

Subdivision & Development Appeal Board B-1: May 27, 2021

File: PRDP20210477

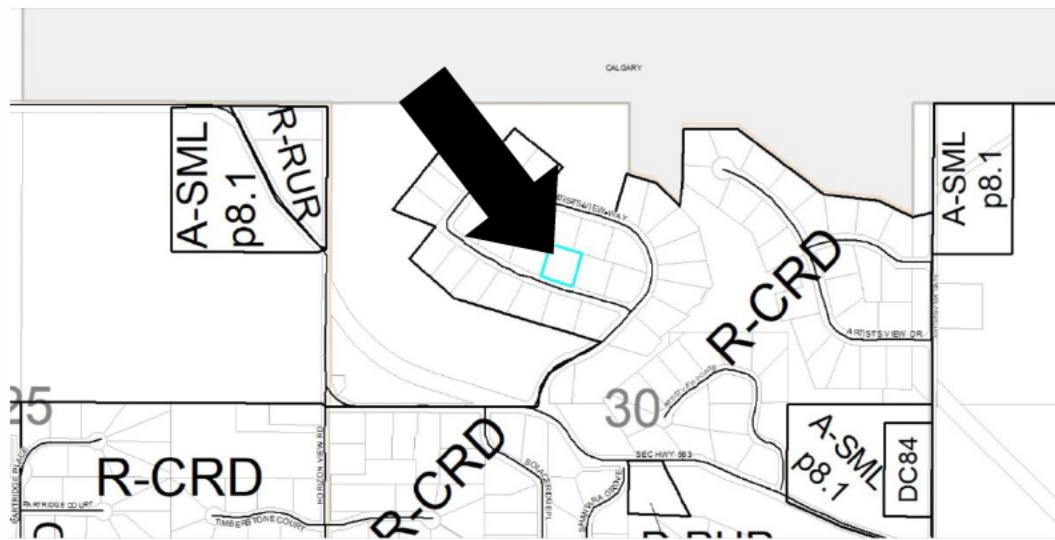
Oversize Accessory Building with Relaxations

Applicant: Kemp, Michael

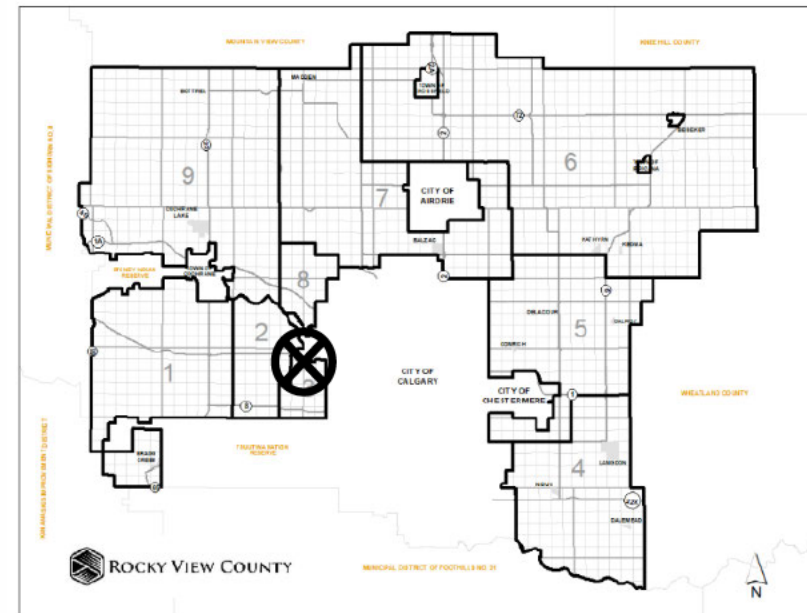
Owner: Makkinga, Courtney L

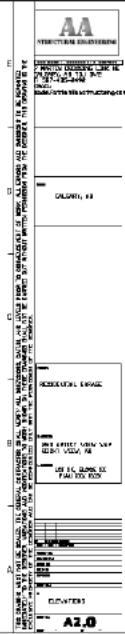
Appellants: G.A (Tony) and Madeleine Yarranton





- Located approximately 0.20 km (1/8 mile) north and 0.41 km (1/4 mile) east of Hwy. 563
- ± 0.80 hectares (± 2.00 acres)
- Residential, Country Residential District (R-CRD)





- Construction of an oversize garage, relaxation of the maximum building area, maximum accessory building parcel coverage, maximum building height, and minimum front yard setback requirement

ELEVATIONS

**Lot 24 Block 1 Plan 7510024,
NW-30-24-02-05;
Division 3; File 04630047**


ROCKY VIEW COUNTY

Application Details:

Maximum Accessory Building Area

- **Requirement:** 90.00 sq. m (968.75 sq. ft.)
- **Proposed:** 166.53 sq. m (1,792.59 sq. ft.)
- **Variance:** 85.03%

Maximum Parcel Coverage

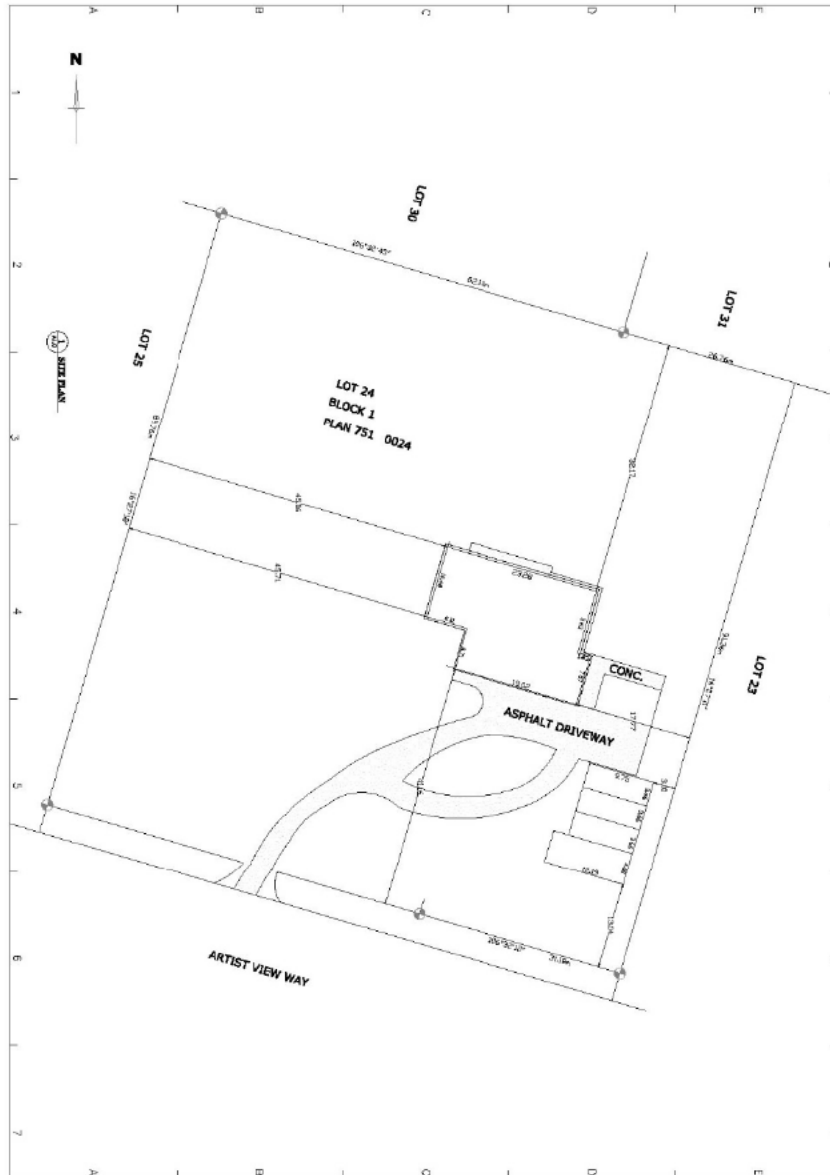
- **Requirement:** 120.00 sq. m (1,291.67 sq. ft.)
- **Proposed:** 166.53 sq. m (1,792.59 sq. ft.)
- **Variance:** 38.78%

Maximum Building Height

- **Requirement:** 7.00 m (22.97 ft.)
- **Proposed:** 7.64 m (25.08 ft.)
- **Variance:** 9.14%

Minimum Front Yard Setback

- **Requirement:** 15.00 m (49.21 ft.)
- **Proposed:** 13.04 m (42.78 ft.)
- **Variance:** 13.06%



SITE PLAN

Lot 24 Block 1 Plan 7510024,
NW-30-24-02-05;
Division 3; File 04630047



ROCKY VIEW COUNTY



Site Inspection: B-1 4630047 PRDP20210477
SDAB 2021 May 27
Development Authority's PowerPoint
Page 5 of 7

- Inspection completed on March 29, 2021
- Unable to determine if construction taking place
- No material observed
- Site is tidy

Decision of the Municipal Planning Commission

This is not a development permit

Kemp, Michael

Development file #: PRDP20210477
Issue Date: April 15, 2021
Roll #: 04630047
Legal description: Lot 24 Block 1 Plan 7510024, NW-30-24-02-05

The Municipal Planning Commission conditionally approves the following:

Description:

1. That an accessory building (detached garage) may be constructed on the subject land in general accordance with the submitted application and site plan dated January 26, 2021 and design drawings titled *Elevations, Floor Plan & Wall Details* dated February 21, 2021 as prepared by AA Structural Engineering.
 - i. That the maximum building area is relaxed from 90.00 sq. m (968.75 sq. ft.) to 166.53 sq. m (1,792.59 sq. ft.)
 - ii. That the maximum parcel coverage is relaxed from 120.00 sq. m (1,291.67 sq. ft.) to 166.53 sq. m (1,792.59 sq. ft.)
 - iii. That the maximum building height is relaxed from 7.00 m (22.97 ft.) to 7.64 m (25.08 ft.)
 - iv. That the minimum front yard setback requirement is relaxed from 15.00 m (49.21 ft.) to 13.04 m (42.78 ft.)

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to release of this permit, the Applicant/Owner shall submit a stormwater memo, that adheres to the requirements of the Springbank Master Drainage Plan (MDP) and the County Servicing Standards as per section 5.4 of the Springbank MDP.

This is not a development permit

- February 8, 2021: PRDP20210477 application received for an accessory building
- April 14, 2021: Application conditionally approved by Municipal Planning Commission
- April 20, 2021: Notice of Decision was circulated to 42 adjacent landowners
- 1 appeal received
- 25 signatures/letters from adjacent landowners in support of the appeal were received



Landowner Circulation Area

Legend

Support



Opposition



Appellant's Property

Subject Property

Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

ADJACENT CIRCULATION

Lot 24 Block 1 Plan 7510024,
NW-30-24-02-05;
Division 3; File 04630047



ROCKY VIEW COUNTY