

Topic: Development Permit #14-D-396

**Introduction:**

This report provides background information for the proposed development application, and explores the implications of permitting the development.

**Facts (Background Information):**

The Development Permit is requesting approval to construct a residential addition located at Plan 9022292, Lot 1, NW 16-53-5-W5.

On June 24, 2014 Council gave third and final reading to Bylaw No. 2014-18 removing the non-conforming designation and redistricting the subject lands to a Direct Control District. The redistricting to Direct Control will now allow the residents to submit a Development Permit for consideration. This Direct Control District allows, through Development Permit approval, the opportunity to maintain, alter, replace and repair the existing dwelling units. Further it will allow the opportunity to increase the size of existing accessory buildings. The subject property has 5 existing dwellings which was the reason for the re-designation.

The applicants are requesting approval to construct a two-storey addition to one of the existing dwellings. The existing two-story home is currently 1592 ft<sup>2</sup> in area and the proposed addition will be 1128 ft<sup>2</sup> in area with 564 ft<sup>2</sup> on each level. Upon completion of the proposed addition the dwelling will be 2720 ft<sup>2</sup> in size. The site plan submitted was reviewed by Parkland County's Safety Codes Officer who has confirmed that the proposed addition and the separation distance between existing adjacent development will be acceptable according to the Alberta Safety Codes Act.

**Analysis:**

The applicants have provided a plot plan survey that shows that the proposed addition will not be constructed within the 726.17m ASL of the Wabamun Lake Flood Plain.

**Alternatives:**

1. Council could approve Development Permit #14-D-396 with amended conditions.

2. Council could table Development Permit #14-D-396 and request additional information.
3. Council could deny Development Permit #14-D-396

#### **Conclusion/Summary:**

In conclusion, Administration supports the proposed development application, with the following conditions included in Development Permit 14-D-396:

1. It shall be the sole responsibility of the applicant/landowner to ensure development occurs in accordance with the site plans submitted. All opening elevations of the proposed building shall be **greater than 726.17m ASL** to mitigate possible damage that may occur in the event of a 1:100 year flood.
2. The proposed development shall be sited, oriented and conform to all building setbacks as shown on the submitted Topographical Survey plan and shall not be moved or enlarged except where authorized or directed through this permit approval.
3. Prior to construction or commencement of any development, the applicant is responsible to obtain building, electric, plumbing and gas permits required. Permits must be obtained from Parkland County.
4. All development shall be landscaped in a manner to prevent any surface run-off onto adjacent properties
5. The applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
6. Any changes or additions to this permit shall require a new development permit application.
7. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended or modified.

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