

ROCKY VIEW COUNTY SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Re: SDAB appeal 04715017 PRDP20211109

Appeal Hearing May 27, 2021 1:00 PM

Members of the Board, my name is Al McDowell of McDowell & Associates Inc. and we are responsible for the design of the building before you. Our clients Mr. and Mrs. Aussant purchased this property last year with the intent of rebuilding the existing house and also the proposed accessory building which is the subject of this hearing. The proposed accessory building is intended to house their motorhome along with a prized classic car collection. Attached to this letter are images of a few of these cars and the motorhome. A great deal of time and effort have gone into these vehicles and it is our clients desire to keep them safe on their own site as opposed to storing them off site. We are seeking the relaxation to accommodate storage of the vehicles as noted and there are no other plans for this building such as accommodating a living space or any commercial use which has come up as a concern based on previous developments in the neighbourhood.

In my opinion the building will have little or no impact visually or functionally on the surrounding neighbours. The proposed accessory building is located toward the South side of the lot because of the existing house, and toward the rear because of the same restrictions as the house. The new building would be 6.65m from the South property line, at its closest and 9.93m at its furthest. This is 2-3 times further than the minimum 3.0m required. The reason for this setback is to maintain the existing evergreen trees on the south portion of subject site. The building is 29.69m from the rear property (more than the 7.0m required), and 56.26m from the front (compared to the 45m required). The siting of the building is driven by the desire to take advantage of natural screening of the structure by a large number of mature evergreen trees. The building will be screened from the south neighbour's property

by these trees and attached are a number of photographs of these trees taken from the neighbour's property.

The building will be screened from the street by another mature stand of evergreen trees. It is also worth noting that the building will also be screened from the west common lands again by mature evergreen trees.

That said, the building will not be an unattractive structure. The exterior has been designed to complement a future home to be built by the owners once their current home sells. The exterior materials will be a combination of stone, stucco and cedar shingles along with timber detailing. These structures are to be built by Taradar Fine Homes who have a long-standing tradition and are well known in Springbank for their beautiful homes.

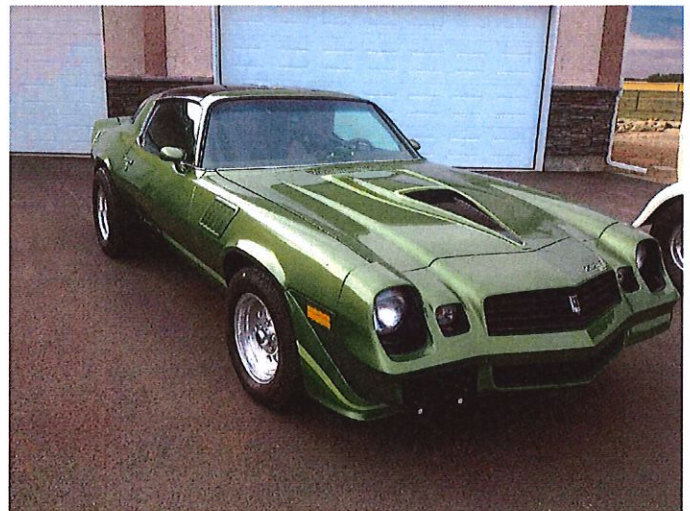
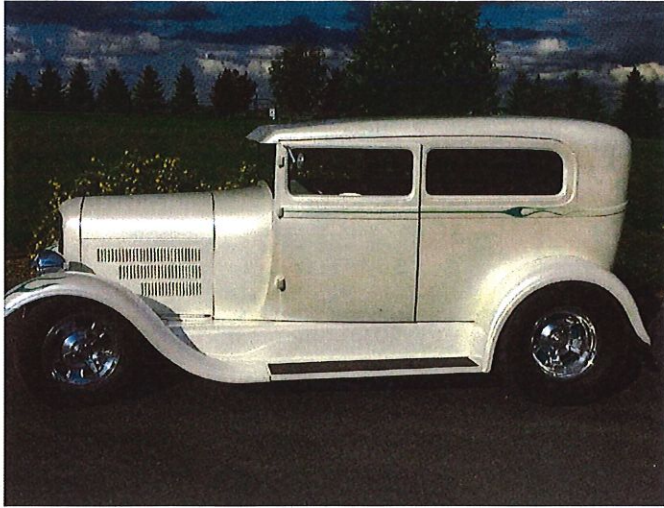
I have also heard that neighbours feel this may affect the value of their properties in a negative fashion. I have attached a letter from Jonathon Popowich who is one of the busiest realtors in Springbank and in his opinion, the redevelopment of this property can only increase the value of surrounding properties.

The relaxations being sought for this building, in my opinion have little or no impact on any of the surrounding neighbours. There will be no affect on sunlight for neighbours to the south or north, no impact on privacy for any of the neighbours, and the building itself, while being well screened is in fact an attractive building.

I would respectfully ask that the Board uphold the decision of the Approving Authority and reject the appeal.

Thank you,

Al McDowell



Motor Home

Custom / Classic Cars

MCDOWELL & ASSOCIATES RESIDENTIAL
INC. DESIGN



Photo 1. Looking from proposed accessory building location East towards the main road.



Photo 2. Looking from South neighbor's driveway North towards proposed accessory building location (beyond trees).



Photo 3. Looking from beside South neighbor's house, North towards proposed accessory building location, which would be beyond existing trees which are to remain.

POPOWICH & COMPANY

Dan & Lorrie Aussant
197 Mountain River Estates
Calgary, AB T3Z 3J3

25 May, 2021

Dear Mr. & Mrs. Aussant,

Re: Opinion of Value on 197 Mountain River Estates with Accessory Building

I have reviewed your proposed development at your property located at 197 Mountain River Estates which includes an accessory building (Garage) for storage of vehicles and a new dwelling.

My opinion is that an accessory building that is finished consistently with the new home will improve your property value and will not detract from values of adjacent properties.

This opinion is based on my experience as a Realtor® who lives and works in the Springbank community. Every year our team sells dozens of properties in the T3Z (Sprinbank) postal code, and we are well in tune with which characteristics of neighborhoods and those of specific properties will either increase or decrease property values. I have found that when Buyers are considering real estate, one of the more common negative objections might be when a property is unsightly from excessive vehicles, recreation vehicles, and other types of storage. By having all of these items contained in an aesthetically pleasing building, this curtails that possible objection for neighboring homes. Furthermore it will increase the value of the subject property and usually a byproduct of increased value would also increase property values for neighboring homes.

If you have any additional questions, please don't hesitate to contact me anytime.

Regards,



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