

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 1
DATE:	April 28, 2021	APPLICATION: PRDP20210852
FILE:	04811003	
SUBJECT:	Construction of a Garage / Listed DC Discretionary use, with Variances	

APPLICATION: Construction of a garage and relaxation of the maximum building area requirement

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) north of Hwy. 8 and on the east side of Hwy 22.

LAND USE DESIGNATION: Direct Control District 21 (DC-21)

EXECUTIVE SUMMARY: This proposal is for the construction of a 445.93 sq. m (4,800.00 sq. ft.) garage, which is one of the principal buildings/structures listed in DC-21 Section 5.3.2(a)(iv). The property is developed with a summer camp (Camp Hope) with 28 existing buildings. The DC lists specific types and numbers of buildings permitted on the property, and upon review of the overall site plan, the property appears to be compliant with the Bylaw. The cover letter notes that the building will not be located within the Elbow River flood fringe. Administration has no concerns with the proposal and is of the opinion that this use aligns with the existing land use.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210852 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210852 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri, Planning & Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Maximum building area	37.20 sq. m (400.00 sq. ft.)	445.93 sq. m (4,800.00 sq. ft.)	1,100%

APPLICATION EVALUATION:

The application was evaluated based on the technical reports 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>; • Subdivision and Development Regulations; • Municipal Development Plan; • City of Calgary/Rocky View County Intermunicipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: <i>Garage</i> is a discretionary use in DC-21	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

CONCLUSION:

Under DC-21, Section 5.4.5(d), the maximum area of buildings or structures specifically for the garage use is 37.20 sq. m (400.00 sq. ft.).

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/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 the construction of a garage may take place on the subject property in accordance with the approved site plans, drawings, and conditions of this permit. This approval includes:
 - i. That the maximum building area requirement shall be relaxed from **37.20 sq. m (400.00 sq. ft.) to 445.93 sq. m (4,800.00 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 building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
4. That no topsoil shall be removed from the site.

Advisory:

5. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
6. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
7. That during construction, 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 a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
9. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (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.
12. 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.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Renova Homes & Renovations	OWNER: Hope Mission
DATE APPLICATION RECEIVED: February 25, 2021	DATE DEEMED COMPLETE: March 30, 2021
GROSS AREA: ± 40.12 hectares (± 99.14 acres)	LEGAL DESCRIPTION: NW-11-24-04-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: <p>August 19, 2020: Development permit issued for construction of an single family dwelling and relaxation of the maximum building area requirement</p> <p>July 12, 2017: Development permit issued for construction of a lodge building (double wide trailer) and relocation of two (2) accessory buildings</p> <p>April 1, 2015: Development permit issued for construction of an accessory building (office facility)</p>	
AGENCY SUBMISSIONS: <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

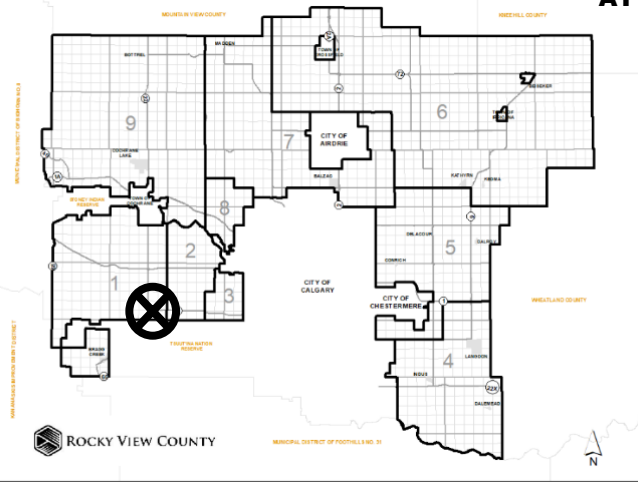


Location & Context

Development Proposal

construction of a garage
and relaxation of the
maximum building area
requirement

Division: 01
Roll: 04811003
File: PRDP20210852
Printed: March 25, 2021
Legal: NW-11-24-04-W05M



Site Plan

Development Proposal

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Site Plan

PROPOSED 40'x120'x14' SHOP
 HOPE MISSION CAMP
 BRAGG CREEK, AB

DESIGN/CLIMATIC DATA

STRUCTURAL DESIGN IS ACCORDING TO:
 1. NATIONAL BUILDING CODE OF CANADA - 2019
 ALBERTA EDITION, (BC, AC)
 2. ENGINEERED DESIGN IN WOOD - LA TEST
 B01 JUN - CSA U9613

IMPORTANCE CATEGORY: NORMAL

LOCATION: BRAGG CREEK, AB
 WIND: 12.10 - 12.58 m/s
 3.125 - 3.438 m/s
 34 - 36.9 m/s
 54 - 64.4 m/s

GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES UNLESS NOTED OTHERWISE.
2. THE STRUCTURAL DESIGN AND ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA - 2019 ALBERTA EDITION, (BC, AC).
3. NORMAL OCCUPANCY CLASSIFICATION.
4. WINDOW AND DOOR SIZES SHOWN ARE NOMINAL, ONLY. EXACT DIMENSIONS AND SO ON OPENING SIZES OF WINDOWS AND DOORS ARE TO BE SUPPLIED BY THE WINDOW AND DOOR MANUFACTURER PRIOR TO START OF CONSTRUCTION.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL FOLLOW:
 A. NATIONAL BUILDING CODE OF CANADA - 2019 ALBERTA EDITION, (BC, AC)
 B. LOCAL CODES AND BY-LAWS
 C. ALBERTA OCCUPANCY HEALTH AND SAFETY REGULATIONS
2. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS PRIOR TO THE WORK REQUIRED ON THE DRAWINGS.
3. UNSOUND STRUCTURAL CONCLUSIONS OBTAINED OR DEVELOPED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER.
4. DRAWINGS SHOW THE COMPLETED STRUCTURE, BUT MAY NOT SHOW COMPONENTS REQUIRED TO COMPLETE THE WORK AS A SAFE HANDOFF. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SHED OF CONSTRUCTION PERSONNEL AND THE ORIGINAL FORCE MAINING ALL PHASES OF CONSTRUCTION.
5. THE FIELD CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OR SHORING THAT INTERFERES WITH CARRYING OUT THE WORK.
6. THE FIELD CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION.
7. GRAVEL TO BE 40mm CRUSHED GRAVEL WHICH SHALL BE CLEAR AND BE COMPACTED NATURAL STONE FREE FROM CLAY, SILT AND ORGANIC MATTER. GRAVEL SHALL BE IN A RECOMPACTED DURING BACKFILL TO THE EXTENT POSSIBLE.
8. ALL STRUCTURAL LUMBER INCLUDING JOISTS, BEAMS AND POSTS SHALL BE SUPPLY D, F, NO. 1 UNLESS NOTED OTHERWISE.
9. CRIMINAL STRAIN (CROSS) TO ADHERE TO THE 1937 SERIES 93 STANDARDS ON OSB AND WATERBOARD.
10. FINAL EXTERIOR GRADE TO BE 10' FROM PERIMETER 2% AWAY FROM PERCHETER OF BUILDING.
11. ROOF FINISHING AS PER NATIONAL BUILDING CODE OF CANADA - 2019 ALBERTA EDITION, (BC, AC).

FRONT SIDE

REAR SIDE

DRAWING INDEX

DWG	COVER SHEET	TITLE
A2.00	COVER SHEET	
A1.01	FLOOR PLAN	
A2.01	ELEVATIONS	
A2.02	ELEVATIONS	
A3.01	SECTION	
A3.02	DETAILS	
A4.01	TRUSS BRACING PLAN & DETAILS	
A5.01	JOIST BRACING PLAN	
A5.02	JOIST DETAILS	



1000 240 PM L. 100000 10 100 400
 1000 240 PM L. 100000 10 100 400

- THIS IS A CONCEPTUAL DRAWING AND NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
- THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE AND THEREFORE THE ACCURACY OF THE INFORMATION PROVIDED IS NOT GUARANTEED.
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SCALE:

PROJECT NO. 1078

UNLAWFUL CONSTRUCTION

bcd barbosa engineering & design

REV.	DESCRIPTION	DATE
1	CONSTRUCTION	10/25/2020

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMANCE AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS.

BY: DATE:

EXTERIOR WALL

- 2x6 STUD WALL WITH 1/2" GYPSUM BOARD
- 2x6 STUD WALL WITH 1/2" GYPSUM BOARD
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- 2x6 STUD WALL WITH 1/2" GYPSUM BOARD
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CEILING TYPE

- STANDARD RIGID GIP WITH RIGID FOAM INSULATION
- PREMIUM 25 GAUGE METAL INCLUDING A 3/4" RIB
- 4" x 12" 2x6 - 4x12 TRUSS COLUMNS WITH 1/2" GYPSUM BOARD
- 2x6 STUD WALL WITH 1/2" GYPSUM BOARD
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LEGEND

WALL TYPE	DOOR TYPE	ROOF NUMBER	CEILING TYPE
WALL TYPE	DOOR TYPE	ROOF NUMBER	CEILING TYPE
WALL TYPE	DOOR TYPE	ROOF NUMBER	CEILING TYPE
WALL TYPE	DOOR TYPE	ROOF NUMBER	CEILING TYPE
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WALL TYPE	DOOR TYPE	ROOF NUMBER	CEILING TYPE
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REFERENCE DRAWING INDEX

DWG	INTENSITY STANDARD DETAILS	SHEET NO.
A2.00	COVER SHEET	1
A1.01	FLOOR PLAN	1
A2.01	ELEVATIONS	1
A2.02	ELEVATIONS	1
A3.01	SECTION	1
A3.02	DETAILS	1
A4.01	TRUSS BRACING PLAN & DETAILS	1
A5.01	JOIST BRACING PLAN	1
A5.02	JOIST DETAILS	1

PROPOSED 40'x120'x14' SHOP
 HOPE MISSION CAMP
 BRAGG CREEK, AB

DESIGNED BY: B

COVER SHEET

Project Number	10-155
Date	2020-10-25
Drawn by	DC
Checked by	DC
Approved by	DC
Scale	1/4" = 1'-0"

A0.00

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