

# Subdivision & Development Appeal Board B-1: July 29, 2021

File: PRDP20212040

*Dwelling, Single Detached with relaxation of the maximum building height*

**Applicant:** Tricor Design Inc

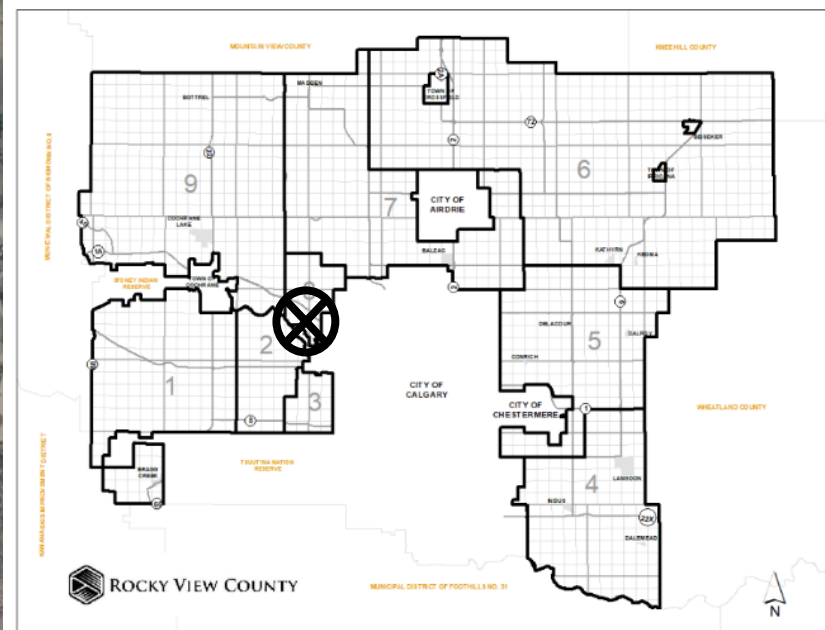
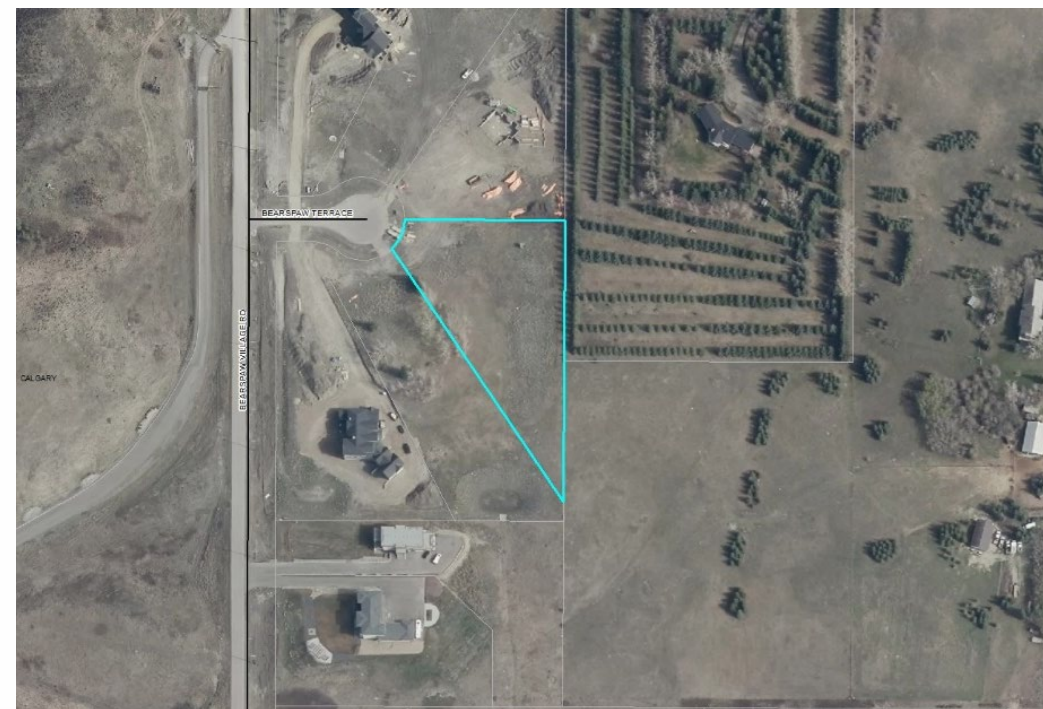
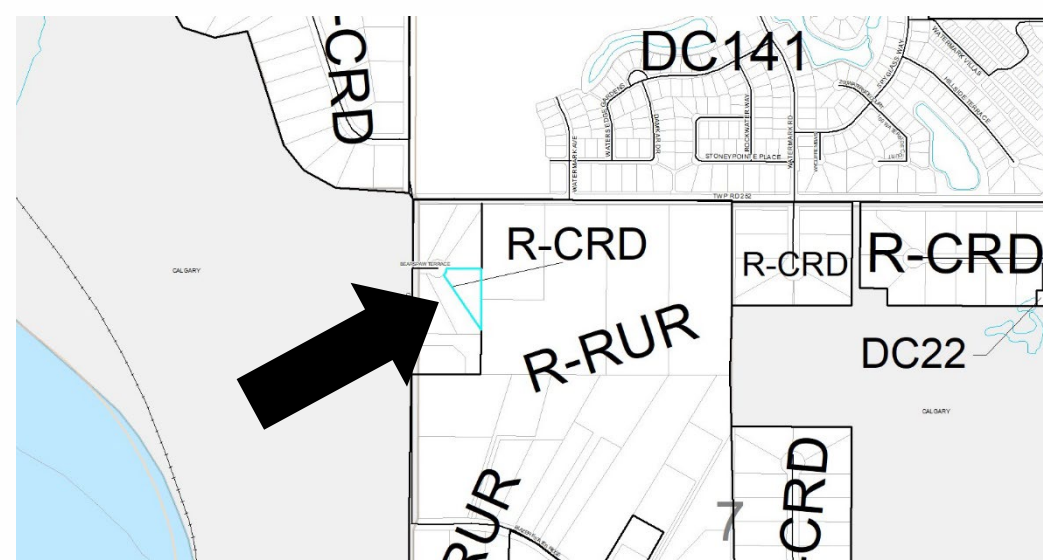
**Owner:** Petryk, Robert P.

**Appellants:** Colin and Marilyn Outtrim



## Location & Land Use

- Located approximately 0.20 km (1/8 mile) south of Twp. Rd. 252 and on the west side of Bearspaw Village Rd.
- Bearspaw Area Structure Plan, Bearspaw River View Conceptual Scheme, City of Calgary Intermunicipal Development Plan
- $\pm 0.80$  hectares ( $\pm 2.00$  acres)
- Residential, Country Residential District (R-CRD)





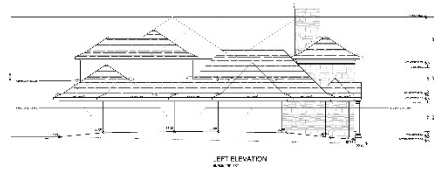
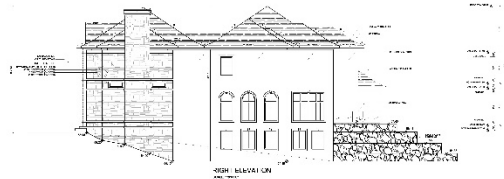
# Application Details:

## Building Area

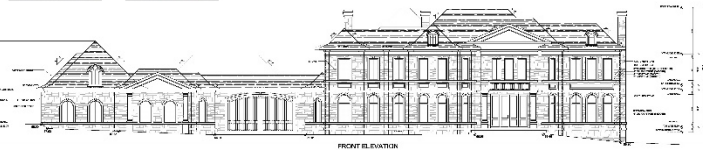
- 13,819.00 sq. m (148,746.47 sq. ft.)

## Maximum Building Height

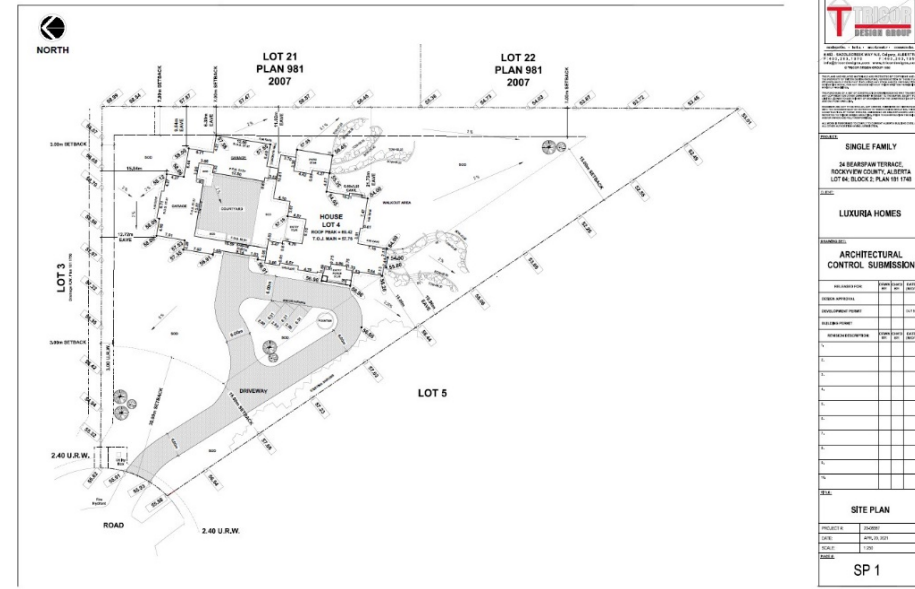
- **Requirement:** 12.00 m (39.97 ft.)
- **Proposed:** 13.98 m (45.87 ft.)
- **Variance:** 16.50%



<b>TERRACON</b>	
SINGLE FAMILY	
24 BEARFAN TERRACE, ROCKYVIEW COUNTY, ALBERTA, LOT 24, BLOCK 2, PLAN 1811748	
LUXURIA HOMES	
BUILDING PERMIT SUBMISSION	
PROJECT NO.	24761822
DATE	18-11-20
FIGURE 1: LEFT ELEVATION	
BP1.2	



<b>TERRACON</b>	
SINGLE FAMILY	
24 BEARFAN TERRACE, ROCKYVIEW COUNTY, ALBERTA, LOT 24, BLOCK 2, PLAN 1811748	
LUXURIA HOMES	
BUILDING PERMIT SUBMISSION	
PROJECT NO.	24761822
DATE	18-11-20
FIGURE 1: FRONT & REAR ELEVATION	
BP1.2	



## ELEVATIONS & SITE PLAN

Lot 4, Block 2, Plan 1811748,  
NW-07-25-02-05, Division 8, File: 05607200



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**

Tricor Design Inc  
201 4216 12th Street NE  
Calgary, AB T2E 6K9

Page 1 of 2

Tuesday, July 13, 2021

Roll: 05607200

**RE: Development Permit #PRDP20212040**

**Lot 4 Block 2 Plan 1811748, NW-07-25-02-05; (24 BEARSPAW TERRACE)**

The Development Permit application for construction of a dwelling, single detached, relaxation of the maximum height requirement has been conditionally approved by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**).

### **Description:**

1. That the construction of a dwelling, single detached may commence on the subject parcel in general accordance with the site plan and design drawings prepared by Tricor Design Group dated June 18, 2021, Job#: 20-08387 and conditions noted herein.
  - i. That the maximum building height shall be relaxed from **12.00 m (39.37 sq. ft.)** to **13.98 m (45.87 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.

### **Permanent:**

3. That the Applicant/Owner shall ensure any excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 3, 2021**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

  
Development Authority  
Phone: 403-520-9158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**

## Application History

- May 10, 2021: PRDP20212040 Application received for a dwelling, single detached
- July 13, 2021: Development Authority conditionally approved the application
- July 13, 2021: Notice of Decision circulated to 13 adjacent landowners
- 1 appeal received
- No letters of support or opposition received at time of report writing



## Landowner Circulation Area

### Legend

Support



Opposition

