

**PLANNING AND DEVELOPMENT SERVICES**

TO: Municipal Planning Commission
Development Authority
DIVISION: 2

DATE: March 10, 2021
APPLICATION: PRDP20210471

FILE: 04723121

SUBJECT: Accessory Building / Discretionary use, with Variances

APPLICATION: Application is for the construction of an accessory building (oversize garage), relaxation to the maximum accessory building area and relaxation to the maximum accessory building height.

GENERAL LOCATION: located approximately 0.20 km (1/8 mile) west of Rge. Rd. 31 and 0.20 km (1/8 mile) north of Lower Springbank Rd.

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

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct an accessory building, detached garage with hobby shop, approximately 108.60 sq. m (1,168.96 sq. ft.). The proposed height of the accessory building is approximately 7.56 m (24.80 ft.). Requires relaxation to the maximum accessory building size and the maximum accessory building height.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210471 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210471 be refused for the following reasons:

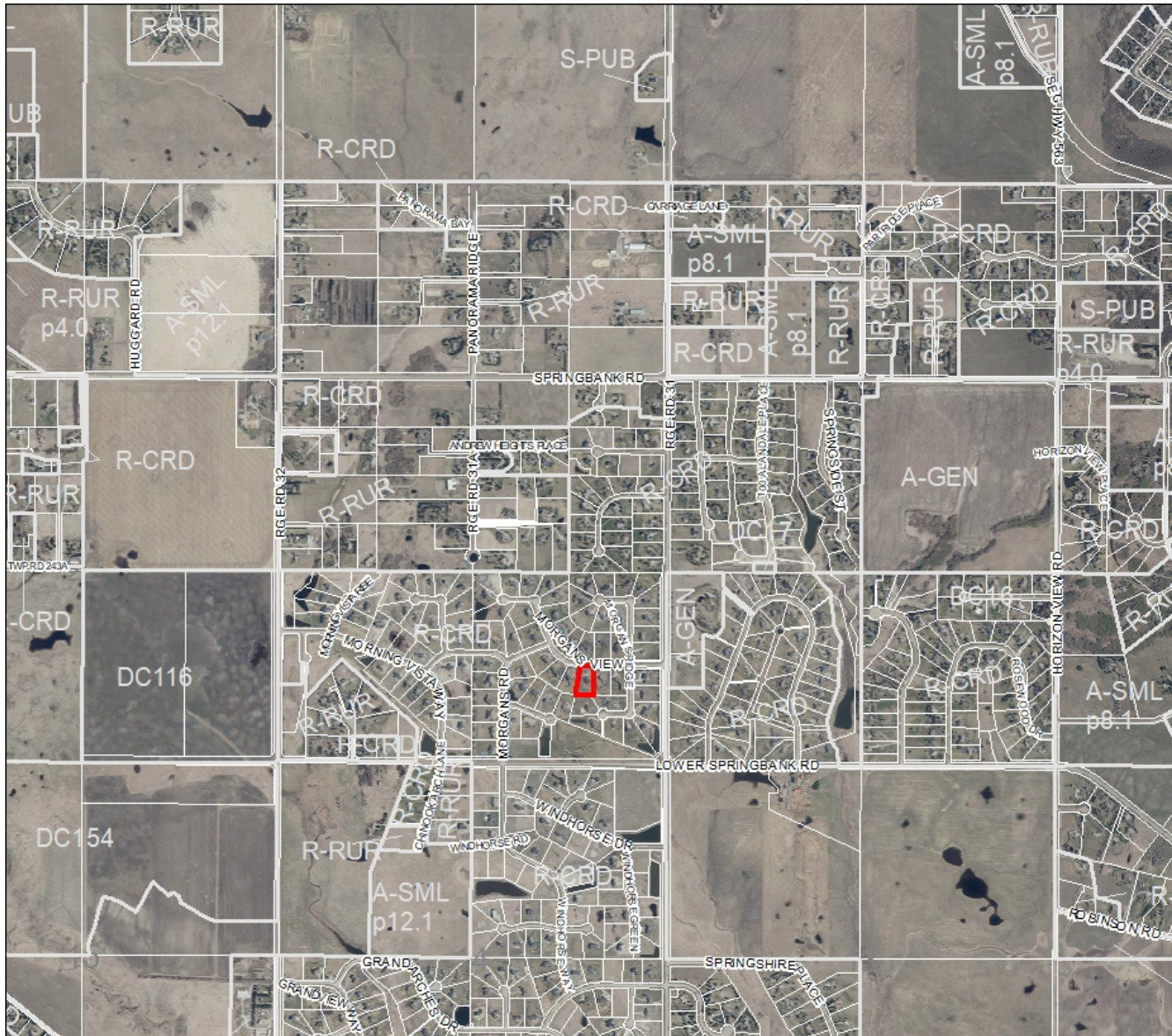
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development



ROCKY VIEW COUNTY

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

Variance	Requirement	Proposed	Percentage
Maximum Accessory Building Size	80.00 sq. m (861.11 sq. ft.)	108.60 sq. m (1,168.96 sq. ft.)	35.75%
Maximum Accessory Building Height	7.00 m (22.97 ft.)	7.56 m (24.80 ft.)	8.00%

**APPLICATION EVALUATION:**

The application was evaluated based on the information 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> • Central Springbank Area Structure Plan • Murray Lands Conceptual Scheme • Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: <ul style="list-style-type: none"> • Accessory Building Area > 80 sq. m (861.11 sq. ft.) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

No additional considerations.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the construction of an accessory building (oversize garage) 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 108.61 sq. m (1,168.96 sq. ft.)**.
 - ii. That the maximum accessory building height shall be relaxed from **7.00 m (22.97 ft.) to 7.56 m (24.80 ft.)**.

Permanent:

2. That the color of the exterior siding and roofing materials of the proposed accessory building (garage) shall be similar/cohesive to the existing dwelling, single detached and/or surrounding area.
3. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

Advisory:

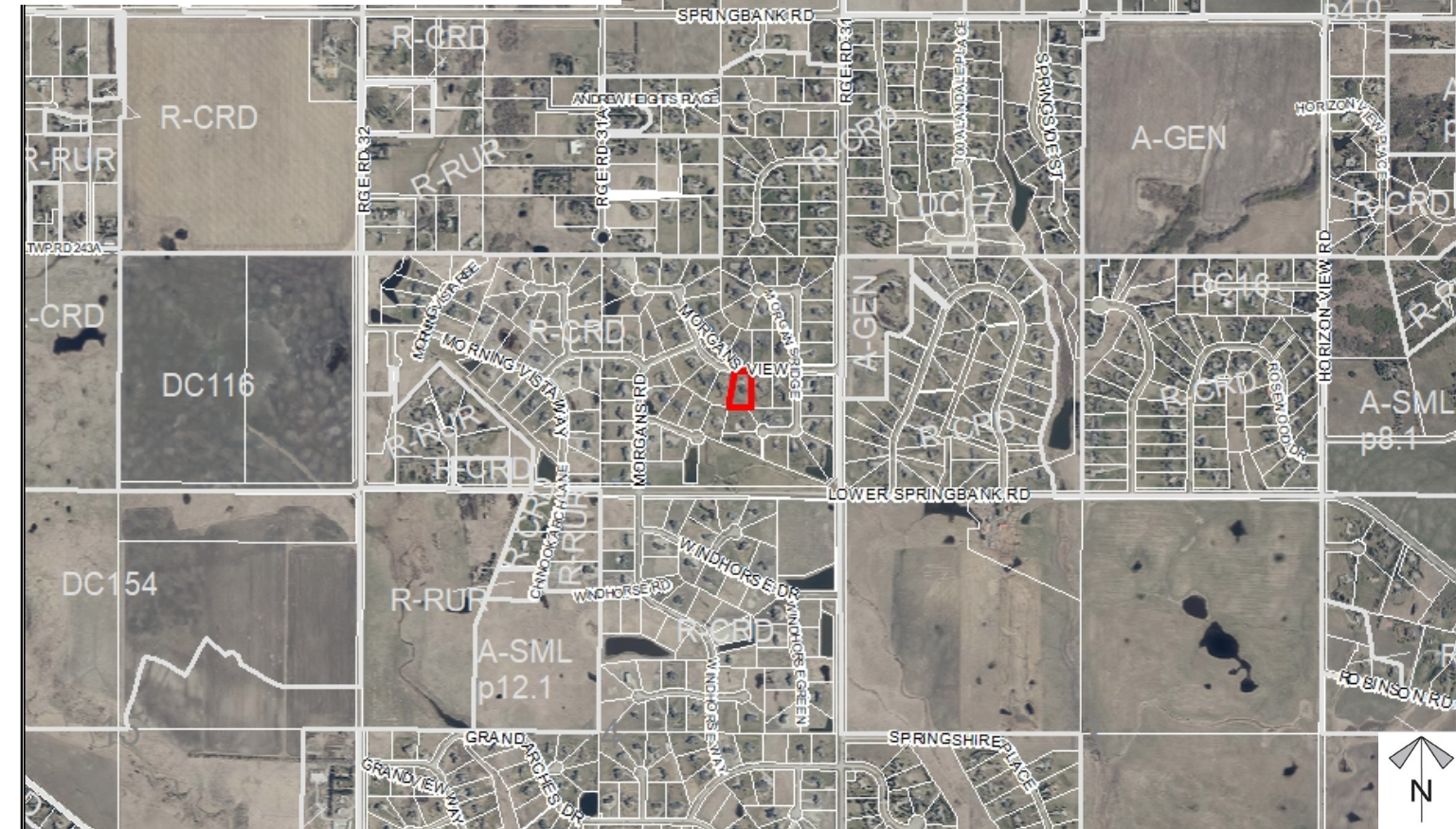
4. That a Building Permit shall be obtained, prior to any construction taking place.
5. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
6. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
7. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
8. 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.
9. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Bruce Abugov	OWNER: Bruce Abugov
DATE APPLICATION RECEIVED: February 4, 2021	DATE DEEMED COMPLETE: February 8, 2021
GROSS AREA: ± 0.83 hectares (± 2.05 acres)	LEGAL DESCRIPTION: Lot 47, Block 1, Plan 0514055, SE-23-24-03-W05M (31053 Morgans View)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> No previous development permit history 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Accessory Building

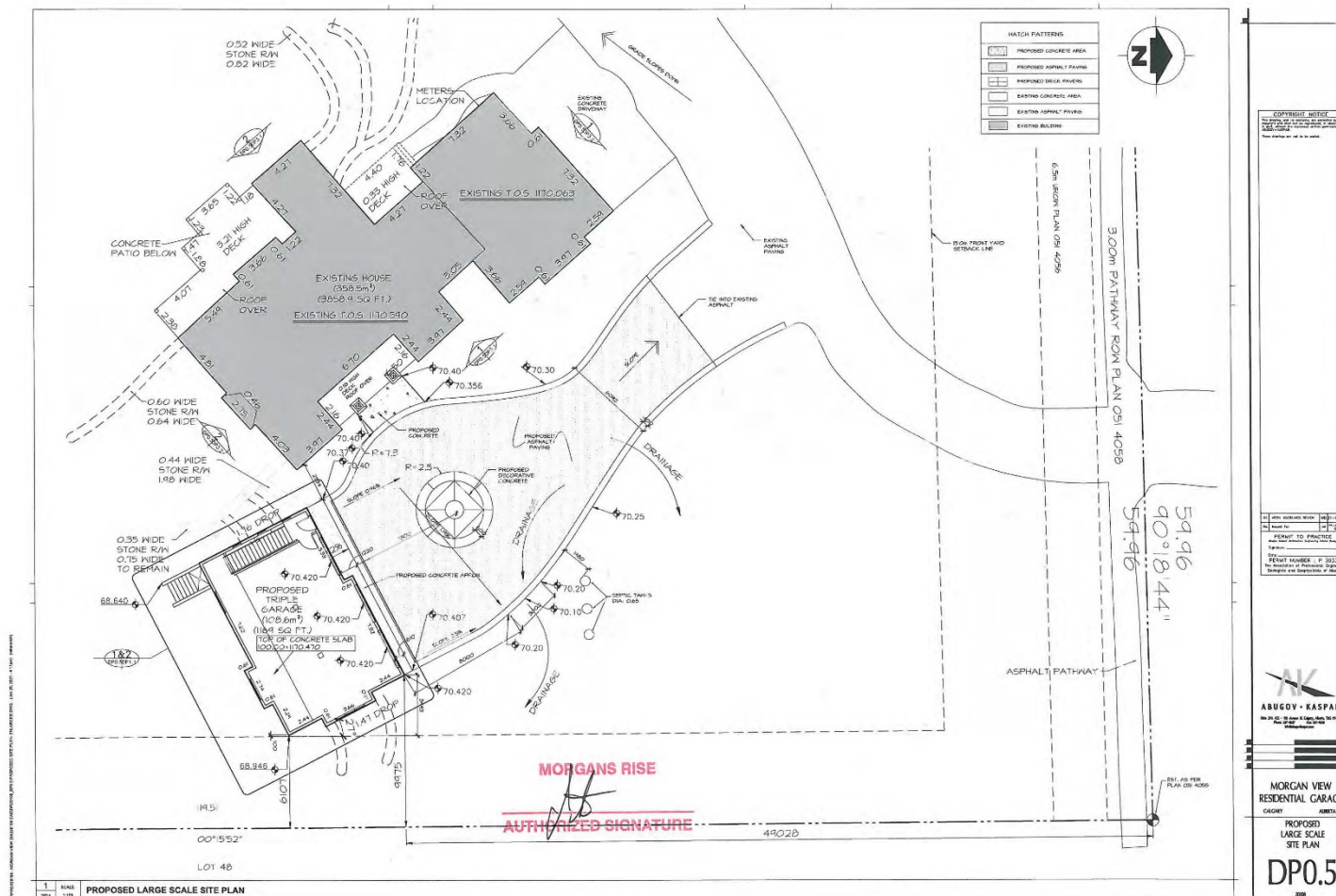


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File: PRDP20210471
Printed: February 9, 2021
Legal: Lot:47 Block:1
Plan:0514055; within SE-23-
24-03-W05M

Site Plan

Development Proposal

Accessory Building



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.

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PERMIT TO PRACTICE
 I hereby certify that the undersigned is a duly licensed professional engineer in the State of Alberta, and is authorized to practice in the Province of Alberta.

PERMIT NUMBER 10123
 The Registrar of Professional Engineers
 Engineering and Geomatics in Alberta

AK
ABUGOV - KASPAR
 100 Ave. 100, Suite 100, Calgary, Alberta T2C 1A1
 Phone: (403) 243-1000
 Fax: (403) 243-1001
 Email: info@ak-engineers.com

**MORGAN VIEW
 RESIDENTIAL GARAGE**
 CALGARY ALBERTA
 SATELLITE IMAGE

DP3.4
 2020

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Accessory Building



PROPOSED NORTH ELEVATION (FRONT)
 SCALE: 1/8" = 1'-0"

PROPOSED SOUTH ELEVATION (BACK)
 SCALE: 1/8" = 1'-0"

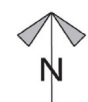
PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"

EXISTING HOUSE - GARAGE ELEVATION
 SCALE: 1/8" = 1'-0"

ASUGOV - KASPAR
 ARCHITECTS
 1000 N. 10TH AVE. SUITE 100
 DENVER, CO 80202
 (303) 733-1000
 www.asugov-kaspar.com

MORGAN VIEW RESIDENTIAL GARAGE
 COUNTY: JEFFERSON
 PROPOSED BUILDING HEIGHT
DP2.4
 (2006)



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Cover Letter

Development Proposal

Accessory Building

Rocky View County
 26 2075 Rocky View Point
 Rockyview County, AB T4A 0X2

Attn: Planning Services

Dear Sir/Madam,

Re: DP Application 31053 Morgans View

Please find attached a development permit application for a detached 3-car garage for my personal residence. The garage is designed to match the existing house in scale, form and exterior finish. The location of the garage and associated driveway is intended to create a greater sense of arrival with emphasis on the main front entry of the house. The garage was designed as a freestanding building so as not to disturb the existing home and mature landscaping. The lower level is a hobby/workshop area.

The floor area is 108.6 sq.m which exceeds the 90 sq.m allowed as a permitted use but is less than the 120 sq.m allowed as a discretionary use.

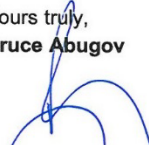
The garage is the exact same height as the existing garage which is 6.75m. However, as the existing grade drops toward the rear, the rear height is 8.3m for an average height of 7.56m. As such we are asking for a variance of 0.56m. This will ensure the scale and proportions match the existing house and garage.

I have met with both adjacent homeowners to review the plans. Both are supportive of the project.

In addition, I am attaching a copy of the drawings which have been reviewed and approved by the Morgans Rise Architectural Review Committee for compliance with the Morgans Rise Architectural Guidelines.

Please contact the undersigned at [REDACTED] for payment of any application fees as well as any additional information if required.

Yours truly,
Bruce Abugov



Principal
 C, LEED AP

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Site Photos
 (artists
 rendering)
Development Proposal

Accessory Building



PLAN NUMBER: DP3.5
 DATE: 02/09/2021
 BY: [Signature]

ARADY - KAPPA
 ARCHITECTS, INC.
 1000 N. GARDEN AVENUE, SUITE 100
 ROCKY HILL, CT 06067
 (860) 261-1111

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 ARCHITECTS, INC.
 1000 N. GARDEN AVENUE, SUITE 100
 ROCKY HILL, CT 06067
 (860) 261-1111

DP3.5



PLAN NUMBER: DP3.6
 DATE: 02/09/2021
 BY: [Signature]

ARADY - KAPPA
 ARCHITECTS, INC.
 1000 N. GARDEN AVENUE, SUITE 100
 ROCKY HILL, CT 06067
 (860) 261-1111

DP3.6

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