



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 1
DATE:	April 14, 2021	APPLICATION: PRDP20210989
FILE:	03917031	
SUBJECT:	Accessory Building / Permitted use, with Variances	

APPLICATION: Application is for construction of an addition to an accessory building (existing), relaxation of the minimum rear yard setback requirement.

GENERAL LOCATION: Located approximately 0.40 km (1/4 mile) north of Twp. Rd. 232 and 0.20 km (1/8 mile) west of Rge. Rd. 54.

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct two (2) small additions, totalling approximately 82.79 sq. m (891.16 sq. ft.) in area, to an existing accessory building. The proposed additions will make the building total area and accessory building coverage for the parcel approximately 178.14 sq. m (1,917.45 sq. ft.). The additions will require relaxation to the rear yard setback.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210989 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210989 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 (%)
Rear yard setback requirement	7.00 m (22.97 ft.)	3.08 m (10.10 ft.)	56.00%

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> Land Use Bylaw C-8000-2020 Greater Bragg Creek Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> No reports submitted
PERMITTED USE: <ul style="list-style-type: none"> Accessory Building ≤190.00 sq. m (2045.14 sq. ft.) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

No additional review considerations



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 Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the proposed additions to the accessory building (existing) may be constructed on the subject parcel, in general accordance with the drawings and information submitted with the application.
 - i. That the minimum rear yard setback requirement shall be relaxed from **7.00 m (22.97 ft.) to 3.08 m (10.10 ft.)**.

Permanent:

2. That the accessory building shall not be used for residential or commercial purposes at any time, unless approved by a Development Permit.

Advisory:

3. That during the construction of the addition, all construction materials shall be maintained on-site, in a neat and orderly manner. Any debris shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
4. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
5. That the Applicant/Owner shall obtain appropriate Building Permit(s), from Building Services, prior to any construction taking place.
6. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
7. 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.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Charlotte Funke	OWNER: Charlotte Funke
DATE APPLICATION RECEIVED: March 11, 2021	DATE DEEMED COMPLETE: March 17, 2021
GROSS AREA: ± 2.13 hectares (± 5.26 acres)	LEGAL DESCRIPTION: Lot 3, Plan 9211658, SE-17-23-05-W05M (36 Hawk Eye Road)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • PRDP20171084: Bed and Breakfast • PRDP20210478: Bed and Breakfast 	
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.	



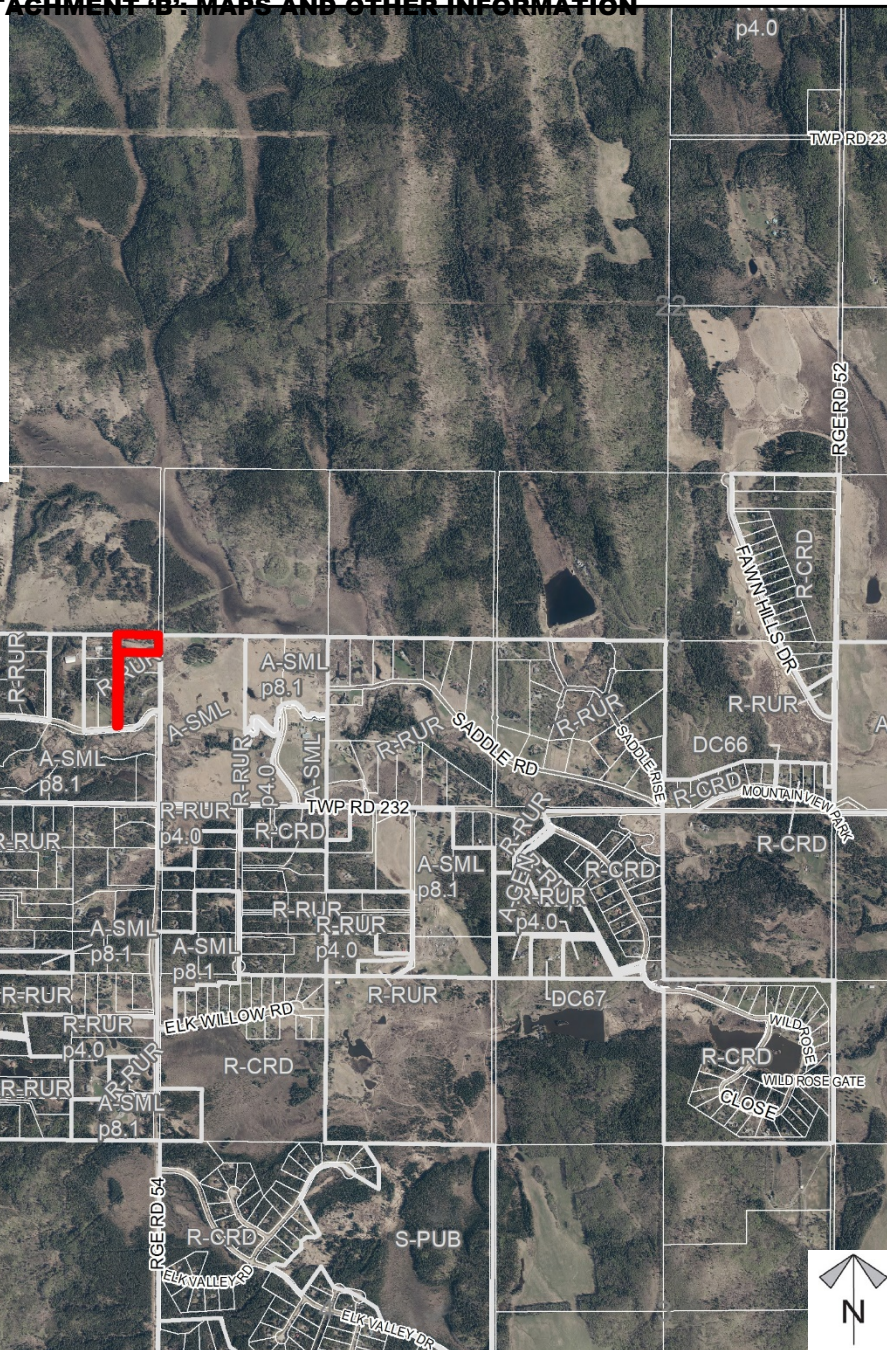
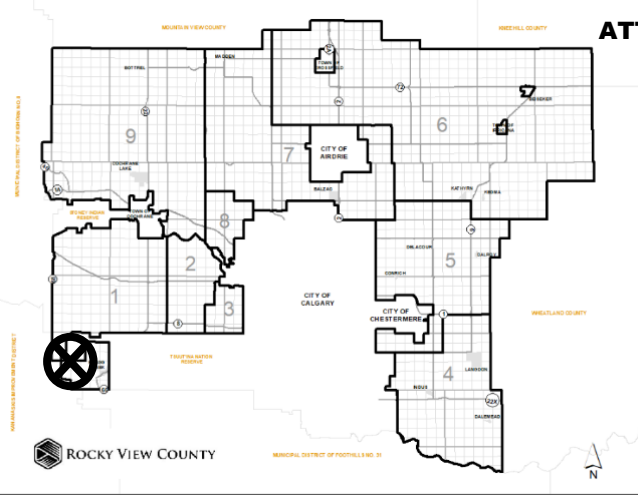
Location & Context

Development Proposal

Accessory building (existing), construction of two additions and the relaxation of the minimum rear yard setback requirement

Division: 01
Roll: 03917031
File: PRDP20210989
Printed: March 17, 2021
Legal: Lot:3 Plan:9211658
within SE-17-23-05-W05M

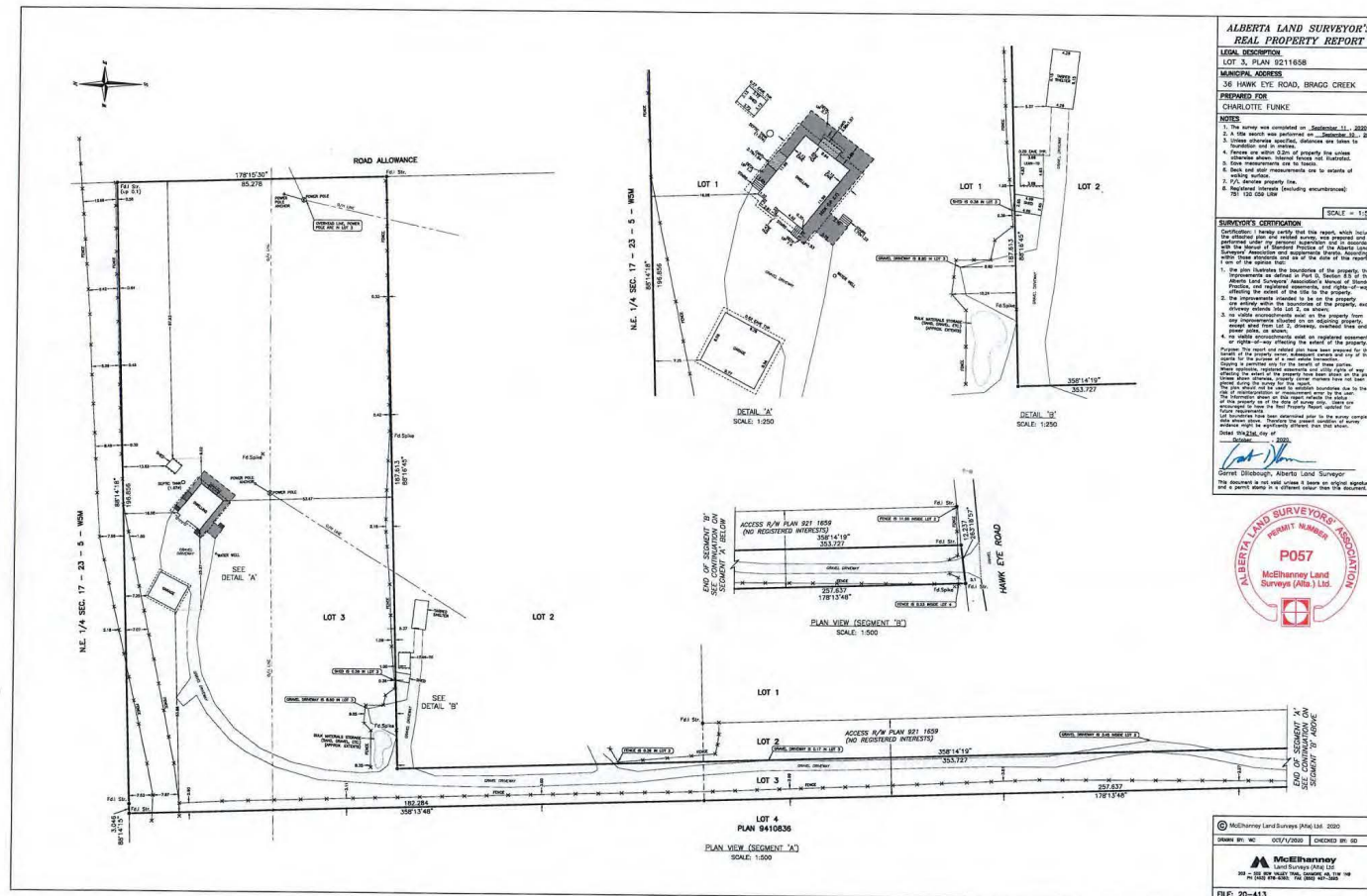
ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

Accessory building (existing), construction of two additions and the relaxation of the minimum rear yard setback requirement



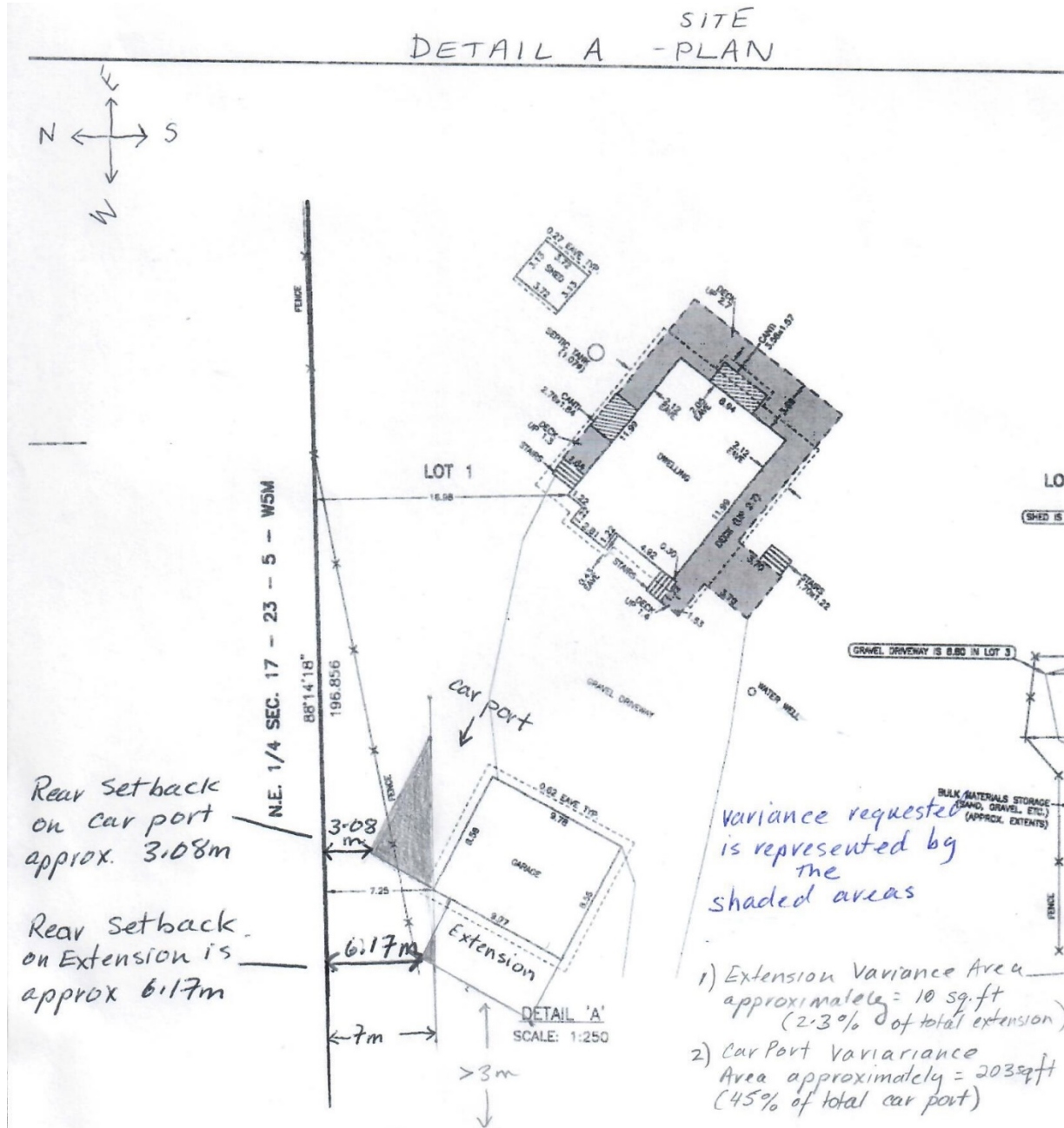
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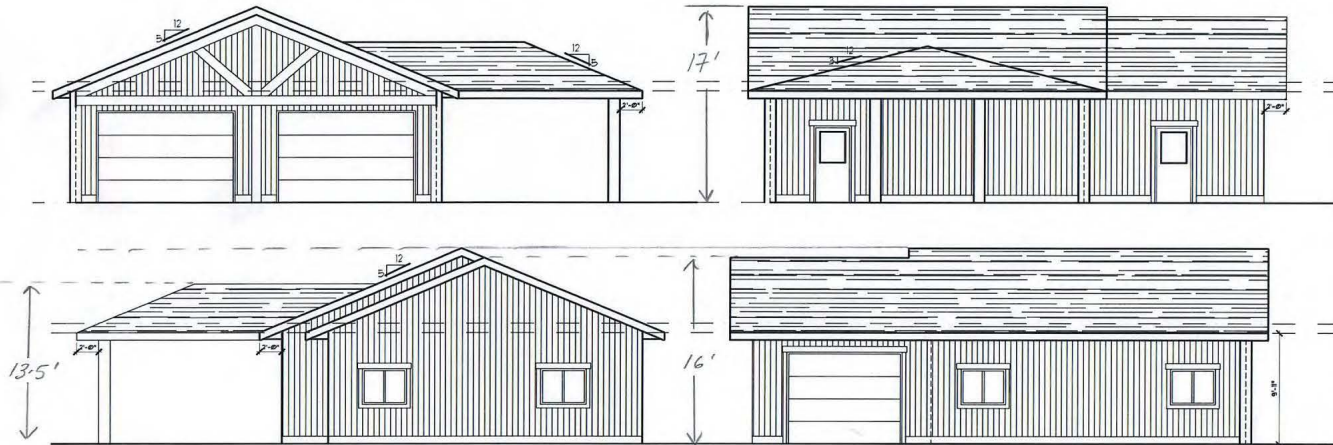
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Building Drawing

Development Proposal

Accessory building
(existing), construction of
two additions and the
relaxation of the minimum
rear yard setback
requirement



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Site Photos

Development Proposal

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