

AGENDA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Thursday, June 27, 2024 – 10:00 a.m.

(Reconvened from June 10, 2024)

Council Chambers – 53109A Hwy 779, Parkland County, AB

Virtual attendance option available via Teams

Please email SDAB@parklandcounty.com no later than 9:00 a.m. on Thursday June 27, 2024 to register for attendance via Teams

- 1) Call to order
- 2) Members Present
- 3) Adoption of Agenda
- 4) Adoption of Minutes
- 5) 10:00 a.m. Appointment - Reconvene
 - I. The appeal of permit denied located at:
Legal Location: NE-28-52-1-W5
Permit Number: PLDPR20230253
 - II. Applicant: Beverly Althouse
 - III. Appellant: Beverly Althouse
- 6) Adjournment

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MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE
"BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 10:00 A.M., JUNE 10, 2024

1. **CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT**

Chairperson, D. Smith called the meeting to order at 10:00 a.m. and on behalf of the Board offered a territorial land acknowledgement.

2. **PRESENT**

Members: Lesley Foy, Marc Morin, Marlene Chambers, Rob Wiedeman, and Dylan Smith

Clerk: B. Williams

Recording Secretary: B. Williams

Legal Counsel: J. Redman, Shores-Jardine LLP -Virtual Attendance

3. **ADOPTION OF AGENDA**

Moved by M. Chambers that the 10:00 a.m., June 10, 2024, agenda be adopted, as presented.

Carried

4. **NEW BUSINESS**

10:00 a.m. Appointment

The Appeal of permit denied located at:

Legal Location: NE-28-52-1-W5

Permit Number: PLDPR20230253

Appellant: Beverly Althouse – Virtual Attendance

Applicant: Beverly Althouse – Virtual Attendance

5. **DEVELOPMENT AUTHORITY**

Emily Jensen, Development Officer

Karen Kormos, Manager, Development Planning & Safety Codes

6. **OUTLINE OF HEARING PROCESS**

The Chairperson asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Subdivision and Development Appeal Board Clerk stated that there were two (2) additional submissions.

1. Ms. Beverly Althouse – three (3) photographs

2. Lee Jacobs, subdivision resident, email in support of Development Authority to deny Permit PLDPR20230253.

The Clerk added for the Board that the Development Authority requested an adjournment.

7. **ADJOURNMENT**

The Chair confirmed with the Applicant/Appellant and Development Authority that the Appeal Hearing pertaining to Permit PLDPR20230253 be adjourned on June 10, 2024, and will reconvene on Thursday June 27, 2024, at 10:00 a.m. Submission deadline is June 18, 2024. The Chair further advised all parties that the additional submissions will be included as part of the June 27, 2024, agenda.

The Chairperson adjourned the June 10, 2024, Subdivision and Development Appeal Board meeting at 10:13 a.m.

Chairperson

Unadopted

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE
"BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 2:00 P.M., JUNE 10, 2024

1. **CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT**

Chairperson, D. Smith called the meeting to order at 2:05 p.m. and on behalf of the Board offered a territorial land acknowledgement.

2. **PRESENT**

Members: Lesley Foy, Marc Morin, Marlene Chambers, Rob Wiedeman, and Dylan Smith

Clerk: B. Williams

Recording Secretary: B. Williams

Legal Counsel: J. Redman, Shores-Jardine LLP -Virtual Attendance

3. **ADOPTION OF AGENDA**

Moved by M. Morin that the 2:00 p.m., June 10, 2024, agenda be adopted, as presented.

Carried

4. **NEW BUSINESS**

2:00 p.m. Appointment

The Appeal of Subdivision Application – Conditions of Approval located at:

Legal Location: SE-9-53-4-W5

File Number: PLSP20230644

Applicant: Jeffery Kirby – Virtual Attendance

Appellant: Jeffery Kirby – Virtual Attendance

Agent: Scott Olson – Virtual Attendance

5. **SUBDIVISION AUTHORITY**

Julia Leduc, Senior Planner, Current Planning

6. **OUTLINE OF HEARING PROCESS**

The Chairperson asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Clerk requests the Board's consideration to adjourn the appeal to reconvene on a future date to provide time for the Applicant/Appellant/Agent to submit their material to the Board for consideration of their appeal.

7. **ADJOURNMENT**

The Chair confirmed with the Applicant/Appellant/Agent and Subdivision Authority that the Appeal Hearing pertaining to File Number PLSP20230644 be adjourned on June 10, 2024, and will reconvene on Thursday June 27, 2024, at 2:00 p.m. Submission deadline is June 18, 2024. The Chair further advised all parties that the additional submissions will be included as part of the June 27, 2024, agenda.

The Chairperson adjourned the June 10, 2024, Subdivision and Development Appeal Board meeting at 2:19 p.m.

Chairperson

Site and appellant information (fill out completely)			
Site Information			
Municipal address of site			Clerk Subdivision and Development Appeal Board Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com Date Received: Appeal Fee: Development Permit \$200 Stop Order \$500 Subdivision Application \$250
#32-52420 Meadow Run Estates			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') 7822964/2/16, W5-1-52-28-NE			
Development permit number or subdivision application number			RECEIVED Receipt No. MAY 13 2024 Parkland County
PLDPR20230253			
Appellant Information			
Name of appellant		Agent name (if applicable)	RECEIVED Receipt No. MAY 13 2024 Parkland County
BEVERLY L ALTHOUSE			
Street Address			
PO BOX 2859			
City	Province	Postal Code	Day Phone Number
NIPAWIN	SK	S0E 1E0	306-278-7669
Evening Phone Number	Fax Number	Email Address	
306-278-7669	NA	bevalt9@gmail.com	

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☐ Approval ☐ Conditions of approval ☒ Refusal	☐ Approval ☐ Conditions of approval ☐ Refusal	☐ Notice of order

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

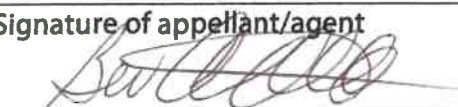
The appeal is herein launched for the following reasons: (attach a separate page if required)

See Document 1

SUB DOCUMENT 2, 3, 4 attached

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent  BEV ALTHOUSE	Date (YYYY/MM/DD) 2024/05/10
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Appeal on Secondary Suite development permit PLDPR20230253

Bev Althouse
PO Box 2859
Nipawin, SK
S0E 1E0

Representing Bryce, Rob and Bev Althouse

The appeal is herein launched for the following reasons:

- To show the Secondary Suite intention, size, location and use with request for variance to accommodate intent and purpose as lodging for retired aged parents on same property as only child of the parents.
- To show the reason for having submitted the secondary residence attached to the workshop to be built for the use of the primary resident Bryce Althouse.
- To show the reasoning for not attaching the shop to the primary residence now approved under PLDPR20230252.
- To request guidance in this process so that a primary residence and shop can be accommodated for the use of the primary resident and facilitate location (secondary residence) for parents.
- To clarify reasons for denial listed on the Permit Denied document:
 - ❖ Section 4.
 - ❖ Section 5. Especially noted "the 5120 sq ft structure featuring a 2304 sq ft garage and 1205 sq ft unfinished basement greatly increases the use of the lands. This has the potential to unduly interfere with the amenities of the neighbourhood and materially interfere with or affect the use, enjoyment, or value of the neighbouring properties."I can not come up with the square footage calculated.
I do not see the potential to unduly interfere with the amenities of the neighborhood.
We have located buildings in a way that will not obstruct views or alter the use or enjoyment of neighboring properties.
We only have one actual adjacent neighbour with the west north and east all being surrounded by municipal property of a ravine, wetland type area.
- To ask for consideration of reapplication for secondary suite development prior to one year (should the board deem necessary) so that we can come to some equitable design both functional for our personal intent and purpose that will be acceptable by the county.

We are a family wishing to reside close together for the purpose of support for both generations financially, physically, mentally and long term planning for parental care. Based on the European model of care for the aged but yet not living under the same roof thus providing privacy and autonomy.

Please review and consider the attached document with details on the reasons for the application and lot layout and considerations used when designing the layouts we did. We are open to suggestions and trying to figure out the best way to accomplish our goals with in Parkland County's guidelines.

Sincerely
Bev Althouse

Reasoning for Appeal on Secondary Suite development permit PLDPR20230253 – Denied

Althouse property development proposal 2024

Lot 16 BLK 2 Plan 7822964

#32 52420 RGE RD 13

Parkland County

We applied for the primary dwelling, secondary suite and shop development at the same time to have our project looked at as a whole. Maybe we should have applied for the secondary and shop as two separate items I am unsure. We are appealing to show the reasoning behind our applications, the concept of what we are trying to do and receive feedback on how to accomplish this in a manner that will work for us as a family and for the county.

The idea is to facilitate care of aging parents when necessary and provide a more European family experience where families live close and interact on a daily basis while maintaining autonomy and privacy for each family unit.

Primary Residence Permit PLDRP20230252 – Occupant Bryce Althouse

One 1532 sq foot primary residence with attached double garage and full walkout basement to be located directly west of the current driveway entrance.

This will be on site basement build with an engineered RTM Main Floor constructed by:

Zak's Homes & Cottages

Box 5

Hague, SK

S0K 1X0

306-225-2288

Secondary Residence application PLDPR20230253 – Occupants Rob & Bev Althouse.

One "Shouse" design with secondary residence attached to a workshop garage combination.

We are also open to other models that accomplish the same purpose.

This construction will commence after the RTM and yet to be decided on RTM/site constructed or fully site constructed.

SECONDARY SUITE

The dwelling living space main floor is 1176 square feet designed to contain all essential life components on one floor. The home is designed for myself and my husband for our retirement to the point of requiring care giving. One never knows what mobility and or health situations may arise and require assistance. My husband is a type one diabetic with neuropathy issues, and I am partially deaf with few other concerns that could turn into mobility issues. With the trend toward caring for parents (ourselves) into their later years we are building this with that purpose in mind. The home has a main bedroom, living, dining and kitchen with laundry all on one floor.

A basement is proposed for the housing of storage, mechanical and at least a second bedroom and bathroom. This is intended for use in the event as we age, we can no longer share a bedroom or possibly for a caregiver to come in and stay.

This home is designed with the intention that if any of use require a walker/wheelchair or other mobility aid all rooms are accessible. The following items have been specifically designed for such:

1. The office (6 feet x 7 foot 2 inches) is designed with the counterpart basement craft room to be transitioned into an elevator shaft. The home will be constructed with removable floor joists. The dimensions are large enough to accommodate a wheelchair accessible elevator. We have consulted with 2 companies for measurements.
2. The main shower will have a 34-inch opening to allow for a wheelchair and bath chair to be put in for use. The shower was built 6 feet vs 5 feet to accommodate a non door entry.
3. The master bathroom has wider access for mobility aids- 36 inches.
4. The walk in closet is door free and laid out so that someone with mobility aids can enter and turn to exit. All essential clothing can be hung on a lower level or extendable upper rods can be lowered for use.
5. The hallways and doorways are constructed for 36" halls and doorways.
6. The kitchen is designed so that a walker and or wheelchair is able to maneuver from stove to fridge to sink to pantry.
7. Washer and dryer located on main floor and are not stacked so that someone short as myself (5 feet) can reach all should mobility and reaching become an issue.
8. The entrance from the garage has been designed with a landing and future ramp construction area if necessary to access with walker and/or wheelchair.
9. Shop has been constructed with an attached parking spot for a vehicle so that access from the home to vehicle is available for any one with mobility issues.
10. The passage from dining room to deck is also a 36" opening.
11. The downstairs has been laid out and designed for the elevator to open to an area 3 feet plus for exit. In addition, it will be plumbed and laid out for possible use for a caregiver suite to reside should the need arise.

Thus, we have arrived at home square footage of 1176 sq feet upper floor.

The proposed elevator area will currently be used as an office as I continue to work from home until retirement and old age. This area occupies 43 square feet. The shower was increased from 5 feet to 6 feet to accommodate the 34" no door opening required for mobility aids. This occupies 3 square feet. The added hallway spaces (wider) to accommodate 36" doors adds 11.3 square feet. It is estimated the kitchen, walk in closet and laundry add an additional 12 – 13 square feet.

Total home square feet added to accommodate mobility issues in the future $43+3+11.3+13= 70.3$

Thus had we gone with a standard layout our home square footage would be = 1105.7

Standard secondary dwelling = 990 square feet

Requested additional over standard $115.70 = 11.69\%$

This added square footage is to accommodate main floor laundry, a guest entry and storage.

Due to additional square feet for mobility of $70.3 + 115.70 = 186$ – This is a request of 18.79% variance over standard for secondary suite.

We anticipate occupying this home from retirement (eminent within 3 – 5 years) to the time we can no longer be cared for in our own home by our family/caregivers. In the space from retirement to the time we can no longer travel we intend to travel and be away for 5 -6 months of the year.

The care of our belongings can conveniently fall to our son.

ACCESORY BUILDING

The acreage is 3 acres, so the maximum accessory building is a standard of $280 \text{ m}^2 = 3013.89$ square feet.

We have proposed to construct a Shouse for the secondary dwelling above plus a workshop, camper/boat storage and storage for snow removal equipment and lawnmowers, quads etc.

The proposed shop area inclusive of a single stall double deep parking area for the secondary dwelling is approximately 2304 square feet. Of that area 4 feet is for entry step and future accessibility ramp of 44 feet x 4 feet wide = 176 square feet.

The additional parking space is $44 \times 12 = 528$ square feet. 2 deep with room to navigate around.

The storage area for a camper/boat and currently skid steer is $20 \times 48 = 960$ square feet.

The workshop area makes up the remainder = 640 square feet is designated as workshop. Our son wants an area that will be radiant heated and have space for a lift and work benches/tool items.

The total of the house at 1176 and shop at 2304 = 3480 square feet. This exceeds the 3013.89 by 466.11 square feet or 15.46%

As above we have established 70.3 square feet is directly attributable to mobility concerns addressed in the home.

176 square feet is added to the shop space for use in construction of a ramp etc. for future consideration in mobility issues.

$70.3 + 176 = 246.30$

We are asking for variance of 219.81 square feet in consideration of constructing a main floor laundry and squaring the attached shop to house for ease of building.

One may ask why we did not attach the shop to the main dwelling. That question will be addressed in the location and lot layout following.

We considered a larger secondary suite with second bedroom on a one level slab construction but were advised that was not possible as it would exceed 1200 square feet above ground. We would also have to accommodate mechanical and storage.

We also considered a heated breezeway to accommodate the purpose of having a heated and weather protected area to transfer to a vehicle. However, we were advised that would be considered part of the house square footage so again we were trying to keep the square footage down.

Please note the property was purchased with an existing barn of pole and slab construction with a truss roof covered in tin. We are asking for permission to retain this structure until the completion of the Shouse plus 18 months to utilize for storage of construction supplies and yard equipment. After the completion and as soon as weather conditions are feasible to dismantle said barn (but not more than 18 months) we would take it down. The existing round pen will be dismantled within the next year or so.

LOT LAYOUT

This lot while being 3 acres presents some opportunities and challenges with slopes and drop offs.

As per the attached layout topography it is noted that the northwest side (angled portion) along with the north $\frac{1}{2}$ or the west side of the lot drop off severely. This area is not usable without significant monetary investment to to build anything and we would prefer to leave it as natural forest as a northerly protection. The lower area is attached to the ravine area and honestly should stay as is.

I have marked it as severe drop- the portion below it is exceptionally low lying, and we intend to leave it as walking path and forest.

The driveway is situated approximately 65 feet from the southeast corner of the lot. The ditch proceeding further north drops rapidly as it enters the ravine. We believe that the driveway should remain approximately where it is but be built up.

The lay of the lot has been reviewed multiple times and each time we come to the conclusion that the area directly west of the driveway comprises of a gentle slope perfect for a walk out basement thus the construction of a primary residence. However, that same slope does not provide a good location to attach a large garage other than a forward-facing car garage. Building a workshop below the home impedes the natural view and slope from the neighbor's property would mean either building a hill for the shop limiting access only from the east or digging out the hill and building the shop into it which is not a good drainage situation. To get farther back and build in the existing treed area brings you into a low-lying area.

The neighbors have a mature spruce row on their lot along the south side of our lot blocking sun and creating spruce dry zone – a potential fire hazard for a shop location as well as a mildew environment due to lack of sun. In addition, the positioning of a shop at that corner would deter from the primary residence as it would be the first thing you see and require the driveway to be shifted north. The main doors would have to face north and there would be no access around the building.

The ideal location for a shop is to the north with the front doors facing south on the level portion of the lot but tucked north so it is not the first building you see yet provides access and minimal ground disturbance for construction. The property is not bordered by any neighboring properties to the north, west or east and it thus the best location as to not impede other neighbors' views or the aesthetic of the neighborhood.

The logical attachment for a secondary residence with access to a vehicle is west of the shop thus a shouse is born. However, attaching the house straight west creates 100 feet of building – in order to maintain the tree line and mature spruce at the western edge of the ridge prior to the drop off yet leave 30 feet from the property line on the east of the shop we need to stay 94 or less feet in length. The current drawing is 88 feet long. The idea is to maintain the two mature spruce stands and have the yard from the deck be between the spruce but before the drop off. There is a natural slope that will tie into a semi walkout basement under the deck in a semi circle shape that will allow access for mechanical. This configuration also provides some separation between the main home, locates the secondary home further back on the lot to the west than the primary and is the most appealing esthetic. Locating the shop here allows access from the east side of the lot along the shop to the back for entry to the shop or to park a trailer or such without it being visible to the road.

Our intent it to plant trees on the east boundary of the property to provide some additional screening of the yard to the roadway to make the shouse less visible. The primary house is to be the focal point. It is our intent to develop the slope into the forest below the primary home as the yard area for a family.

We have examined multiple options to obtain the most practical, aesthetically pleasing, financially prudent and best use of the lot. We keep coming back to this model.

We are hoping the Parkland Country Development Authority will look upon appeal and request for variance to the standard guidelines with acceptance in the light of our planning and intent on use of our primary, secondary and accessory requests.

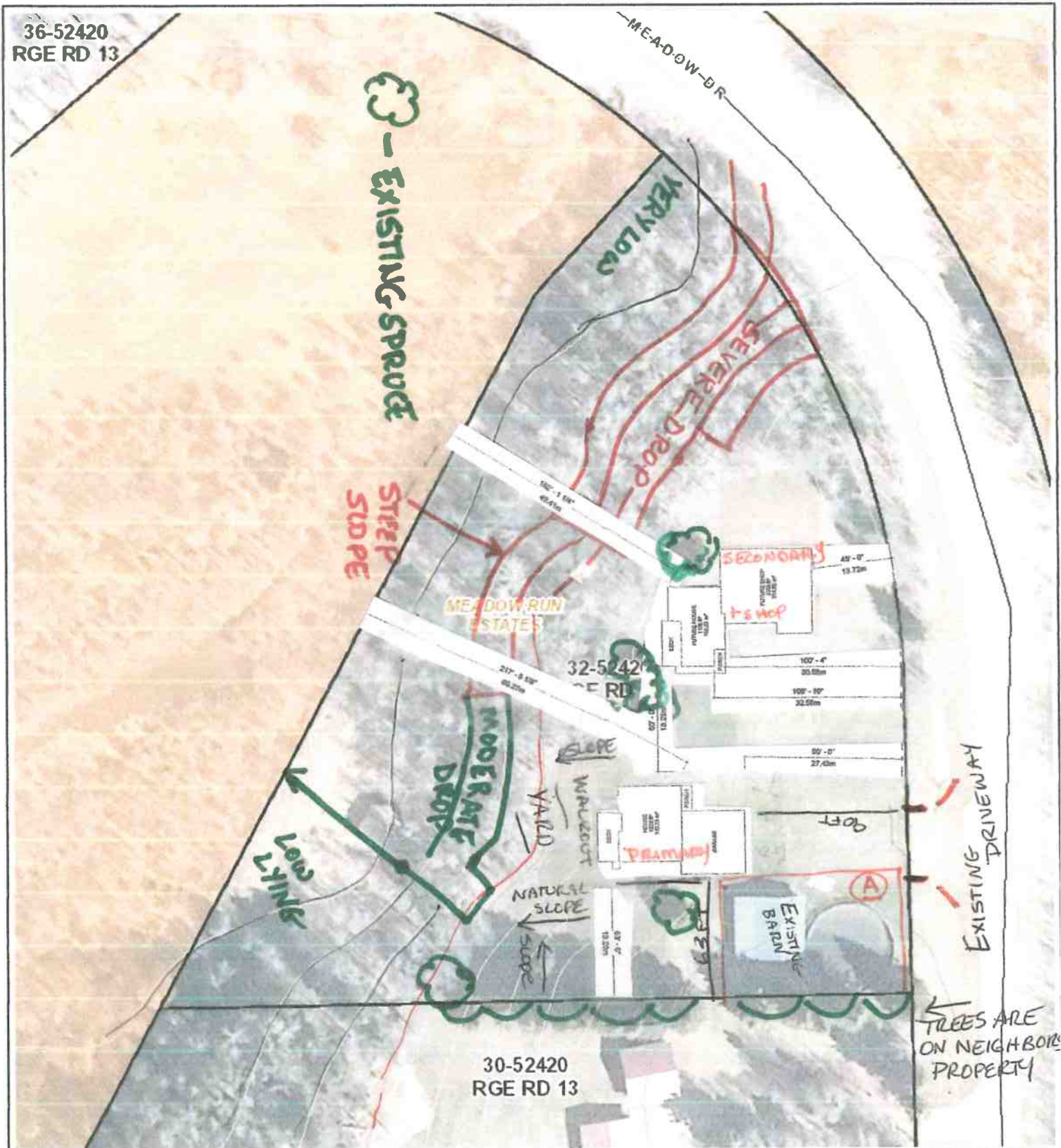
Should you have any questions or concerns please contact use immediately to discuss.

Sincerely

Bev, Rob & Bryce Althouse May 10, 2024



36-52420
RGE RD 13



Topography



Notes:
Custom notes

(A) = EXISTING BARN + Round Pen (to be demolished)
↑
Currently storage until Shop completed.



1: 900

© Parkland County

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

SDAB Hearing June 27, 2024 - PLDPR 20230253 NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES

12

Document 3



101 SOUTH ACCESS ROAD
BOX 5
HAQUE, SK
SOK 1X0
(306) 735-2288

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND ON-SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE OWNER/DESIGNER ONCE CONSTRUCTION HAS STARTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DEVIATIONS TO THESE PLANS.

PROJECT: RTM 2024-XX ALTHOUSE
ADDRESS: MEADOW RUN ESTATES, AB

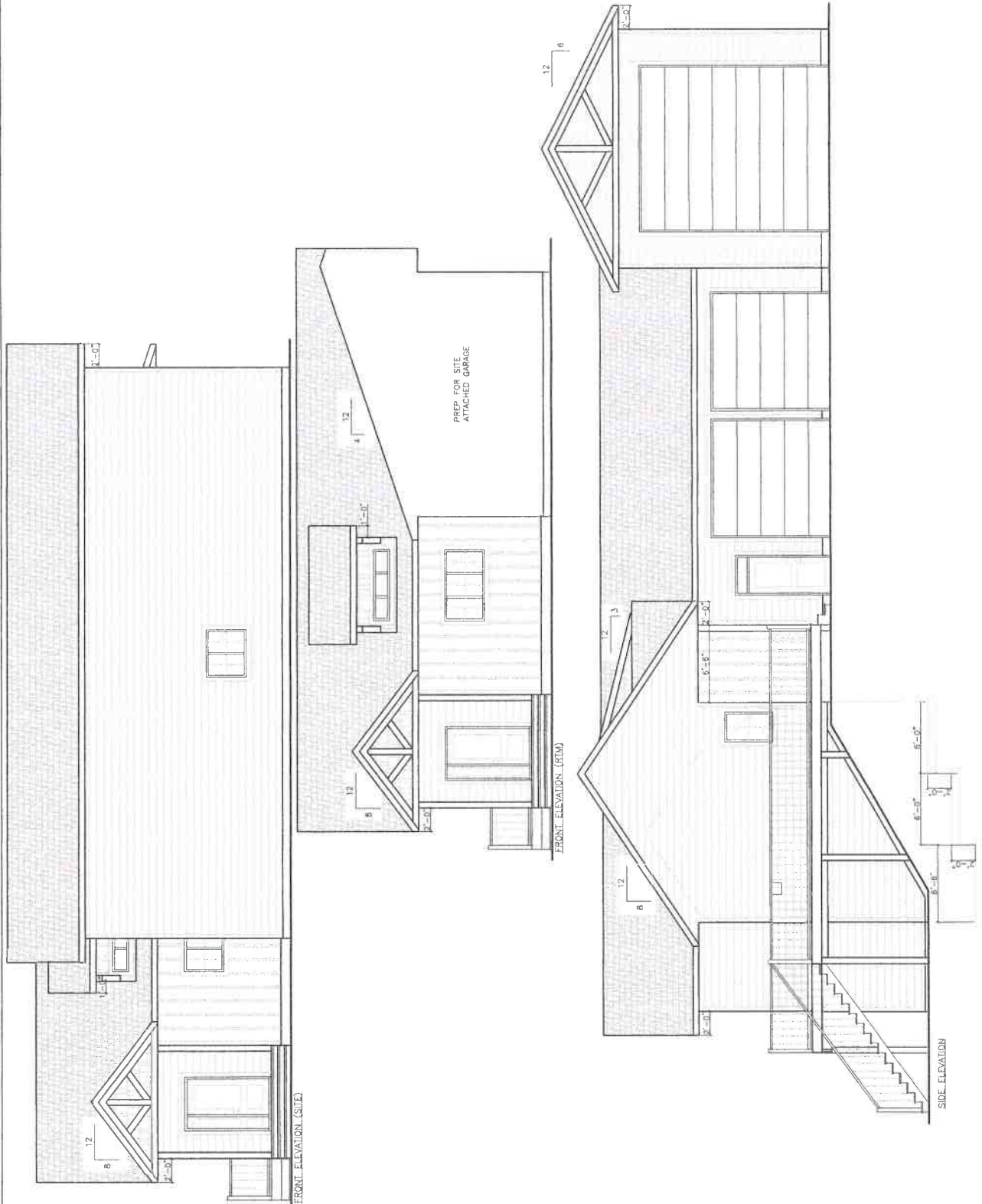
ELEVATIONS

SCALE: 1/8"=1'-0"

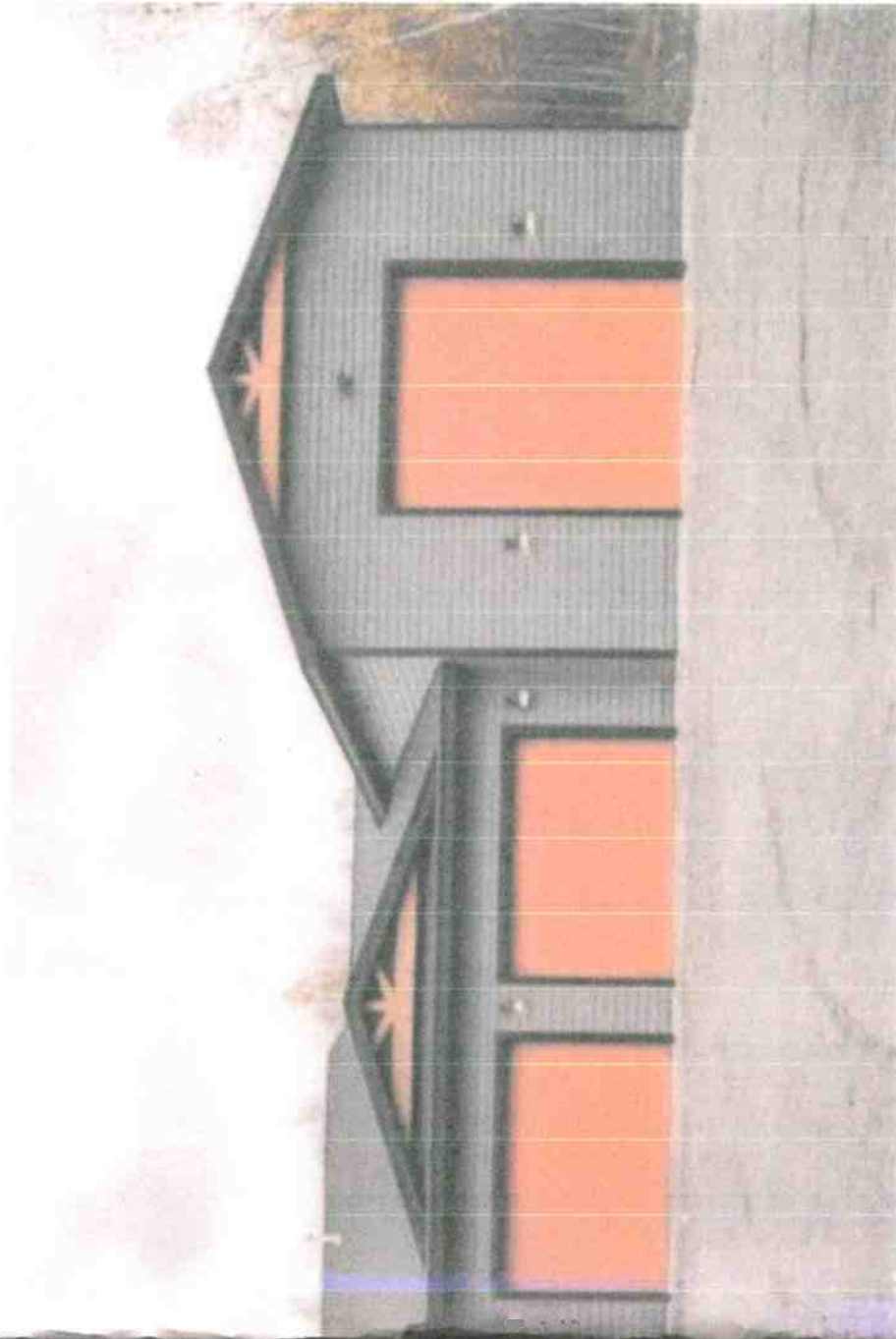
DATE: 20 FEB. 2024

DRAWN BY: AK

A1



Shop concept.





Parkland County
53109A HWY 779
Parkland County, AB T7Z 1R1
Phone: 780-968-8888 Fax: 780-968-8413

*** C O P Y ***

OFFICIAL RECEIPT

ALTHOUSE, BEVERLY L

GST Reg. #: R106989189
Receipt #: 3488443
Receipt Date: 2024/05/13
Page: 1
Received by: MP

Account #	Description	Opening Balance	Payment	Amount Due
1725	Develop Appeal Fee-Non Residen		200.00	

Tender Type & Description	Reference	Amount	Total Tax:	.00
VS PLDPR20230253		200.00	Total Amount Paid:	200.00
			- Tender Received:	200.00
			= Change Given:	

THANK YOU FOR YOUR PAYMENT. THE MAYOR AND COUNCIL'S
COMMITMENT TO YOU IS TO SPEND YOUR TAX DOLLARS RESPONSIBLY.

PERMIT DENIED

Application No.: PLDPR20230253

Roll No: 1143023

Applicant(s)

Beverly L ALTHOUSE
PO Box 2859
Nipawin, SK S0E 1E0

RE: Development Permit Application No. - PLDPR20230253 – **DENIED**Subject Property - W5-1-52-28-NE (the "Lands")

On May 16, 2023 the Development Authority deemed your application to be complete in accordance with Section 686 of the Municipal Government Act. Your application for "Althouse Secondary Suite #32 Meadow Run Estates" on the lands legally described as 7822964/2/16, W5-1-52-28-NE was considered by the Development Authority and **DENIED** for the following reasons:

REASONS FOR DENIAL

1. On May 16, 2023, Planning and Development Services deemed the application for a Dwelling, Single Detached as complete.
2. The lands are located in the CR – Country Residential District.
3. In reviewing the application, the Development Authority determined that the proposed development meets the general intent of the listed definition for DWELLING OR DWELLING UNIT as per Section 20.2 of the Parkland County Land Use Bylaw 2017-18 as the floor plan identified a self-contained living accommodation unit having sleeping, cooking and toilet facilities.
4. The Development Authority determined the use as DWELLING, SINGLE DETACHED as defined by the Land Use Bylaw 2017-18.
5. The proposed development most closely meets the design characteristics of a DWELLING, SINGLE DETACHED because, although floor area by definition does not include attached garages or basements, the intent of the proposed structure, in the opinion of the development authority, exceeds the intensity of use of a secondary suite. The 5,120 sq ft structure featuring a 2,304 sq ft attached garage and 1,205 sq ft unfinished basement greatly increases the use of the lands. This has the potential to unduly interfere with the amenities of the neighbourhood and materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
6. The proposed development does not meet the regulations of

a second dwelling unit on a Parcel because s.11.4.2 is not met. The Parcel is smaller than 28.0ha, not districted as Agricultural, and located within a Multi-Parcel Residential Subdivision.

7. The definition of a DWELLING UNIT, ADDITIONAL means a secondary dwelling on a parcel 28.3 ha, or greater, where a principal building is located. The proposed development does not meet this definition because the subject Parcel is 1.21 ha.
8. The application for the proposed development DWELLING, SINGLE DETACHED is **DENIED** because it does not meet Section 12.16 or 11.4 of the Parkland County Land Use Bylaw 2017-18.

DATE OF DECISION: April 23, 2024

This decision may be appealed to the Subdivision and Development Appeal Board (SDAB) within twenty-one (21) days (**May 14, 2024**) after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*. For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com.

Parkland County requires a **\$200.00** non-refundable fee be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.



Development Authority

Subdivision and Development Appeal Board

May 15, 2024

Beverly Althouse
150-4827 104A Street NW
Edmonton, AB T6H 0R5

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Appeal of:	Development Permit Denied Permit Number: PLDPR20230253
Location:	Legal Address: NE-28-52-1-W5 Municipal Address: 32-52420 Range Road 13, Meadow Run Estates
Appeal Received:	May 13, 2024
Applicant:	Beverly Althouse
Appellant:	Beverly Althouse
Appeal Hearing Date:	10:00 a.m., Monday June 10, 2024
Appeal Hearing Location:	Council Chambers – 53109A Hwy 779, Parkland County, AB <i>Virtual attendance also available</i>
Submissions Deadline:	June 4, 2024

Parkland County received a Development Permit application for a secondary suite at #32 Meadow Run Estates. The Development Permit was denied effective April 23, 2024.

Correspondence has been received appealing the decision for the Permit Denied and in accordance with Section 686.2 of the *Municipal Government Act*, a hearing will be held at Parkland County Centre in Council Chambers on **Monday, June 10, 2024 at 10:00 a.m.**

All written submissions for the agenda package must be sent via email to sdab@parklandcounty.com , or dropped off at the Parkland County Centre building during regular business hours on or before June 4, 2024.

The agenda package for this hearing will be available for viewing on our website: www.parklandcounty.com/sdab no later than June 5, 2024. Prior to the start of the hearing, a copy of the application and supporting documentation is available for inspection at Parkland County Centre, during regular business hours. Please contact Legislative Services at 780-968-8888 or by email at sdab@parklandcounty.com to schedule an appointment to view these documents.

Please Note:

This meeting will be conducted in person at the Parkland County Council Chambers. However, for those unable to attend in person the option to attend via Teams conferencing is available. Should you wish to attend via Teams conferencing please contact SDAB Clerk staff by email at SDAB@parklandcounty.com or by telephone at 780-968-8888 no later than 9:00 a.m. on Monday, June 10, 2024.

Please contact the Clerk's Office at the above should you require assistance or have any questions/concerns.

Yours truly,

A handwritten signature in cursive script that reads "Rachel Coupal".

Rachel Coupal
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com

From: [Emily Jensen](#)
To: [Rachel Coupal](#)
Cc: [Karen Kormos](#)
Subject: SDAB Appeal - Bev Althouse
Date: May 29, 2024 9:44:24 AM
Attachments: [image001.png](#)

Good morning,

Thank you for sending out the letters to the residents and the appellants as well as handling the appeal process thus far. Unfortunately, the letters were sent out on May 17, 2024, and I received the letter on May 27, 2024, which does not provide me adequate time to prepare a report and presentation for this SDAB appeal. In addition, there are conflicting events with the date that was selected and my schedule. I would like to request that the appeal be moved to two weeks from the date that was set for this appeal.

Again, thank you for your assistance and your consideration on this matter. If you have any questions, please feel free to contact me via phone or email.

Take care,

Emily Jensen | Development Officer, Development Planning | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext 8504 | emily.jensen@parklandcounty.com | www.parklandcounty.com

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Barbara Williams

From: Bev Althouse <bevalt9@gmail.com>
Sent: Thursday, June 6, 2024 10:01 PM
To: SDAB
Subject: Pictures for appeal
Attachments: North to south.jpeg; Barn north.jpeg; Slope of property picture taken from south.jpg

You don't often get email from bevalt9@gmail.com. [Learn why this is important](#)

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PLDPR20230253

I tried to attach the following pictures to my Plan-It Parkland documents for the development permit on appeal. After talking with Rachel Coupal it appears I should have sent them to this address - please attach for reference.

--

Bev Althouse

Wall of shop peg south toward barn



More east from 1st barn corner





From: [Lea Jacobs](#)
To: [SDAB](#)
Subject: PLDPR20230253 appeal.
Date: June 7, 2024 8:38:03 PM

You don't often get email from leajacobs12@gmail.com. [Learn why this is important](#)

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Hello and good day.

In regards to the appeal hearing over the case number PLDPR20230253, I **would like to see the appeal over the planned construction remain denied to have 2 residents built at the lot of 32 Meadow Run Estates.**

We moved out of town 3 years ago to an acreage to be away from extra traffic and people.

This was a dream home purchase and like others in the neighbour hood we would appreciate it to remain quaint and quite.

I agree with the counties decision to deny the application of 2 residents to be built on one property. I believe if this is allowed it will open the door to everyone to do the same. This would have a very negative impact what we have here in Meadow Run Estates.

Respectfully

Lee Jacobs

PERMIT DENIED

Application No.: PLDPR20230253

Roll No: 1143023

Applicant(s)

Beverly L ALTHOUSE
PO Box 2859
Nipawin, SK S0E 1E0

RE: Development Permit Application No. - PLDPR20230253 – **DENIED**Subject Property - W5-1-52-28-NE (the "Lands")

On May 16, 2023 the Development Authority deemed your application to be complete in accordance with Section 686 of the Municipal Government Act. Your application for "Althouse Secondary Suite #32 Meadow Run Estates" on the lands legally described as 7822964/2/16, W5-1-52-28-NE was considered by the Development Authority and **DENIED** for the following reasons:

REASONS FOR DENIAL

1. On May 16, 2023, Planning and Development Services deemed the application for a Dwelling, Single Detached as complete.
2. The lands are located in the CR – Country Residential District.
3. In reviewing the application, the Development Authority determined that the proposed development meets the general intent of the listed definition for DWELLING OR DWELLING UNIT as per Section 20.2 of the Parkland County Land Use Bylaw 2017-18 as the floor plan identified a self-contained living accommodation unit having sleeping, cooking and toilet facilities.
4. The Development Authority determined the use as DWELLING, SINGLE DETACHED as defined by the Land Use Bylaw 2017-18.
5. The proposed development most closely meets the design characteristics of a DWELLING, SINGLE DETACHED because, although floor area by definition does not include attached garages or basements, the intent of the proposed structure, in the opinion of the development authority, exceeds the intensity of use of a secondary suite. The 5,120 sq ft structure featuring a 2,304 sq ft attached garage and 1,205 sq ft unfinished basement greatly increases the use of the lands. This has the potential to unduly interfere with the amenities of the neighbourhood and materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
6. The proposed development does not meet the regulations of

a second dwelling unit on a Parcel because s.11.4.2 is not met. The Parcel is smaller than 28.0ha, not districted as Agricultural, and located within a Multi-Parcel Residential Subdivision.

7. The definition of a DWELLING UNIT, ADDITIONAL means a secondary dwelling on a parcel 28.3 ha, or greater, where a principal building is located. The proposed development does not meet this definition because the subject Parcel is 1.21 ha.
8. The application for the proposed development DWELLING, SINGLE DETACHED is **DENIED** because it does not meet Section 12.16 or 11.4 of the Parkland County Land Use Bylaw 2017-18.

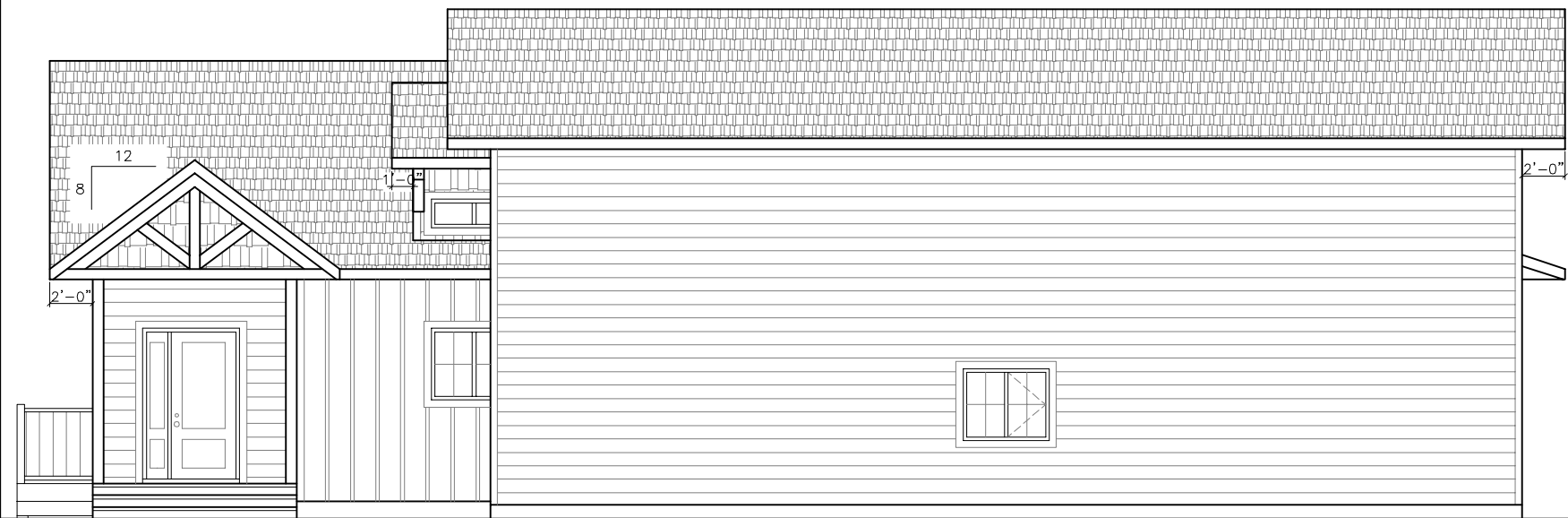
DATE OF DECISION: April 23, 2024

This decision may be appealed to the Subdivision and Development Appeal Board (SDAB) within twenty-one (21) days (**May 14, 2024**) after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*. For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com.

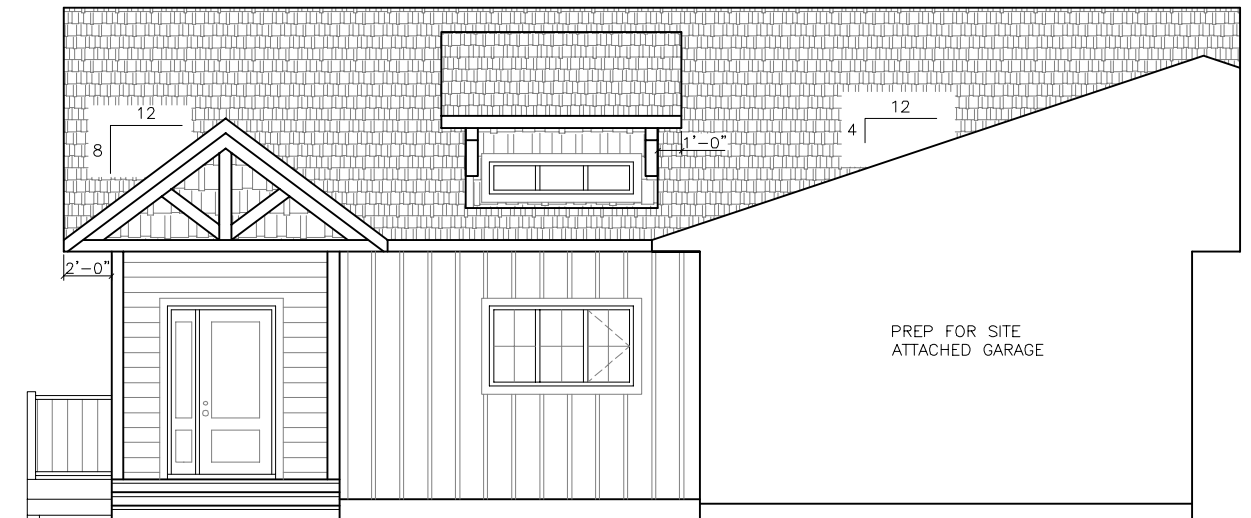
Parkland County requires a **\$200.00** non-refundable fee be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.



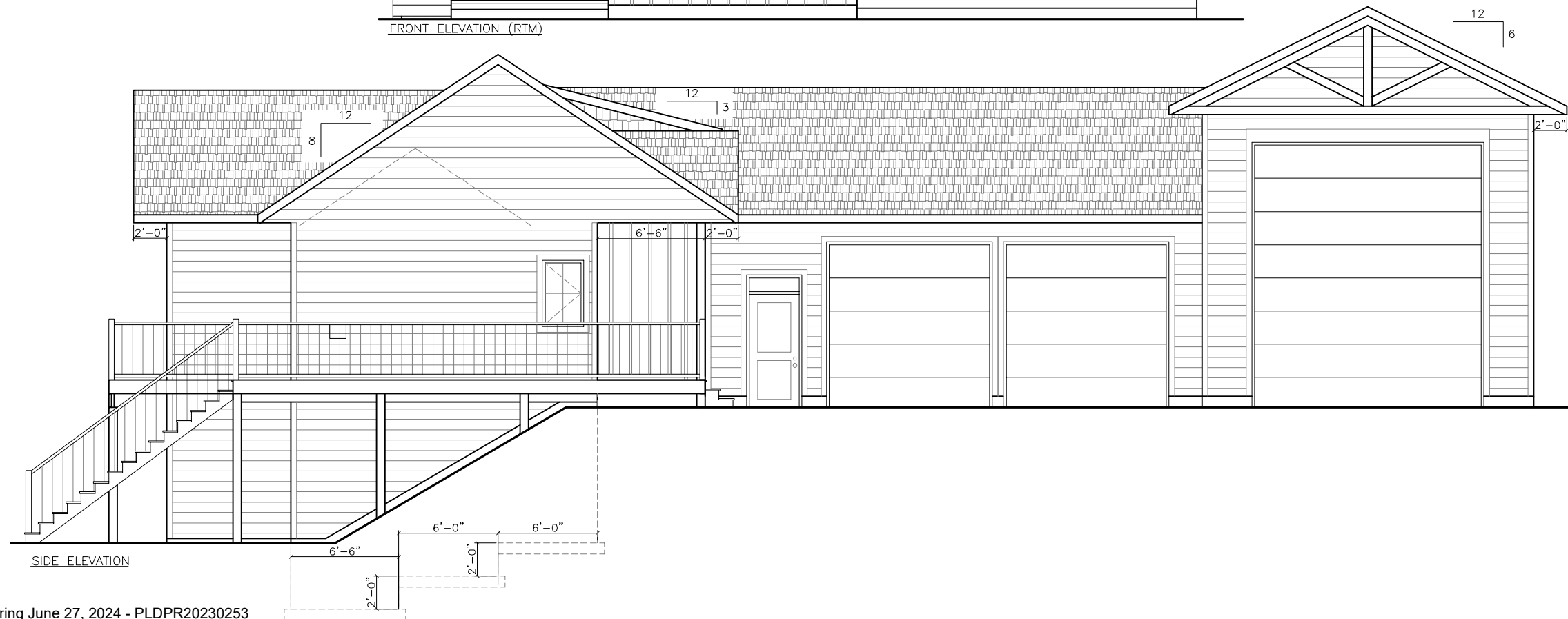
Development Authority



FRONT ELEVATION (SITE)



FRONT ELEVATION (RTM)



SIDE ELEVATION

SDAB Hearing June 27, 2024 - PLDPR20230253



101 SOUTH ACCESS ROAD
BOX 5
HAGUE, SK
S0K 1X0
(306) 225-2288

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND ON-SITE CONDITIONS PRIOR TO CONSTRUCTION ANY DISCREPANCIES SHOULD BE REPORTED TO THE OWNER/DESIGNER ONCE CONSTRUCTION HAS STARTED. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR DEVIATIONS TO THESE PLANS

PROJECT: RTM 2024-XX ALTHOUSE
ADDRESS: MEADOW RUN ESTATES, AB

ELEVATIONS

SCALE: 1/8"=1'-0"
DATE: 20 FEB. 2024
DRAWN BY: AK

A1
29



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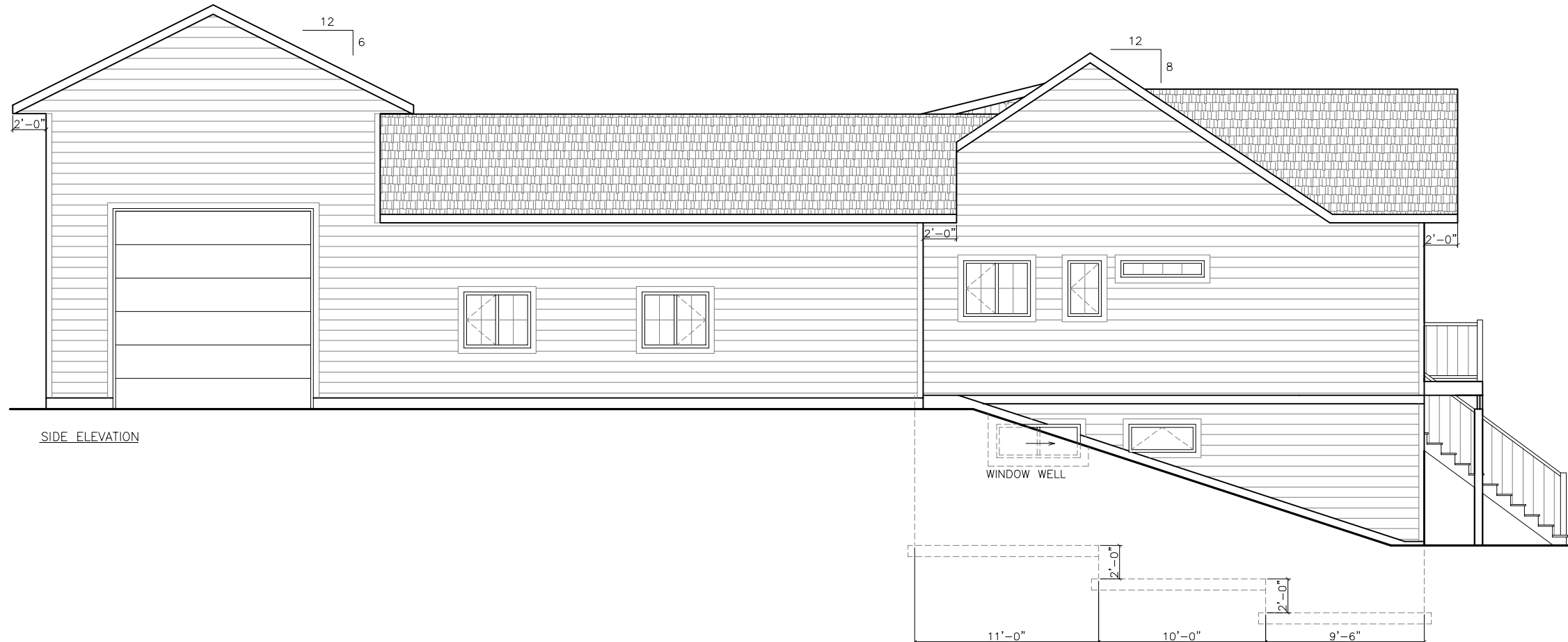
ELEVATIONS

SCALE: 1/8"=1'-0"

DATE: 20 FEB. 2024

DRAWN BY: AK

A2
30





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ADDRESS: MEADOW RUN ESTATES, AB

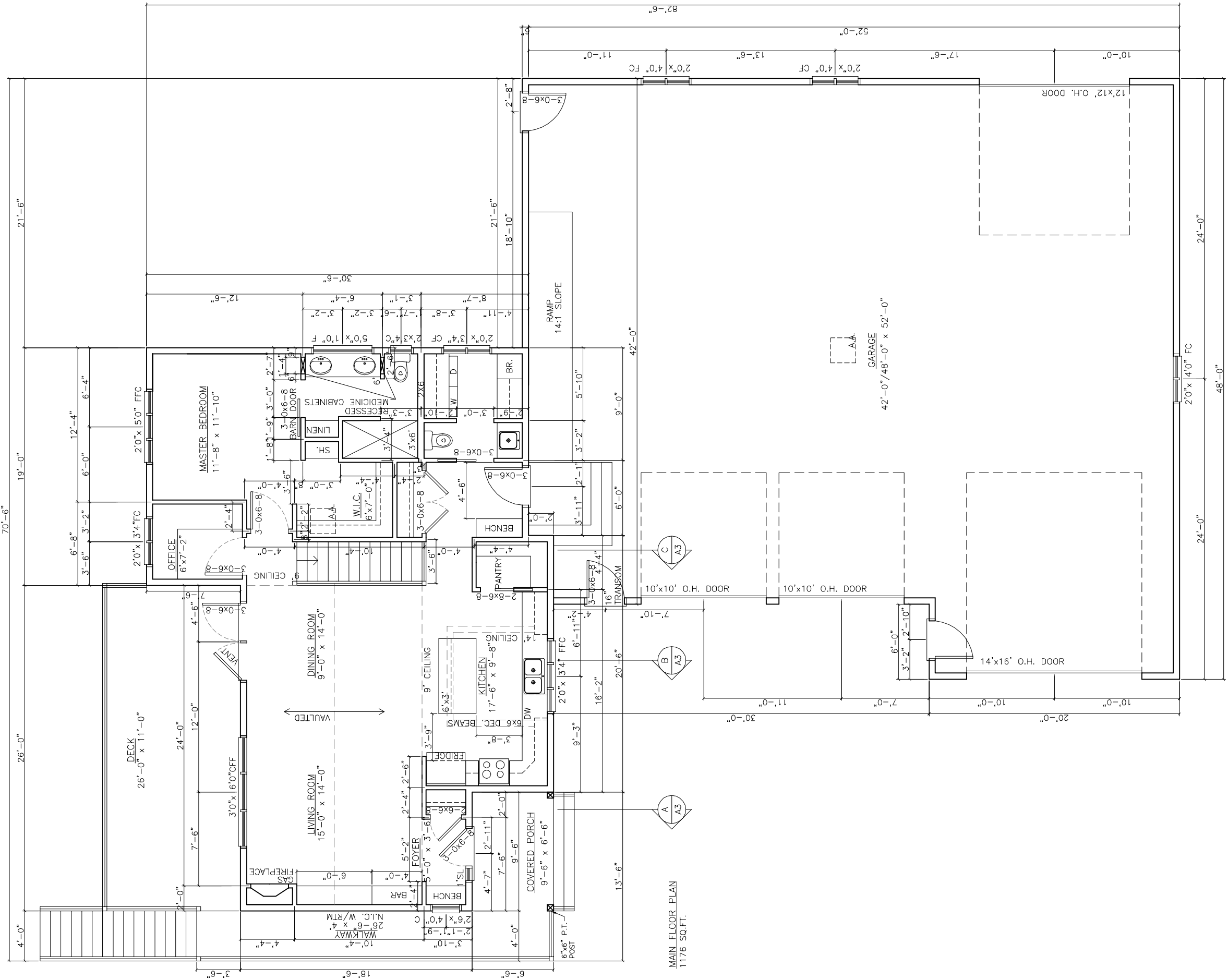
MAIN FLOOR PLAN

SCALE: 1/8"=1'-0"

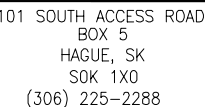
DATE: 20 FEB. 2024

DRAWN BY: AK

A3
31



MAIN FLOOR PLAN
1176 SQ.FT.



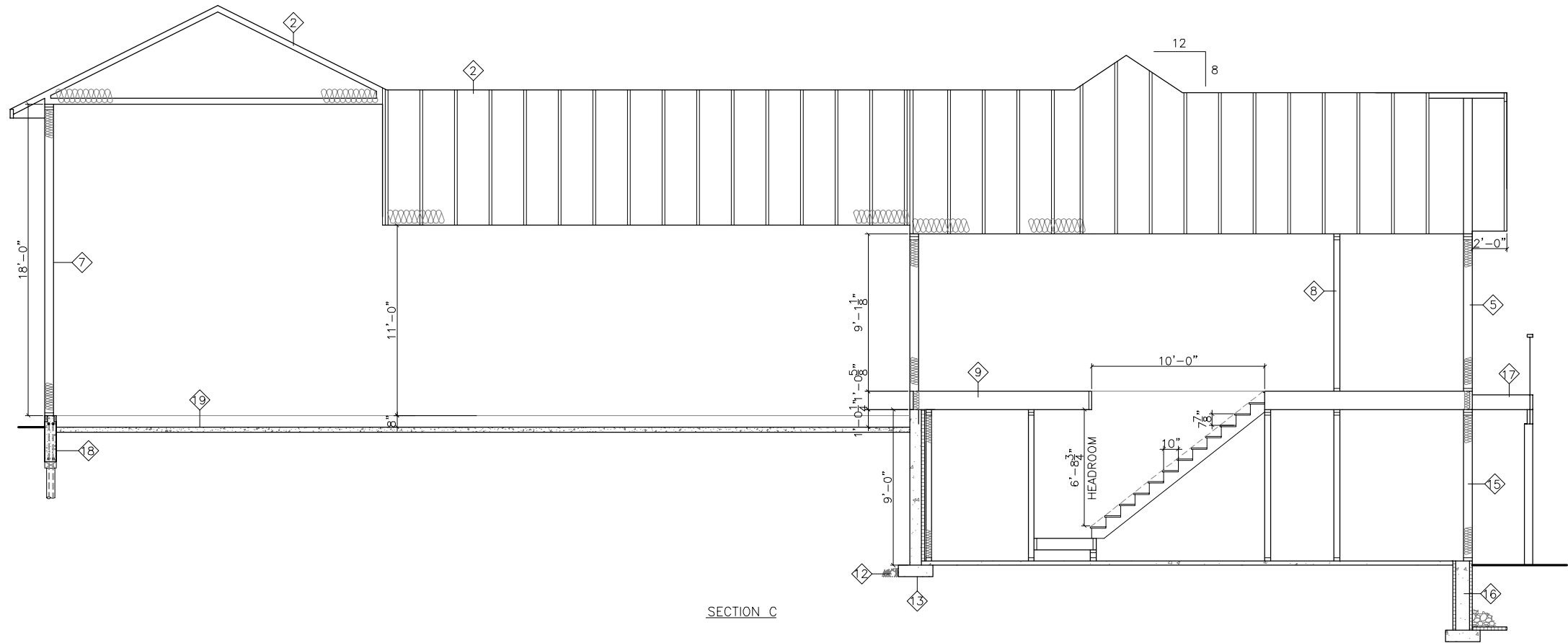
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PROJECT:	RTM 2024-XX ALTHOUSE
ADDRESS:	MEADOW RUN ESTATES, AB
SECTIONS	
SCALE:	1/8"=1'-0"
DATE:	20 FEB. 2024
DRAWN BY:	AK

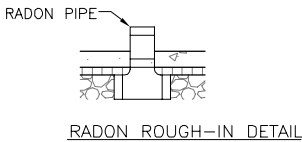




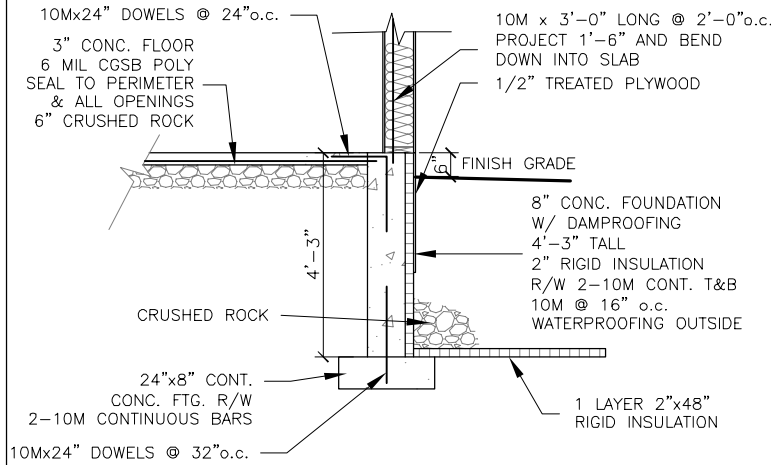
- ① TYPICAL ROOF
CRC BILTMORE SHINGLES
EAVE PROTECTION
7/16" OSB SHEATHING C/W 'H' CLIPS
ENGINEERED TRUSSES @ 24" o.c.
R60 BLOWN IN INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" C.D. GYPSUM BOARD
 - ② GARAGE ROOF
CRC BILTMORE SHINGLES
EAVE PROTECTION
7/16" OSB SHEATHING C/W 'H' CLIPS
ENGINEERED TRUSSES @ 24" o.c.
R40 BLOWN IN INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" C.D. GYPSUM BOARD
 - ③ CATHEDRAL ROOF
CRC BILTMORE SHINGLES
EAVE PROTECTION
7/16" OSB SHEATHING C/W 'H' CLIPS
ENGINEERED TRUSSES @ 24" o.c.
R40 BATT INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1X6 T&G PINE CEILING
 - ④ COVERED DECK ROOF
CRC BILTMORE SHINGLES
EAVE PROTECTION
7/16" OSB SHEATHING C/W 'H' CLIPS
ENGINEERED TRUSSES @ 24" o.c.
SOFFIT
 - ⑤ FAVES
2"x6" FASCIA BOARD PREFINISHED
METAL FASCIA, SOFFIT, EAVESTROUGH
& DOWNSPOUTS
EAVE PROTECTION AND PREFINISHED
DRIP EDGE FLASHING
 - ⑥ TYPICAL EXTERIOR WALL
LP SMARTSIDE
BUILDING PAPER
7/16" OSB SHEATHING
2"x6" STUDS @ 16" o.c.
R24 BATT INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - ⑦ TYPICAL GARAGE EXTERIOR WALL
LP SMARTSIDE
BUILDING PAPER
7/16" OSB SHEATHING
2"x6" STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - ⑧ TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2"x4" OR 2"x6" SPF STUDS @ 16" o.c.
1/2" GYPSUM BOARD
 - ⑨ FLOOR SYSTEM
FINISHED FLOORING
5/16" UNDERLAY (WHERE REQ'D)
3/4" T&G OSB SHEATHING
11 7/8" LPI JOISTS AS PER
MANUFACTURER
 - ⑩ BASEMENT SLAB FLOOR
3" CONCRETE SLAB
6 MIL CGSB POLY MOISTURE BARRIER
SEAL TO PERIMETER & ALL OPENINGS
8" CRUSHED ROCK
 - ⑪ BEAM/POST/FOOTING
ENG LVL BEAM BY SUPPLIER ON
ADJUSTABLE STEEL TELEPOST ON
REINF. CONC. PAD FOOTING
AS PER PAD SCHEDULE
 - ⑫ WEEPING TILE
4" DIA. WEEPING TILE
COVERED IN 6" CRUSHED ROCK
AS PER NBC & TIED
DIRECT TO SUMP
 - ⑬ CONCRETE FOOTING
24"x8" CONT. CONC. FTG.
R/W 2-10M CONT. BARS
 - ⑭ CONCRETE FOUNDATION WALL
8" CONC. FOUNDATION
W/ DAMP PROOFING
2-10M CONT. T&B
10M @ 16" o.c. VERT
2" STYROFOAM
1" AIRSPACE
2X4 STUDS @ 16" o.c.
R12 INSULATION
1/2" DRYWALL
 - ⑮ WALKOUT FOUNDATION WALL
LP SMARTSIDE
BUILDING PAPER
7/16" OSB SHEATHING
P.T. SHEATHING BOTTOM ROW
2"x6" STUDS @ 16" o.c.
P.T. BOTTOM PLATE
R24 BATT INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - ⑯ FROST WALL
8" CONC. FOUNDATION
W/ DAMPROOFING OUTSIDE
2" RIGID INSULATION
R/W 2-10M CONT. T&B
10M @ 16" o.c.
WATERPROOFING
 - ⑰ DECK
ACQ DECK BOARDS
2X10 SPF #2 P.T. JOISTS
@ 16" o.c.
3-2X10 ACQ BEAM
6X6 P.T. POSTS ON CONC. PILES
 - ⑱ GRADE BEAM
8"x32" CONC. GRADE BEAM
C/W 2-15M T&B MIN 1'-6"
SPlice LENGTH
CONCRETE PILES
 - ⑲ GARAGE SLAB
3.5" CONCRETE SLAB
C/W 10M REBAR @ 24" o.c. E/W
6 MIL CGSB POLY MOISTURE BARRIER
SEAL TO PERIMETER & ALL OPENINGS
6" CRUSHED ROCK



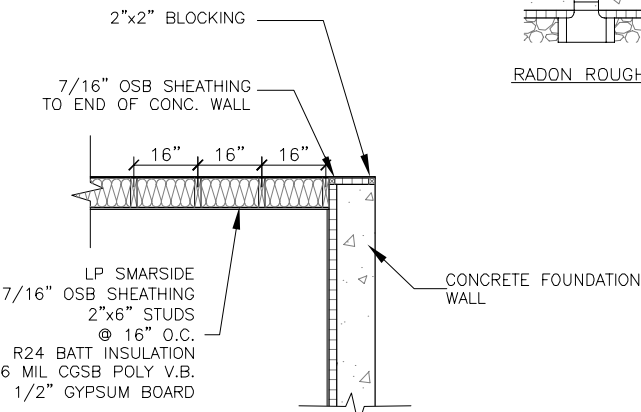
SECTION C



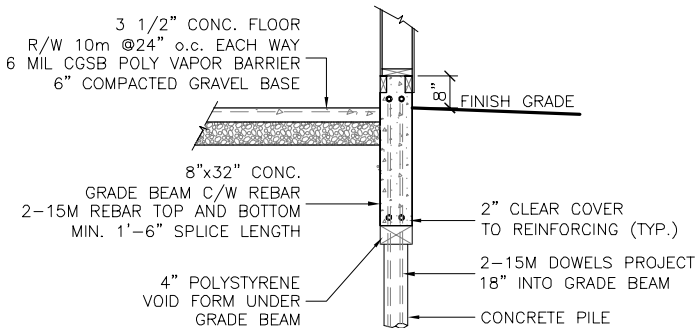
RADON ROUGH-IN DETAIL



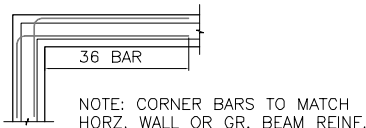
ICF FROST WALL DETAIL
1/4" = 1'-0"



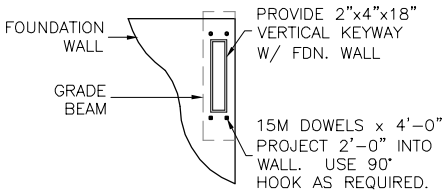
BLOCKING AT END OF ICF WALL
1/4" = 1'-0"



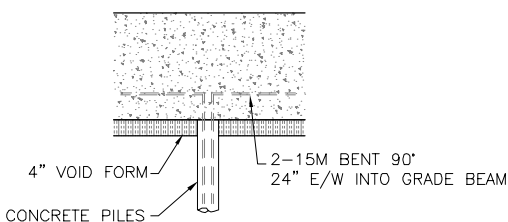
GARAGE GRADE BEAM DETAIL
1/4" = 1'-0"



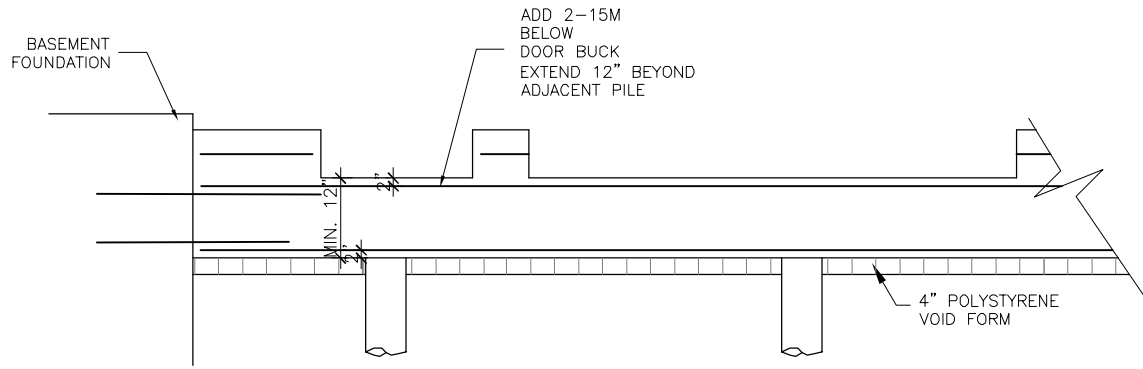
GRADE BEAM CORNER DETAIL



GRADE BEAM/FDN. WALL CONNECTION



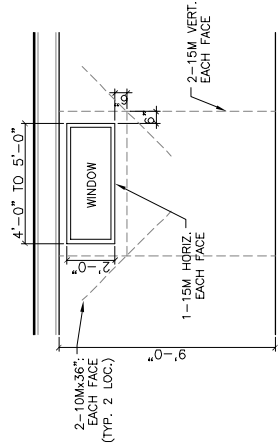
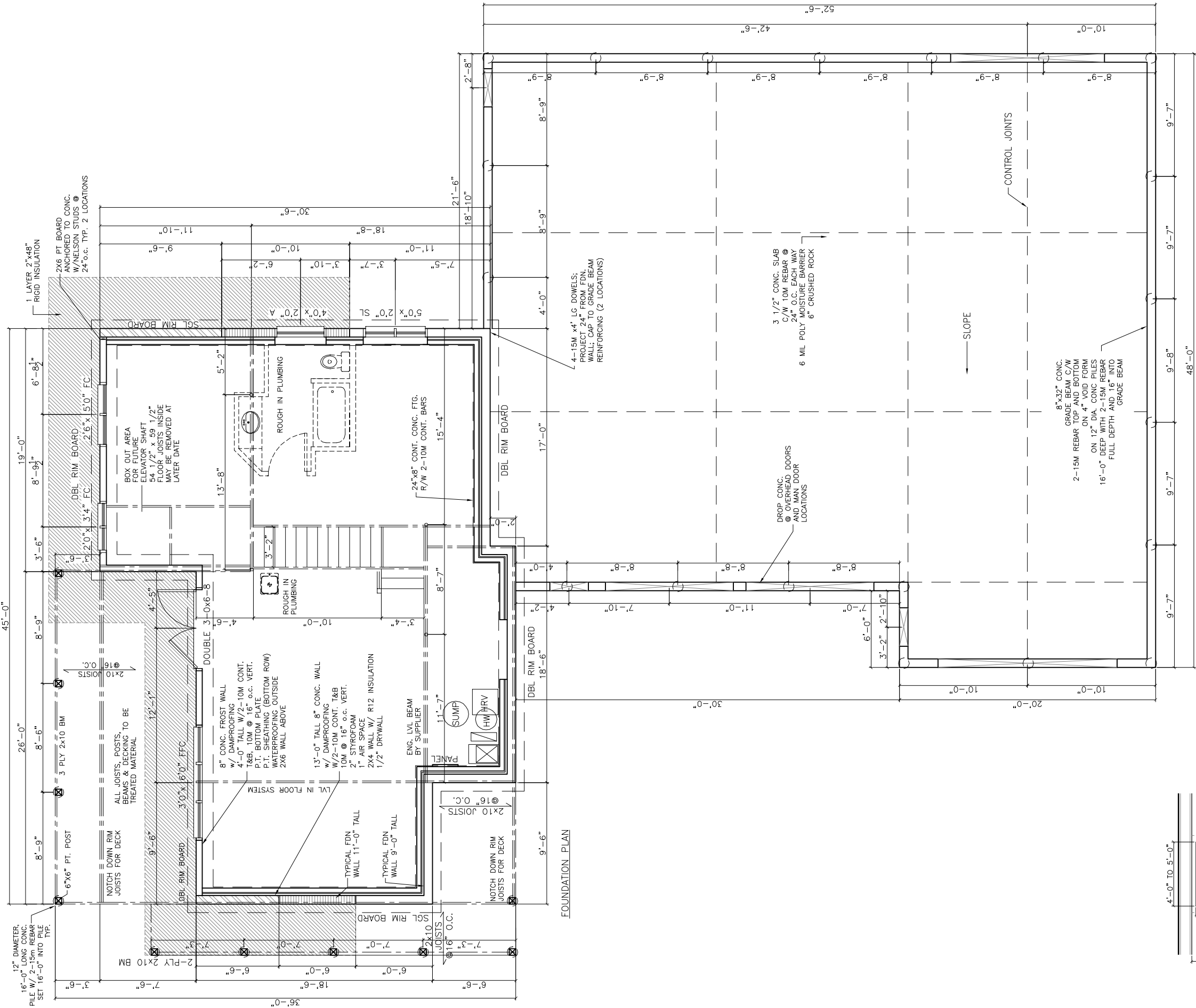
GRADE BEAM REINFORCING @ PILE
1/4" = 1'-0"



GRADE BEAM REINF. DETAIL @ MAN DOOR & OVERHEAD DOOR
1/4" = 1'-0"

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PROJECT:	RTM 2024-XX ALTHOUSE
ADDRESS:	MEADOW RUN ESTATES, AB
SECTIONS	
SCALE:	1/8"=1'-0"
DATE:	20 FEB. 2024
DRAWN BY:	AK



101 SOUTH ACCESS ROAD
BOX 5
HAGUE, SK
S0K 1X0
(306) 225-2288

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PROJECT: RTM 2024-XX ALTHOUSE
ADDRESS: MEADOW RUN ESTATES, AB

FOUNDATION PLAN

SCALE: 1/8"=1'-0"
DATE: 20 FEB. 2024
DRAWN BY: AK

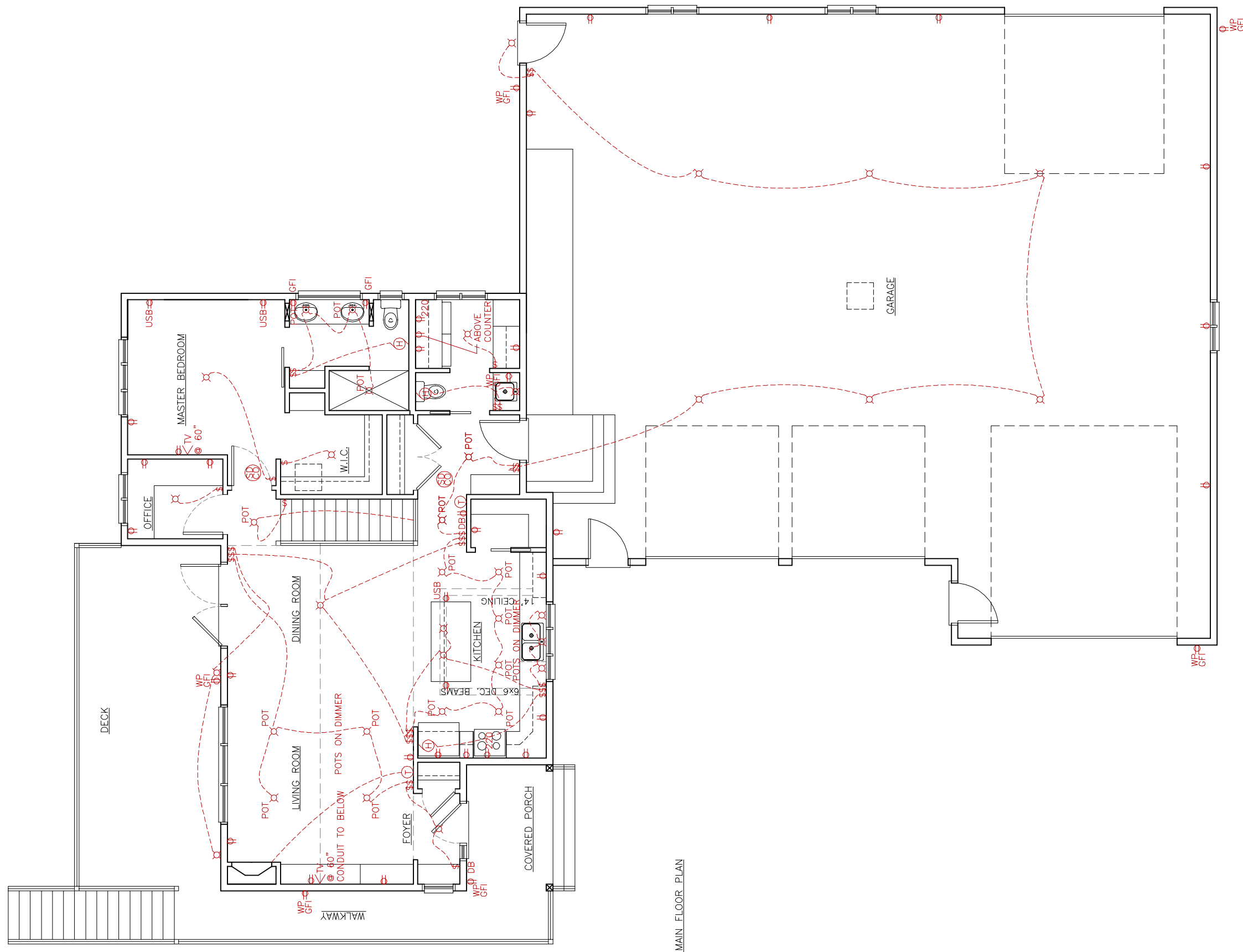


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PROJECT:	RTM 2024-XX ALTHOUSE
ADDRESS:	MEADOW RUN ESTATES, AB
MAIN FLOOR PLAN	
SCALE:	1/8"=1'-0"
DATE:	20 FEB. 2024
DRAWN BY:	AK

A7
35



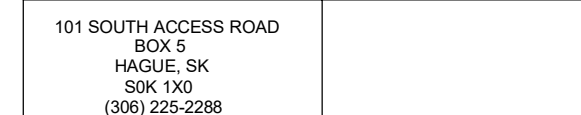
MAIN FLOOR PLAN



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S0K 1X0
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PROJECT:	RTM 2024-XX ALTHOUSE
ADDRESS:	MEADOW RUN ESTATES, AB
BASEMENT PLAN	
SCALE:	1/8"=1'-0"
DATE:	20 FEB. 2024
DRAWN BY:	AK



ADDRESS: MEADOW RUN ESTATES, AB

[illegible]

37



Site
SCALE 1/32" = 1'-0"

Althouse property development proposal 2024

Lot 16 BLK 2 Plan 7822964

#32 52420 RGE RD 13

Parkland County

Multifamily dwellings to facilitate care of aging parents when necessary and provide a more European family experience where families live close and interact on a daily basis while maintaining autonomy and privacy for each family unit.

Primary Residence application TMPPL20230000897 – Occupant Bryce Althouse

One 1532 sq foot primary residence with attached double garage and full walkout basement to be located directly west of the current driveway entrance.

This will be on site basement build with an engineered RTM Main Floor constructed by:

Zak's Homes & Cottages

Box 5

Hague, SK

S0K 1X0

306-225-2288

Secondary Residence application TMPPL20230000991 – Occupants Rob & Bev Althouse.

One "Shouse" design with secondary residence attached to a workshop garage combination.

This construction will commence after the RTM and yet to be decided on RTM/site constructed or fully site constructed.

SECONDARY HOUSE

The house living space main floor is 1176 square feet designed to contain all essential life components on one floor. The home is designed for myself and my husband for our retirement into point of requiring care giving. One never knows what mobility and or health situations will require. My husband is a type one diabetic with neuropathy issues, and I am partially deaf with few other concerns that could turn into mobility issues. With the trend toward caring for parents (ourselves) into their later years we are building this with that purpose in mind. The home has a main bedroom, living, dining and kitchen with laundry all on one floor.

This home is designed with the intention that if any of use require a walker/wheelchair or other mobility aid all rooms are accessible. The following items have been specifically designed for such:

1. The office (6 feet x 7 foot 2 inches) is designed with the counterpart basement craft room to be transitioned into an elevator shaft. The home will be constructed with removable floor joists. The dimensions are large enough to accommodate a wheelchair accessible elevator. We have consulted with 2 companies for measurements.
2. The main shower will have a 34-inch opening to allow for a wheelchair and bath chair to be put in for use. The shower was built 6 feet vs 5 feet to accommodate a non door entry.
3. The master bathroom has wider access for mobility aids- 36 inches.
4. The walking in closet is door free and laid out so that someone with mobility aids can enter and turn to exit. All essential clothing can be hung on a lower level or extendable upper rods can be lowered for use.
5. The hallways and doorways are constructed for 36" halls and doorways.

6. The kitchen is designed so that a walker and or wheelchair is able to maneuver from stove to fridge to sink to pantry.
7. Washer and dryer located on main floor and are not stacked so that someone short as myself (5 feet) can reach all should mobility and reaching become an issue.
8. The entrance from the garage has been designed with a landing and future ramp construction area if necessary to access with walker and/or wheelchair.
9. Shop has been constructed with an attached parking spot for a vehicle so that access from the home to vehicle is available for any one with mobility issues.
10. The passage from dining room to deck is also a 36" opening.
11. The downstairs has been laid out and designed for the elevator to open to an area 3 feet plus for exit. In addition, it will be plumbed and laid out for possible use for a caregiver suite to reside should the need arise.

Thus, we have arrived at home square footage of 1176 sq feet upper floor.

The proposed elevator area will currently be used as an office as I continue to work from home until retirement and old age. This area occupies 43 square feet. The shower was increased from 5 feet to 6 feet to accommodate the 34" no door opening required for mobility aids. This occupies 3 square feet. The added hallway spaces (wider) to accommodate 36" doors adds 11.3 square feet. It is estimated the kitchen, walk in closet and laundry add an additional 12 – 13 square feet.

Total home square feet added to accommodate mobility issues in the future $43+3+11.3+13= 70.3$

Thus had we gone with a standard layout our home square footage would be = 1105.7

Standard secondary dwelling = 990 square feet

Requested additional over standard $115.70 = 11.69\%$

This added square footage is to accommodate main floor laundry, a guest entry and storage.

Due to additional square feet for mobility of $70.3 + 115.70 = 186$ – This is a request of 18.79% variance over standard for our home.

We anticipate occupying this home from retirement (eminent within 3 – 5 years) to the time we can no longer be cared for in our own home by our family/caregivers.

ACCESSORY BUILDING

The acreage is 3 acres, so the maximum accessory building is a standard of $280 \text{ m}^2 = 3013.89$ square feet.

We have proposed to construct a Shouse for the secondary dwelling above plus a workshop, camper/boat storage and storage for snow removal equipment and lawnmowers, quads etc.

The proposed shop area inclusive of a single stall double deep parking area for the secondary dwelling is approximately 2304 square feet. Of that area 4 feet is for entry step and future accessibility ramp of 44 feet x 4 feet wide = 176 square feet.

The additional parking space is $44 \times 12 = 528$ square feet. 2 deep with room to navigate around.

The storage area for a camper/boat and currently skid steer is $20 \times 48 = 960$ square feet.

The workshop area makes up the remainder = 640 square feet is designated as workshop. Our son and my spouse both want an area that will be radiant heated and have space for a lift and work benches/tool items.

The total of the house at 1176 and shop at 2304 = 3480 square feet. This exceeds the 3013.89 by 466.11 square feet or 15.46%

As above we have established 70.3 square feet is directly attributable to mobility concerns addressed in the home.

176 square feet is added to the shop space for use in construction of a ramp etc. for future consideration in mobility issues.

$70.3 + 176 = 246.30$

We are asking for variance of 219.81 square feet in consideration of constructing a main floor laundry and squaring the attached shop to house for ease of building.

One may ask why we did not attach this to the main dwelling. That question will be addressed in the location and lot layout following.

Please note the property was purchased with an existing barn of pole and slab construction with a truss roof covered in tin. We are asking for permission to retain this structure until the completion of the Shouse plus 18 months to utilize for storage of construction supplies and yard equipment. After the completion and as soon as weather conditions are feasible to dismantle said barn (but not more than 18 months) we would take it down. The existing round pen will be dismantled within the next year or so.

LOT LAYOUT

This lot while being 3 acres presents some opportunities and challenges with slopes and drop offs. As per the attached layout topography it is noted that the northwest side (angled portion) along with the north ½ or the west side of the lot drop off severely. This area is not usable without significant monetary investment to build anything and we would prefer to leave it as natural forest as a northerly protection. The lower area is attached to the ravine area and honestly should stay as is.

I have marked it as severe drop- the portion below it is exceptionally low lying, and we intend to leave it as walking path and forest.

The driveway is situated approximately 65 feet from the southeast corner of the lot. The ditch proceeding further north drops rapidly as it enters the ravine. We believe that the driveway should remain approximately where it is but be built up.

The lay of the lot has been reviewed multiple times and each time we come to the conclusion that the area directly west of the driveway comprises of a gentle slope perfect for a walk out basement thus the construction of a primary residence. However, that same slope does not provide a good location to attach a large garage other than a forward-facing car garage. Building a workshop below the home impedes the natural view and slope from the neighbors property would mean either building a hill for the shop limiting access only from the east or digging out the hill and building the shop into it which is not a good drainage situation. To get farther back and build in the existing treed area brings you into a low-lying area.

The neighbors have a mature spruce row on their lot along the south side of our lot blocking sun and creating spruce dry zone – a potential fire hazard for a shop location as well as a mildew environment due to lack of sun. In addition, the positioning of a shop at that corner would deter from the primary residence as it would be the first thing you see and require the driveway to be shifted north. The main doors would have to face north and there would be no access around the building.

The ideal location for a shop is to the north with the front doors facing south on the level portion of the lot but tucked north so it is not the first building you see yet provides access and minimal ground disturbance for construction.

The logical attachment for a secondary residence with access to a vehicle is west of the shop thus a shouse is born. However, attaching the house straight west creates 100 feet of building – in order to maintain the tree line and mature spruce at the western edge of the ridge prior to the drop off yet leave 30 feet from the property line on the east of the shop we need to stay 94 or less feet in length. The current drawing is 88 feet long. The idea is to maintain the two mature spruce stands and have the yard from the deck be between the spruce but before the drop off. There is a natural slope that will tie into a semi walkout basement under the deck in a semi circle shape. This configuration also provides some separation between the main home, locates the secondary home further back on the lot to the west than the primary and is the most appealing esthetic.

Locating the shop here allows access from the east side of the lot along the shop to the back for entry to the shop or to park a trailer or such without it being visible to the road.

Our intent it to plant trees on the east boundary of the property to provide some additional screening of the yard to the roadway to make the shouse less visible. The primary house is to be the focal point. It is our intent to develop the slope into the forest below the primary home as the yard area for a family.

We have examined multiple options to obtain the most practical, aesthetically pleasing, financially prudent and best use of the lot. We keep coming back to this model.

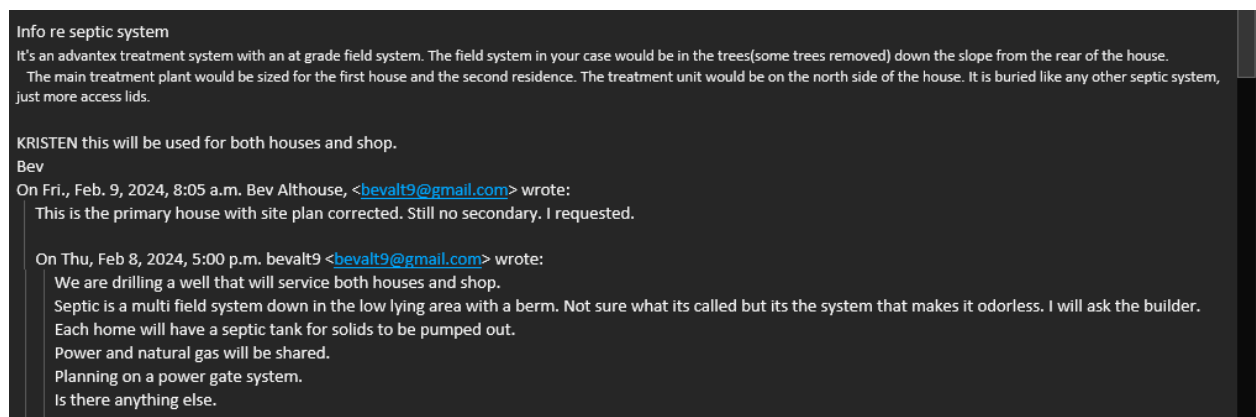
We are hoping the Parkland Country Development Authority will look upon this application and request for variance to the standard guidelines with acceptance in the light of our planning and intent on use of our primary, secondary and accessory requests.

Should you have any questions or concerns please contact use immediately to discuss.

Sincerely

Bev, Rob & Bryce Althouse

Following site plan by scan



Application Number: PLDPR20230252 and
PLDPR20230253

DEVELOPMENT PERMIT APPLICATION PROCESSING TIME EXTENSION AGREEMENT

Legal Land Description: Plan 7822964 Block 2 Lot 16

The said subject agreement being between Beverly L Althouse (the "Applicant") and the Development Authority respecting an extension to the Development Permit application processing period in accordance with Section 684(2) of the *Municipal Government Act (MGA)* for the above referenced application numbers.

An extension to the development permit approval processing time has been requested for the following reason:

The secondary suite application requires changes to meet regulations. The applicant is currently working on a new design submissions which will affect both the secondary suite (PLDPR20230253) and dwelling (PLDPR20230252) applications.

I,  , the Applicant for this Development Permit application, being fully aware of my rights under Section 684(1) through (4) of the *MGA* do hereby on my own volition agree to an extension of the development application processing time to the end of day  July 31, 2023.

Date June 12/2023


Applicant Signature

Beverly Althouse
Applicant Print Name

FOR OFFICE USE ONLY

This agreement has been Accepted by Parkland County:

Date

Development Authority

Application Number: PLDPR20230252 and
PLDPR20230253

DEVELOPMENT PERMIT APPLICATION PROCESSING TIME EXTENSION AGREEMENT

Legal Land Description: Plan 7822964 Block 2 Lot 16

The said subject agreement being between Bev L. Althouse (the "Applicant") and the Development Authority respecting an extension to the Development Permit application processing period in accordance with Section 684(2) of the *Municipal Government Act (MGA)*.

An extension to the development permit approval processing time has been requested for the following reason:

The applications require changes in order to meet regulations and work within the confines of the property. The applicant is working on a new design submissions affecting both the secondary suite (PLDPR20230253) and dwelling (PLDPR20230252) applications.

I, Bev Althouse, the Applicant for this Development Permit application, being fully aware of my rights under Section 684(1) through (4) of the *MGA* do hereby on my own volition agree to an extension of the development application processing time to the end of November 15, 2023.

Date

July 28/2023

Applicant Signature

Bev Althouse

Applicant Print Name

Bev Althouse

FOR OFFICE USE ONLY

This agreement has been Accepted by Parkland County:

August 1, 2023

Date

Development Authority

[Signature]

Application Number: PLDPR20230252 and
PLDPR20230253

DEVELOPMENT PERMIT APPLICATION PROCESSING TIME EXTENSION AGREEMENT

Legal Land Description: Plan 7822964 Block 2 Lot 16

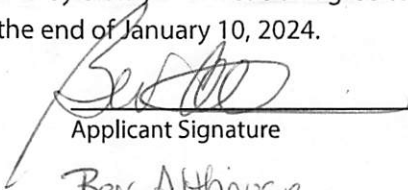
The said subject agreement being between Bev L. Althouse (the "Applicant") and the Development Authority respecting an extension to the Development Permit application processing period in accordance with Section 684(2) of the *Municipal Government Act (MGA)*.

An extension to the development permit approval processing time has been requested for the following reason:

The applications require changes in order to meet regulations and work within the confines of the property. The applicant is working on a new design submissions affecting both the secondary suite (PLDPR20230253) and dwelling (PLDPR20230252) applications.

I, Bev Althouse, the Applicant for this Development Permit application, being fully aware of my rights under Section 684(1) through (4) of the *MGA* do hereby on my own volition agree to an extension of the development application processing time to the end of January 10, 2024.

Oct 30, 2023
Date


Applicant Signature

Bev Althouse
Applicant Print Name

FOR OFFICE USE ONLY

This agreement has been Accepted by Parkland County:

2023-11-27
Date


Development Authority

Application Number: PLDPR20230252
PLDPR20230253**DEVELOPMENT PERMIT APPLICATION PROCESSING TIME EXTENSION AGREEMENT****Legal Land Description: Plan 7822964 Block 2 Lot 16**

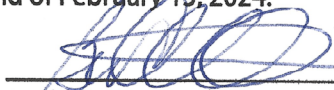
The said subject agreement being between Bev L. Althouse (the "Applicant") and the Development Authority respecting an extension to the Development Permit application processing period in accordance with Section 684(2) of the *Municipal Government Act (MGA)*.

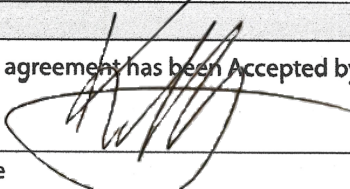
An extension to the development permit approval processing time has been requested for the following reason:

The applications requires revisions in order to meet regulations and work within the confines of the property. The applicant is working on a new design submission affecting both the secondary suite (PLDPR20230253) and dwelling (PLDPR20230252) applications.

I, Bev. L. Althouse, the Applicant for this Development Permit application, being fully aware of my rights under Section 684(1) through (4) of the *MGA* do hereby on my own volition agree to an extension of the development application processing time to the end of February 15, 2024.

December 15, 2023
Date


Applicant Signature
Bev Althouse
Applicant Print Name

FOR OFFICE USE ONLY	
This agreement has been Accepted by Parkland County:	
 Date	<u>2024-01-16</u> Development Authority

Application Number: PLDPR20230252 /
PLDPR20230253

DEVELOPMENT PERMIT APPLICATION PROCESSING TIME EXTENSION AGREEMENT**Legal Land Description: PLAN 7822964 BLOCK 2 LOT 16**

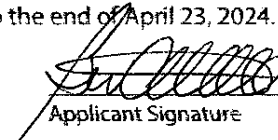
The said subject agreement being between Beverly L Althouse (the "Applicant") and the Development Authority respecting an extension to the Development Permit application processing period in accordance with Section 684(2) of the *Municipal Government Act (MGA)*.

An extension to the development permit approval processing time has been requested for the following reason:

The applicant requires additional time to complete plans for secondary suite and shop as well as to provide additional time for review and decision by Development Authority.

I, Beverly L Althouse, the Applicant for this Development Permit application, being fully aware of my rights under Section 684(1) through (4) of the *MGA* do hereby on my own volition agree to an extension of the development application processing time to the end of April 23, 2024.

February 11/2024
Date


Applicant Signature
Beverly Althouse.
Applicant Print Name

FOR OFFICE USE ONLY	
This agreement has been Accepted by Parkland County:	
<u>February 13, 2024</u> Date	<u>Emily Jensen</u> Development Authority



5.3 CR – Country Residential District

1. Purpose

The purpose of this district is:

- To provide for traditional Multi-Parcel country residential communities;
- To accommodate residential development that meets varied housing and lifestyle needs; and
- To accommodate certain agricultural pursuits.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i) That the following uses shall not be located within a Multi-Parcel Residential Subdivision:
 - (1) Animal Health Care Service
 - (2) Cemetery
 - (3) Government Services
 - (4) Home Based Business Level 3
 - (5) Indoor Participant Recreation Services
 - (6) Medical Treatment Services
 - (7) Natural Sciences Exhibit
 - (8) Outdoor Participant Recreation Services
 - (9) Recreational Vehicle Storage
 - (10) Utility Services – Major Infrastructure
- ii) That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- iii) That Manufactured Home, Single Wide shall not be allowed within a Multi-Parcel Subdivision with the exception of the following:

(1) Annedale Acres	NE 18-53-2-W5M
(2) Bowen Lake Estates	NW 3-53-2-W5M
(3) Brookside Estates	N ½ and SE 26-53-4-W5M
(4) Cherlyn Heights	S ½ of SE 32-53-1-W5M
(5) Highland Acres II	NE 17-53-3-W5M
(6) Lake Isle Estates	Pt. N ½ 25-53-6-W5M
(7) Meso West II	N ½ 24-53-3-W5M
(8) Meso West III	N ½ 24-53-3-W5M
(9) Silver Sands Estates	NE 20-53-1-W5M

- (10) Summerview Heights SE 25-53-6-W5M
- (11) West 80 Estates S ½ and NW 17-53-2-W5M
- (12) Westland Park I SE 22-53-3-W5M
- (13) Plan 792 0114 NE 10-53-1-W5M
- iv) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- v) That a Wind Energy Converter System - Minor, as a Discretionary Use, is limited to no more than two systems.

Bylaw No. 2019-01

d) PERMITTED USES	e) DISCRETIONARY USES
Bed and Breakfast Home Dwellings, Single Detached Home Day Care Park Show Home Accessory Uses for the uses listed in 5.3.2 b)	Animal Health Care Services Apiary Boarding House Cannabis Cultivation, Minor Cemetery Community Recreation Services Cottage Industry Day Care Services Dwelling Duplex <i>only on Pt. NW 35-53-27 W4</i> Educational Services Government Services Group Care Facility Group Home, Limited Group Home, Major Home Based Business Level 2 Home Based Business Level 3 Horticultural Use Indoor Participant Recreation Services Kennel Manufactured Home Single Wide Medical Treatment Services Natural Resource Extraction/Processing Natural Science Exhibit Out-Building Outdoor Participant Recreation Services Professional, Business, Financial and Office Support Services <i>only on Block 14, Plan 4134RS Riverview Acres</i>

Bylaw No. 2018-09

d) PERMITTED USES	e) DISCRETIONARY USES
	Religious Assembly Riding Arena Recreational Vehicle Storage Secondary Suite Small Animal Breeding and/or Boarding Services Tourist Campground, Destination Tourist Campground, Enroute Wind Energy Converter Systems – Major Wind Energy Converter System – Minor Accessory Uses for the uses listed in 5.3.2 c)

Bylaw No. 2018-09

3. Subdivision

- a) Parcel Area Requirement (for purposes of new Parcel creation only)
 - i) Extensive agriculture and extensive livestock shall have a minimum Parcel area of 16.0 ha, more or less. The minimum Parcel Frontage shall be 400.0 m , more or less.
 - ii) Manufactured Home, Single Wide and Dwelling, Single Detached shall have a minimum Parcel area of 0.8 ha of contiguous developable land and a maximum Parcel area of 4.0 ha for a single Parcel or Multi-Parcel Residential Subdivision, unless greater area is required to include shelterbelts, buildings or other improvements related to the residential component of a farmstead. Minimum Parcel width at the Parcel front shall be 30.0 m excepting that it may be 20.0 m fronting onto an internal cul-de-sac.
 - iii) The maximum width:depth ratio for a residential Parcel shall be 1:4.
 - iv) For all other Permitted and Discretionary Uses, the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
- b) Parcel Density Requirement (for purposes of new Parcel creation only)
 - i) Extensive Agriculture and Extensive Livestock shall have a maximum of two (2) 32.0 ha Parcels or a maximum of four (4) 16.0 ha Parcels, more or less, from a quarter section.
 - ii) Manufactured Home and Dwelling, Single Detached for single Parcel residential subdivision shall have a maximum of three (3) single residential Parcels from an un-subdivided quarter section or a maximum of one (1) single residential Parcel from an existing 32.0 ha Parcel, more or less but not less than 28.0 ha unless significant physical features dictate otherwise at the discretion of the Subdivision Authority.
 - iii) For all other Permitted and Discretionary Uses, including Multi-Parcel Residential Subdivision, the Parcel density requirement shall be determined by the Subdivision Authority.

4. Development

- a) Setbacks for Dwellings, Single Detached

- i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.7 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 6.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 6.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- b) Setbacks for Accessory Buildings
- i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 13.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 3.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 3.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- c) Proposed Development on substandard Parcels which do not meet the provisions of this Bylaw shall be considered by the Development Authority and Development Permits may be issued, having regard for the limitations of the Parcel.
- d) For Discretionary Uses, the minimum building Setback requirement shall be determined by the Development Authority.

5. Other Development Regulations

- a) Accessory Buildings may be Permitted or Discretionary consistent with Subsection 11.1.
- b) Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.
 - i) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.

- c) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.

6. Regulations for an Out-Building

- a) Applications for an Out-Building shall be considered at the discretion of the Development Authority based on the merits of the application and the context of the area. Consideration shall include, but not be limited to the size, scale, intensity, and intended use of the development; proximity to buildings on adjacent lands; established character within the area; Parcel size; and reasonable compatibility.
- b) An Out-Building shall:
- c) Have a maximum floor area of 53.5 m²
 - i) Be finished with durable exterior building material such as siding, stucco, brick, brick veneer;
 - ii) Be located within the rear 30% of the Parcel if located on a Multi-Parcel Subdivision; and
 - iii) Be screened to the satisfaction of the Development Authority.

11.4 Dwelling Units on a Parcel

1. One (1) Dwelling shall be allowed on a Parcel smaller than 28.0 ha
2. Two Dwellings may at the discretion of the Development Authority be located on a Parcel provided that:
 - a) The Parcel is at least 28.0 ha in size;
 - b) The Parcel is Districted Agricultural;
 - c) The Parcel is not located in a Multi-Parcel Residential Subdivision containing four (4) or more Parcels; and
 - d) The Dwellings must be uses allowed within the District.
3. Three Dwellings may be located on a Parcel provided that:
 - a) The Parcel is at least 28.0 ha in size;
 - b) The Parcel is Districted as Agricultural;
 - c) The principal onsite Building is a Dwelling, Duplex or a Dwelling, Single Detached with a Secondary Suite;
 - d) The third Dwelling must be a Manufactured Home, Single Wide; and
 - e) The Dwelling must be allowed within the District.
4. Additional detached Dwelling(s), in accordance with 11.4.4(2) and (3) above shall be subject to the development regulations for the applicable district.
5. The Development Authority shall not approve a development permit application for more than one Dwelling unless it the additional Dwelling(s) is/are designed, sited, constructed, finished and clad in a manner that is visually compatible and harmonious with the residential character of the surrounding residential developments.
6. Notwithstanding Section 11.4.2(a), 11.4.2(b), and 11.4.3(b), the Development Authority may waive these requirements if, in their opinion, the additional Dwelling is reasonably compatible with nearby Developments, satisfies Section 16.11.1, and is supported by policies within a Statutory Plan.

11.5 Fencing

1. For residential properties, the erection/placement of fences not subject to Section 16.2 of this Bylaw shall be in accordance with the following:
 - a) fencing in a Multi-Parcel Residential Subdivision shall be:
 - i) no higher than 2.0 m in side, rear and front yards on lands 0.4 ha or more; and
 - ii) no higher than 1.0 m in front yards on lands less than 0.4 ha.
2. Fencing on a Commercial and Industrial Parcel shall be:
 - a) considered at the discretion of the Development Authority if over 2.0 m in height;
3. For all Land Use Districts:
 - a) fences shall complement the character and quality of the principal building;
 - b) the heights of fences shall be measured from grade to the highest part of the fence;

manner that no surface water shall drain onto public roadway or other neighbouring property;

- g) there shall be no storage of hazardous materials or goods on site;
- h) no day use or over-night accommodation shall be allowed on site;
- i) the storage of Recreational Vehicles shall not include storage for the salvage of, or for derelict Recreational Vehicles;
- j) the Recreational Vehicle compound shall be fenced with a minimum 1.83 m high chain link fence around the periphery of the storage area;
- k) any proposed sanitation dump shall be in accordance with the Alberta Safety Code;
- l) landscaping, if required by the Development Authority, shall be as follows:
 - i) on sites smaller than 1.0 ha a minimum of 10%, or as otherwise required by the Development Authority, of the site shall be landscaped. On sites larger than 1.0 ha, a minimum of 60%, or as otherwise required by the Development Authority, of the required front and side yard Setbacks of the site shall be landscaped;
 - ii) one tree for every 40.0 m² of landscaped area, to a minimum of four trees, at a proportion of approximately 1:1 deciduous and coniferous trees, provided that where new tree plantings are otherwise required, existing trees that comply with the Minimum Tree Sizes can be used;
 - iii) one shrub for every 60.0 m² of landscaped area shall be provided to a minimum of six shrubs, at a proportion of approximately 2:1 of deciduous and coniferous shrubs;
 - iv) deciduous trees shall be a minimum of 63.0 mm caliper measured 450.0 mm from ground level. Coniferous trees shall be 2.5 m in height.

12.15 Recycling Depots

1. The following shall apply to a Recycling Depot – Major:
 - a) A Recycling Depot – Major shall not be approved without the construction of a principal building for the enclosed/interior receiving, sorting and/or processing of materials;
 - b) If outdoor storage is an accessory component of the operation, all outdoor storage areas shall be screened from adjacent properties and roadways;
 - c) All outdoor storage or stockpiles of materials shall not be vertically higher than the approved screening;
 - d) The owner/applicant may be required to provide a Debris and Dust Control Plan;
 - e) If household waste and/or organics are received as an accessory use of the operation, there shall be no outdoor storage. Household waste and organics must be regularly removed from the site;
 - f) The owner/applicant may be required to undertake mitigating measures to minimize any odour escaping the facility, at the discretion of the Development Authority.

12.16 Secondary Suite

1. One Secondary Suite may be developed on a Parcel where allowed.

2. The minimum floor area for a Secondary Suite shall be 30.0 m² and the maximum floor area of a secondary area shall be 92.0 m².
3. The Development Authority shall, in its opinion, be satisfied that there exists on the hosting Parcel, a suitable development site upon which to site the Secondary Suite. The Development Authority shall be satisfied that the Secondary Suite can and will, where possible, be properly connected to services (e.g. gas, power, water, sewage disposal) associated with the existing host residence without jeopardizing existing services associated with either the hosting Parcel or adjacent and neighbouring Parcels.
4. A Secondary Suite shall be designed, sited, constructed and finished in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of adjacent and neighbouring lands and/or the neighbourhood in general. The following guidelines may be considered by the Development Authority:
 - a) the suite should not be placed in front of the primary residence or placed in a manner which could obstruct the view from a house on an adjacent property ;
 - b) The suite shall not be placed on any easements and shall not be placed on a gas line;
 - c) the suite shall be sited in accordance with Setback regulations for a principal building;
 - d) the site shall be graded to avoid ponding under or around the suite.
5. A Secondary Suite that is a garden suite shall have a separation distance of at least 5.0 m from any other Dwelling.
6. The separate entrance to the Secondary Suite (an additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached) shall be accessed either from a common indoor landing or directly from the side or rear of the building.
7. A Secondary Suite (an additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached) shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single dwelling.
8. A Secondary Suite shall not be developed within the same principal dwelling containing a Group Home.
9. A Secondary Suite shall not be permitted within the second dwelling located on the same Parcel.
10. A Secondary Suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

12.17 Service Stations, Gas Bars and Bulk Fuel Stations

1. Minimum Site Area
 - a) A Service Station shall have a minimum site area 1,500.0 m².
 - b) A gas bar shall have a minimum site area of 1,200 m².
 - c) A gas bar or Service Station including a car wash shall have a minimum Site Area of 2,700 m².
 - d) Where a gas bar forms part of a commercial complex or centre, the minimum Site Area containing gas bar buildings and pump areas shall in no case be less than 1,000.0 m².

DWELLING, SINGLE DETACHED means a Development consisting of a residential Building containing one Dwelling with or without an attached garage and/or attached carport and is separated from any other Dwelling. Modular Homes, Double wide Manufactured homes and a dwelling constructed onsite are all considered Single Detached Dwellings. Where a Secondary Suite is a Permitted or Discretionary Use within a District, a Dwelling, Single Detached may also contain a Secondary Suite.

DWELLING, TRIPLEX means a Development consisting of a residential Building containing three Dwelling Units located immediately adjacent to each other and sharing a common wall and each having a separate entrance to grade.



EDUCATIONAL SERVICES means development for instruction and education purposes, involving assembly for educational, training or instruction purposes and includes administration offices, dormitory and accessory buildings. Typical facilities would include public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities.

Bylaw No. 2018-03 **EXTENSIVE AGRICULTURE DEVELOPMENT** means a system of tillage including the associated clearing of
Bylaw No. 2019-01 land for agricultural production purposes, which depends upon large areas of land for the raising of crops. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses. Extensive Agriculture Development does include the off-site removal and export of logs or trees. This use class does not include Cannabis Cultivation, Major; Cannabis Cultivation, Minor; Cannabis Processing, Major; or Cannabis Processing, Minor. This includes Industrial Hemp.

EXTENSIVE LIVESTOCK DEVELOPMENT means a farming operation on at least 16.0 ha of land involving the rearing of livestock either in conjunction with or separate from an Extensive Agricultural Development, where the number of animals on the subject Parcel falls below the registration threshold of a Confined Feeding Operation as per the AOPA, Agricultural Operations, Part 2 Matters Regulation, Schedule 2.



FARM VACATION HOME means a single detached dwelling located on land whose primary use is agricultural where temporary lodging or sleeping accommodation, with no more than three guest rooms, is provided, with any or all meals prepared in the residential kitchen, on a daily basis to registered guests for not longer than fourteen days by the occupant and his immediate family for a remuneration.

Bylaw No. 2019-22 **FLEET SERVICE AND STORAGE** means a development using fleet vehicles for the delivery of people, goods, or services. This use includes the storage, maintenance, and dispatch, of the vehicles, but does not allow for the lease or sale.

RIDING ARENA means a building or an area of land used for the purposes of training, exercising, handling, and care of horses.



SECONDARY SUITE means a development consisting of:

- a. an additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached;
- b. a Garage Suite that is Accessory to a Dwelling, Single Detached ; or
- c. a Garden Suite, that is Accessory to a Dwelling, Single Detached and located on a Parcel greater than 0.8 ha in area.

A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal on-site Dwelling Unit. A Secondary Suite shall have a separate entrance from the entrance of the principal Dwelling, either from a common indoor landing or directly into the Secondary Suite. This use does not include Boarding Houses.

SECURITY SUITE means an accessory development that provides accommodation for the sole purpose of security personnel. A security suite shall contain no more than one bedroom and be no larger than 56.0 m².

SEMI-PUBLIC USE means a development that is used by an association or organization for the meeting, social or recreational activities of its members, and which may or may not include the general public. Typical semi-public uses include but are not limited to lodges, clubs, and service clubs;

Bylaw No. 2019-22 **SERVICE STATION** means a development primarily used for the fueling and charging of motor vehicles, and may include activities related to the servicing and cleaning of these vehicles. This development may include an **Indoor Eating Establishment** and **Convenience Retail Services**.

SHOW HOME means a permanent dwelling used for the temporary purpose of exhibiting the type or character of a dwelling or dwellings to be constructed and sold in other parts of a subdivision or development area. Show Homes may contain offices for the sale of other Parcels or dwellings in the area.

SILVICULTURE PROCESSING means the processing of cultivated forest commodities.

SOLAR ENERGY SYSTEMS means a system of components that convert sunlight energy into useable electrical or heat energy.

SOLAR FARM means an installation or area of land in which a large Solar Energy System is installed in order to generate alternative energy.

SMALL ANIMAL BREEDING / BOARDING SERVICES means development used for the breeding, boarding, caring or training of small animals, other than dogs, normally considered household pets. Typical facilities include pet boarding and pet training establishments.

Bylaw No. 2018-03 **SPECTATOR SPORTS ESTABLISHMENTS** means development providing facilities intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis. Typical facilities would include coliseums, stadiums, arenas, animal racing tracks and vehicle racing tracks.



SUBDIVISION AND DEVELOPMENT APPEAL BOARD DEVELOPMENT APPEAL

SDAB HEARING DATE: JUNE 27, 2024

PRESENTED BY: EMILY JENSEN, DEVELOPMENT AUTHORITY

PARKLAND COUNTY FILE: PLDPR20230253

LOCATION

Municipal Address:
32-52420 RGE RD 13

Legal Description:
Plan 782 2964

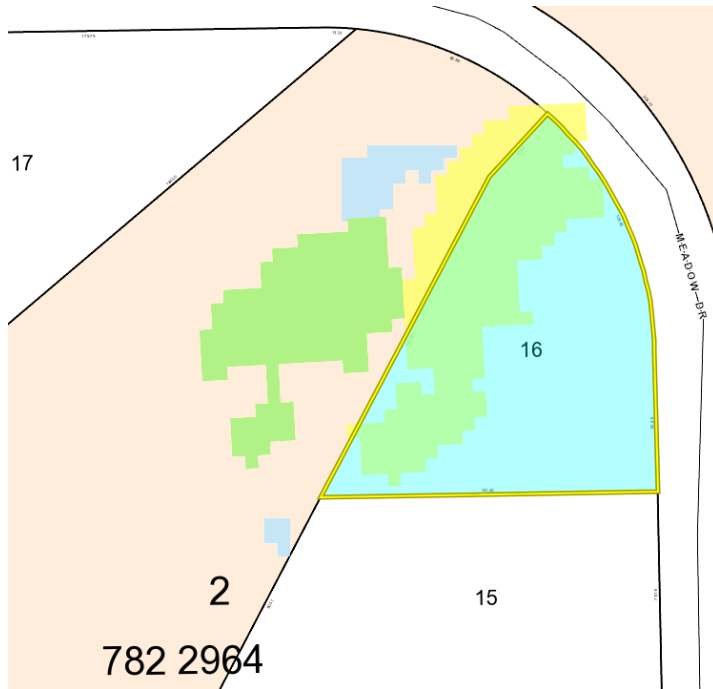
Block 2

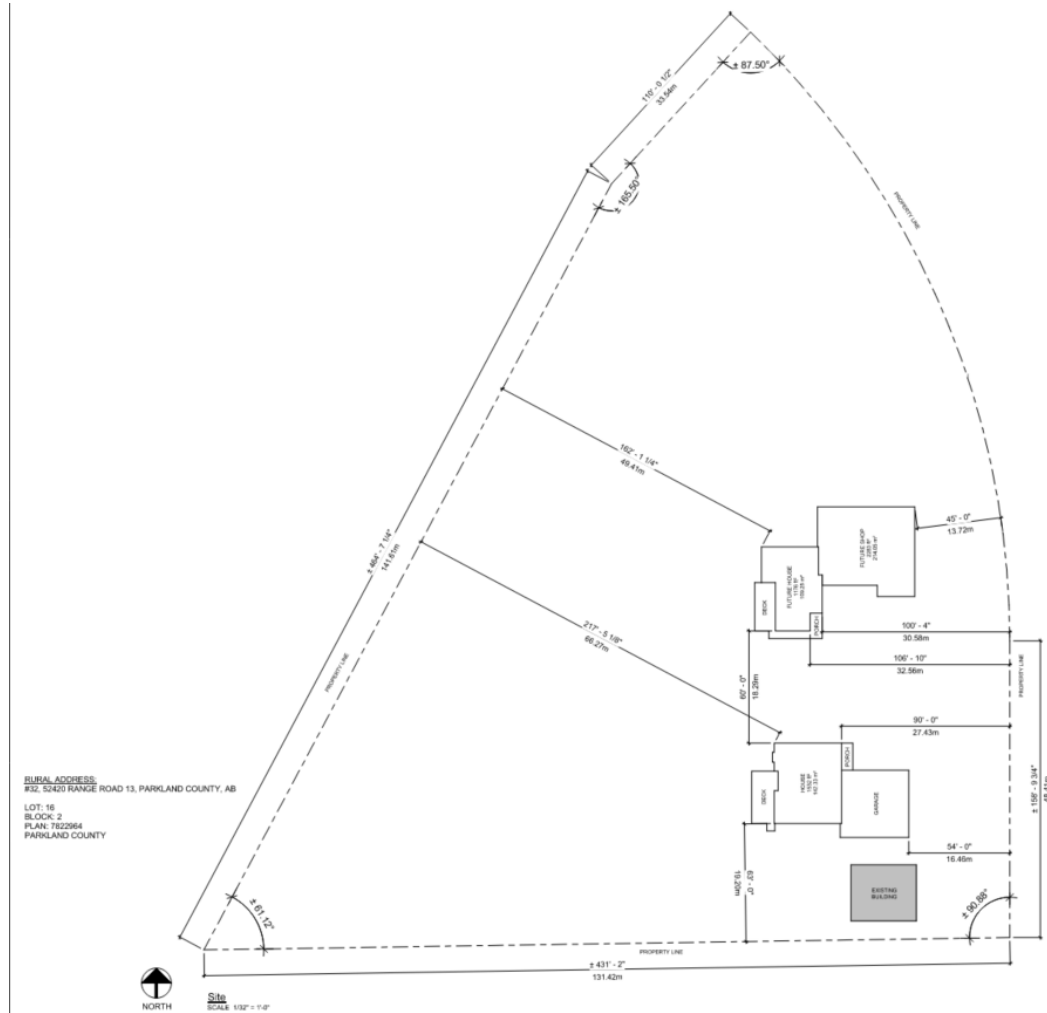
Lot 16

District:
CR – Country
Residential District



LOCATION





APPLICATION DETAILS

On April 23, 2023, an application was received for a “ Althouse Secondary Suite #32 Meadow Run Estates ” The Development Authority determined the Use Class to be **Dwelling, Single Detached (Section 5.3) as a Second Dwelling. (Section 11.4)**

Dwelling, Single Detached is a Permitted Use in the CR – Country Residential District.

APPLICATION DETAILS (APRIL 2023)

Application Items included:

1. Application Fee
2. Certificate of Title
3. Landowner Authorization Form
4. Building Elevations
5. Floor Plans
6. Abandoned Well Map
7. Application Package with Variance Rationale

APPLICATION DETAILS

1. On April 23, 2023 the application was submitted.
2. The fee for the development permit was paid on April 24, 2023.
3. On April 24, 2023 the applicant indicated the drawings for the development permit were not yet finalized.
4. The application was deemed complete on May 16, 2023. Development Authority discussed with applicant the Variance and Planning review.
5. On June 8, 2023 the Development Authority spoke with the applicant and the applicant indicated they are revising the plans, and a time extension was requested.

APPLICATION DETAILS (CONTINUED)

6. Time Extension was signed on July 28, 2023 with a deadline to November 15, 2023.

7. On October 30, 2023 an additional Time Extension was requested which extended the deadline to January 10, 2024.

8. On December 15, 2023 an additional Time Extension was requested which extended the deadline to February 15, 2024.

9. On February 9, 2024 the Development Authority received a Variance Rationale, Site Plan, Floor Plans and Building Elevations for the development permit application.

APPLICATION DETAILS (CONTINUED)

10. On February 11, 2024, a Time Extension was requested with a deadline of April 23, 2024.

11. On February 20, 2024, New floor plans and elevations were received by the Development Authority.

12. On April 23, 2024, the Development Authority made a decision on the development permit application. The outcome was the Development Permit being Denied.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority has refused the application as the application:
 - Does not meet the regulations for an additional dwelling as per *Section 11.4.2 of the Land Use Bylaw*.
 - *Does not meet the regulations for a secondary suite as per section 12.16 of the Land Use Bylaw OR the use class definition of a secondary suite as per 20.3 of the Land Use Bylaw.*
- The Development Authority submits that the SDAB uphold the decision of the Development Authority.

CONCLUSION

Questions?

Development Authority Report

Appealed?	Yes
Appeal Details	Appeal Hearing Date: June 27, 2024 Appellant(s): Beverly Althouse

Application Details

Applicant(s)	Beverly L ALTHOUSE
Landowner(s)	BRYCE ROBERT ALTHOUSE, ROBERT ALLAN ALTHOUSE, BEVERLY LYNN ALTHOUSE,
Application Date	April 23, 2023
Deemed Complete Date	May 16, 2023
Decision Date	April , 2024
Applicant Description of Development	Secondary Suite for multigeneration residence(s) on Lot 16 - BL 2 Plan 785597 Parkland County. Please tie to Project # PLDRP20230252 Althouse Primary Home Meadow Run Estates #32 Proposal is for construction of two living spaces shareing costs, space, maintenance, time and opportunity to function as a family unit and share our resources and time together.

Submittals	1. Planning Application Submittal 1.1. Application Form / Checklist 1.2. Building Elevations 1.3. Floor Plans 1.4. Certificate of Title no more than 14 days old 1.5. Landowner Authorization Letter 1.6. Site Plan 1.7. Other / Miscellaneous 2. Planning Application Submittal 2.1. Application Form / Checklist 2.2. Building Elevations 2.3. Floor Plans 2.4. Certificate of Title no more than 14 days old 2.5. Landowner Authorization Letter 2.6. Site Plan
------------	--

Variance Requested?	True
Reasonings for Variance (as provided by Applicant)	See Exhibit B

Site Information

Title Area	1.21 (ha)
Current Land Use District	Country Residential District
Use of Adjacent Parcels	Country Residential District
Environmental Considerations	Current Wetland Inventory identifies a wetland within the proposed development area as a bog on the western portion of the lot going north to south. Proposed development area not located adjacent to an identified Environmentally Significant Area as per Parkland County Environmental Conservation Master Plan. Circulation to Community Sustainability regarding potential environmental impacts was not completed as the proposed development did not meet the regulations in Parkland County Land Use Bylaw 2017-18.
Gas wells and pipelines abandoned and active within Title Area	According to the AER Web Viewer, there are No abandoned well sites or pipelines within the titled area.
Instruments Registered on Title	812 161 288 Utility Right of Way – Grantee West Parkland Gas Co-op Ltd.

Legislative History and Higher Order Planning Documents

Regional Plan	None.
Edmonton Metropolitan Region Growth Plan	Identified within Rural Area of Metropolitan Region Structure.
Intermunicipal Development Plan	None.
Municipal Development Plan Bylaw 2017-14 (MDP)	In reference to Figures of the MDP, the subject parcel is identified in the following classifications:

Figure 7 – Development Concept Designation ☐Yes / ☒No

Figure 9 – Prime Agricultural Areas ☐Yes / ☒No

Figure 11 – Prime Recreation and Tourism Areas ☐Yes / ☒No

Figure 14 – High Priority Landscapes ☐Yes / ☒No

Area Structure Plan

The Lands are not within an Area Structure Plan.

Land Use Bylaw 2017-18 Regulation

Use Class Determination

Current Land Use District

Country Residential District

Description of
Development

1,131 sq ft single detached dwelling with a 2,305 sq ft attached garage, an 87 sq ft covered porch, and 1,172 sq ft finished basement.

Determined Use Class

Dwelling, Single Detached

Use Class Definition
(LUB s.20.3)

The proposed development was evaluated under more than one use class pursuant to section 20.2 and 20.3 of the Parkland County Land Use Bylaw 2017-18

Dwelling, Single Detached

Dwelling or Dwelling Unit means a building, or a portion of a building contains one or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and intended as a permanent residence.

Dwelling Unit, Additional means a secondary dwelling on a parcel 28.3 ha, or greater, where a principal building is located.

Secondary Suite

Secondary Suite means a development consistent of:

- a. An additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached;*
- b. A Garage Suite that is Accessory to a Dwelling, Single Detached; or*
- c. A Garden Suite, that is Accessory to a Dwelling, Single Detached and located on a Parcel greater than 0.8 ha in area.*

The Development Authority determined that the proposed development more closely met the definition of Dwelling, Single Detached for the following reasons:

- *The floor area of the proposed development exceeds the intent of*

- *the secondary suite use class*
- *The proposed development*

Is Use Class a Listed Use in District? Permitted

Applicable Specific Use Regulations Yes – see Chart 1 “Applicable General Regulations”.

Chart 1: Applicable General Use Regulations (LUB s11.4 Dwelling Units on a Parcel)

s11.4.1	One Dwelling shall be allowed on a Parcel smaller than 28.0ha.	<i>There is one dwelling approved on 7822964/2/16 as per PLDPR20230252.</i>
s11.4.2	Two Dwellings may at the discretion of the Development Authority be located on a Parcel provided that: - The Parcel is at least 28.0 ha in size; - The Parcel is Districted Agricultural; - The Parcel is not located in a Multi-Parcel Residential Subdivision containing four (4) or more Parcels; and - The Dwellings must be uses allowed within the district.	<i>7822964/2/16 is 1.214 ha, zoned Country Residential, located within the Multi-Parcel Residential Subdivision of Meadow Run Estates. Dwellings are an allowed use within the Country Residential District.</i> <i>The parcel area does not meet regulation 11.4.2(a).</i> <i>The parcel districting does not meet 11.42 (b).</i> <i>The parcel is located in a multi-parcel subdivision and does not meet 11.4.2 (c).</i>
s11.4.3	Three Dwellings may be located on a Parcel provided that: - The Parcel is at least 28.0 ha in size; - The Parcel is Districted as Agricultural; - The principal onsite Building is a Dwelling, Duplex or a Dwelling, Single Detached with a Secondary Suite; - The third Dwelling must be a Manufactured Home, Single Wide; and - The Dwelling must be allowed within the District.	<i>N/A as two dwellings are proposed for the subject parcel.</i>
s11.4.4	Additional detached Dwelling(s), in accordance with 11.4.4(2) and (3) above shall be subject to the development regulations for the applicable district.	<i>N/A</i>
s11.4.5	The Development Authority shall not approve a development permit application for more than one Dwelling unless it the additional Dwelling(s) is/are designated, sited, constructed, finished, and clad in a manner that is visually compatible and harmonious with the	<i>The proposed development is designated, sited, constructed, finished, and clad in a manner that is visually compatible and harmonious with the residential character of the surrounding residential developments.</i>

residential character of the surrounding residential developments.

s11.4.6	Notwithstanding Section 11.4.2(a), 11.4.2(b), the Development Authority may waive these requirements if, in their opinion, the additional Dwelling is reasonably compatible with nearby Developments, satisfies Section 16.11.1, and is supported by policies within a Statutory Plan.	N/A
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Chart 2: Specific Use Regulations (LUB s12.16 Secondary Suite)

s12.16.1	One Secondary Suite may be developed on a Parcel where allowed.	<i>There is no identified secondary suite on the subject parcel.</i>
s12.16.2	The minimum floor area for a Secondary Suite shall be 30.0 m ² and the maximum floor area of a secondary area shall be 92.0 m ² .	<i>The floor area for the proposed secondary suite is 105.07 m² (1331sq ft). This proposed floor area does not meet the regulation by 15.07 m² (162.21 sq ft).</i>
s12.16.3	The Development Authority shall, in its opinion, be satisfied that there exists on the hosting Parcel, a suitable development site upon which to site the Secondary Suite. The Development Authority shall be satisfied that the Secondary Suite can and will, where possible, be properly connected to services (eg. Gas, power, water, sewage disposal) associated with the existing host residence without jeopardizing existing services associated with either the hosting Parcel or adjacent and neighbouring Parcels.	<i>The site is a suitable for a Secondary Suite.</i>
s12.16.4	A Secondary Suite shall be designed, sited, constructed and finished in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of adjacent and neighbouring lands and/or the neighbourhood in general. The following guidelines may be considered by the Development Authority: a) The suite should not be placed in front of the primary residence or placed in a manner which could obstruct	<i>The proposed suite is located adjacent to the principal dwelling and does not meet 12.16.4 (a)</i> <i>The proposed suite is not placed on any easements and is sited in accordance with the setbacks of the principal dwelling.</i>

	the view from a house on an adjacent property; b) The suite shall not be placed on any easements and shall not be placed on a gas line; c) The suite shall be sited in accordance with Setback regulations for a principal building; d) The site shall be graded to avoid ponding under or around the suite.	
S12.16.5	A Secondary Suite that is a garden suite shall have a separation distance of at least 5.0 m from any other Dwelling.	<i>The proposed development is 12.80 m (42 ft) away from the Dwelling.</i>
S12.16.6	The separate entrance to the Secondary Suite (an additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached) shall be accessed either from a common indoor landing or directly from the side or rear of the building.	<i>N/A</i>
S12.16.7	A Secondary Suite (an additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached) shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single dwelling.	<i>N/A</i>
S12.16.8	A Secondary Suite shall not be developed within the same principal dwelling containing a Group Home.	<i>N/A</i>
S12.16.9	A Secondary Suite shall not be permitted within the second dwelling located on the same Parcel.	<i>N/A</i>
S12.16.10	A Secondary Suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.	<i>N/A</i>

Comments Received from Internal/External Circulation

Public Pre-Consultation Comments

Was public pre-consultation required prior to development permit application?

☐Yes / ☒No

If yes, was Public Engagement Summary submitted as part of application submittals?

☐Yes / ☒No

Referral Agency Comments

Agency	Response Received	Comments
Parkland County Community Sustainability	☐ Yes / ☒ No	
Parkland County Engineering Services	☐ Yes / ☒ No	

Development Authority Decision

Reasons for Decision

In the opinion of the Development Authority, the proposed activities on the Lands meets the intent of the definition for Dwelling, Single Detached but does not meet the regulations for an additional dwelling on a parcel as per section 11.4, and does not meet the regulations for a secondary suite as per section 12.16 of the Parkland County Land Use Bylaw 2017-18

The Development Authority took into consideration the following:

1. Proposed Land Use
 - Dwelling, Single Detached is a Permitted Use within the CR- Country Residential District. Whereas Two Dwellings is only allowed on an agricultural parcel.
 - The proposed development was determined to meet with the use of Dwelling, Single Detached.
 - The proposed development does not meet the requirements for Secondary Suite as per Section 12.16 of the Land Use Bylaw.
2. Adjacent Land Use
 - The Development Authority is of the opinion that the proposed development is compatible with surrounding adjacent land uses as a residential use, however the proposed development does not meet the regulations in the Parkland County Land Use Bylaw.

The application included all submittal items as required by the Development Authority.

In the opinion of the Development Authority, the proposed development and associated documents do not sufficiently address the Specific Use Regulations specific to Second Dwelling or Secondary Suite within Parkland County.

Closing Statement

The Development Authority submits that the SDAB uphold the decision of the Development Authority to refuse a Second Dwelling use on the Lands.

EXHIBITS

- Exhibit A: Development Permit Decision
- Exhibit B: Application Submittals
- Exhibit C: Time Extensions
- Exhibit D: Land Use Bylaw 2017-18 Excerpts

Exhibit E: Development Authority's PowerPoint Presentation

Prepared by: Parkland County Development Authority 06/18/2024 15:45:00 PM



Bev Althouse <bevalt9@gmail.com>

Rob and Bev Althouse shouse

Kristin Hoberg <Kristin.Hoberg@parklandcounty.com>
To: Bev Althouse <bevalt9@gmail.com>
Cc: Emily Jensen <Emily.Jensen@parklandcounty.com>

Fri, Feb 9, 2024 at 5:03 PM

Hi Bev,

I have prepared an extension agreement for the file (attached here) please sign and return to the new file manager Emily Jensen.

Emily will be waiting for the shouse plans before beginning a review. Please note that as a discretionary use, there may be additional changes required to meet the intent of the land use bylaw or the development authority may choose to refuse the decision.

I have cc'ed Emily on this email. Further correspondence can be directed to her.

Thanks for working with me over the last 10 months! Best of luck!

[Quoted text hidden]



Time Extension - DP 20230252 and 20230253.pdf
110K



Bev Althouse <bevalt9@gmail.com>

Rob and Bev Althouse shouse

Bev Althouse <bevalt9@gmail.com>

Tue, Feb 20, 2024 at 8:40 PM

To: Emily Jensen <Emily.Jensen@parklandcounty.com>, Kristin Hoberg <Kristin.Hoberg@parklandcounty.com>

Hello Emily

Please find attached the completed "shouse" Plans for Althouse secondary residence and site plan (same as submitted with primary)

This should be all you need for the packages in order to make the decisions and or any recommendations.

We are hopeful you will have your result very soon as the builders are ready to commence the primary house at the end of February and I want to ensure the county is a go with our plans.

I know Kristen handed this off to you and hope she filled you in on our retirement plan for use of the property for multigenerational living.

As soon as the county says we are good we will start applications for the building permits and arranging the contractors.

Any questions please let me know 306-278-7669 cellular or email.

Thanks

Bev Althouse

[Quoted text hidden]

--

Bev Althouse

2 attachments**Zaks_Althouse Shouse RB.pdf**
913K**Site plan Althouse.pdf**
71K

Rob and Bev Althouse shouse

Emily Jensen <Emily.Jensen@parklandcounty.com>
To: Bev Althouse <bevalt9@gmail.com>

Wed, Feb 28, 2024 at 5:27 PM

Hello,

Thank you for the voicemail! Hopefully, you receive mine!

I will be providing a decision either late this week or early next week.

If you have any questions, please let me know.

Thank you and talk soon,

Emily Jensen | Development Officer, Development Planning | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext 8504 | emily.jensen@parklandcounty.com | www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

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From: bevalt9 <bevalt9@gmail.com>
Sent: Friday, February 9, 2024 11:36 AM
To: Kristin Hoberg <Kristin.Hoberg@parklandcounty.com>
Subject: RE: Rob and Bev Althouse shouse

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

I think I sent all of that in the last 2 days . Im at the airport but ill try find it and resend

Sent from my Galaxy

----- Original message -----

From: Kristin Hoberg <Kristin.Hoberg@parklandcounty.com>

Date: 2024-02-09 11:59 a.m. (GMT-06:00)

To: Bev Althouse <bevalt9@gmail.com>

Subject: RE: Rob and Bev Althouse shouse

Hi Bev,

We only require elevation drawings and floor plans for the submission (no cross-sections, engineering, or electrical plan required). Would it be possible for them to expedite these specifically?

***PLEASE BE ADVISED: My last day with Parkland County will be February 23, 2024. For development related inquiries please contact development@parklandcounty.com.**

Kristin Hoberg | Development Planner I, Planning & Development Services | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8224 | kristin.hoberg@parklandcounty.com | www.parklandcounty.com

Frequently Requested Links: [Land Use Bylaw](#) | [Development Permit Forms](#) | [PLANit Parkland Application Portal](#) | [Discover Parkland](#)

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From: Bev Althouse <bevalt9@gmail.com>
Sent: Friday, February 9, 2024 10:54 AM
To: Kristin Hoberg <Kristin.Hoberg@parklandcounty.com>
Subject: Rob and Bev Althouse shouse

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Update

The drafting department won't have the full set of house plans done until approx next Wednesday!

Bev

--

Bev Althouse

--

Bev Althouse



Bev Althouse <bevalt9@gmail.com>

Notice of Decision - PLDPR20230253

Emily Jensen <Emily.Jensen@parklandcounty.com>
To: Bev Althouse <bevalt9@gmail.com>

Tue, Apr 23, 2024 at 5:18 PM

Hello,

Your Development Permit Application PLDPR20230253 for a Dwelling, Single Detached located at 32-52420 RGE RD 13 has been denied. Please refer to the attached document for detailed information on why your development permit was refused.

Pursuant to Section 16.14.7 of Land Use Bylaw 2017-18, you cannot reapply for same or similar use on the same parcel for a period of 12 months of receipt of this refusal.

You have the right to appeal this decision to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the Municipal Government Act, RSA 2000, CM-26. For inquiries regarding the appeal process or how to submit an appeal, please contact Parkland County Legislative Services at 780-968-8888 or mailto:SDAB@parklandcounty.com.

Best regards,

Emily Jensen | Development Officer, Development Planning | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1

Office: 780-968-8888 ext 8504 | emily.jensen@parklandcounty.com | www.parklandcounty.com

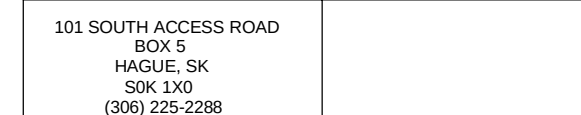


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Administration Decision - April 23, 2024.pdf
174K



ADDRESS: MEADOW RUN ESTATES AP

DRAWN BY: KD

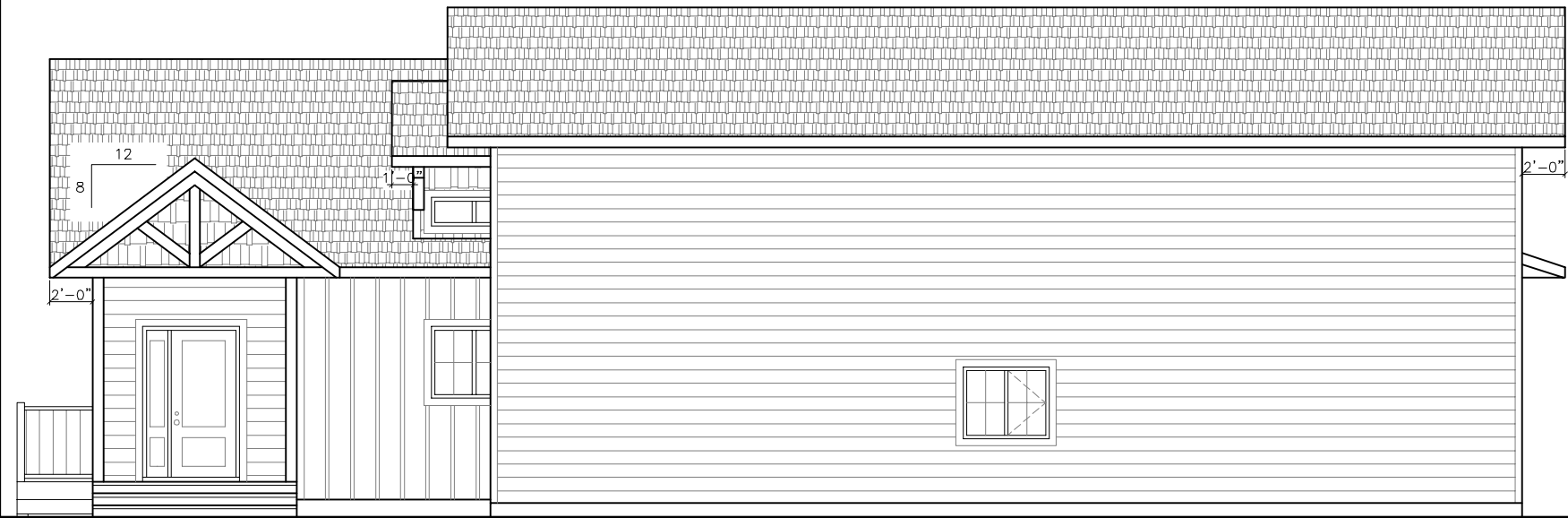
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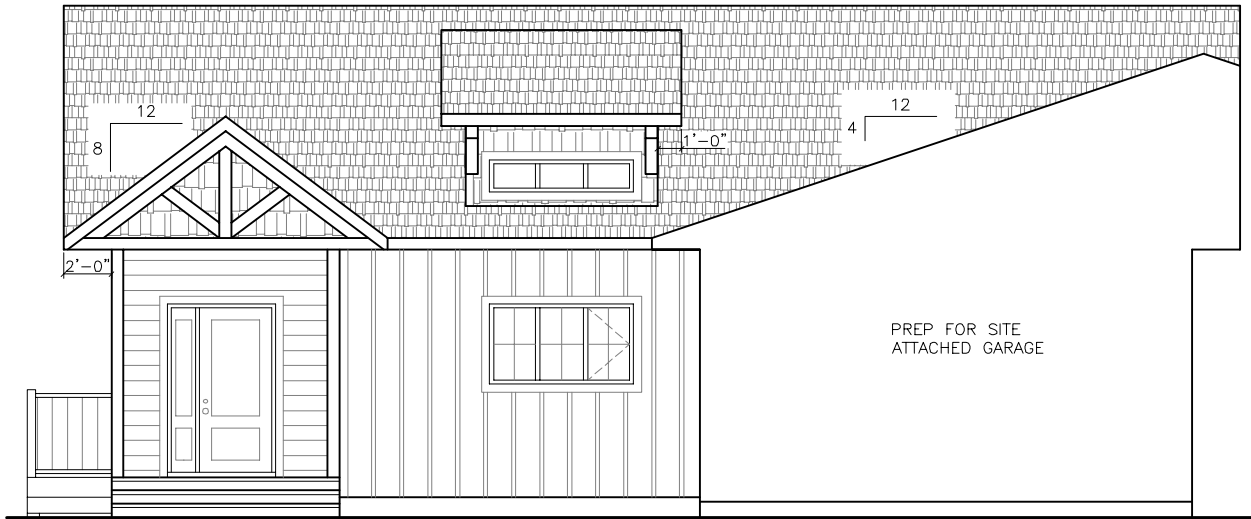
NORTH

Site
SCALE 1/32" = 1'-0"

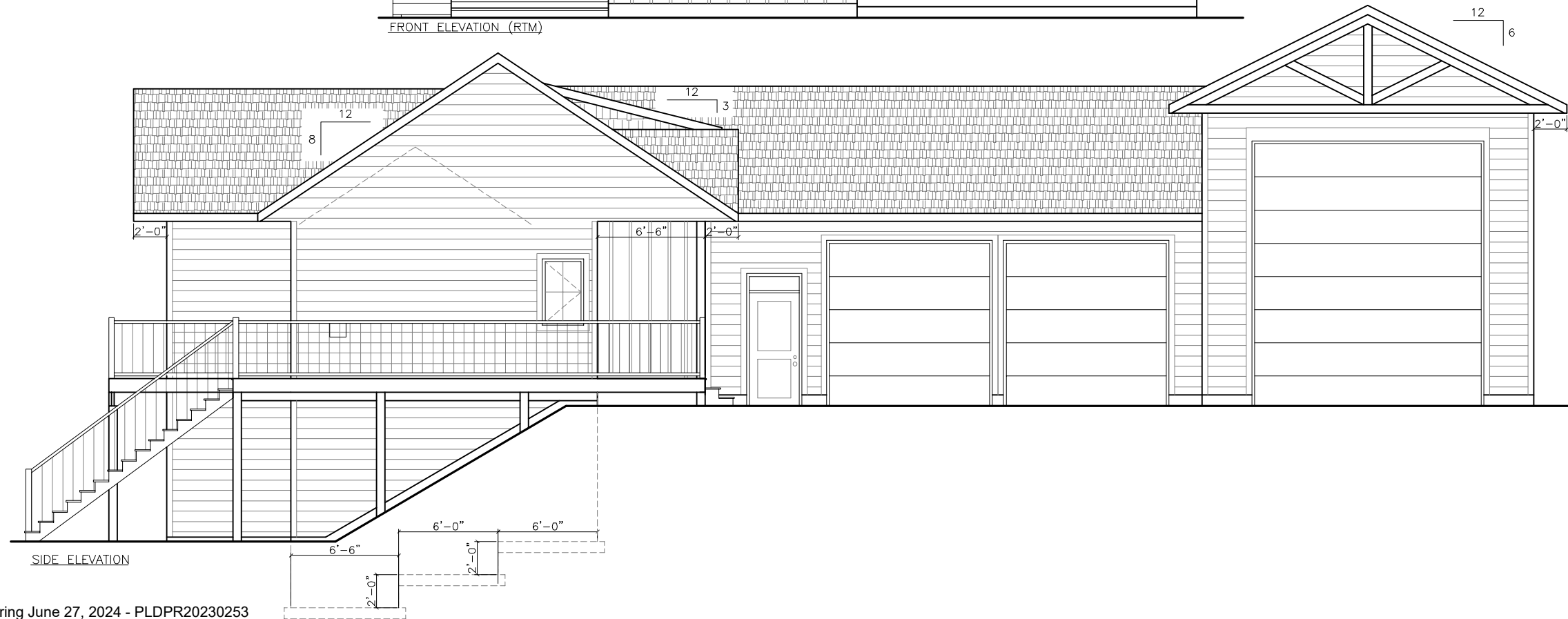
LOT: 16
BLOCK: 2
PLAN: 7822964
PARKLAND COUNTY



FRONT ELEVATION (SITE)



FRONT ELEVATION (RTM)



SIDE ELEVATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND ON-SITE CONDITIONS PRIOR TO CONSTRUCTION ANY DISCREPANCIES SHOULD BE REPORTED TO THE OWNER/DESIGNER ONCE CONSTRUCTION HAS STARTED. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR DEVIATIONS TO THESE PLANS

PROJECT: RTM 2024-XX ALTHOUSE
ADDRESS: MEADOW RUN ESTATES, AB

ELEVATIONS

SCALE: 1/8"=1'-0"
DATE: 20 FEB. 2024
DRAWN BY: AK



101 SOUTH ACCESS ROAD
BOX 5
HAGUE, SK
S0K 1X0
(306) 225-2288

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND ON-SITE CONDITIONS PRIOR TO CONSTRUCTION ANY DISCREPANCIES SHOULD BE REPORTED TO THE OWNER/DESIGNER ONCE CONSTRUCTION HAS STARTED. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR DEVIATIONS TO THESE PLANS

PROJECT: RTM 2024-XX ALTHOUSE
ADDRESS: MEADOW RUN ESTATES, AB

ELEVATIONS

SCALE: 1/8"=1'-0"

DATE: 20 FEB. 2024

DRAWN BY: AK

A2
84



REAR ELEVATION



SIDE ELEVATION

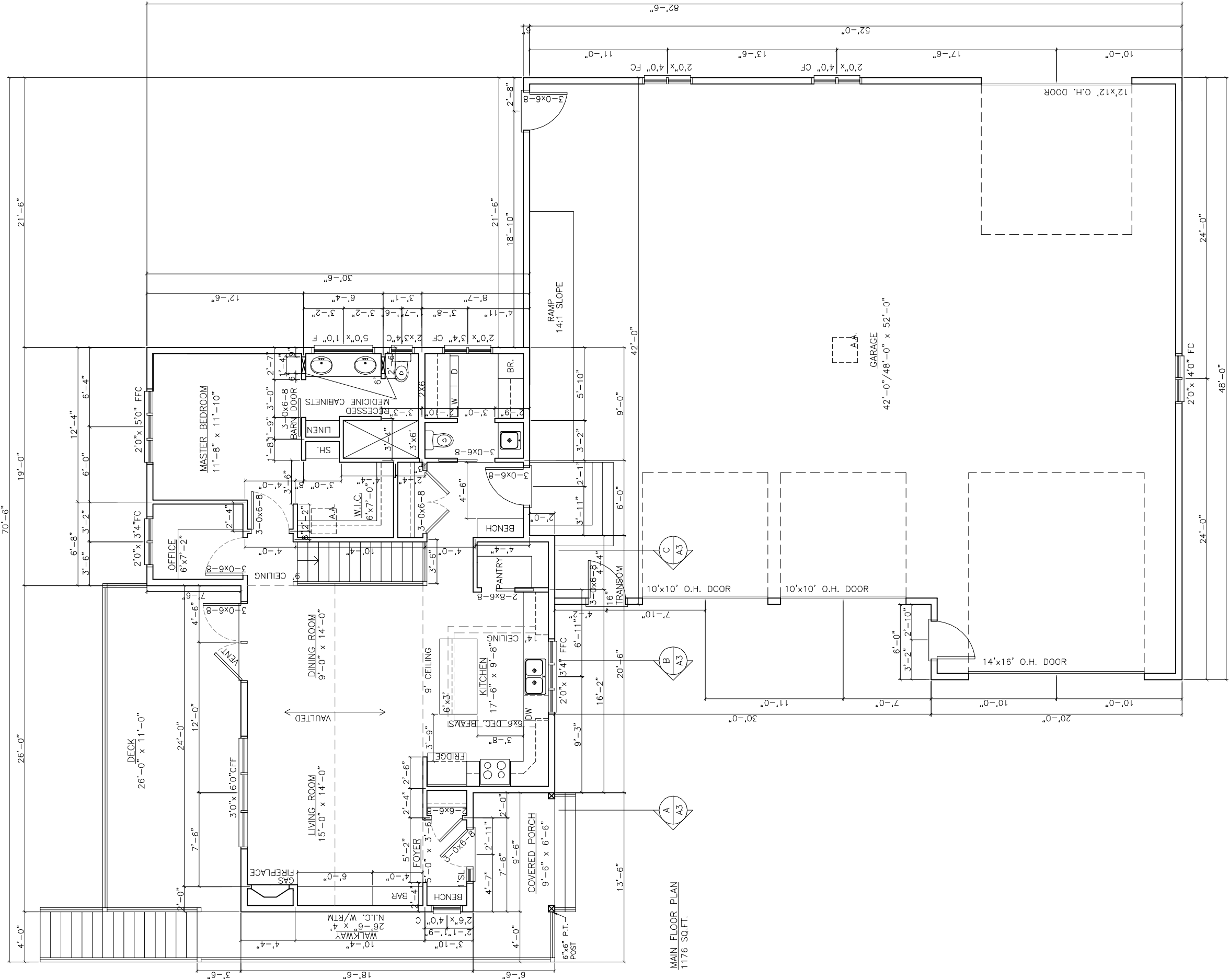


101 SOUTH ACCESS ROAD
BOX 5
HAGUE, SK
S0K 1X0
(306) 225-2288

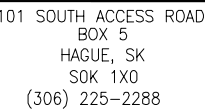
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND ON-SITE CONDITIONS PRIOR TO CONSTRUCTION ANY DISCREPANCIES SHOULD BE REPORTED TO THE OWNER/DESIGNER ONCE CONSTRUCTION HAS STARTED. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR DEVIATIONS TO THESE PLANS

PROJECT:	RTM 2024-XX ALTHOUSE
ADDRESS:	MEADOW RUN ESTATES, AB
MAIN FLOOR PLAN	
SCALE:	1/8"=1'-0"
DATE:	20 FEB. 2024
DRAWN BY:	AK

A3
85



MAIN FLOOR PLAN
1176 SQ.FT.



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND ON-SITE CONDITIONS PRIOR TO CONSTRUCTION ANY DISCREPANCIES SHOULD BE REPORTED TO THE OWNER/DESIGNER ONCE CONSTRUCTION HAS STARTED. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR DEVIATIONS TO THESE PLANS

PROJECT: RTM 2024-XX ALTHOUSE

ADDRESS: MEADOW RUN ESTATES, AB

SECTIONS

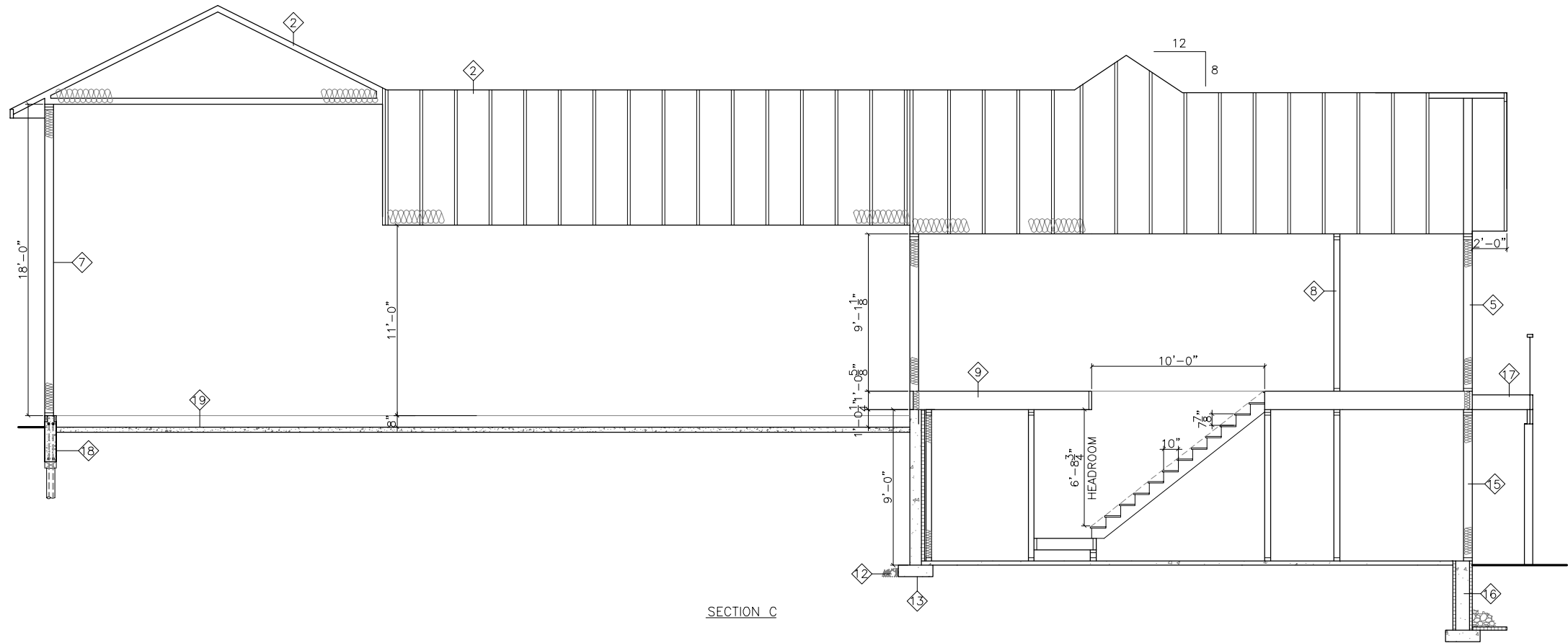
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DATE: 20 FEB. 2024

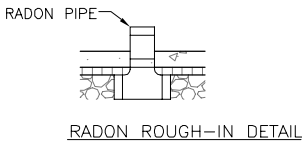
DRAWN BY: AK

A4
86

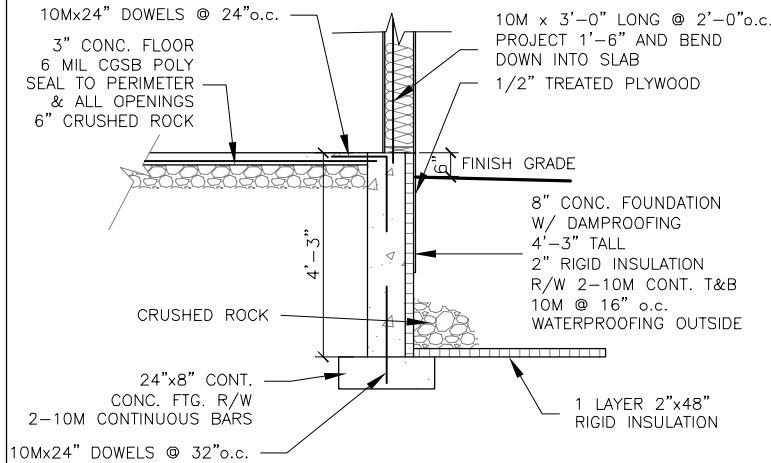
- 1 TYPICAL ROOF
CRC BILTMORE SHINGLES
EAVE PROTECTION
7/16" OSB SHEATHING C/W 'H' CLIPS
ENGINEERED TRUSSES @ 24" o.c.
R60 BLOWN IN INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" C.D. GYPSUM BOARD
 - 2 GARAGE ROOF
CRC BILTMORE SHINGLES
EAVE PROTECTION
7/16" OSB SHEATHING C/W 'H' CLIPS
ENGINEERED TRUSSES @ 24" o.c.
R40 BLOWN IN INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" C.D. GYPSUM BOARD
 - 3 CATHEDRAL ROOF
CRC BILTMORE SHINGLES
EAVE PROTECTION
7/16" OSB SHEATHING C/W 'H' CLIPS
ENGINEERED TRUSSES @ 24" o.c.
R40 BATT INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1X6 T&G PINE CEILING
 - 4 COVERED DECK ROOF
CRC BILTMORE SHINGLES
EAVE PROTECTION
7/16" OSB SHEATHING C/W 'H' CLIPS
ENGINEERED TRUSSES @ 24" o.c.
SOFFIT
 - 5 FAVES
2"x6" FASCIA BOARD PREFINISHED
METAL FASCIA, SOFFIT, EAVESTROUGH
& DOWNSPOUTS
EAVE PROTECTION AND PREFINISHED
DRIP EDGE FLASHING
 - 6 TYPICAL EXTERIOR WALL
LP SMARTSIDE
BUILDING PAPER
7/16" OSB SHEATHING
2"x6" STUDS @ 16" o.c.
R24 BATT INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - 7 TYPICAL GARAGE EXTERIOR WALL
LP SMARTSIDE
BUILDING PAPER
7/16" OSB SHEATHING
2"x6" STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - 8 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2"x4" OR 2"x6" SPF STUDS @ 16" o.c.
1/2" GYPSUM BOARD
 - 9 FLOOR SYSTEM
FINISHED FLOORING
5/16" UNDERLAY (WHERE REQ'D)
3/4" T&G OSB SHEATHING
11 7/8" LPI JOISTS AS PER
MANUFACTURER
 - 10 BASEMENT SLAB FLOOR
3" CONCRETE SLAB
6 MIL CGSB POLY MOISTURE BARRIER
SEAL TO PERIMETER & ALL OPENINGS
8" CRUSHED ROCK
 - 11 BEAM/POST/FOOTING
ENG LVL BEAM BY SUPPLIER ON
ADJUSTABLE STEEL TELEPOST ON
REINF. CONC. PAD FOOTING
AS PER PAD SCHEDULE
 - 12 WEEPING TILE
4" DIA. WEEPING TILE
COVERED IN 6" CRUSHED ROCK
AS PER NBC & TIED
DIRECT TO SUMP
 - 13 CONCRETE FOOTING
24"x8" CONT. CONC. FTG.
R/W 2-10M CONT. BARS
 - 14 CONCRETE FOUNDATION WALL
8" CONC. FOUNDATION
W/ DAMP PROOFING
2-10M CONT. T&B
10M @ 16" o.c. VERT
2" STYROFOAM
1" AIRSPACE
2X4 STUDS @ 16" o.c.
R12 INSULATION
1/2" DRYWALL
 - 15 WALKOUT FOUNDATION WALL
LP SMARTSIDE
BUILDING PAPER
7/16" OSB SHEATHING
P.T. SHEATHING BOTTOM ROW
2"x6" STUDS @ 16" o.c.
P.T. BOTTOM PLATE
R24 BATT INSULATION
6 MIL CGSB POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - 16 FROST WALL
8" CONC. FOUNDATION
W/ DAMPROOFING OUTSIDE
2" RIGID INSULATION
R/W 2-10M CONT. T&B
10M @ 16" o.c.
WATERPROOFING
 - 17 DECK
ACQ DECK BOARDS
2X10 SPF #2 P.T. JOISTS
@ 16" o.c.
3-2X10 ACQ BEAM
6X6 P.T. POSTS ON CONC. PILES
 - 18 GRADE BEAM
8"x32" CONC. GRADE BEAM
C/W 2-15M T&B MIN 1'-6"
SPlice LENGTH
CONCRETE PILES
 - 19 GARAGE SLAB
3.5" CONCRETE SLAB
C/W 10M REBAR @ 24" o.c. E/W
6 MIL CGSB POLY MOISTURE BARRIER
SEAL TO PERIMETER & ALL OPENINGS
6" CRUSHED ROCK



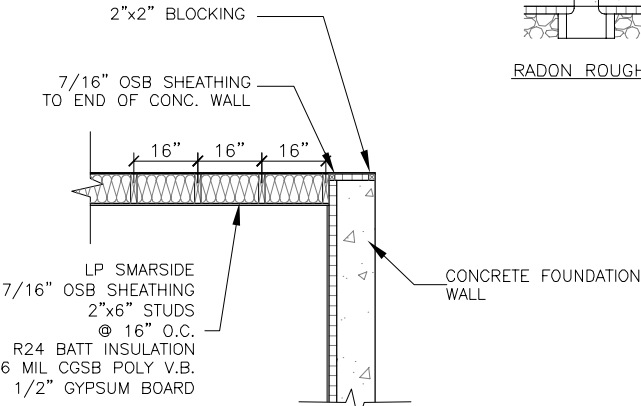
SECTION C



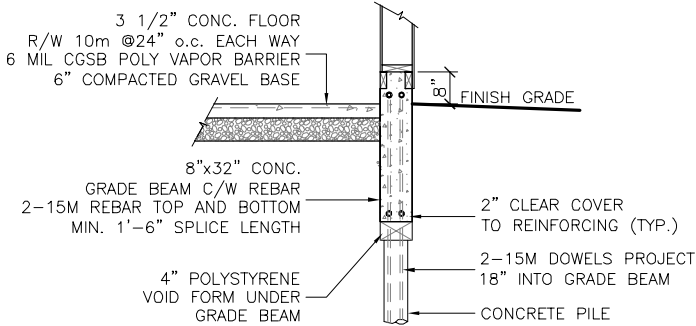
RADON ROUGH-IN DETAIL



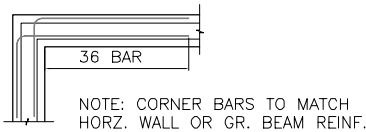
ICF FROST WALL DETAIL
1/4" = 1'-0"



BLOCKING AT END OF ICF WALL
1/4" = 1'-0"

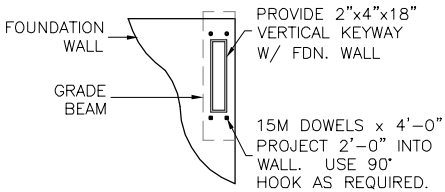


GARAGE GRADE BEAM DETAIL
1/4" = 1'-0"

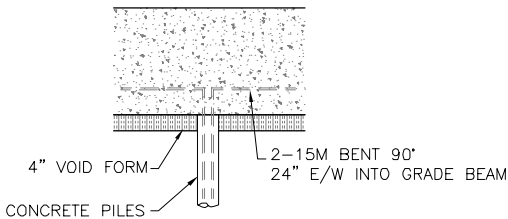


GRADE BEAM CORNER DETAIL

1/4" = 1'-0"

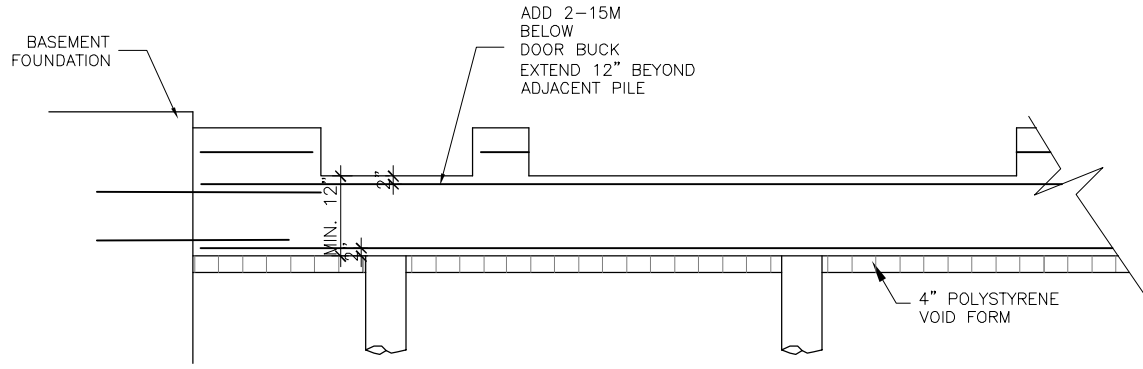


GRADE BEAM/FDN. WALL CONNECTION



GRADE BEAM REINFORCING @ PILE

1/4" = 1'-0"



GRADE BEAM REINF. DETAIL @ MAN DOOR & OVERHEAD DOOR

1/4" = 1'-0"

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND ON-SITE CONDITIONS PRIOR TO CONSTRUCTION ANY DISCREPANCIES SHOULD BE REPORTED TO THE OWNER/DESIGNER ONCE CONSTRUCTION HAS STARTED. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR DEVIATIONS TO THESE PLANS

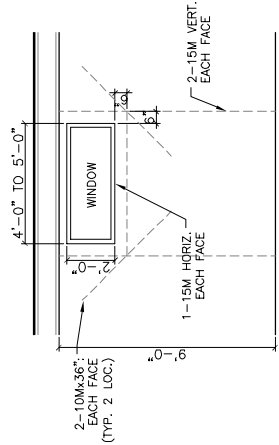
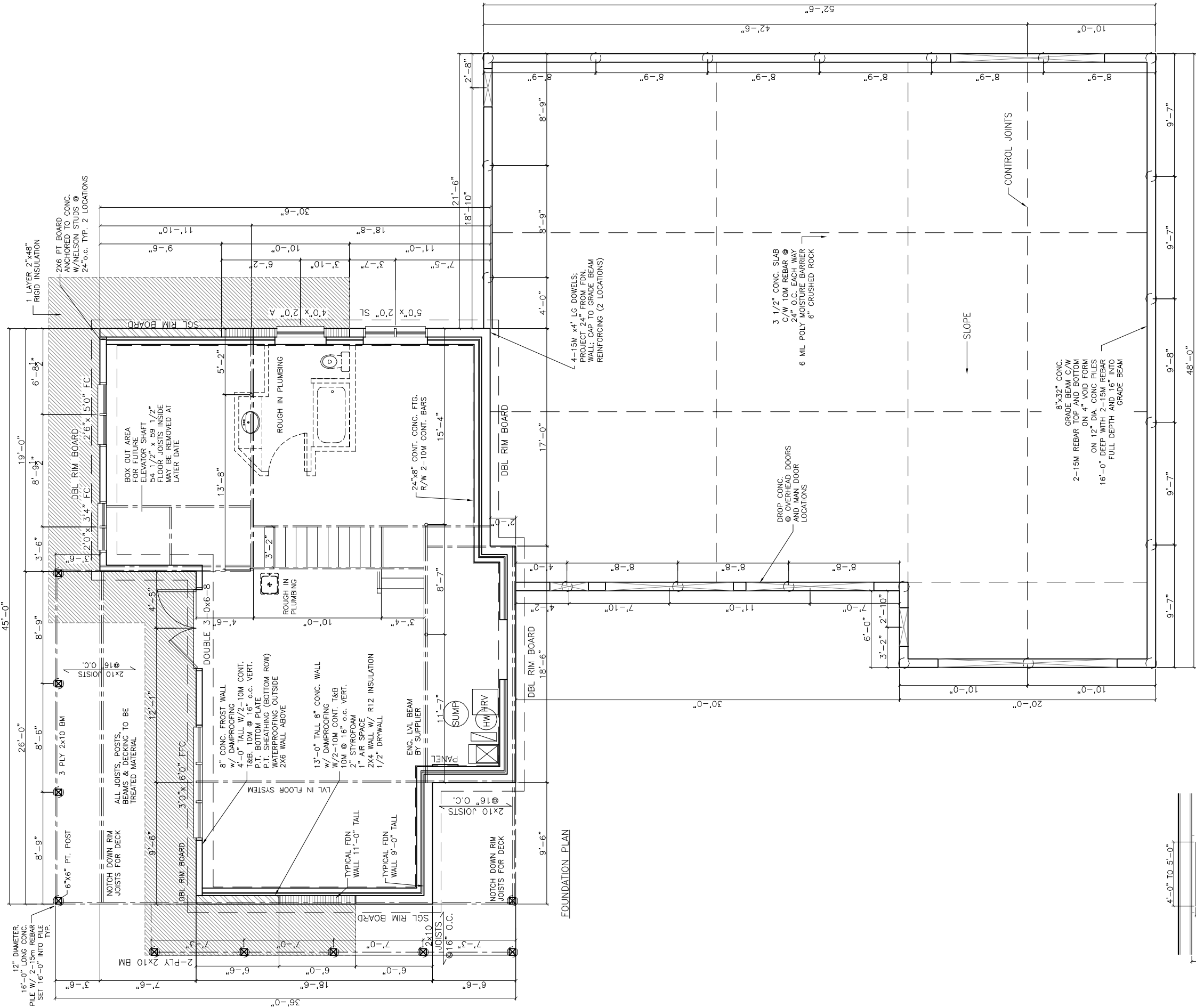
PROJECT: RTM 2024-XX ALTHOUSE
ADDRESS: MEADOW RUN ESTATES, AB

SECTIONS

SCALE: 1/8"=1'-0"

DATE: 20 FEB. 2024

DRAWN BY: AK



101 SOUTH ACCESS ROAD
BOX 5
HAGUE, SK
S0K 1X0
(306) 225-2288

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PROJECT: RTM 2024-XX ALTHOUSE
ADDRESS: MEADOW RUN ESTATES, AB

FOUNDATION PLAN

SCALE: 1/8"=1'-0"

DATE: 20 FEB. 2024

DRAWN BY: AK

A6
88



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S0K 1X0
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PROJECT: RTM 2024-XX ALTHOUSE

ADDRESS: MEADOW RUN ESTATES, AB

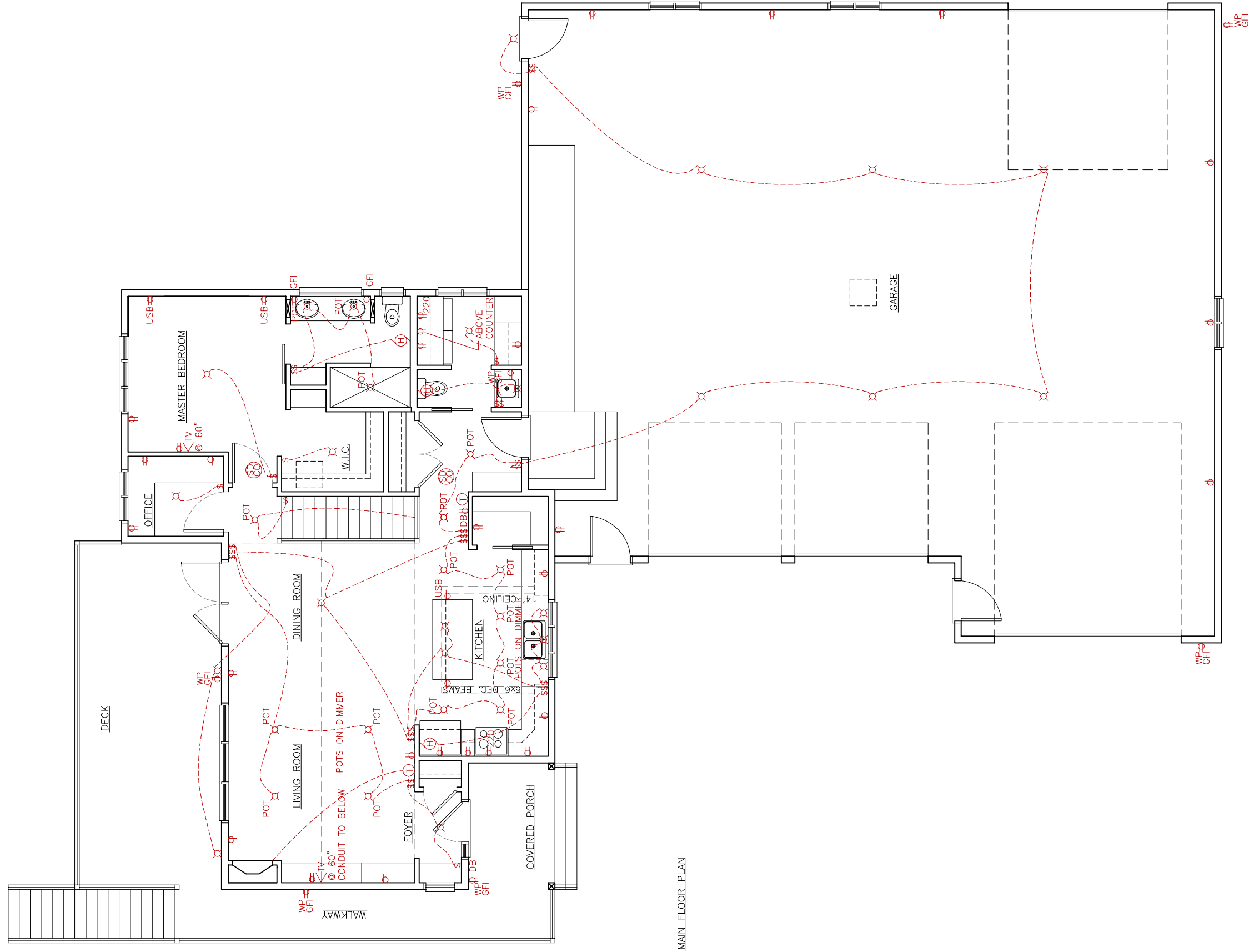
MAIN FLOOR PLAN

SCALE: 1/8"=1'-0"

DATE: 20 FEB. 2024

DRAWN BY: AK

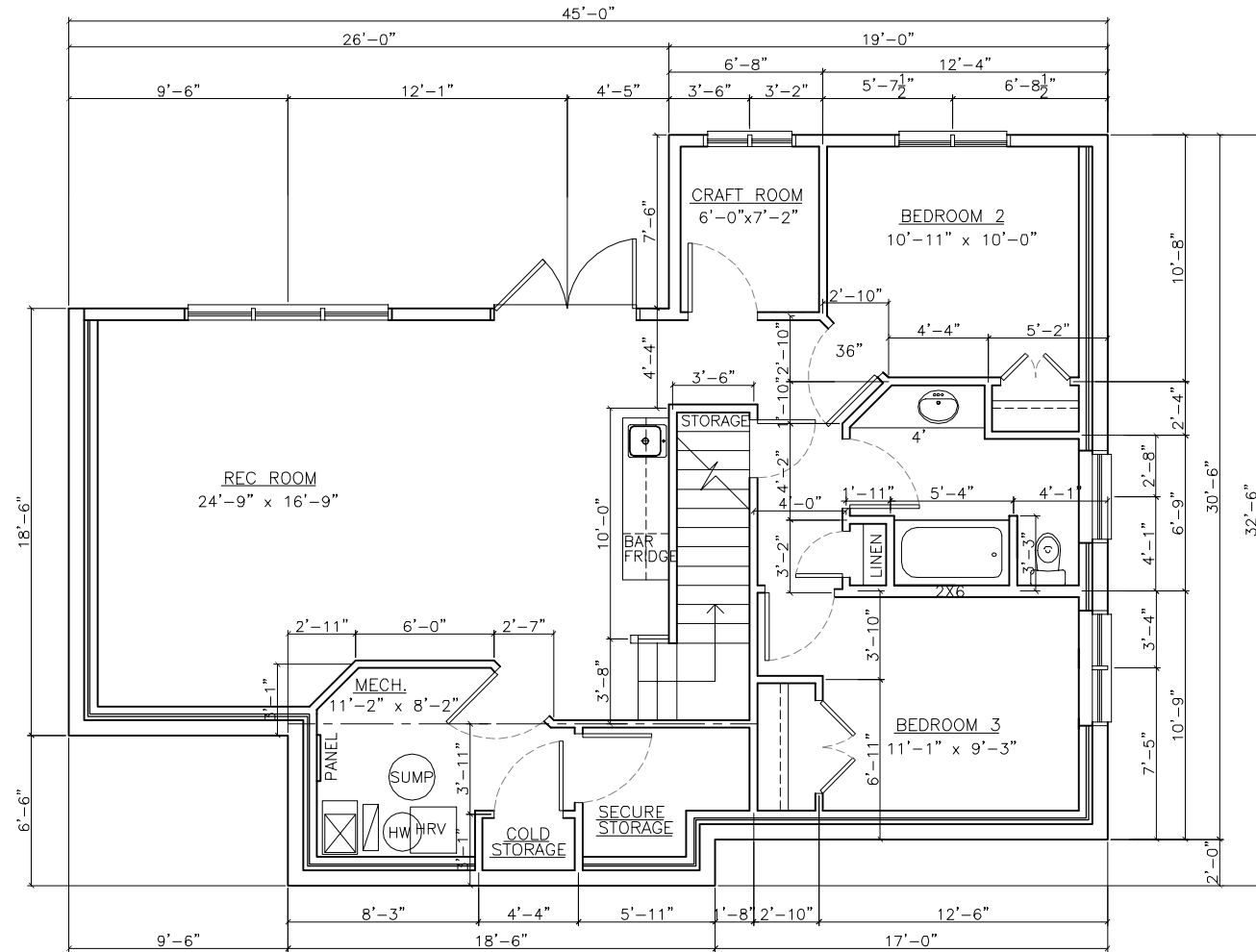
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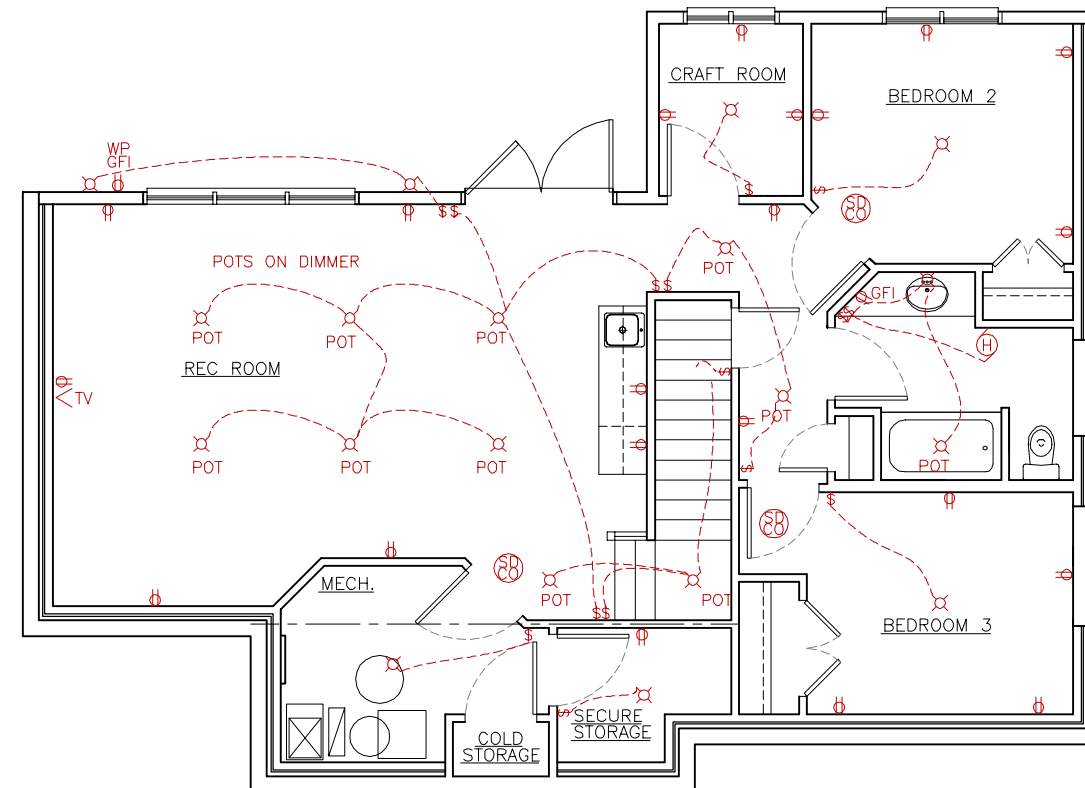
MAIN FLOOR PLAN



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FUTURE BASEMENT PLAN



FUTURE BASEMENT PLAN

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PROJECT: RTM 2024-XX ALTHOUSE
ADDRESS: MEADOW RUN ESTATES, AB
BASEMENT PLAN
SCALE: 1/8"=1'-0"
DATE: 20 FEB. 2024
DRAWN BY: AK

A9
90

From: [Bev Althouse](#)
To: [SDAB](#)
Subject: additional submission PLDPR20230253 appeal
Date: June 17, 2024 10:13:48 PM
Attachments: [Gmail - Rob and Bev Althouse shouse- Kristen.pdf](#)
[Gmail - Rob and Bev Althouse shouse.pdf](#)
[Gmail - Rob and Bev Althouse shouse Feb 28.pdf](#)
[Gmail - Notice of Decision - PLDPR20230253.pdf](#)
[Site plan Althouse.pdf](#)
[Zaks Althouse Shouse RB.pdf](#)

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Good evening

I am attaching additional documents for the June 27, 2024 appeal hearing pertaining to PLDPR20230253 Althouse secondary prior to the deadline of June 18, 2024.

I am unable to view any documents under the application for the secondary suite now under appeal. The documents under our approved primary permit which is now in the building permit department are incomplete on the portal site.

So I am uncertain as to what was actually reviewed and denied on this secondary permit.

I started this process with Seghan McDonald, was referred on to Kristin Holberg and worked with her over the development of our plans thru 2023.

As our request was somewhat unusual in trying to apply for variance to best utilize the site and build a retirement mobility friendly secondary she worked with us to research the rules and develop a plan that could work.

Kristin advised us to submit both the secondary and primary development permits together so that the permits could be looked at as a whole due to the rational I was using for the submission - the intent to utilize the land effectively, use southerly and westerly exposures, maintain an aesthetically pleasing layout and address our concerns to utilize the secondary home as a retirement unit should we have health and mobility issues.

We really did not want to build a basement but with the current rules it is hard to add a utility room, have any kind of enclosed attachment to access a garage or build a second bedroom up. So we approached this with a shouse concept and a basement.

Unfortunately our drafter was unable to complete the secondary suite documents prior to Kristin leaving in February so this was handed to Emily.

It was my understanding that all of the correspondence and submissions would be reviewed with Kristin's notes (both applications) for the final decision.

I have no idea if that occurred.

The secondary denial indicates complete application dates of May 16, 2023 and square footages that don't match the drawings.

I am attaching copies of emails that indicate the timeline of completion to be Feb 2024 and plans that were the final submissions.

Those plans as indicated in the Feb 20th email are attached.

We were hoping to have the decision prior to having to start the primary house however the decision was not received until April 23, 2024.

I would appreciate a copy of the documents that were used to base the decision on the secondary suite available at the hearing June 27, 2024 or by email earlier if possible.

I am looking for an explanation of the process used in an unusual situation such as ours and how to approach this going forward.

Thank you in advance for your time.

--

Bev Althouse