

Calgary Planning Commission Member Comments



For CPC2023-0982 / LOC2023-0173
heard at Calgary Planning Commission
Meeting 2023 September 21



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would allow adding a detached house within the North Hill Communities Local Area Plan’s Single-Detached Study Area. The subdivision process could allow this lot to be split. If Council approves this Land Use Amendment and Administration approves the associated subdivision, one detached house could be built on each of the resulting narrower lots. The Local Area Plan states that “Single-Detached should be the predominant low-density housing form within the Single-Detached Special Study Area until one or more Single-Detached Special Policy Areas are identified through a future amendment to the Plan” (2.2.1.6.e). Replacing one detached house with two detached houses in this location aligns with the North Hill Communities Local Area Plan. <p>This application may raise some discussion about caveats and restrictive covenants, which are private laws and not considered in the planning review process. The North Hill Communities Local Area Plan states, “In some cases the [existing] caveats may not be in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan. It is the responsibility of landowners to have caveats discharged from their land title certificate” (4.2.n). The applicant claims that “the restrictive covenant only affects the subject lot” (Attachment 3, page 2).</p>