

**PLANNING AND DEVELOPMENT SERVICES**

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: February 10, 2021
APPLICATION: PRDP20203989

FILE: 04312045

SUBJECT: Accessory Building / Discretionary use, with Variances

APPLICATION: Construction of an accessory building (oversize shed), relaxation of the maximum building area and relaxation of the maximum accessory building parcel coverage.

GENERAL LOCATION: located approximately 0.41 km (1/4 mile) south of Highway 1, 0.81 km (1/2 mile) west of Highway 791.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to construct an oversize accessory building (storage shed) for personal storage needs. The accessory building will be 222.96 sq. m (2,400.00 sq. ft.) in gross floor area. The total accessory building parcel coverage is 232.25 sq. m (2,500.00 sq. ft.). There are two variances being requested and the application appears compliant with Residential, Country Residential District (R-CRD) regulations.

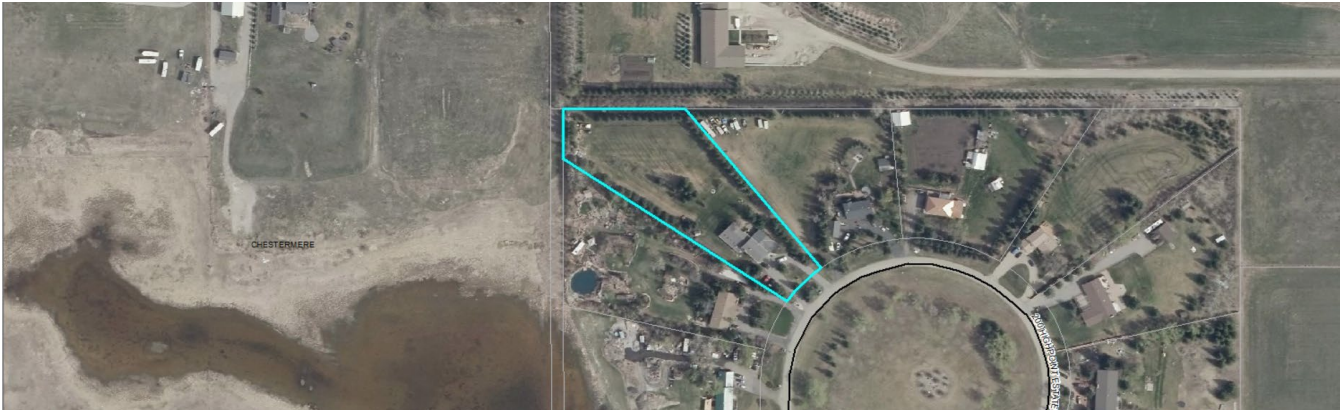
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203989 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203989 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Bronwyn Culham, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****VARIANCE SUMMARY**

Variance	Requirement	Proposed	Percentage (%)
Permitted Accessory Building Area	80.00 sq. m (861.11 sq. ft.)	222.96 sq. m (2,400 sq. ft.)	178.70%
Maximum Accessory Building Parcel Coverage	120.00 sq. m (1,291.67 sq. ft.)	232.25 sq. m. (2,500 sq. ft.)	93.54%

APPLICATION EVALUATION:

The application was evaluated based on the information and site plan submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act;</i> Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Elevations / prepared by Remuda Buildings Ltd. / dated Oct 21, 2020 Floor Plan/ Prepared by Remuda Buildings Ltd. dated Oct 21, 2020 Site Plan
DISCRETIONARY USE: <ul style="list-style-type: none"> Accessory Building > 80 sq. m (861.11 sq. ft.) is a discretionary use in the Residential, Country Residential District (R-CRD) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.



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CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

"Theresa Cochran"

Concurrence,

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

BC/lt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

ATTACHMENT 'C': Application Referrals



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That an accessory building (oversize storage shed), approximately **222.96 sq. m (2,400 sq. ft.)** in footprint, may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings, titled *Site Plan, Elevations and Floor Plan* as prepared by Remuda Buildings Ltd., dated Oct 21, 2020.
 - i. That the maximum building area is relaxed from **80.00 sq. m (861.11 sq. ft.)** to **222.96 sq. m (2,400.00 sq. ft.)**.
 - ii. That the maximum accessory building parcel coverage relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **232.25 sq. m (2,500.00 sq. ft.)**.

Prior to Release

2. That prior to release of this permit, the Applicant/Owner shall submit a limited-scope site-specific stormwater management plan for the subject lands, in accordance with County Servicing Standards. The report shall be stamped by a qualified professional and can be limited to addressing the following:
 - i. The report shall include both pre- and post-development site grading in the vicinity of the work, and shall confirm post-development site run-off characteristics;
 - ii. The report shall evaluate possible impacts the proposed accessory building will have on adjacent lands. The report shall provide mitigating measures, if necessary, for any impacts the work may have on adjacent lands; and
 - iii. The report shall provide Erosion and Sedimentation Control measures for the proposed activities

Permanent:

3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved through a Development Permit.
4. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
5. That 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.
6. That there shall be no more than 1.00 m (3.28 ft.) of fill placed or 2.00 m (6.56 ft.) cut/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
8. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity including the required site-specific stormwater management plan.



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Advisory:

9. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
10. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
11. That a Building Permit and sub-trade permits for the accessory building shall be obtained through Building Services, prior to any construction taking place.
12. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
13. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.
14. That if this Development Permit is not issued by **August 30, 2021** or the approved extension date then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland *is impacted by the proposed development*.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Donna MacArthur	OWNER: Donna & Bryan S. MacArthur
DATE APPLICATION RECEIVED: December 4, 2020	DATE DEEMED COMPLETE: December 4, 2020
GROSS AREA: ± 0.80 hectares (± 2.00 acres)	LEGAL DESCRIPTION: NE-12-24-28-04 Lot:6 Block:1 Plan:7510553 (240 HIGH POINT ESTATE)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>Nov 17, 2003:</i> Building Permit (2003-BP-17007) Single Family Dwelling Addition – Closed-Expired	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

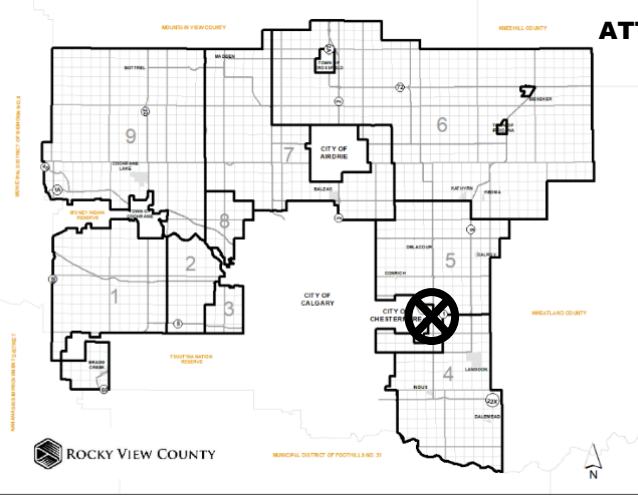


Location & Context

Development Proposal

Construction of an accessory building (oversize shed), relaxation of the maximum building area and relaxation of the maximum accessory building parcel coverage

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 05
 Roll: 04312045
 File: PRDP20203989
 Printed: Jan 15, 2021
 Legal: Lot:6 Block:1
 Plan:7510553 within NE-12-24-28-W04M



Site Plan

240 High Point Estates

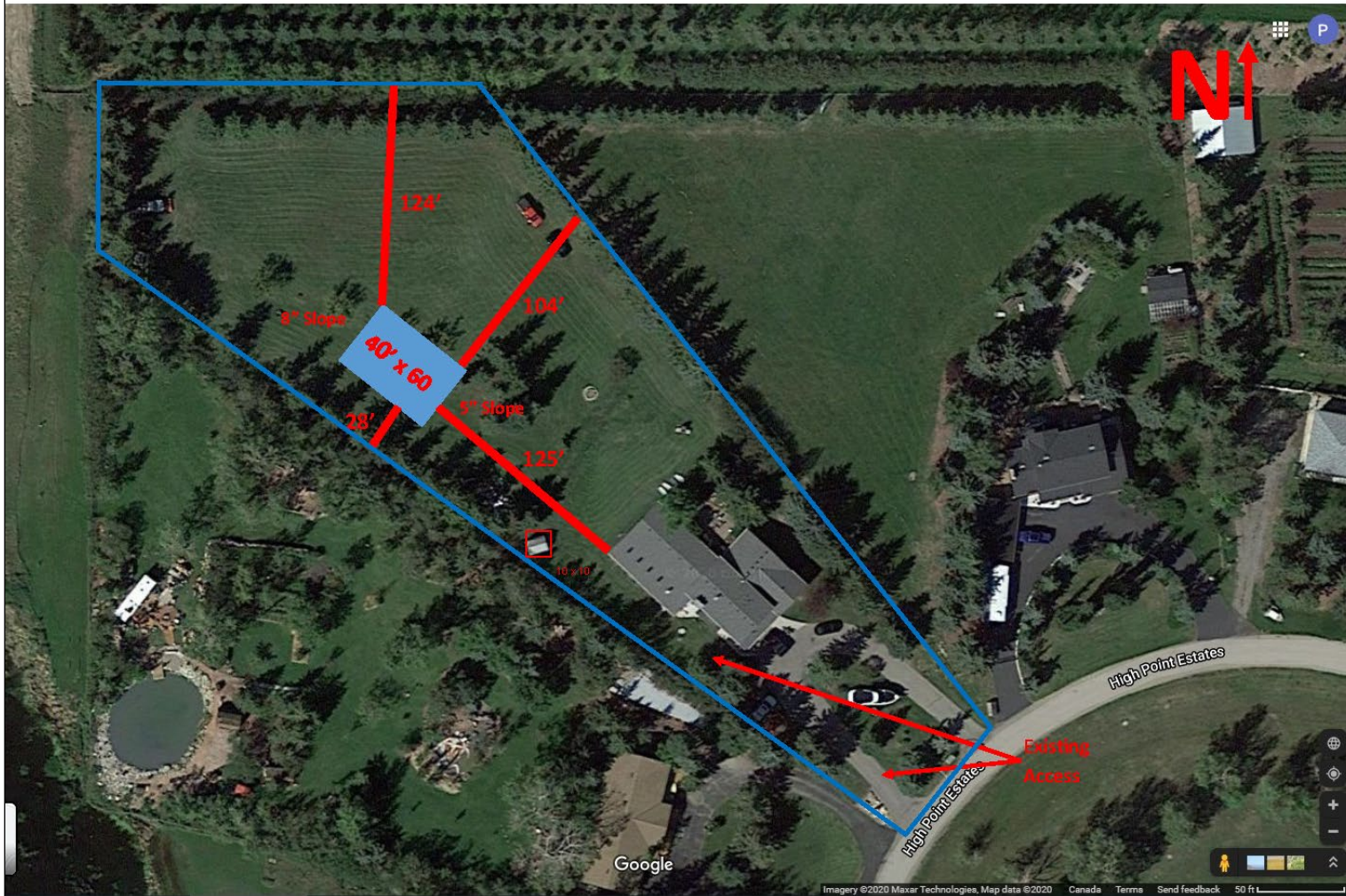
NE-12-24-28-W04M

2 Acres

Site Plan

Development Proposal

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 Roll: 04312045
 File: PRDP20203989
 Printed: Jan 15, 2021
 Legal: Lot:6 Block:1
 Plan:7510553 within NE-12-24-28-W04M

Inspection Photos
January 6, 2021



Inspection Photos
January 6, 2021



Inspection Photos
January 6, 2021



Inspection Photos
January 6, 2021





AGENCY	CIRCULATED	RESPONSE RECEIVED
School Authority		
Rocky View Schools	No	
Calgary Catholic School District	No	
Public Francophone Education	No	
Catholic Francophone Education	No	
Province of Alberta		
Alberta Environment and Parks	No	
Alberta Transportation	Yes	No
Alberta Sustainable Development (Public Lands)	No	
Alberta Culture and Community Spirit (Historical Resources)	No	
Energy Resources Conservation Board	No	
Alberta Health Services	No	
Public Utility		
ATCO Gas	No	
ATCO Pipelines	No	
AltaLink Management	No	
FortisAlberta	No	
Telus Communications	No	
TransAlta Utilities Ltd.	No	
Adjacent Municipality		
The City of Calgary	No	
City of Chestermere	Yes	Yes
Tsuut'ina Nation	No	
Other External Agencies		
EnCana Corporation	No	

ATTACHMENT 'C': APPLICATION REFERRALS

AGENCY	CIRCULATED	RESPONSE RECEIVED
Rocky View County Boards and Committees		
ASB Farm Members	No	
Internal Departments		
Recreation, Parks and Community Support	No	
Development Authority	No	
GIS Services	No	
Building Services	Yes	Yes
Fire Services & Emergency Management	No	
Development Compliance	Yes	Yes
Planning and Development Services (Engineering)	Yes	Yes
Transportation Services	Yes	No
Capital Project Management	No	
Utility Services	Yes	No
Agricultural and Environmental Services	Yes	No

Circulation Period: December 23, 2020 to January 13, 2021.

Agencies that were not required for distribution are not listed.