appeal.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan • Land Use Bylaw C-4841-97 • Central Springbank Area Structure Plan

EXECUTIVE SUMMARY:

The proposed application is for a construction of an accessory dwelling unit (secondary suite) and relaxation of the maximum habitable floor area. The subject land is zoned Residential Two (R-2) under Land Use Bylaw C-4841-97 where accessory dwelling units (ADU) is a discretionary use. The proposed ADU is an addition to the existing dwelling single detached to be located northwest of the parcel, behind the garage. It contains two (2) bedrooms with closets, one (1) bathroom with shower, cooking/ eating facility, a laundry room with storage, walkout lower level, and south and north decks at the main level per submitted floor plans.

The proposal meets the requirements of the accessory dwelling unit as per the Land Use Bylaw with the exception of the maximum habitable floor area where the applicant proposes an area of 113.71 sq. m (1,224.00 sq. ft.), approximately, 3.71 sq. m (40.00 sq. ft.) larger than the 110.00 sq. m (1,184.00 sq. ft.) maximum; requiring a variance of approximately 3.37%.

The site falls under the Central Springbank Area Structure Plan. The statutory plans support residential uses but do not contain policies specific to accessory dwelling units. The application was accessed in accordance with *Accessory Dwelling Unit* and R-2 District regulations of the Land Use Bylaw C-4841-97 noted above. The application was discretionary-approved, with conditions, by the Development Authority on August 11, 2020.

On August 31, 2020, the Appellant appealed the decision of the Development Authority. Reasons for the appeal are noted in the Notice of Appeal.

VARIANCE SUMMARY:

Regulation	Requirement	Proposed	Variance
Habitable Floor Area	110.00 sq. m. (1,184.00 sq. ft.)	113.71 sq. m (1,224.00 sq. ft.)	3.37 %

It should be noted that on the new Land Use Bylaw C-8000-2020, which will come into effect as of September 8, 2020, the gross floor area was updated to not exceed 150.00 sq. m. (1,614.59 sq. ft.) rendering the current proposed size as acceptable.

PROPERTY HISTORY:

Date	File/Application #	Type	Result
Nov. 2004	Plan no. 0413985	Plan of Survey to create 0.86 ha Lot and 0.74 ha Lot.	Subdivision Registered
Feb. 2015	PRBD20150070	Building Permit – New Single Family Dwelling	PSR-with Deficiency

APPEAL:

See attached report and exhibits.

Respectfully submitted,



Sean MacLean
Supervisor, Planning and Development Services

AP/Itt

DEVELOPMENT PERMIT REPORT

Application Date: July 7, 2020	File: 05709031
Application: PRDP20201846	Applicant/Owner: Steiert, Leonard & Andrea
Legal Description: Lot 7 Block 3 Plan 0413985, NE-09-25-03-05 (251225 RGE RD 33)	General Location: Located approximately 0.51 km (1/3 mile) north of Twp. Rd. 251A and on the west side of Rge. Rd. 33
Land Use Designation: Residential Two District (R-2)	Gross Area: ± 0.86 hectares (± 2.13 acres)
File Manager: Sangeeta Vishwakarma	Division: 2

PROPOSAL:

- Construction of an addition to the existing Dwelling, single detached for an *Accessory Dwelling Unit (ADU), Secondary Suite (Discretionary Use)*
- Relaxation of the maximum habitable floor area for the Accessory Dwelling Unit, Secondary Suite, from 110.00 sq. m (1,184.00 sq. ft.) to 113.71 sq. m (1,224.00 sq. ft.)

Variance Requested: 3.7 sq. m (40.0 sq. ft.) – **3.4 %**
Section 28.4 (d)(i)

SITE/ DEVELOPMENT HISTORY:

- PRBD20150070 (Feb 11, 2015), issued for Dwelling, single detached, no accessory buildings.
- Residential Two (R-2) parcels containing dwelling and accessory uses surround the site. Agricultural sites located west of site.
- Access to site is from existing shared approach located west of Range Road 33.
- No environmental constraints, right of ways, or oil and gas well located on or adjacent to site.
- There is no enforcement history related to the existing dwelling on site.

LAND USE BYLAW (C-7968-2019) ASSESSMENT:

Section 8 – Definitions: The proposed use meets the definition of *Accessory Dwelling Unit (ADU)* and *Secondary Suite* that is attached to/subordinate to the existing dwelling on site. The ADU contains cooking/eating, living, sleeping and sanitary facilities for domestic use for one or more individuals.

Section 28.4 – Accessory Dwelling Units: The proposed ADU is assessed in accordance with the following regulations:

- (a) **Foundation:** The ADU addition is proposed to the west side of the existing dwelling, over a permanent foundation. The addition includes a secondary suite level that has a south entry and a lower walkout level, facing the south side. Architectural drawings include a main level plan, basement level plan indicating the foundation and walkout area, elevations from all sides, electrical plan, and site plan identifying location of ADU.
- (b) **Unit(s):** The application includes one (1) Accessory Dwelling Unit (Secondary Suite).

- (c)(i)&(ii) **Accessory Use:** The proposed ADU is attached to/subordinate to the existing dwelling.
- (c)(iii) **Height:** The ADU is approximately 6.43 m (21.13 ft.) in height from grade to peak, well under the maximum principal building and accessory building height requirements under R-2 district. The proposed height aligns with the existing 6.6 m (21.5 ft.) height of the dwelling peak, as shown on the submitted elevation drawings.
- Setback:** The setbacks for the proposed addition exceeds minimum requirements of Section 50.5 of the Land Use Bylaw. *Refer to Section 50.5 noted below.*
- (c)(iv) **Minimum Floor Area:** The ADU exceeds the minimum floor area requirement of 36.00 sq. m. (387.49 sq. ft.), proposed at 113.71 sq. m (1,224.00 sq.ft.).
- (c)(v) **Facilities:** The ADU addition contains two (2) bedrooms with closets, one (1) bathroom with shower, cooking/ eating facility, a laundry room with storage, walkout lower level, and south and north decks at the main level per submitted floor plans.
- (c)(vi) **Building Code:** The ADU addition requires a building permit as an advisory condition.
- (c)(vii) **Parking:** The application proposes two (2) parking spaces for the ADU on-site. The attached garage of the existing dwelling provides additional space for parking.
- (c)(viii) **Sewage Connection:** The application indicates that connection to the Existing Private Sewage System will be used for sewage treatment and disposal for the ADU. A *Private Sewage Treatment System for Additions & Renovations Verification Form* has been submitted and signed by the installer, D & S Enterprises confirming that the existing system is sufficient to accommodate the ADU (number of bedrooms and load rate).
- (c)(ix) **Water Connection:** The application indicates that connection to the Communal Water System will be provided. A signed letter from the North Springbank Water Co-op Limited has been submitted confirming that there the co-op has sufficient capacity in the existing water diversion and distribution systems to supply water to the proposed Accessory Dwelling Unit on the subject site.
- (c)(x) **County Address:** The County GIS team has assigned UNIT A - 251225 RGE RD 33, Rocky View County address to the attached ADU.
- (d)(i) **Maximum Floor Area (Secondary Suite):** The proposed Secondary Suite ADU is approximately 113.71 sq. m (1,224.00 sq.ft.). The floor area exceeds maximum allowable floor area at 110.00 sq. m (1,184.00 sq. ft.), by approximately 3.7 sq. m (40.0 sq. ft.). The applicant has requested a variance of **3.4 %**.

The ADU contains two (2) rooms which meets the living requirement.

- (g)(i) **Impact Assessment:** The ADU is an addition to the existing dwelling, on the west side of the existing attached garage, located approximately 16.2 m (53.15 ft.) from the nearest west property line, and several metres from adjacent lands/dwellings. The addition would be visible from adjacent lands due to scarce tree/landscape screening nearby, however, only the roof form would be visible from Range Rd. 33. Overall, the proposed ADU would not adversely impact adjacent lands and dwellings based on its location, proximity to nearby properties, design integration with the existing dwelling, and height. The requirement for tidy site maintenance during and post construction will be noted as a condition on the permit, if approved.

- (g)(ii) **Architectural Character:** The proposed ADU addition has a roof height of 6.4 m (21 ft.) from the lowest grade (west side). The roof form, pitch, shingle color/type and height are proposed to match the appearance of the existing dwelling. The peak height of the existing dwelling is 6.6 m (21.5 ft.) with the attached garage at a lower height. Exterior material such as stucco, door trims, and window frame designs, are proposed to match the existing dwelling. There are no structural or exterior changes proposed to the existing dwelling or attached garage as part of the application. Overall, the proposed addition does not detract from the single dwelling appearance of the building.

The ADU contains bedrooms with closets and has storage provision in the laundry room.

- (g)(iii) **Site Design Features:** The ADU is located attached to the existing building (west side) and appears as part of the existing dwelling in terms of design, massing, and height.
- **Access:** Since the ADU addition forms part of the existing dwelling, the driveway leading from the shared approach off Range Rd. 33 will be used as access.
 - **Storage:** There is provision of storage area within the ADU itself. The applicant has noted that a 10 ft. x 10 ft. shed at 8 ft. height will be proposed as outdoor storage as part of the building permit application. The shed would be a listed permitted use based on height and dimensions, therefore a development permit is not required.
 - **Screening:** The application and Site Plan indicates a line of newly planted trees along the east side of the existing dwelling. There is no additional screening required for the ADU itself since the ADU addition integrates well with the existing dwelling.

- (g)(iv) **Water Conservation Measures:** The application does not propose any specific water conservation strategies. The existing water co-op has provided confirmation that it has sufficient capacity in the existing water diversion and distribution systems to supply water to the proposed ADU on site.

Section 50 – Residential Two District (R-2):

- 50.3 **Use:** Accessory Dwelling Unit (ADU) (Secondary Suite) is a listed discretionary use

50.5 **Minimum and Maximum Requirements (Setbacks):**

Front Required (east): 45.00 m (147.64 ft.)	Proposed: Lots
Side Required (north/south): 3.00 m (9.84 ft.)	Proposed: Lots
Rear Required (west): 7.00 m (22.96 ft.)	Proposed: 16.2 m (53.15 ft.)

- 50.8 **Maximum Dwelling Units:** The site meets the requirement of maximum dwelling units per lot: one Dwelling, Single Detached, and one Accessory Dwelling Unit.

STATUTORY PLAN(S):

The subject property is located within the *Central Springbank Area Structure Plan*. Section 2.9.1 requires single-detached dwellings be maintained as the predominant form of housing, existing landscape and views be retained, and adequate setbacks be provided to adjacent lands with new development. The addition of the ADU does not detract from the existing single family dwelling form and provides adequate setbacks to adjacent lands, retaining the existing open landscape and views.

The site is not within an Intermunicipal Development Plan or Conceptual Scheme area. The application was accessed in accordance with *Accessory Dwelling Unit* and R-2 District regulations of the Land Use Bylaw C-4841-97 noted above.

INSPECTOR'S COMMENTS:

Inspection Date: July 23, 2020

- Some materials on site (crush, stone), looks like they are redoing the paving around the garage
- 20 foot trailer parked over area of proposed ADU and old trailer
- No screening for adjacent neighbour to the west
- Lots of construction material over the proposed site, however, it appears to be old and weathered
- Most of the site seems to be tidy with the exception of the rear of the site.

CIRCULATIONS:

Building Services Review (July 17, 2020)

- No concerns with ADU addition to existing building, subject to BP.

Capital Project Management (July 16, 2020)

- No concerns.

GIS – Information Services (July 31, 2020)

- Assigned *UNIT A - 251225 RGE RD 33, Rocky View County* address to the attached ADU.

Planning and Development Services – Development Compliance (July 10, 2020)

- No concerns.

Planning and Development Services – Engineering (July 13, 2020)

General

- The review of this file is based upon the application submitted. These conditions/ recommendations may be subject to change to ensure best practices and procedures.

Geotechnical - Section 300.0 requirements:

- Engineering has no requirements at this time.

Transportation - Section 400.0 requirements:

- Prior to the issuance, the applicant/owner is required to contact County Road Operations to determine if any permits are required during the construction of the proposed development.
- Access to the remainder parcel is provided via a mutual road approach off of Range Road 33.
- The applicant/owner will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, as the development is directly associated with the construction of a dwelling.

Sanitary/Waste Water - Section 500.0 requirements:

- Engineering has no requirements at this time.
- As part of the development permit application, the applicant provided an inspection report that indicated that the existing PSTS has sufficient capacity to service the proposed ADU.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- Engineering has no requirements at this time.

- The applicant/owner indicated that the proposed development will be serviced via piped servicing from North Springbank Water Co-op.

Storm Water Management – Section 700.0 requirements:

- The total post-development imperviousness of the subject appears to be greater than 20%.
- Prior to issuance, the applicant shall provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the Springbank Master Drainage Plan.
 - As a permanent condition, the owner shall adhere to the recommendations resulting from the SSIP.

Environmental – Section 900.0 requirements:

- Engineering has no requirements at this time.
- The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands.

Utility Services (July 14, 2020)

- No Concerns.

RECOMMENDATION: The Development Authority recommends approval based on assessment of the application with Land Use Bylaw regulations, ASP policies, site inspection, and consideration of impact to adjacent properties/dwellings.

OPTIONS:Option # 1

APPROVAL, subject to the following conditions:

Description:

- 1) That an *Accessory Dwelling Unit (Secondary Suite)* may be constructed on the subject parcel, in accordance with the submitted application details/plans, and conditions noted herein:
 - i. That the maximum habitable floor area for the Accessory Dwelling Unit (Secondary Suite) is relaxed from **110.00 sq. m (1,184.00 sq. ft.) to 113.71 sq. m (1,224.00 sq. ft.)**.

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 3) That prior to the issuance, the Applicant/Owner shall provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the Springbank Master Drainage Plan, to the satisfaction of the County.
- 4) That prior to issuance, 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:

- 5) 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 including any recommendations of the SSIP.
- 6) That the Accessory Dwelling Unit (Secondary Suite) shall be subordinate to the dwelling, single detached.
- 7) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit (Secondary Suite).
- 8) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached and the secondary suite) located on the subject site, to facilitate accurate emergency response. *Note: an address of UNIT A - 251225 RGE RD 33, Rocky View County has been assigned to the Secondary Suite.*
- 9) That the site water servicing shall be provided for by the North Springbank Water Co-Op Ltd. in perpetuity.
- 10) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit (Secondary Suite).

Advisory:

- 11) That a Building Permit for the Secondary Suite 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 (Secondary Suite) wherever possible, such as low-flow toilets, shower heads and other water conserving devices.
- 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 if this Development Permit is not issued by **February 28, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
 - i. That the Applicant/ Owner shall be responsible to obtain all required Alberta Environment and Parks approvals should the proposed development impact any wetlands.

Option # 2

REFUSAL, for the following reasons:

1. That in the opinion of the Subdivision and Development Appeal Board, 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.
- 2.



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any
Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Steiert, Leonard & Andrea

Page 1 of 2

Tuesday, August 11, 2020

Roll: 05709031

RE: Development Permit #PRDP20201846

Lot 7 Block 3 Plan 0413985, NE-09-25-03-05; (251225 RGE RD 33)

The Development Permit application for Construction of an accessory dwelling unit (secondary suite) and relaxation of the maximum habitable floor area. has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That an *Accessory Dwelling Unit (Secondary Suite)* may be constructed on the subject parcel, in accordance with the submitted application details/plans, and conditions noted herein:
 - i. That the maximum habitable floor area for the Accessory Dwelling Unit (Secondary Suite) is relaxed from **110.00 sq. m (1,184.00 sq. ft.)** to **113.71 sq. m (1,224.00 sq. ft.)**.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to the issuance, the Applicant/Owner shall provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the Springbank Master Drainage Plan, to the satisfaction of the County.
4. That prior to issuance, 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:

5. 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 including any recommendations of the SSIP.



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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questions@rockyview.ca
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Steiert, Leonard & Andrea #PRDP20201846

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6. That the Accessory Dwelling Unit (Secondary Suite) shall be subordinate to the dwelling, single detached.
7. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit (Secondary Suite).
8. That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached and the secondary suite) located on the subject site, to facilitate accurate emergency response. *Note: an address of UNIT A - 251225 RGE RD 33, Rocky View County has been assigned to the Secondary Suite.*
9. That the site water servicing shall be provided for by the North Springbank Water Co-Op Ltd. in perpetuity.
10. That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit (Secondary Suite).

Advisory:

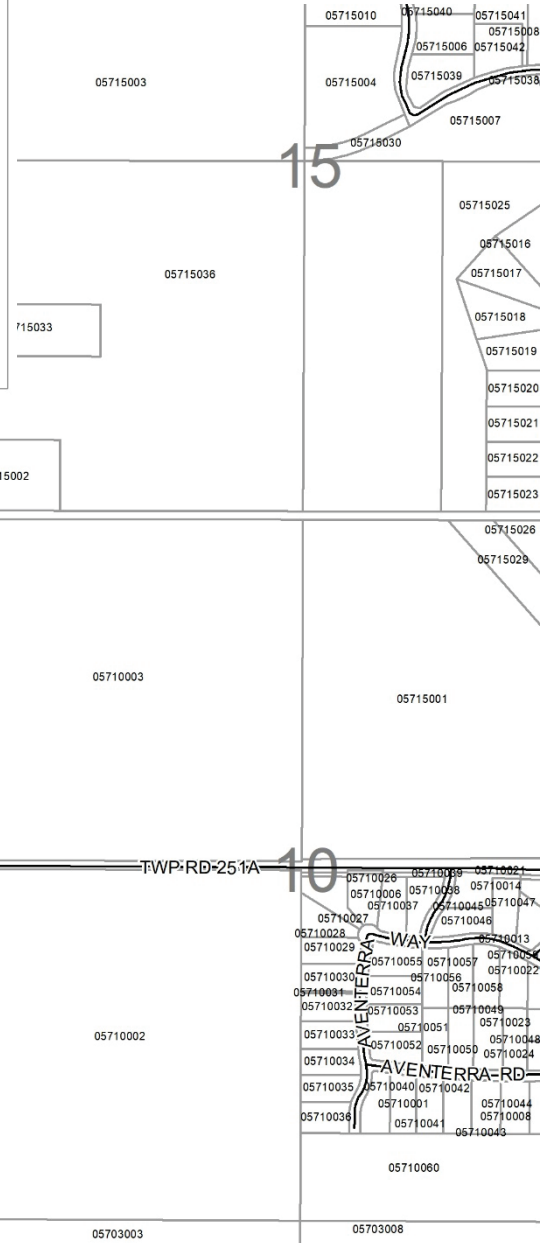
11. That a Building Permit for the Secondary Suite shall be obtained through Building Services prior to any construction taking place.
12. That water conservation measures shall be implemented in the Accessory Dwelling Unit (Secondary Suite) wherever possible, such as low-flow toilets, shower heads and other water conserving devices.
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 if this Development Permit is not issued by **February 28, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
15. That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
 - i. That the Applicant/ Owner shall be responsible to obtain all required Alberta Environment and Parks approvals should the proposed development impact any wetlands.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 1, 2020**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

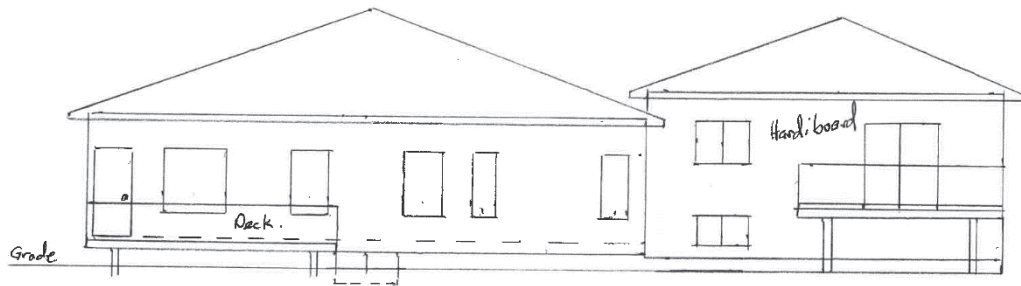
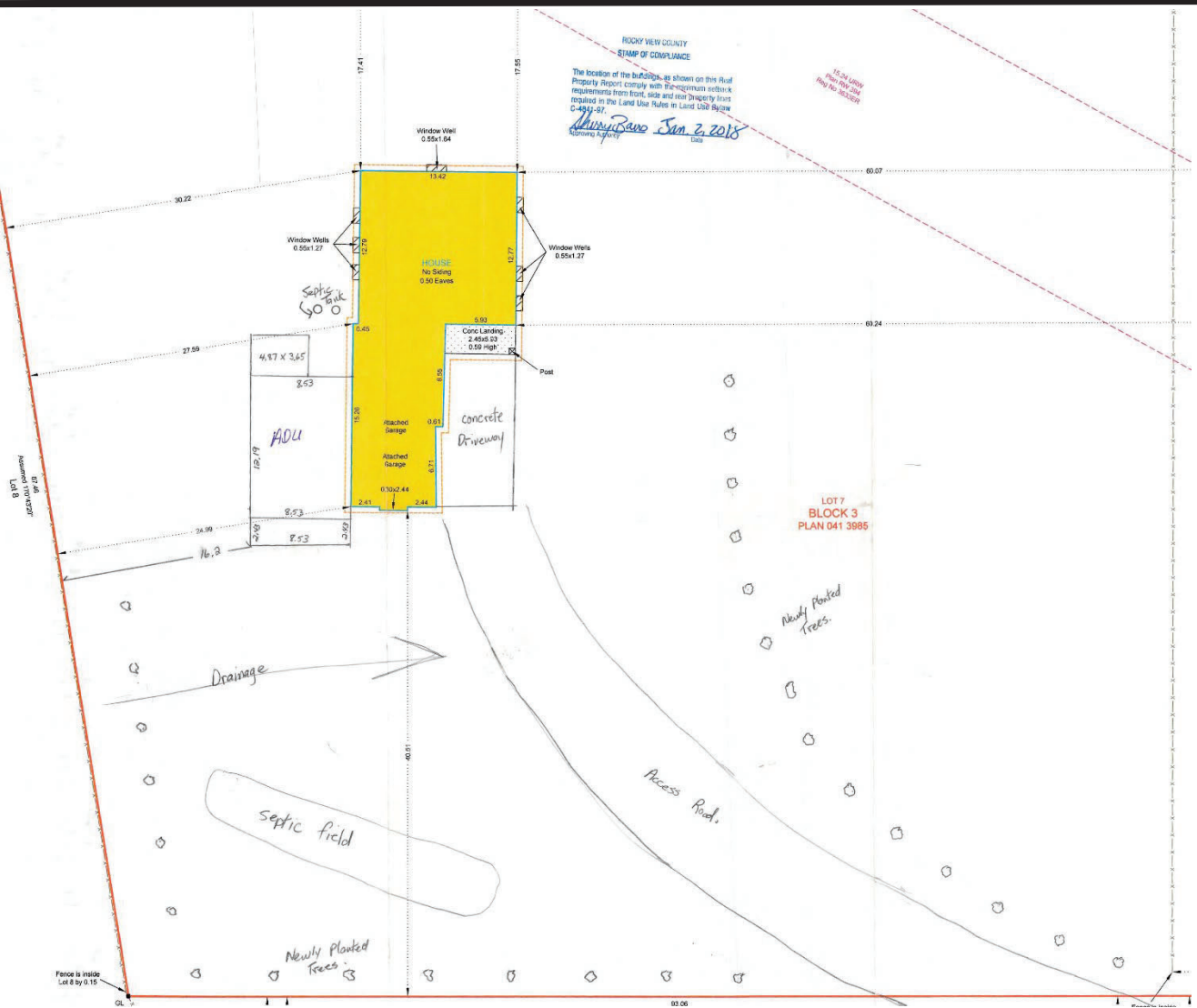
Regards,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



File: 05709031



Rear or North Elevation.

SITE PLAN

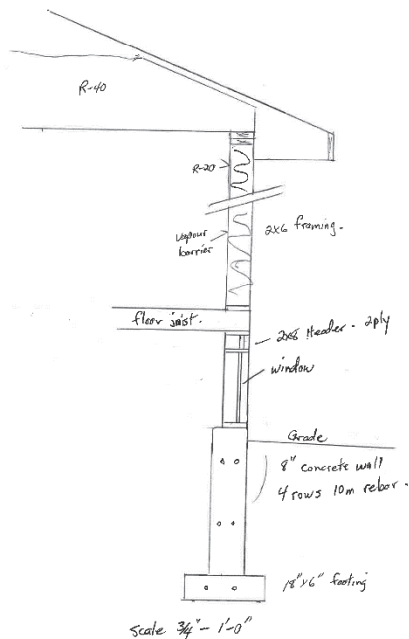
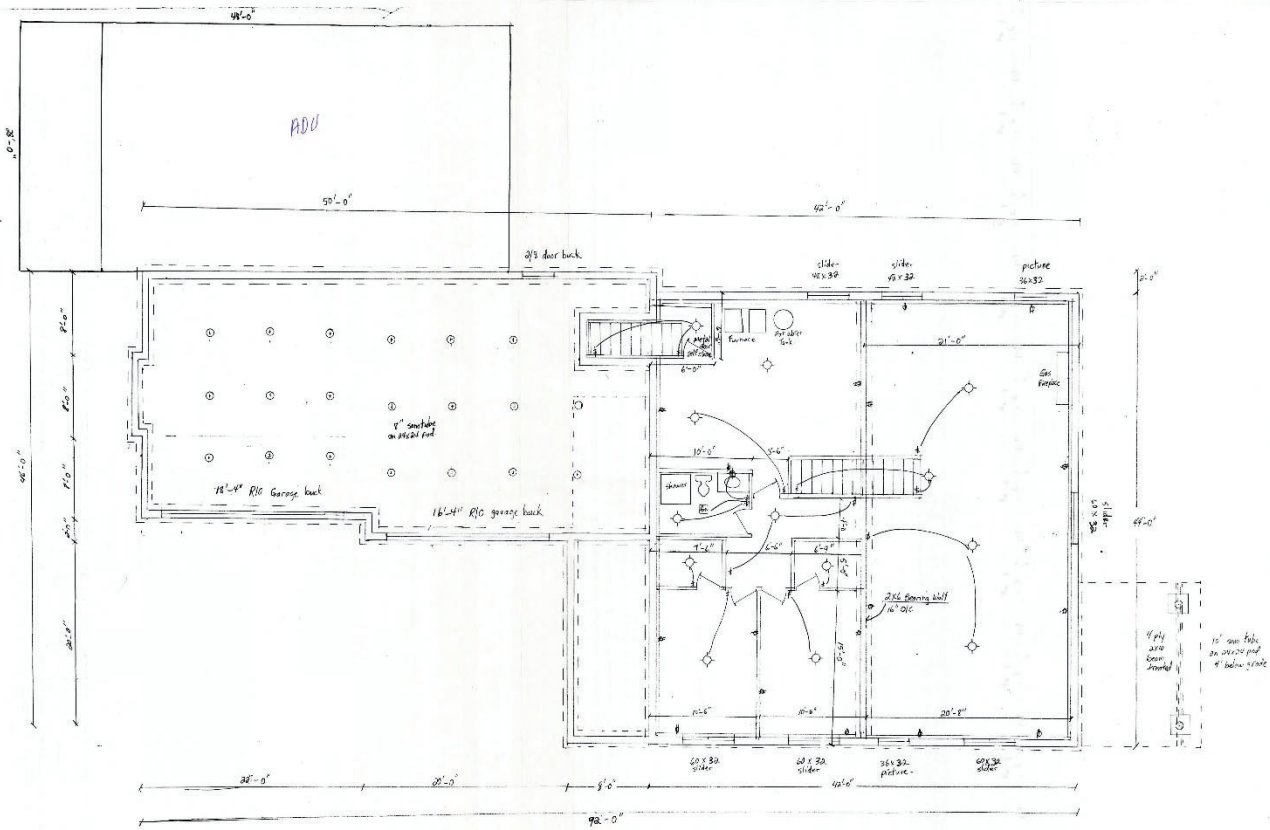
NE-09-25-03-W05M

Lot:7 Block:3 Plan:0413985

Date: Sept 2, 2020

Division # 2

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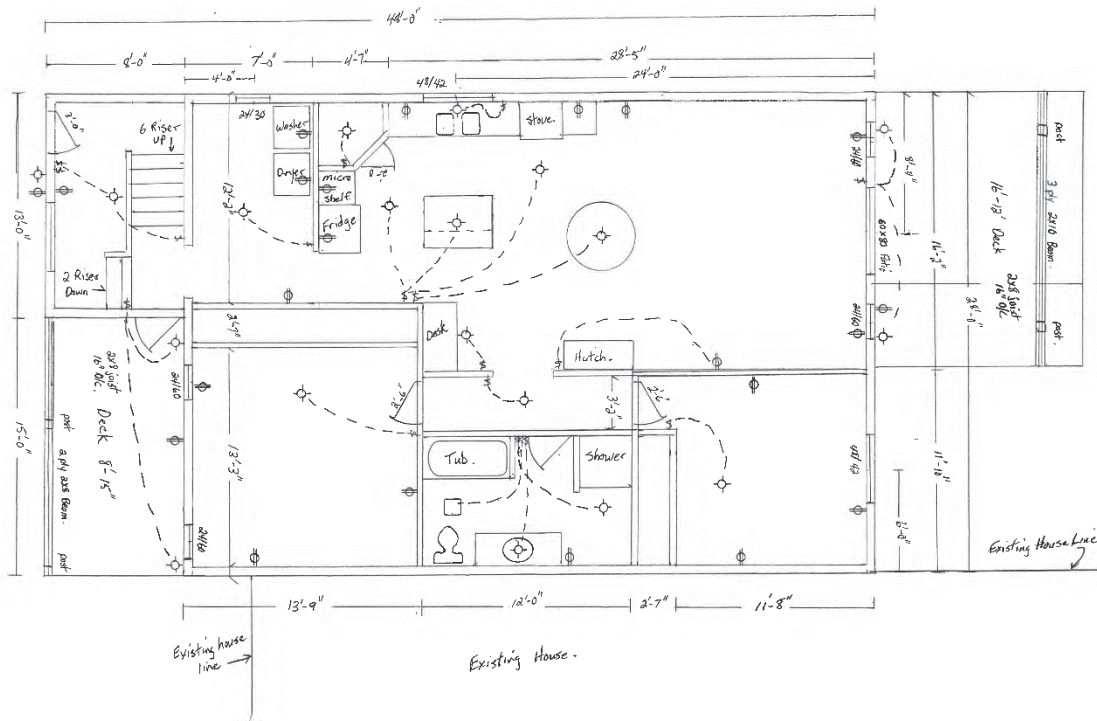
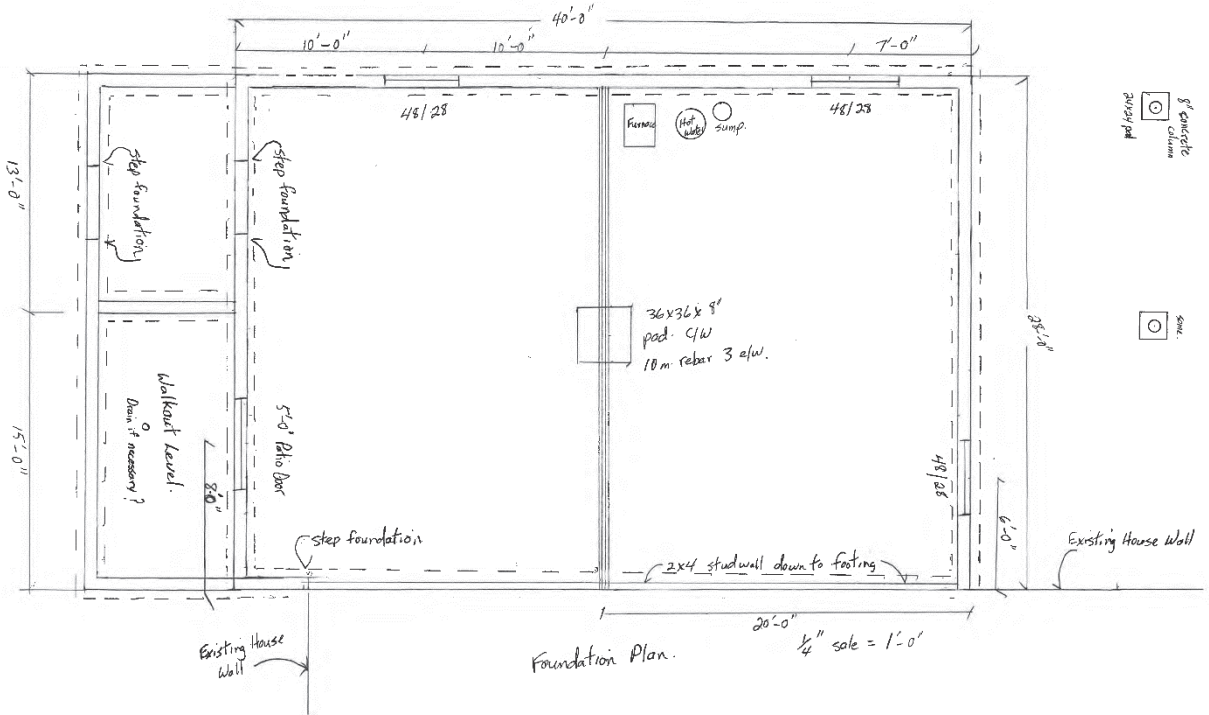
ADU FLOOR PLAN

NE-09-25-03-W05M
Lot:7 Block:3 Plan:0413985

Date: Sept 2, 2020

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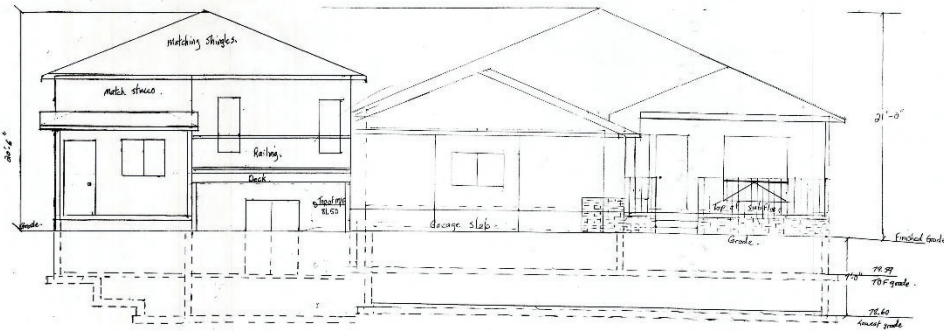
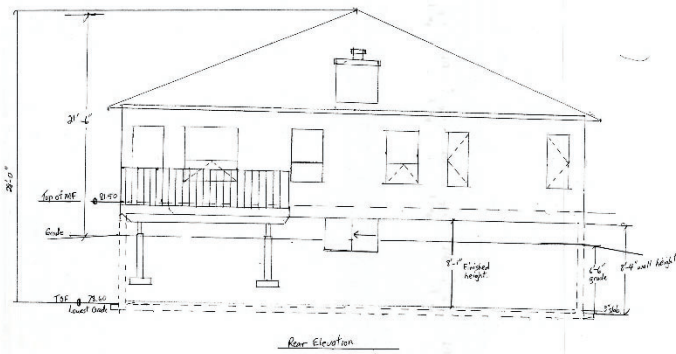
ADU FLOOR PLAN

NE-09-25-03-W05M
Lot:7 Block:3 Plan:0413985

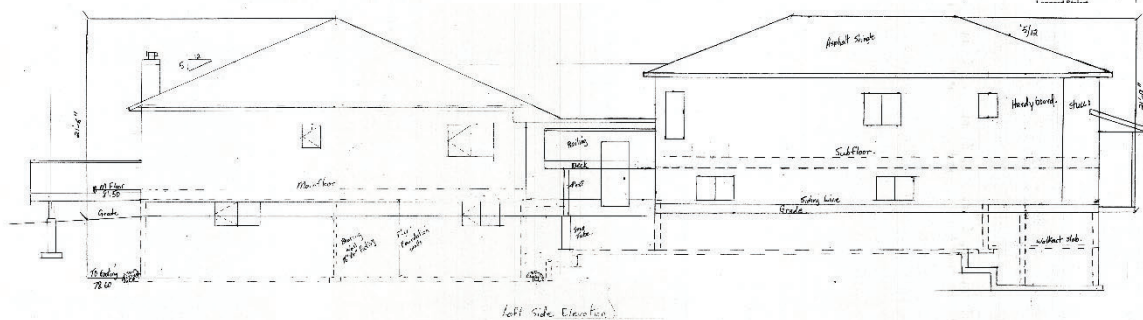
Date: Sept 2, 2020

Division # 2

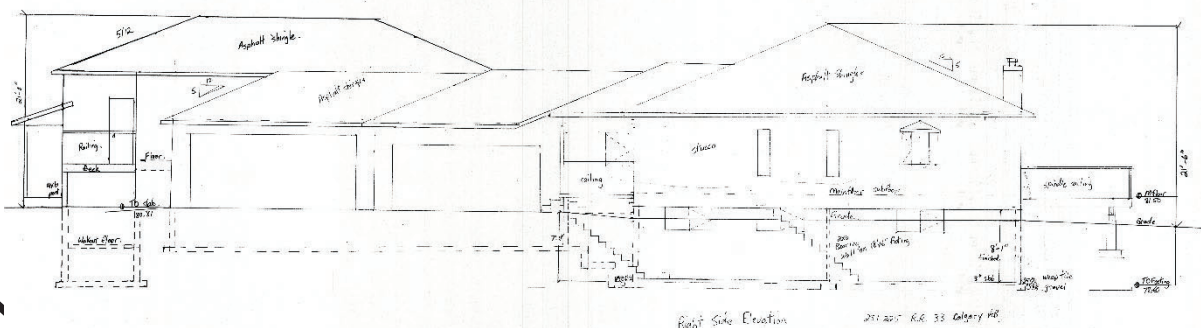
File: 05709031



Front Elevation
251 225 RR. 33.
Calgary AB T3Z 1K7 Springbank.



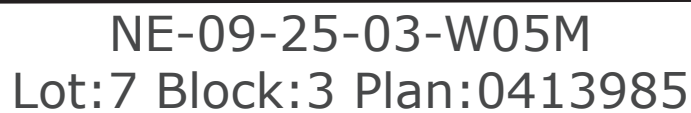
Left Side Elevation



Right Side Elevation

251.205 R.E. 33 Calgary 108

ELEVATIONS



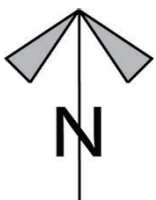
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Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2020

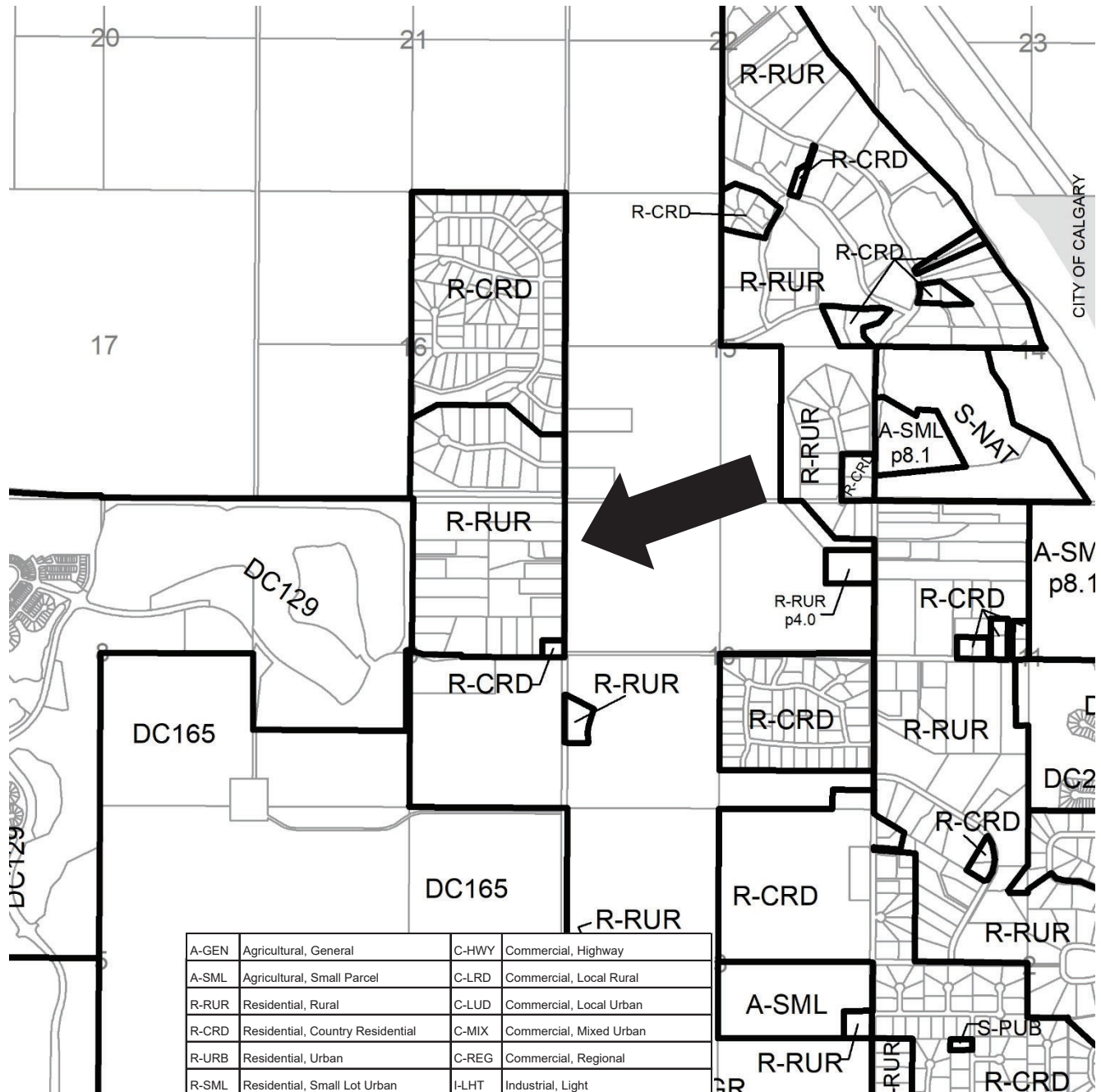


NE-09-25-03-W05M
Lot:7 Block:3 Plan:0413985

Date: Sept 2, 2020

Division # 2

File: 05709031



A-GEN	Agricultural, General	C-HWY	Commercial, Highway
A-SML	Agricultural, Small Parcel	C-LRD	Commercial, Local Rural
R-RUR	Residential, Rural	C-LUD	Commercial, Local Urban
R-CRD	Residential, Country Residential	C-MIX	Commercial, Mixed Urban
R-URB	Residential, Urban	C-REG	Commercial, Regional
R-SML	Residential, Small Lot Urban	I-LHT	Industrial, Light
R-MID	Residential, Mid-Density Urban	I-HVY	Industrial, Heavy
R-MRU	Residential, Multi-Residential Urban	S-PUB	Special, Public Service
B-AGR	Business, Agricultural	S-FUD	Special, Future Urban Development
B-REC	Business, Recreation	S-PRK	Special, Parks and Recreation
B-REG	Business, Regional Campus	S-NOS	Special, Natural Open Space
B-LOC	Business, Local Campus	S-NAT	Special, Natural Resource
B-LWK	Business, Live-Work		

LAND USE MAP

NE-09-25-03-W05M
Lot:7 Block:3 Plan:0413985

Date: Sept 2, 2020

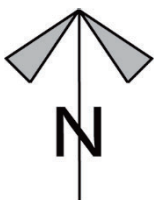
Division # 2

File: 05709031



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M

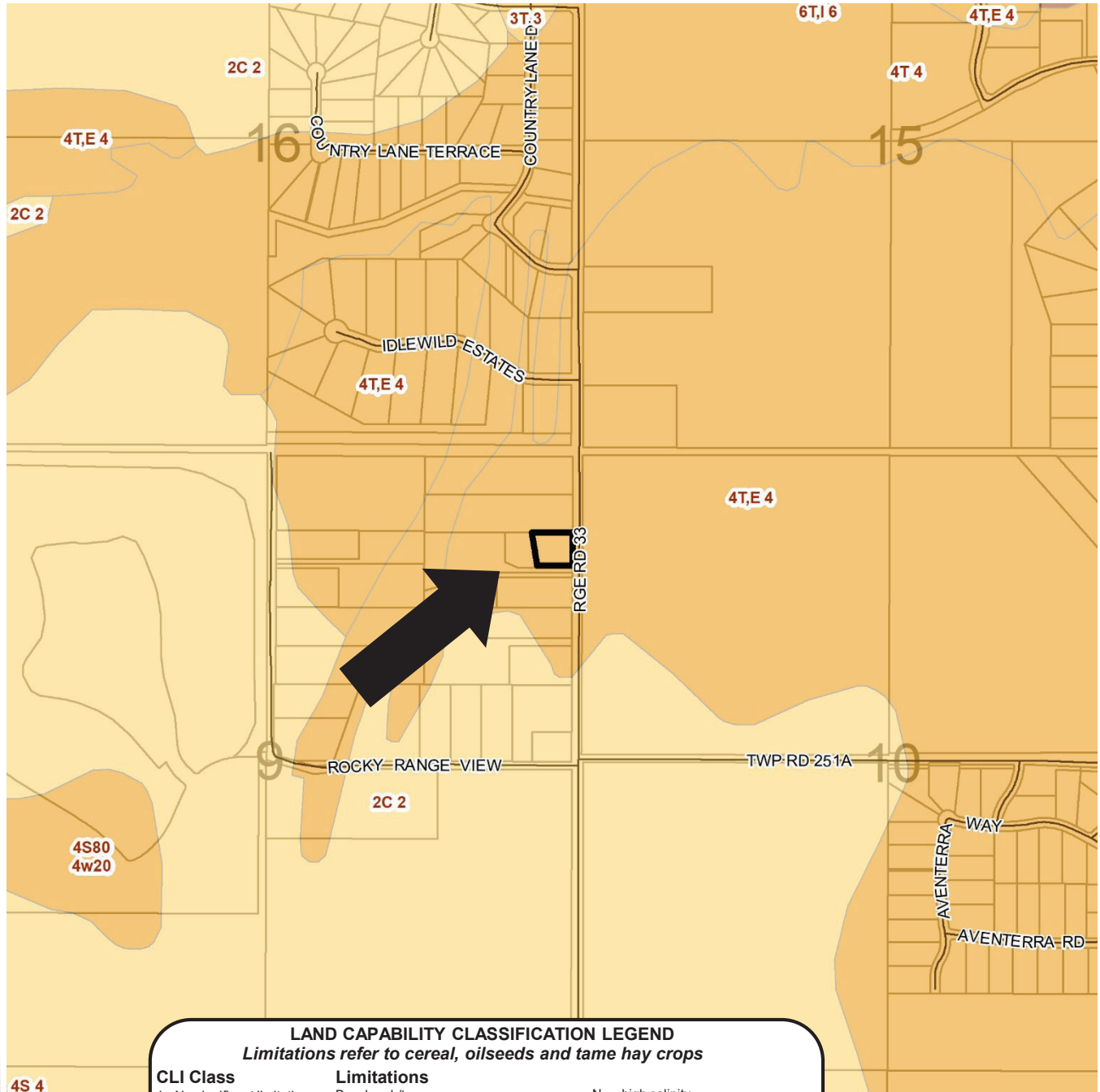


NE-09-25-03-W05M
Lot:7 Block:3 Plan:0413985

Date: Sept 2, 2020

Division # 2

File: 05709031



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

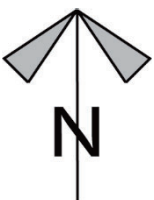
CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP



NE-09-25-03-W05M
Lot:7 Block:3 Plan:0413985

Date: Sept 2, 2020

Division # 2

File: 05709031



Legend – Plan numbers

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

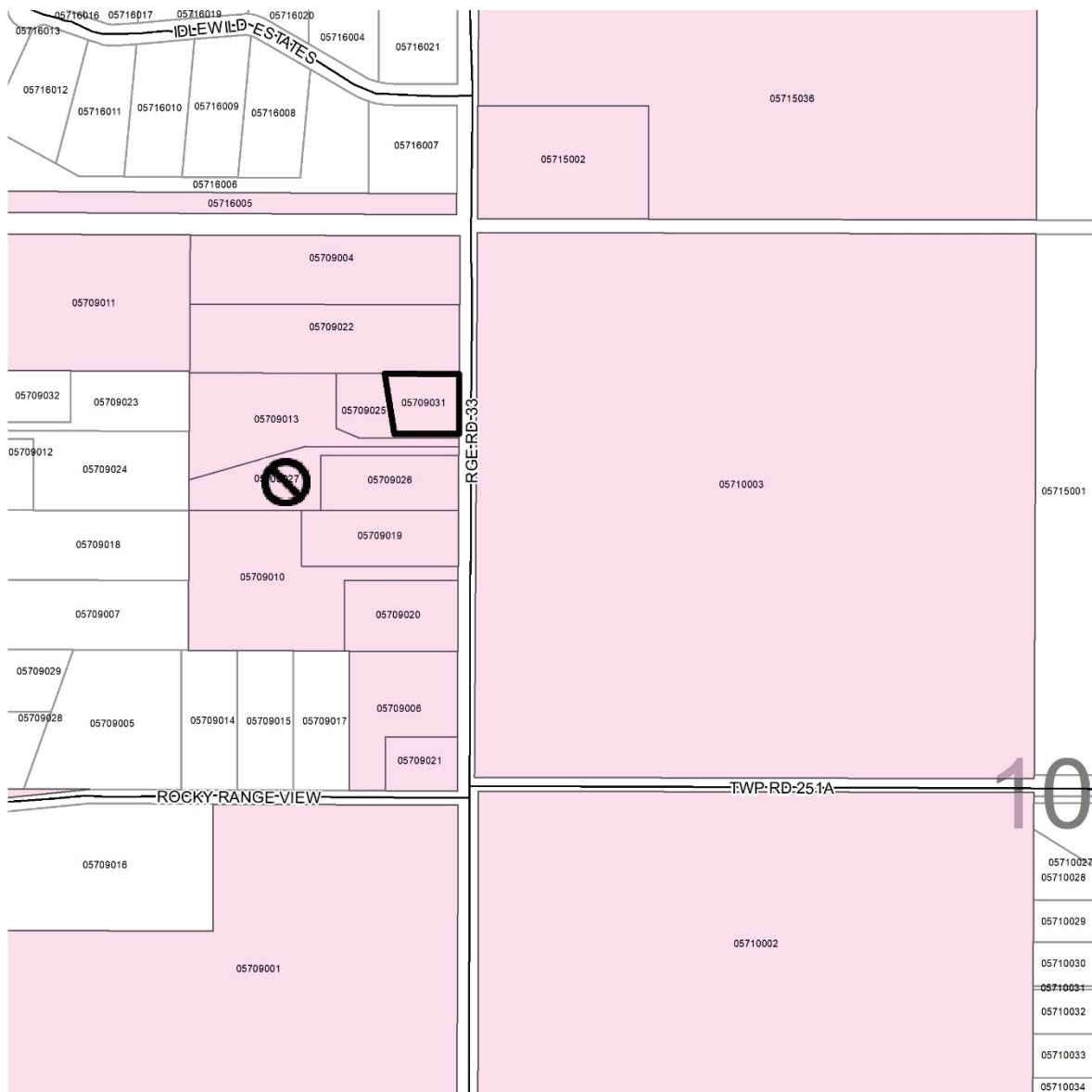
NE-09-25-03-W05M

Lot:7 Block:3 Plan:0413985

Date: Sept 2, 2020

Division # 2

File: 05709031



Letters in Opposition



Letters in Support

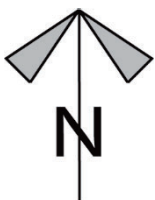
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



NE-09-25-03-W05M
Lot:7 Block:3 Plan:0413985

Date: Sept 2, 2020

Division # 2

File: 05709031



ROCKY VIEW COUNTY
Cultivating Communities

20201846

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$532.00	File Number 05701031
Date of Receipt July 7/20	Receipt # 2020 024633

Name of Applicant Leonard Steiert Email [REDACTED]
 Mailing Address [REDACTED] Postal Code [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]
 For Agents please supply Business/Agency/ Organization Name Alta Homes Inc.

Registered Owner (if not applicant) _____
 Mailing Address _____
 _____ Postal Code _____
 Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the NE ¼ Section 9 Township 25B Range 3 West of 5 Meridian
 b) Being all / parts of Lot 2 Block 3 Registered Plan Number 921 2274
 c) Municipal Address 251 225 Range Road 33 Calgary AB
 d) Existing Land Use Designation R2 Parcel Size 2.1 acres Division _____

2. APPLICATION FOR

Accessory Dwelling Unit with relaxation on maximum square footage of 40 sq.ft.

3. ADDITIONAL INFORMATION

a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No ☒
 b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No ☒
 (Sour Gas facility means well, pipeline or plant)
 c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ☒
 d) Does the site have direct access to a developed Municipal Road? Yes ☒ No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I LEONARD STEIERT hereby certify that ☒ I am the registered owner
 (Full Name in Block Capitals) _____
 _____ I am authorized to act on the owner's behalf

and that the information given on this form
 is full and complete and is, to the best of my knowledge, a true statement
 of the facts relating to this application.

Affix Corporate Seal
 here if owner is listed
 as a named or
 numbered company

Applicant's Signature LM Steiert
 Date July 6/2020

Owner's Signature LM Steiert
 Date July 6/2020

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Leonard Steiert, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.



Signature

July 6 20/20

Date



APPLICATION FOR AN ACCESSORY DWELLING UNIT

Name of Applicant Leonard Steiert. Email [REDACTED]
Mailing Address [REDACTED]
Postal Code [REDACTED]
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. ACCESSORY DWELLING UNIT

☒ Secondary suite within an existing dwelling ☐ Suite within an accessory building ☐ Garden suite

Total floor area of ADU 1224 sq.ft. Number of parking spaces for ADU 2 plus.

Describe availability of storage space accessible to the occupants of ADU [REDACTED]

Comes with full basement.

Describe the outdoor space allocated to the ADU Sideyard plus front and back of unit.

2. WATER SOURCE

☒ Connection to Communal Water System (Provide Letter of Confirmation from system operator)

☐ Share Existing Groundwater Well

☐ New Well

(The location of new or existing wells is to be shown on a site plan; Groundwater Interference Report required when there are 6 or more parcels on a quarter-section)

3. SEWAGE TREATMENT AND DISPOSAL

☐ Connection to Communal Sewage Collection System (Provide Letter of Confirmation from system operator)

☒ Connection to Existing Private Sewage Treatment System (show location on Site Plan)

☐ Expansion of Existing Private Sewage Treatment System (show location on Site Plan)

☐ Construction of New Private Sewage Treatment System (show location on Site Plan)

4. ADDITIONAL INFORMATION REQUIRED

Describe how the ADU will complement the primary dwelling (i.e. roof pitch, exterior finishing, windows, etc.)

Same roof pitch and shingle colour, same stucco color and same black frame on windows.

Describe how the impact of the ADU on the neighboring properties is minimized (i.e. location of ADU on parcel, design of building, screening/landscaping etc.)

Still a large distance from the one neighbor. We plan to plant trees for screening

Please provide a photograph of the primary dwelling along with a site plan of the proposed development.

Signature of Applicant [Signature] Date: July 6/2020

NOTE: Remember to apply the Development Permit Application Review Fee (Engineering Services) - \$200.00



ROCKY VIEW COUNTY

Building Services

262075 Rocky View Point, Rocky View County, AB T4A 0X2
TEL 403-230-1401 EMAIL building@rockyview.ca
WEB www.rockyview.ca

Private Sewage Treatment Systems for Additions & Renovations - Verification Form

Please complete this form to provide verification that the proposed changes to the existing building can be sufficiently served by the existing private sewage system. If a certified private sewage installer determines that the existing system is not sufficient, alterations to the existing system will be necessary, and a permit will be required

Date (Month/Day/Year): 06/01/2020 Related Building Permit Number (if applicable): _____

Property Owner Name(s): Leonard & Andrea Steiert
Mailing Address: _____ City: _____ Prov: _____ Postal Code: _____
Phone: _____ Fax: _____ Cell: _____
Email: _____

Project Location:

Municipal Address: 251225 RR 33 Calgary, AB
Legal Address: Part of: NE Section: 9 Township: 25 Range: 3 West of: 5
Subdivision Name (if applicable): _____ Lot: 7 Block: 3 Plan: 041 3985
Directions / Comments: North of #1 HWY on RR 33

The subject property is serviced by a private sewage treatment system.

It is a **REQUIREMENT** of Rocky View County that:

- 1) The applicant provides this documentation completed by a certified installer to verify that the existing septic system is sufficient to accommodate the addition of bedrooms and/or increase of load rates.
- OR**
- 2) If a certified installer deems the existing system **insufficient** to accommodate the addition of bedrooms and/or increase of load rates, alterations to the existing system will be necessary, and a permit will be required.

CERTIFIED INSTALLER: Please confirm your findings and complete this form to be brought in by the home owner and/or applicant along with the building permit application. The building permit will not be released until this form is completed and verified by the authority having jurisdiction. Certified Installer information:

Contractor (Company): D&S Enterprises Address: Box 5937
City: High River Prov: AB Postal Code: T1V 1P6 Phone: 403-652-0348
Fax: n/a Cell: 403-652-0348 Email: dswastewaterdesign@gmail.com
Certified Installers ticket #: PS8518 Installer's Name: Daniel Morris

I, Daniel Morris have inspected the existing private sewage treatment system at the above noted location and have determined that for the **EXISTING** 4 bedrooms, and for the **ADDITION** of 2 bedrooms in the proposed newly developed area: (please check the applicable box below)

- ☒ the existing system is sufficient to accommodate the above additional bedrooms and/or load rate
☐ the existing system is **NOT** sufficient at this time, to properly accommodate the above additional bedrooms and/or load rate and will require a Private Sewage Treatment System Permit. (Please apply for a Private Sewage Permit)

Description of Private Sewage Treatment System that was inspected: Two Compartment Septic Tank and Treatment Mound
ie. Holding tank & field, etc.

Installer's Signature: _____



Digitally signed by Daniel A. Morris
DN: cn=Daniel A. Morris, o=D&S Enterprises
email=dswastewaterdesign@gmail.com, c=CA
Date: 2020.06.01 06:26:21 -0600
Adobe Acrobat version: 2020.009.20065

The personal information provided as part of this application is collected under the Safety Codes Act and the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, safety codes compliance verification and monitoring and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the municipality.

FOR OFFICE USE ONLY:



Private Sewage Treatment Systems for Additions & Renovations Verification Form

Date (Month/Day/Year): _____ Related Building Permit Number (if applicable): _____

Property Owner Name(s): LEONARD & ANDREA STEIERT
Mailing Address: _____ City: _____ Prov: _____ Postal Code: _____
Phone: _____ Fax: _____ Cell: _____
Email: _____

Project Location:
Municipal Address: 251225 R.R. 33 CALGARY, AB
Legal Address: Part of: NE 1/4 Section: 9 Township: 25 Range: 3 West of: 5
Subdivision Name (if applicable): _____ Lot: 2 Block: 3 Plan: 921 2274
Directions / Comments: North of #1 HWY on RR 33

The subject property is serviced by a private sewage treatment system.

It is a **REQUIREMENT** of Rocky View County that:

- 1) **The applicant provides documentation from a certified installer to verify that the existing septic system is large enough to accommodate the addition of bedrooms and/or increase of load rates.**
- OR**
- 2) **A certified installer conducts an onsite examination of the existing system to determine the appropriate size required for additional bedrooms and/or load rates. The certified installer will then complete the portion below, indicating whether the system is of sufficient size to accommodate extra usage, or if it will require upgrading or replacement.**

CERTIFIED INSTALLER: Please confirm your findings and complete this form to be brought in by the home owner and/or applicant along with the building permit application. The building permit will not be released until this form is completed and verified by the authority having jurisdiction. Certified Installer information:

Contractor (Company): _____ Address: _____
City: _____ Prov: _____ Postal Code: _____ Phone: _____
Fax: _____ Cell: _____ Email: _____
Certified Installers ticket #: _____ Installer's Name: _____

I, _____ have inspected the existing private sewage treatment system at the above noted location and have determined that for the **EXISTING** _____ bedrooms, and for the **ADDITION** of _____ bedrooms in the proposed newly developed area: (please check the applicable box below)

- ☐ the existing system is sufficient to accommodate the above additional bedrooms and/or load rate
☐ the existing system is **NOT** sufficient at this time, to properly accommodate the above additional bedrooms and/or load rate and will require a Private Sewage Treatment System Permit. Please submit Private Sewage Permit Application

Description of Private Sewage Treatment System that was inspected: _____
ie. Holding tank & field, etc.

Installer's Signature: _____

The personal information provided as part of this application is collected under the Safety Codes Act and the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, safety codes compliance verification and monitoring and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the municipality.

FOR OFFICE USE ONLY:

☐ Certified Installer verified with AMA (Alberta Municipal Affairs) Checked by SCT _____
http://www.municipalaffairs.alberta.ca/CP_PrivateSewageContractorList

NORTH SPRINGBANK WATER CO-OP LIMITED

196 Lariat Loop, Calgary, Alberta T3Z 1G1 Phone 403-286-8396

Email: nswc@telusplanet.net

Rocky View County
Planning, Engineering Department
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

April 3, 2020

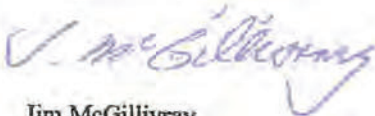
Reference:

Leonard Steiert request to supply an Accessory Dwelling Unit with water on the subject property listed below.

251225 Range Road 33
Calgary, Alberta
T3Z 1K7
Legal: Lot 2, Block 3, Plan 9212274

The North Springbank Water Co-op has sufficient capacity in the existing water diversion licenses and distribution system to supply water to the Accessory Dwelling Unit on the subject property listed above.

Any questions related to the above please contact the undersigned at 403 863-2636, email j_mcgill107@yahoo.ca.



Jim McGillivray
General Manager
North Springbank Water Co-op

2



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Sangeeta - SW
Require by July 31, 2020

Inspection Request

Roll #: 05709031 DP #: PRDP20201846

Applicant/Owner: Steiert, Leonard & Andrea
Legal Description: Lot 7 Block 3 Plan 0413985, NE-09-25-03-05
Municipal Address: 251225 RGE RD 33, Rocky View County AB
Land Use: R-2
Reason for Inspection: Accessory Dwelling Unit (Secondary suite, addition to existing building), relaxation of the maximum habitable floor area

Inspection Report

Date of Inspection: 07/23/2020

Permission granted for entrance? YES

* TAKE PHOTOS FOR PROPOSED LOCATION
OF ADDITION ~~ON~~ SITE PLAN + BGO
PER
OF SITE TO SHOW ANY POTENTIAL
IMPACT TO ADJ. PROPERTIES

Observations:

- SOME MATERIALS ON SITE (CRUSH STONE), LOOKS LIKE THEY ARE REDOING THE PAVING AROUND THE GARAGE
- 20 FOOT TRAILER PARKED OVER AREA OF PROPOSED ADU & GOLF TRAILER
- NO SCREENING FOR ADJACENT NEIGHBOUR TO THE WEST
- LOTS OF CONSTRUCTION MATERIAL OVER THE PROPOSED SITE, HOWEVER IT APPEARS TO BE OLD AND WEATHERED
- MOST OF THE SITE SEEMS TO BE TIDY WITH THE EXCEPTION OF THE REAR OF THE SITE

Signature: _____

















