

**PLANNING AND DEVELOPMENT SERVICES**

TO: Municipal Planning Commission
Development Authority **DIVISION:** 6

DATE: April 14, 2021 **APPLICATION:** PRDP20210693

FILE: 06109001

SUBJECT: Accessory Building / Discretionary use, with Variances

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

GENERAL LOCATION: located on the southeast quadrant of the intersection of Twp. Rd. 262 and Rge. Rd. 264.

LAND USE DESIGNATION: Agriculture, General District (A-GEN) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to construct an accessory building, oversize farm building, approximately 1,404.69 sq. m (15,120.00 sq. ft.). The proposed use of the proposed accessory building is farm equipment storage. The application requires a relaxation to the maximum accessory building size and complies with all other district regulations.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210693 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210693 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



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
Maximum Accessory Building Size	930.00 sq. m (10,010.40 sq. ft.)	1,404.60 sq. m (15,120.00 sq. ft.)	51.03%

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> 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 > 930.00 sq. m (10,010.40 sq. ft.) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

No additional considerations.



ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the construction of an accessory building (oversize farm building) 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 **930.00 sq. m (10,010.40 sq. ft.) to 1404.69 sq. m (15,120.00 sq. 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 there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
4. That the accessory building shall not be used for residential or commercial purposes at any time unless approved by a Development Permit.
5. 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.

Advisory:

6. That a Building Permit/Farm Building Exemption, for the accessory building shall be obtained through Building Services, prior to any construction taking place.
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 the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. 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]*.
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 if this Development Permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Ludwig Reicheneder	OWNER: 705370 Alberta Ltd.
DATE APPLICATION RECEIVED: February 23, 2021	DATE DEEMED COMPLETE: March 2, 2021
GROSS AREA: ± 64.75 hectares (± 160.00 acres)	LEGAL DESCRIPTION: NW-09-26-26-W04M (263145 Twp. Rd. 262)
APPEAL BOARD: Municipal Government Board	
HISTORY: <ul style="list-style-type: none"> • 2010-DP-14000: accessory building (greenhouse) • 2009-DP-13776: existing greenhouse • 2003-DP-10553: accessory building (machine shed and repair shop) • 1998-DP-8106: second farm dwelling • FBL20000913_158: farm building • FBL20031105_404: farm building • PRBD20151543: pool house 	
PUBLIC & AGENCY SUBMISSIONS: <p>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.</p>	

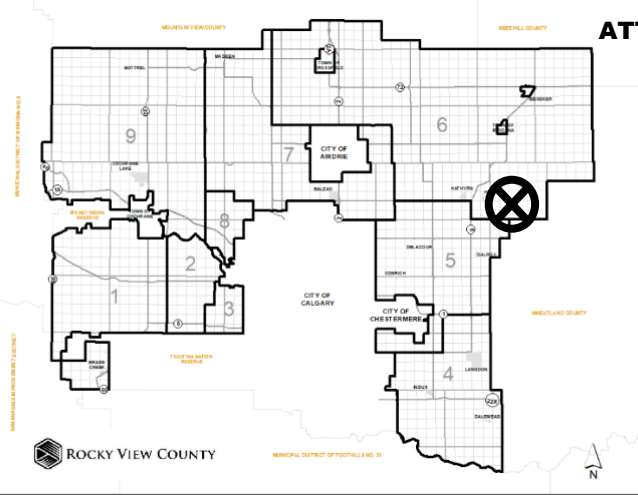


Location & Context

Development Proposal

Accessory Building
(oversize farm building)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 06
 Roll: 06109001
 File: PRDP20210693
 Printed: Mar 2, 2021
 Legal: NW-09-26-26-W04M



Site Plan

Development Proposal

Accessory Building
(oversize farm building)



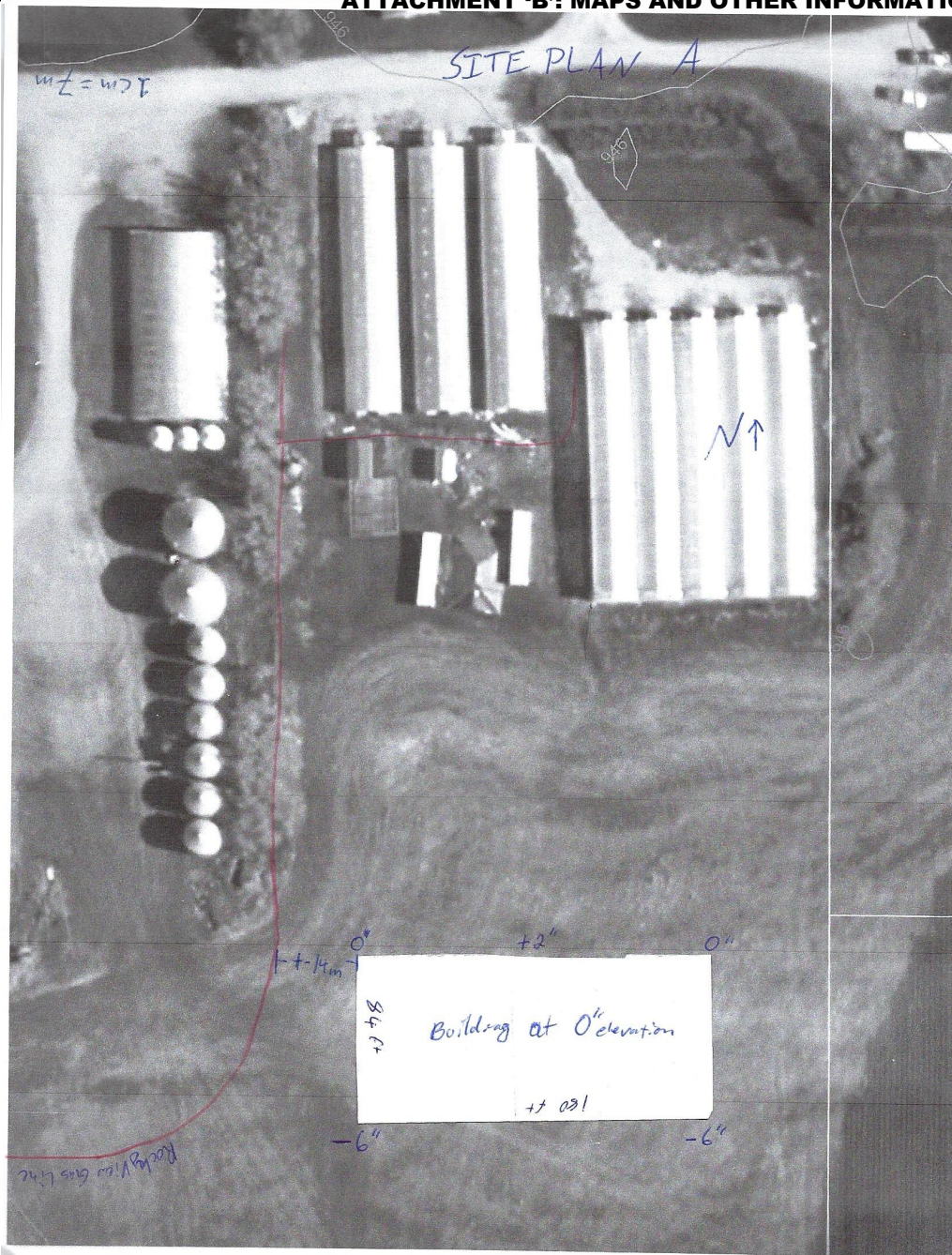
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Site Plan

Development Proposal

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Aerial Image

Development Proposal

Accessory Building
 (oversize farm building)



■ Proposed accessory building



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Building Drawings

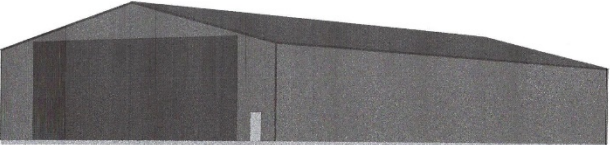
Development Proposal

Accessory Building
(oversize farm building)

REMUDA

15,120 Sq Ft
Prepared for:
Ludwig Reichensieder

Project Summary:
 Dimensions: 84' x 182' x 20'
 Ceiling Height: 20'
 Roof Pitch: 3/12
 Colors shown:
 Walls: Charcoal
 Roof and Trim: Carbon



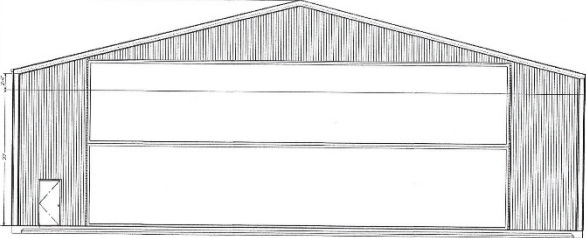
NOT FOR CONSTRUCTION USE

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Client: Ludwig Reichensieder
 Project: Remuda Building
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CROSS SECTION ELEVATION



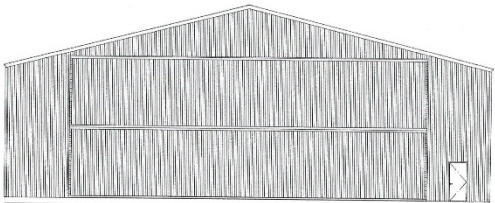
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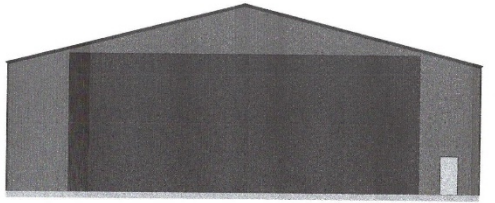
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NT ELEVATION





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Cover Letter**Development Proposal**

Accessory Building
(oversize farm building)

Rocky View Seed Ltd.

263159 Twp 262 Rocky View County AB

T4A3A9

Rocky View County

Planning Services

development@rockyview.ca

Development Permit Application

Proposed Construction of an Oversized Agricultural Accessory Building (cold storage)

84ft X 180ft (15120sqft)

Farm Equipment is becoming larger and sophisticated thus requiring protection from UV degradation, hail, etc. The size of the proposed building is required to meet the needs of our farming operation to maintain the functionality, quality and value of farm equipment. Equipment such as our Precision drills, swather, sprayers etc. is stored outside as we currently do not have a building large enough to accommodate it resulting in damage to wires, sensors, hoses, valves, paint and other components. The proposed buildings NE corner would be located approximately 238m south of TWP 262 and 17m to the west of the quarter boundary. There is a utility right of way approximately 14m West of the NW corner of the proposed building. The proposed location was chosen to mitigate adverse effect while respecting set back.

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Site Photos

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