
PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 9

DATE: April 14, 2021
APPLICATION: PRDP20210684

FILE: 06823021

SUBJECT: Accessory Building / Discretionary use, with Variances

APPLICATION: Construction of an accessory building (oversize Quonset), relaxation of the maximum building area and the maximum building height requirement.

GENERAL LOCATION: located approximately 0.20 km (1/8 mile) south of Camden Lane and 0.81km (1/2 mile) east of Highway 22.

LAND USE DESIGNATION: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

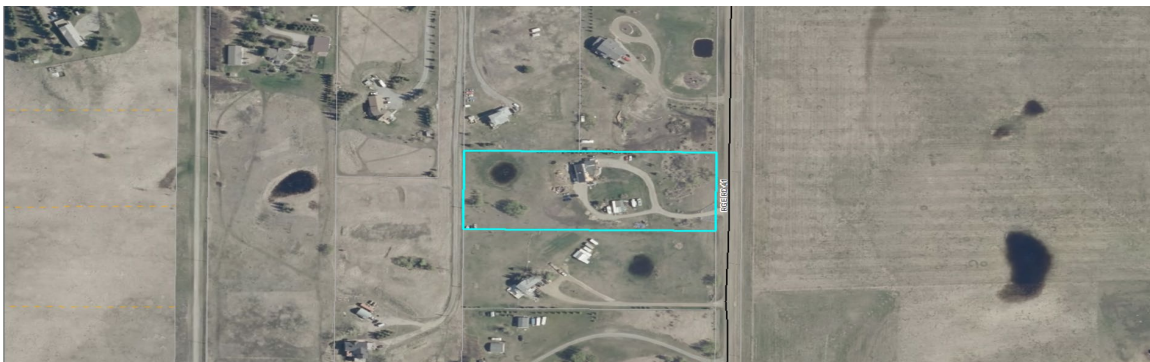
EXECUTIVE SUMMARY: The Applicant is proposing to construct an oversize accessory building (Quonset) for personal storage needs. The accessory building will be 222.96 sq. m (2,400.00 sq. ft.) in gross floor area. There are two variances requested and the application appears to be compliant with Residential, Rural District (R-RUR) regulations. Six (6) letters were submitted with the application, from adjacent neighbours, supporting the application.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210684 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210684 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.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Bronwyn Culham, Planning and Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Maximum Building Area	190.00 sq. m. (2,045.14 sq. ft.)	222.96 sq. m. (2,400.00 sq. ft.)	17.34%
Maximum Building Height	7.00 m (22.96 ft.)	7.18 m (23.57 ft.)	2.57%

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> • Cochrane North Area Structure Plan • Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Elevations • Floor Plan • Site Plan
DISCRETIONARY USE: <ul style="list-style-type: none"> • Accessory Building > 190.00 m² is a discretionary use in the Residential, Rural District (R-RUR) 	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.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

BC/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That an accessory building (oversize Quonset), approximately **222.96 sq. m (2,400.00 sq. ft.)** in footprint, may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings.
 - i. That the maximum building area is relaxed from **190.00 sq. m. (2,045.14 sq. ft.)** to **222.96 sq. m. (2,400.00 sq. ft.)**.
 - ii. That the maximum height requirement is relaxed from **7.00 m (22.96 ft.)** to **7.18 m (23.57 ft.)**.

Permanent:

2. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
3. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
4. That the Applicant/Owner shall ensure that post development drainage does not exceed pre development drainage and there are no stormwater implications to neighboring property due to proposed development. The Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
5. 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.

Advisory:

6. That the Applicant/Owner shall implement appropriate Erosion & Sediment Control measures during the construction of the proposed development and infrastructure in accordance with County's servicing standards.
7. 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.
8. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. That a Building Permit for the accessory building shall be obtained through Building Services, prior to any construction taking place.
10. 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.
11. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.

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



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Foster, Christina & David	OWNER: Foster, Christina & David
DATE APPLICATION RECEIVED: February 23, 2021	DATE DEEMED COMPLETE: March 4, 2021
GROSS AREA: ± 1.61 hectares (± 4.00 acres)	LEGAL DESCRIPTION: Lot 5 Block 4 Plan 9311055, NE-23-26-04-05; (263225 RGE RD 41)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>May 30, 1994:</i> Building Permit (1994-BP-3998) – Construction of a Single Family Dwelling – Occupancy Granted	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

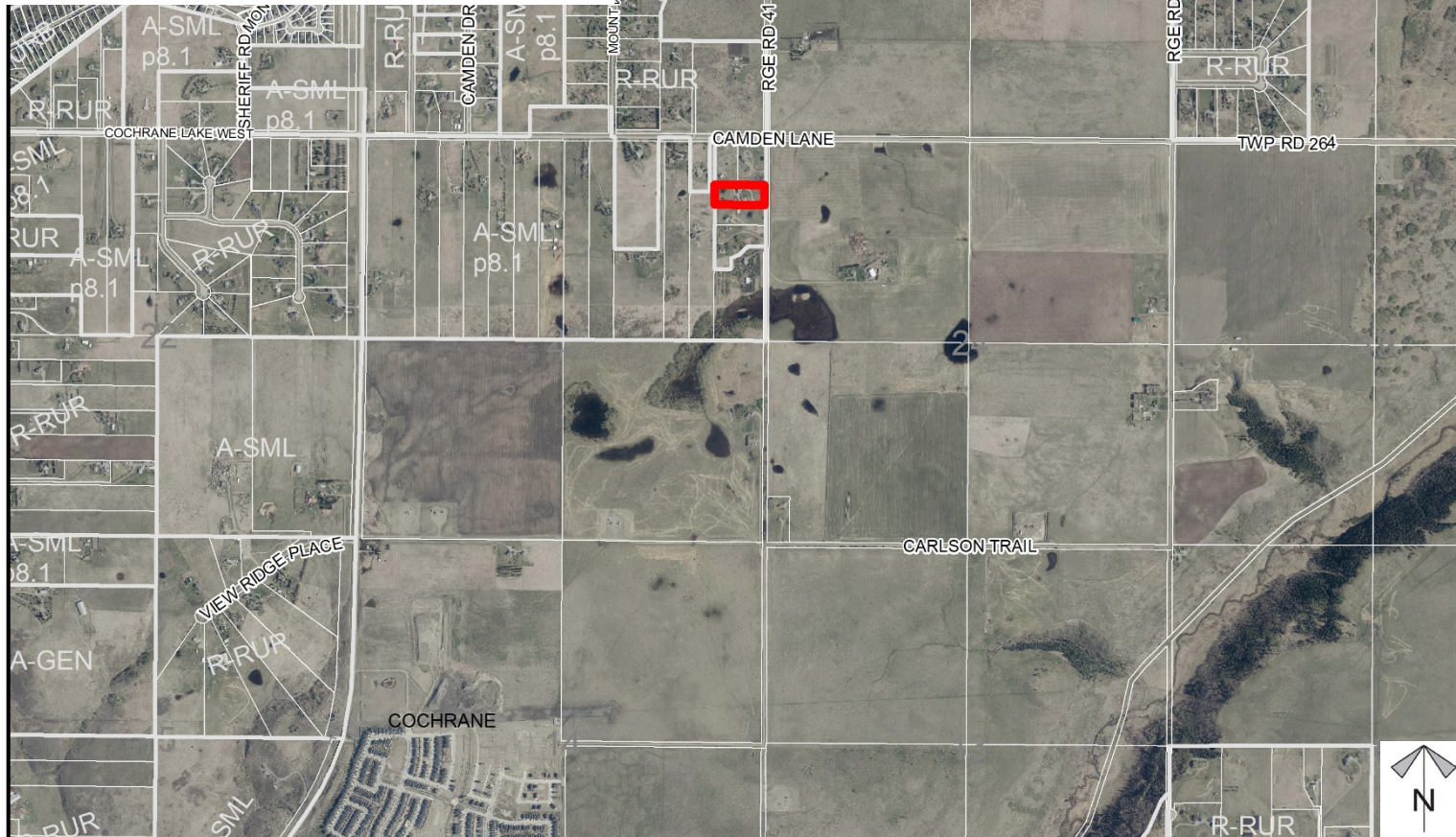
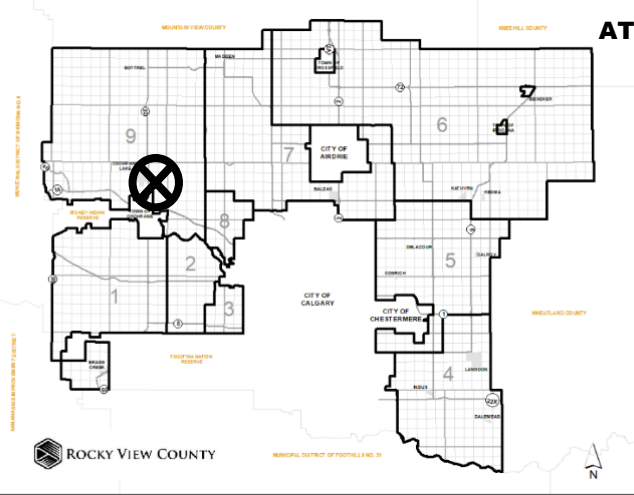


Location & Context

Development Proposal

Construction of an accessory building (oversize Quonset), relaxation of the maximum building area and the maximum building height requirement.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

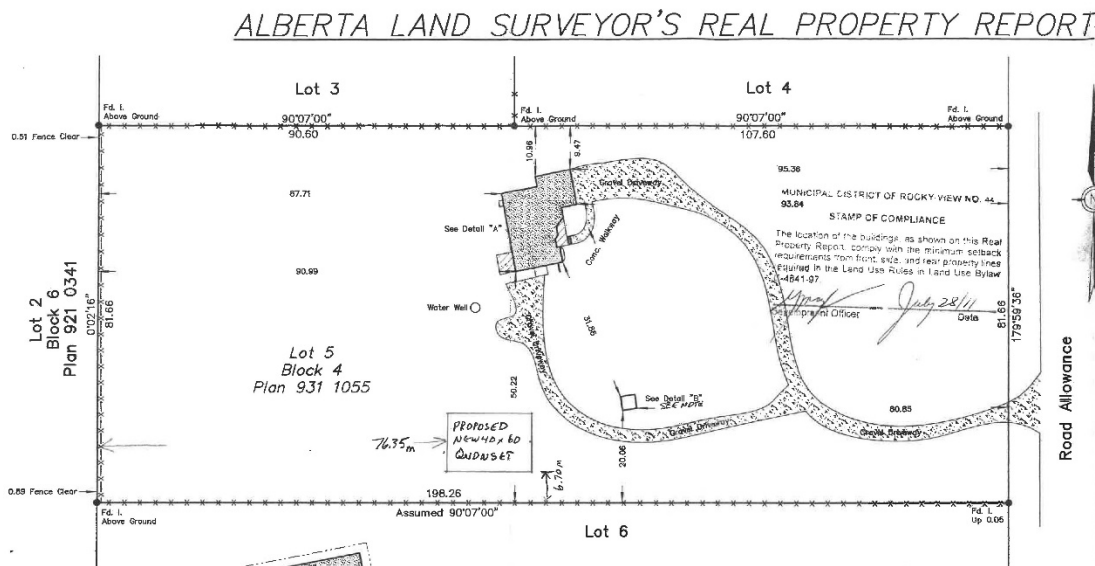


Division: 09
 Roll: 06823021
 File: PRDP20210684
 Printed: March 17, 2021
 Legal: Lot:5 Block:4
 Plan:9311055 within NE-23-
 26-04-W05M

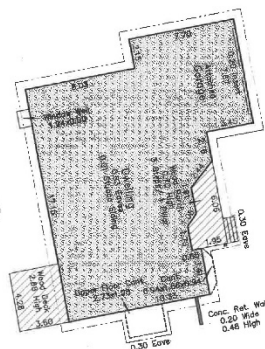
Site Plan

Development Proposal

Construction of an accessory building (oversize Quonset), relaxation of the maximum building area and the maximum building height requirement.







Detail "A"
Scale 1:250



No Eggs
Shed
3.05x3.03
0.28 Eggs
No Eggs

* SHED HAS BEEN TORN DOWN

Detail "B"
Scale 1:250

-  denotes Shed Hatch
 denotes Main Building Hatch
 denotes Concrete and Gravel Hatch
 denotes Wood Hatch



LEGAL DESCRIPTION:

Lot 5
Block 4
Egg 931 1055

DATE OF SURVEY: July 11th, 2011

LEGEND

Distances are shown thus:
 Dimensions are shown thus:
 Subject lot(s) are not shown thus:
 Other lots are shown thus:
 Stationary points are shown thus:
 Calculation points are shown thus:
 Property lines are shown thus:
 Utility center of Way are shown thus:
 Easements shown thus:
 Fences are shown thus:
 All fences are within 0.2 metres of the property lines
 All fences are within 0.2 metres of 0.2 beyond found
 All fences are distinguished from foundation to finish in

DENOTES
 BW—Back of Curb, BW—Back of Walk, Calc.—Calculate
 Conc.—Concrete, C.S.—Countersunk, Enc.—Encroachment
 M—Mark, Ret.—Retaining, R/W—Right of Way, W/C
NOTE
 The information is based on the C. of T. 941 067 233
 the 30th day of June, 2011, and is subject to the following:
 Caveat No. 751 119 875
 Mortgage No. 021 129 216


PURPOSE:

This Report and related plans have been prepared for the benefit of the landowners and any of their agents for the purpose of a land conveyance, application, a mortgage application, or a submittal to the municipality for copying a permitted only for the benefit of those parties, and only if the applicable, registered, and utility rights are affecting the property shown on the attached plan. Unless shown otherwise, property corner marked on the attached plan should not be used to establish boundaries due to the measurement error by the user. The information shown on this Real Property of this property as of the date of survey only. Users are encouraged to update for future requirements.

CERTIFICATION:

1. I hereby certify that this report, which includes the attestation, was prepared and performed under my personal supervision with the assistance of the Professional Land Surveyors Association and supplements thereto. Accordingly within the date of this Report, I am of the opinion that:
 - a. The Plan illustrates the boundaries of the Property, defined in Part D Section 1.5 of the Alberta Land Manual of Standard Practice, registered easements, affecting the extent of the title to the property;
 - b. The improvements are entirely within the boundaries;
2. no visible encroachments exist on the Property from situated on an adjoining property,
3. no visible encroachments exist on registered easements affecting the extent of the property,
4. unless otherwise specified, the dimensions shown relate from property boundaries to the foundation walls of any building.

Dated at Calgary, Alberta on this 15th day of July, 20


J.B. Lamarche, A.L.S.
This document is not valid unless it bears an
original signature in blue ink, and a Lamarche
Land Surveyors Ltd. permit stamp in red ink.

Lamarche Land #1, 3175-68th Street Calgary, Alberta T2C 1A7
Surveyed: BP
File No.: 110455

J.B. Lamarche, A.L.S.	Calgary, Alberta
This document is not valid unless it bears an original signature in blue ink and a Lamarche Land Surveyors Ltd. permit stamp in red ink.	Surveyed: BP
	File No.: 110455

Division: 09
Roll: 06823021
File: PRDP20210684
Printed: March 17, 2021
Legal: Lot:5 Block:4
Plan:9311055 within NE-23-
26-04-W05M

Inspection Photos
March 29, 2021



Inspection Photos
March 29, 2021

