

Subdivision & Development Appeal Board May 27, 2021 Item B3

File: PRDP20211109

construction of an accessory building (workshop and vehicle storage), relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage and relaxation to the maximum accessory building height.

Applicant: Douglas Graham (McDowell and Associates)

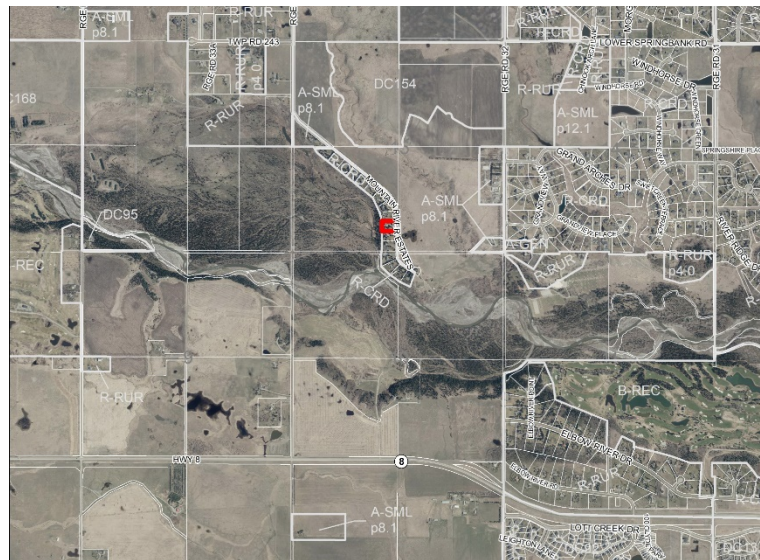
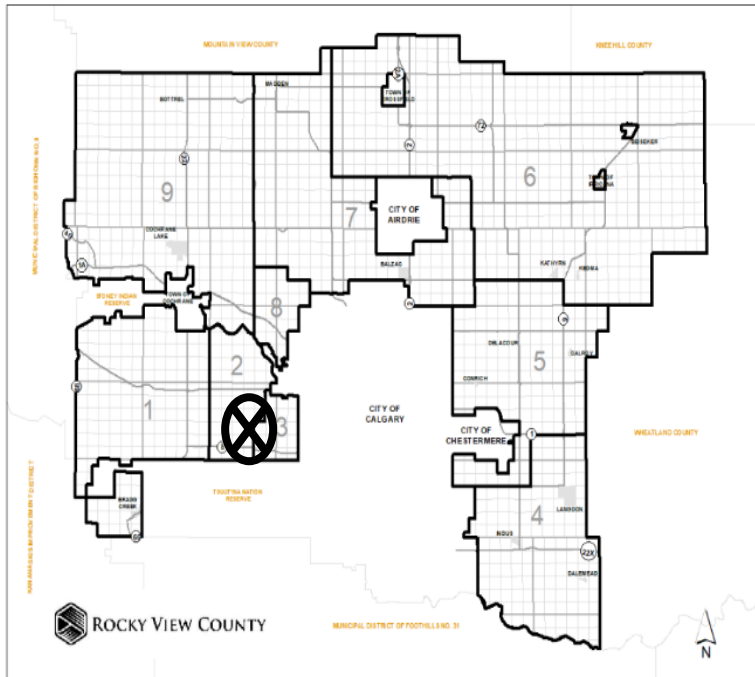
Owner: Daniel and Lorrie Aussant

Appellants: Elizabeth and Terry Prang



Development Proposal

- 0.81 ha (2.00 acres) parcel is located approximately 3.20 km (2.00 mile) south of Springbank Rd. and on the west side of Rge. Rd. 33. (197 Mountain River Estates).
- Residential, Country Residential District (R-CRD) surrounded by similar land districts

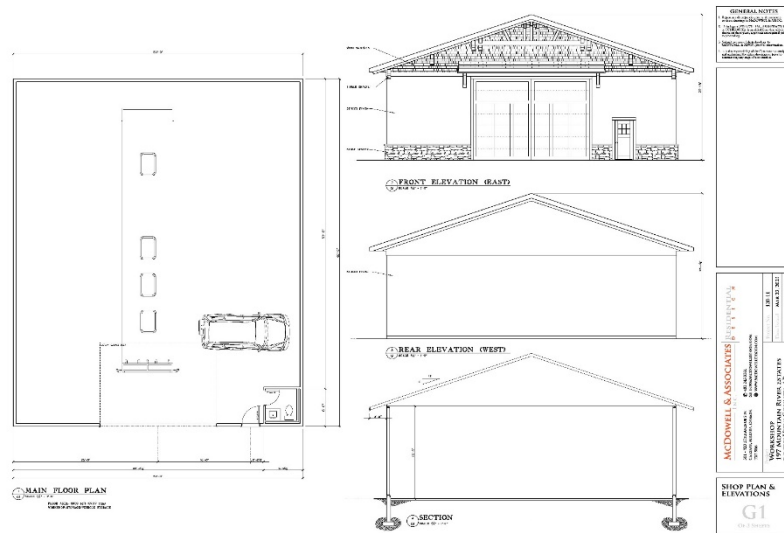


Location

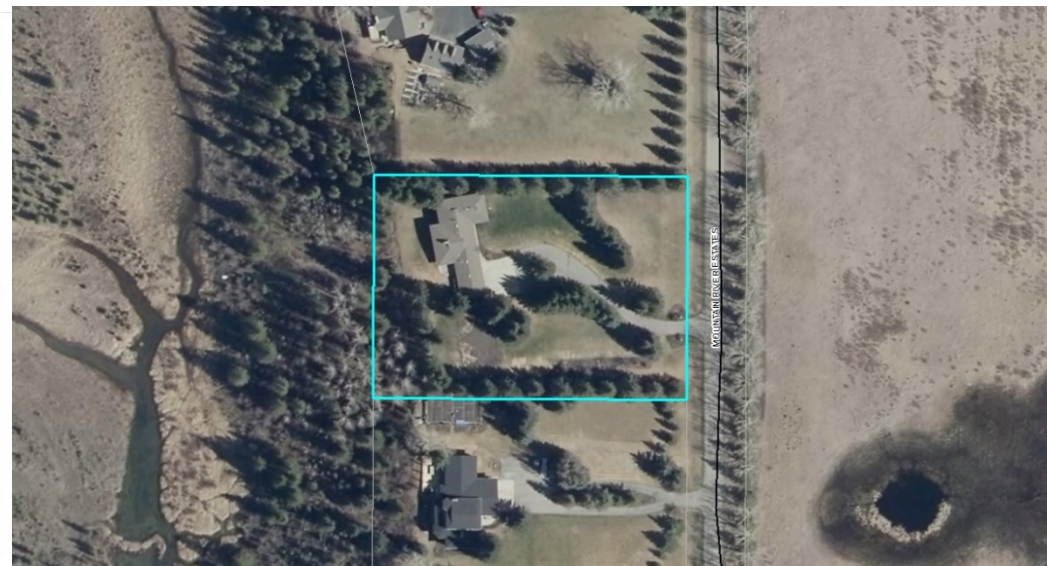
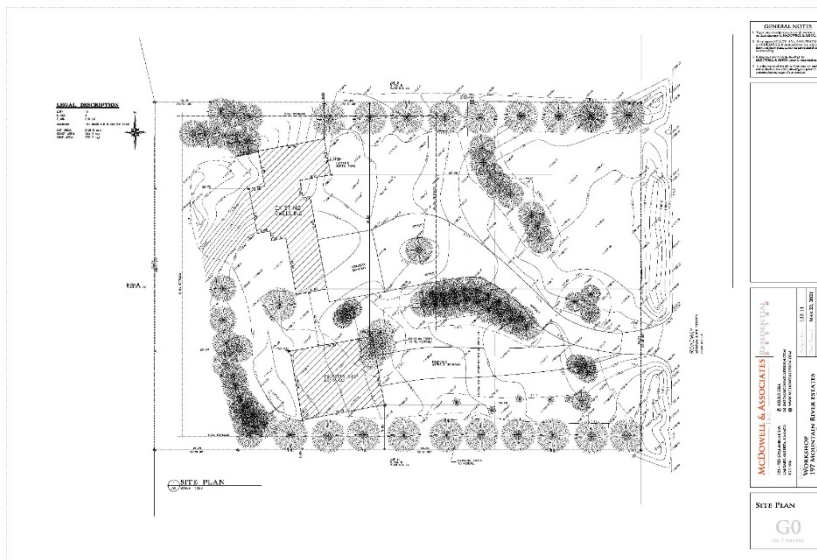
Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M, Division 1, File: 03908057



ROCKY VIEW COUNTY



- Application is for the construction of an accessory building (workshop and vehicle storage), relaxation to the maximum accessory building area, maximum accessory building parcel coverage and relaxation to the maximum accessory building height.



Proposal

Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M, Division 1, File: 03908057



ROCKY VIEW COUNTY

- Variance Summary
- Inspection conducted on April 8, 2021. Inspector's comments were: construction has not commenced, no materials on site, no screening, site is tidy

PowerPoint submitted by Development Authority

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Variance	Requirement	Proposed	Percentage
Maximum Accessory Building Size	80.00 sq. m (861.11 sq. ft.)	278.71 sq. m (3,000.00 sq. ft.)	248.39%
Maximum Accessory Building Parcel Coverage	120.00 sq. m (1,291.67 sq. ft.)	278.71 sq. m (3,000.00 sq. ft.)	132.26%
Maximum Accessory Building Height	7.00 m (22.97 ft.)	7.65 m (25.1 ft.)	9.29%



Proposal

Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M, Division 1, File: 03908057



ROCKY VIEW COUNTY



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

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

THIS IS NOT A DEVELOPMENT PERMIT

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

NOTICE OF DECISION

Douglas Graham (McDowell & Associates)
501, 933-17 Avenue SW
Calgary, AB T2T-5R6

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Tuesday, April 20, 2021

Roll: 04715017

RE: Development Permit #PRDP20211109

Lot 10 Block A Plan 618 LK, SW-16-24-03-05; (197 MOUNTAIN RIVER ESTATES)

The Development Permit application for construction of an accessory building (oversize workshop), relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage and relaxation to the maximum accessory building height has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

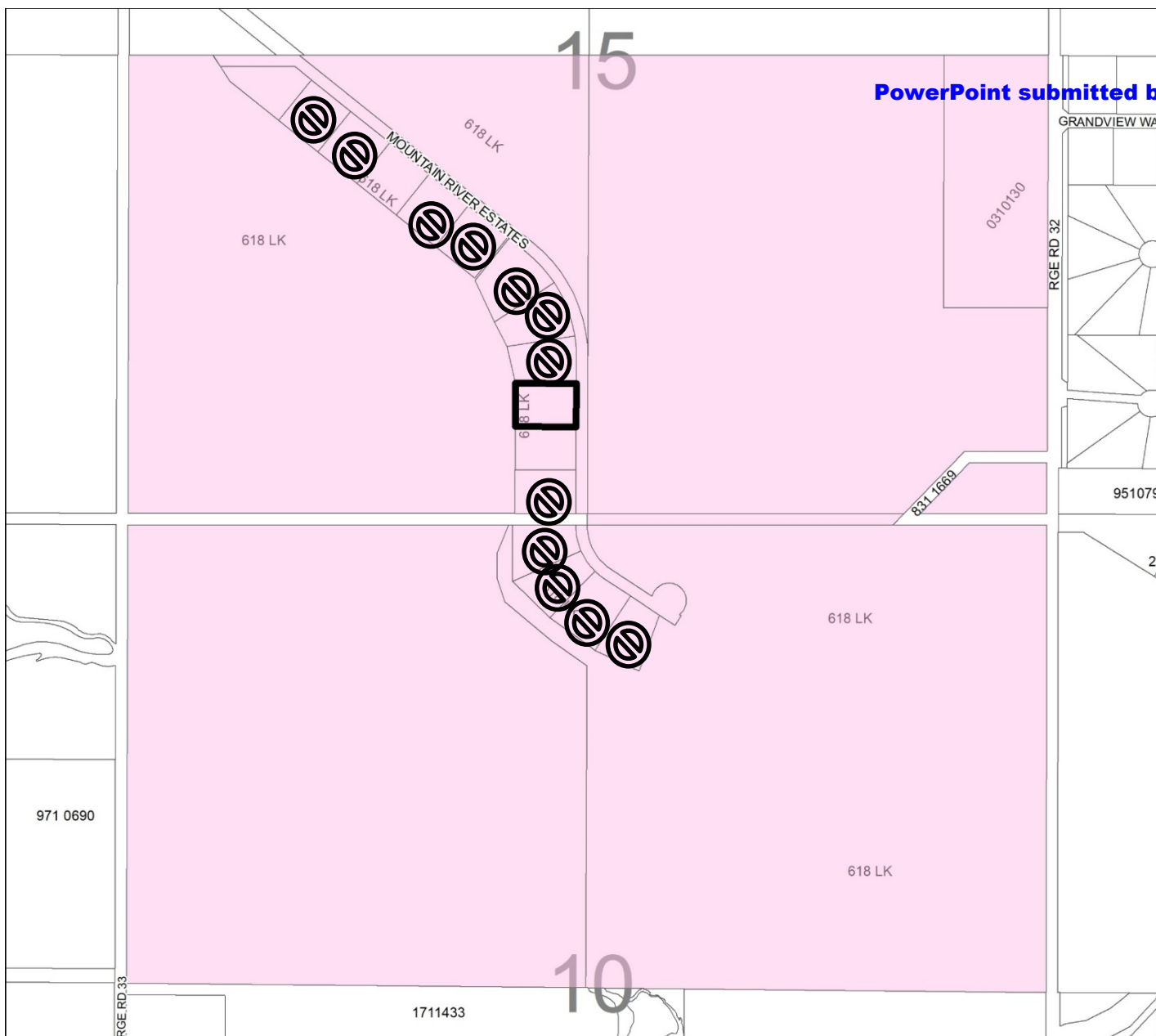
1. That the construction of an accessory building may commence on the subject land in general accordance with the drawings submitted with application.
 - i. That the maximum accessory building area shall be relaxed from **80.00 sq. m (861.11 sq. ft.) to 278.71 sq. m (3,000.00 sq. ft.)**.
 - ii. That the maximum accessory building parcel coverage shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 278.71 sq. m (3,000.00 sq. ft.)**.
 - iii. That the maximum accessory building height be relaxed from **7.00 m (22.97 ft.) to 7.65 m (25.1 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 the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

- PRDP20211109 for the construction of an accessory building (workshop and vehicle storage), relaxations to the maximum accessory building area, maximum accessory building parcel coverage and to the maximum accessory building height.
- April 20, 2021: Application approved by Administration and advertised
- Notice of Decision circulated to 24 adjacent landowners
- 1 appeal received
- 12 adjacent landowners have signed petition in support of appeal and no opposition received at time of report writing





Legend

Support



Opposition

