

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board
DATE: May 27, 2021 **DIVISION:** 2
FILE: 04715017 **APPLICATION:** PRDP20211109
SUBJECT: Development Item: Accessory Building / Discretionary use, with Variances

APPLICATION: Application is for the construction of an accessory building (workshop and vehicle storage), relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage, and relaxation to the maximum accessory building height.

GENERAL LOCATION: located approximately 3.20 km (2.00 mile) south of Springbank Rd. and on the west side of Rge. Rd. 33.

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

EXECUTIVE SUMMARY: Administration conditionally approved the application and the Notice of Decision was advertised on April 20, 2021.

The Applicant is proposing to construct an accessory building with approximately 278.71 sq. m (3,000.00 sq. ft.) in footprint. The accessory building would be used for a workshop and vehicle storage. The proposed accessory building requires relaxation to the maximum accessory building size (248.39%), maximum accessory building parcel coverage (132.26%), and maximum accessory building height (9.29%).

On May 7, 2021, the Appellant appealed the decision of the Administration for several reasons, which are noted in the agenda package. The Appellant also provided a list of names, in support of the appeal, which is noted in the agenda package.

DECISION: Conditionally Approved

DECISION DATE:
April 20, 2021

APPEAL DATE:
May 7, 2021

ADVERTISED DATE:
April 20, 2021

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk, Planning and Development

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;• City of Calgary Intermunicipal Development Plan; and• Central Springbank Area Structure Plan.	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• None
DISCRETIONARY USE: <ul style="list-style-type: none">• Accessory Building Area > 80.00 sq. m (861.11 sq. ft.)	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none">• Municipal Planning Commission

Additional Review Considerations

The subject property is located north of the Elbow River and east of several Elbow River tributaries. It is located outside of the Floodway and Riparian Protection Areas. The proposed development also exceeds the Top of Bank 20.00 m (65.61 ft.) distance required in Section 189 of the LUB.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

“Heather McInnes”

Supervisor
Development and Compliance

WV/lt



APPLICATION INFORMATION

APPLICANT: Douglas Graham (McDowell and Associates)	OWNER: Daniel and Lorrie Aussant
DATE APPLICATION RECEIVED: March 22, 2021	DATE DEEMED COMPLETE: March 30, 2021
ADMINISTRATION DECISION DATE: April 20, 2021	
APPELLANTS: Elizabeth and Terry Prang	
GROSS AREA: ± 0.81 hectares (± 2.00 acres)	LEGAL DESCRIPTION: Lot 10, Block A, Plan 618LK, SW-15-24-03-W05M (197 Mountain River Estates)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none">• <i>No previous development permit history</i>	
AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

PLANNING AND DEVELOPMENT SERVICES

TO:	Administration Report	DIVISION:	2
DATE:	April 28, 2021	APPLICATION:	PRDP20211109
FILE:	04715017		
SUBJECT:	Accessory Building / Discretionary use, with Variances		

APPLICATION: Application is for the construction of an accessory building (workshop and vehicle storage), relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage, and relaxation to the maximum accessory building height.

GENERAL LOCATION: located approximately 3.20 km (2.00 mile) south of Springbank Rd. and on the west side of Rge. Rd. 33.

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct an accessory building with approximately 278.71 sq. m (3,000.00 sq. ft.) in footprint. The accessory building would be used for a workshop and vehicle storage. The proposed accessory building requires relaxation to the maximum accessory building size, maximum accessory building parcel coverage, and maximum accessory building height.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20211109 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211109 be refused for the following reasons:
1. That in the opinion of the Development Authority, 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:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
Maximum Accessory Building Size	80.00 sq. m (861.11 sq. ft.)	278.71 sq. m (3,000.00 sq. ft.)	248.39%
Maximum Accessory Building Parcel Coverage	120.00 sq. m (1,291.67 sq. ft.)	278.71 sq. m (3,000.00 sq. ft.)	132.26%
Maximum Accessory Building Height	7.00 m (22.97 ft.)	7.65 m (25.1 ft.)	9.29%

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> City of Calgary Intermunicipal Development Plan Land Use Bylaw C-8000-2020 (LUB) Central Springbank Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
DISCRETIONARY USE: <ul style="list-style-type: none"> Accessory Building Area > 80.00 sq. m (861.11 sq. ft.) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

The subject property is located north of the Elbow River and east of several Elbow River tributaries. It is located outside of the Floodway and Riparian Protection Areas. The proposed development also exceeds the Top of Bank 20.00 m (65.61 ft.) distance required in Section 189 of the LUB.

CONCLUSION:

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

Note: Application has been moved from MPC to April 20, 2021 Advertisement due to Administrative Directive change April 14, 2021.



Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

WV/lt

DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1: Approval subject to the following conditions:

Description:

1. That the construction of an accessory building may commence on the subject land in general accordance with the drawings submitted with the application.
 - i. That the maximum accessory building area shall be relaxed from **80.00 sq. m (861.11 sq. ft.) to 278.71 sq. m (3,000.00 sq. ft.)**.
 - ii. That the maximum accessory building parcel coverage shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 278.71 sq. m (3,000.00 sq. ft.)**.
 - iii. That the maximum accessory building height be relaxed from **7.00 m (22.97 ft.) to 7.65 m (25.1 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 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 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.

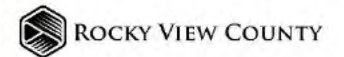
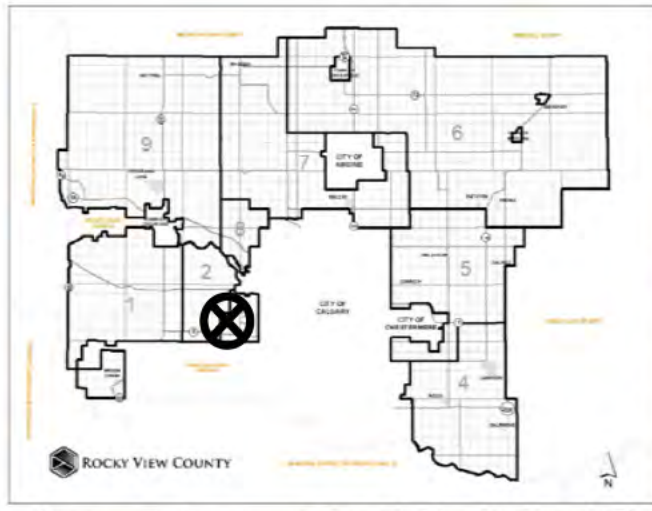


10. That if this Development Permit is not issued by **November 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



MAPS AND OTHER INFORMATION

APPLICANT: Douglas Graham (McDowell and Associates)	OWNER: Daniel and Lorrie Aussant
DATE APPLICATION RECEIVED: March 22, 2021	DATE DEEMED COMPLETE: March 30, 2021
GROSS AREA: ± 0.81 hectares (± 2.00 acres)	LEGAL DESCRIPTION: Lot 10, Block A, Plan 618LK, SW-15-24-03-W05M (197 Mountain River Estates)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none">No previous development permit history	
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

Division: 02
Roll: 04715017
File: PRDP20211109
Printed: March 26, 2021
Legal: Lot:10 Block:A
Plan:618 LK within SW-15-
24-03-W05M

MCDOWELL & ASSOCIATES RESIDENTIAL
INC. DESIGN

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Re: **197 Mountain River Estate – Development Variance Rationale**

To whom it may concern,

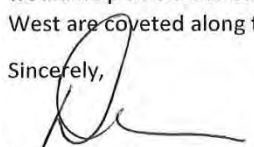
Our client is proposing to build an accessory building to be used as a workshop and garage for a motorhome and vehicle collection. We are requesting a variance to the building area from 120 sqm to 278.7 sqm, and to the building height from 7.0m to 7.70m.

The property is roughly 2 acres, oriented with the front facing East. The existing house is located toward the North side of the lot, and near the rear because of a 45m setback from the road. There is also a Right of Way running North – South near the middle of the lot. The proposed accessory building is located toward the South side of the lot, because of the existing house, and toward the rear because of the same restrictions as the house. The new building would be 6.65m from the South property line, at its closest and 9.93m at its furthest. This is 2-3 times further than the minimum 3.0m required. The building is 29.69m from the rear property (more than the 7.0m required), and 56.26m from the front (compared to the 45m required). Access to the building would be from a new driveway coming off the existing drive - starting near the front property line.

The relaxation to the building area is to provide secure, out of sight storage for a motorhome and collection of antique vehicles. The height relaxation is to provide adequate height for the 14' high door required for the motorhome.

The siting away from the South and West property lines is to preserve the existing, mature coniferous trees that line the property. Preserving the trees will block the view of the building from the neighbor's property. The ridge of the proposed building would be below the surrounding trees, which are over 30' tall. There is a large stand of trees in the front yard that would help shield the building from the main road. The existing views of the mountains to the West are coveted along this block, and are not affected anymore than the existing trees do.

Sincerely,


Douglas Graham

McDowell & Associates



Cover Letter

Development Proposal

Accessory Building

Division: 02
Roll: 04715017
File: PRDP20211109
Printed: March 26, 2021
Legal: Lot:10 Block:A
Plan:618 LK within SW-15-
24-03-W05M

Development Proposal

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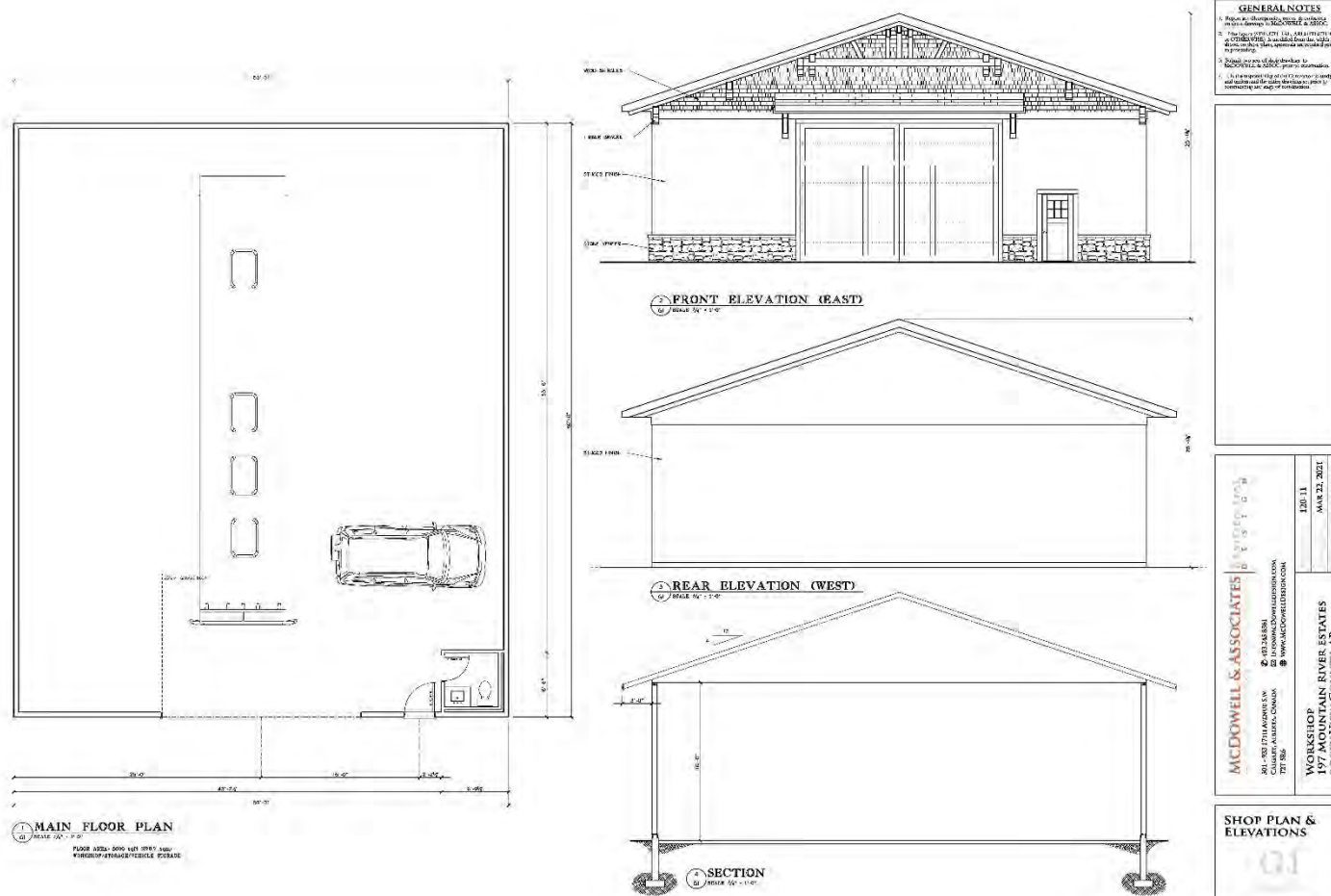
Division: 02
Roll: 04715017
File: PRDP20211109
Printed: March 26, 2021
Legal: Lot:10 Block:A
Plan:618 LK within SW-15-
24-03-W05M



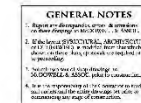
Building Drawing

Development Proposal

Accessory Building



Accessory Building



1000

[illegible]

LEFT & RIGHT ELEVATIONS

Division: 02
Roll: 04715017
File: PRDP20211109
Printed: March 26, 2021
Legal: Lot:10 Block:A
Plan:618 LK within SW-15-
24-03-W05M



Site Photos
(April 8, 2021
Inspection)

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.

*Division: 02
Roll: 04715017
File: PRDP20211109
Printed: March 26, 2021
Legal: Lot:10 Block:A
Plan:618 LK within SW-15-
24-03-W05M*



Landowner Circulation Area

Legend

Support



Opposition



THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any
Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Douglas Graham (McDowell & Associates)
501, 933-17 Avenue SW
Calgary, AB T2T-5R6

Page 1 of 2

Tuesday, April 20, 2021

Roll: 04715017

RE: Development Permit #PRDP20211109

Lot 10 Block A Plan 618 LK, SW-15-24-03-05; (197 MOUNTAIN RIVER ESTATES)

The Development Permit application for construction of an accessory building (oversize workshop), relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage and relaxation to the maximum accessory building height has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of an accessory 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 **80.00 sq. m (861.11 sq. ft.) to 278.71 sq. m (3,000.00 sq. ft.)**.
 - ii. That the maximum accessory building parcel coverage shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 278.71 sq. m (3,000.00 sq. ft.)**.
 - iii. That the maximum accessory building height be relaxed from **7.00 m (22.97 ft.) to 7.65 m (25.1 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.

Douglas Graham (McDowell & Associates) PRDP20211109
Page 2 of 2

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.
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 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 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.
10. That if this Development Permit is not issued by **November 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 11, 2021**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



Notice of Appeal **Subdivision and Development Appeal Board** **Enforcement Appeal Committee**

Appellant Information			
Name of Appellant(s) Elisabeth & Terry Prang			
Mailing Address 207 Mountain River Estates		Municipality Rocky View County	Province AB
		Postal Code T3Z 3J3	
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
Site Information			
Municipal Address 197 Mountain River Estates		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 10, Block A, Plan 618LK, SW-15-24-03-05	
Property Roll # 04715017	Development Permit, Subdivision Application, or Enforcement Order # PRDP20211109 Divison 2		
I am appealing: (check one box only)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
Please see attached document(s).			

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.


 Appellant's Signature

 Last updated: 2020 August 07

April 24, 2021
 Date

Received by RVC Legislative
 Services on May 6, 2021



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Tuesday, April 20, 2021

Prang, Elisabeth

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property. The following information is provided regarding this permit:

Application Number: PRDP20211109

Division: 2

Roll Number: 04715017

Applicant(s): Douglas Graham McDowell & Associates

Owner(s): Aussant, Daniel & Lorrie
Equitable Bank

Application for: Construction of an accessory building (oversize workshop), relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage and relaxation to the maximum accessory building height.

Legal: Lot 10, Block A, Plan 618 LK, SW-15-24-03-05; (197 MOUNTAIN RIVER ESTATES)

Location: Located approximately 3.20 km (2.0 mile) south of Springbank Rd. and on the west side of Rge. Rd. 33

If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$350.00 if the appeal is by the owner/applicant or \$250.00 if the appeal is by an affected party, must be received in completed form by the Clerk no later than **Tuesday, May 11, 2021**.

If you require further information or have any questions regarding this development, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.

Elisabeth & Terry Prang
207 Mountain River Estates
Calgary, AB
T3Z 3J3

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Planning Department

RE: Development Permit Application PRD20211109

Thank you for your notification of development permit application number PRD20211109. As the neighbour directly adjacent to and south of the proposed development (207 Mountain River Estates), our property is directly impacted.

We are filing an appeal regarding the relaxations of:

- maximum accessory building area,
- maximum building parcel coverage, and
- maximum accessory building height.

RATIONALE

Mountain River Estates is a quiet and close-knit gated community along the northern edge of the Elbow River, just south of the Springbank Community High School. There are 16 individually owned homes on two acre lots, as well as a farm house and barn on common land owned and maintained by residents of Mountain River Estates Ltd.

Several accessory building have been built throughout the community throughout the years. These buildings have complied with the stated maximums as regulated by the Rocky View County Bylaws:

- Accessory Building footprint shall not exceed 120.0 m² (1291.67 ft²)
- Accessory Building Height maximum is 7.0 m (22.97 ft)

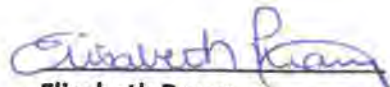
Compliance with the spirit of these regulations has afforded the individual benefits of secondary buildings for residents without impeding on the overall community aesthetic. The existing accessory buildings don't overwhelm or compete with the sizing and arrangement of the homes, some of which are of a comparable square footage to the proposed secondary development on the Aussant property.

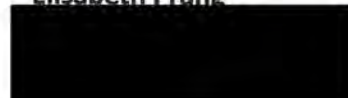
Originally, information provided to us by the Aussant's architectural firm indicated that a shop and vehicle storage building with a footprint of slightly less than 2,000 sq.ft. It is our understanding that the current application has a footprint increase to approximately 3,000 sq.ft. (278 m²) and the height increase to 25.1 ft. (7.65m), nearly 3 times the designated sizing requirements as outlined in the bylaws and 50% larger than the design we were originally consulted on.

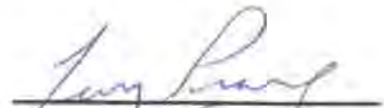
The proposed development is immediately adjacent to our side yard which is our backyard and we feel strongly that a building comparable in size to structures found in nearby industrial parks (such as Springbank Commercial Park) would impede our enjoyment of our property, negatively impact the overall aesthetics of the community, and negatively impact the value of our home and all the homes in Mountain River Estates.

We thank you for your careful consideration of this notice of appeal as we are unquestionably opposed to the development proposal. Please contact either of the undersigned if you wish to discuss this further.

Respectfully yours,


Elisabeth Prang




Terry Prang




Following is a list of additional Mountain River Estates residents opposed to the subject development:

<u>Address #</u>	<u>Resident (title holder)</u>
55	POTTER: Jamie & Drew
77	HYNDMAN: Lucy & Jamie
91	THURLOW: Jillian & Lynn
103	MYHRE: Farah & Owen
115	HOMENKO: Nicky & Chris
127	RICHARDSON: Fran & Doug
139	MUNRO: Ewen & Patricia
163	POCKAR: Melissa & Rob
177	WESTLAKE: Wendy & John
213	KRAHN Krista & TERRY Allen
227	HERGET: Sheri & Eric
237	KLOCK Rhonda & SCHOUTEN John
243	CHRISTOPHER: Jana & Chris

over

Following is a list of additional Mountain River Estates residents opposed to the subject development:

<u>Address #</u>	<u>Resident (title holder)</u>
257	 _____ GOULD: Gillian & Glenn

Impact Statements
For
PRDP20211109

Doug Richardson

127 Mountain River Estates, Calgary, AB



May 6, 2021

To: Subdivision and Development Appeal Board of Rocky View County

Re: Application Number PRDP20211109

Application for construction of an accessory building (oversize workshop), relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage, and relaxation to the maximum accessory building height.

I am an original community member of 49 years and helped develop the Mountain River Estates community. I oppose this approval based upon the substantial relaxation required for this permit.

The proposed structure is inappropriate for this community.

Regards,

A handwritten signature in blue ink that reads "D. A. Richardson".

Doug Richardson
Resident of 49 years

Wendy Westlake
177 Mountain River Estates, Calgary, AB



May 5, 2021

To: Subdivision and Development Appeal Board of Rocky View
County

Re: Application Number PRDP20211109

Application for construction of an accessory building (oversize workshop), relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage, and relaxation to the maximum accessory building height.

I own the property adjacent to the proposed site for the oversized workshop. This workshop at 3000 sq ft is larger than my house and too large for the lot size creating a negative visual impact for this community.

I am opposed to RVC allowing this structure to be built on the neighboring property.

Regards,

A handwritten signature in cursive script, appearing to read 'Wendy Westlake'.

Wendy Westlake

May 5, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Development Application for 197 Mountain River Estates
Secondary Building Construction on Lot # 10

Proposal: Secondary Building to conform to local codes for footprint and height

Concern: Building will impair neighbours enjoyment and not conform to other buildings in the community. All other property owners in the development are unhappy with the nonconformance to RV County LandUse Bylaws

My family and I are longterm residents of Mountain River Estates. We have been in residence here for 23 years. This is a close knit development and we welcome newcomers to our community as properties change hands over the years.

We have rules and regulations with respect to our lots and common lands that we have all adhered to since the inception of the community in 1970. Many of us in the community are concerned about the potential relaxation of the building envelope in terms of size and height proposed at Lot #10. We strongly feel the new owners of the site do not understand our development restrictions and our opposition, as a community, to their proposal.

We are strictly a residential community, with sixteen lots, and have houses and secondary buildings of stipulated size. The secondary structure on Lot #10 is not in conformity with our other developments and we appeal to RV County to reject the relaxation of rules in this case.

Sincerely,

Glenn D. Gould



Wednesday May 5, 2021

Application Number: PRDP20211109

Roll Number: 04715017

Applicants: Douglas Graham McDowell & Associates

Owners: Aussant, Daniel & Lorrie, Equitable Bank

To: Rocky View County

I am writing in response to the notice I obtained Tuesday, April 20, 2021 in regards to the above application requesting relaxation to the maximum accessory building area, relaxation to the maximum accessory building parcel coverage and relaxation to the maximum accessory building height. I am a home owner located 2 lots away from this property and I am entirely opposed to each of the requested relaxations. An accessory building of this size would be completely inappropriate in a community such as ours and would detract from the overall theme of the community. A building of this size would be visually offensive and obtrusive not only to the immediately adjacent lots but to the community as a whole. As a community we have discussed this proposal and there is unified opposition to it on many grounds. It is my hope that the Rocky View County representatives will NOT approve this application or allow ANY of the requested relaxations. Thank you for your consideration.

Sincerely,



Dr. Eric Herget
227 Mountain River Estates



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20211109
ROLL NO.	04715017
RENEWAL OF	
FEES PAID	265.00
DATE OF RECEIPT	Mar 22, 2021

APPLICANT/OWNER

Applicant Name: DOUGLAS GRAHAM Email: dgraham@mcDowellDesign.com
 Business/Organization Name (if applicable): McDowell & Associates
 Mailing Address: 501, 933 - 17 AVE SW. Postal Code: T2T 5R6
 Telephone (Primary): 403-245-8361 x3 Alternative: —
 Landowner Name(s) per title (if not the Applicant): DANIEL & LORRIE AUSSANT
 Business/Organization Name (if applicable): —

LEGAL LAND DESCRIPTION - Subject site

All/part of: NW 1/4 Section: 15 Township: 24 Range: 3 West of: 3 Meridian Division:
 All parts of Lot(s)/Unit(s): Lot 10 Block: A Plan: 618 LK Parcel Size (ac/ha): 2.01
 Municipal Address: 197 MOUNTAIN RIVER ESTATE Land Use District: R-CRD

APPLICATION FOR - List use and scope of work

WORK SHOP & VEHICLE STORAGE

Variance Rationale included: ☒ YES ☐ NO ☐ N/A

DP Checklist Included: ☒ YES ☐ NO

SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s) ☐ YES ☒ NO
 b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) ☐ YES ☒ NO
 c. Abandoned oil or gas well or pipeline present on the property ☐ YES ☒ NO
 (Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)
 d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☒ YES ☐ NO

AUTHORIZATION

I, DOUGLAS GRAHAM (Full name in Block Capitals), hereby certify (initial below):

— That I am the registered owner OR DX That I am authorized to act on the owner's behalf.

DX That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

DX That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

DX **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the *Municipal Government Act*.

Applicant Signature [Signature]

Date Nov 13/20

Landowner Signature _____

Date _____



ROCKY VIEW COUNTY

ACCESSORY BUILDING(s)

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20211109
ROLL NO.	04715017
DISTRICT	R-CRD

DETAILS		USE TYPE
Building total floor area (footprint)	3000 (m ² / (ft. ²))	<input checked="" type="checkbox"/> * Residential
Height of building	25'-1 3/8" (m (ft.))	<input type="checkbox"/> Agricultural
Total area of all accessory buildings (For Residential/Agricultural parcels)	3000 (m ² (ft. ²))	<input type="checkbox"/> Related to Home-Based Business (HBB), Type II (attach HBB Information Sheet)
		<input type="checkbox"/> Other (specify):
BUILDING DESCRIPTION		BUILDING TYPE
Purpose/use of building (workshop, studio, storage etc.): WORKSHOP & VEHICLE STORAGE		<input type="checkbox"/> Storage Shed
Building material(s): WOOD CONSTRUCTION WOOD SHINGLES, TIMBER FRAMING STONE & STUCCO EXTERIOR		<input type="checkbox"/> Barn
Exterior colour(s): EARTH TONES		<input type="checkbox"/> Quonset
Age of building(s), if permits not issued/available: N/A		<input type="checkbox"/> Farm Building
		<input checked="" type="checkbox"/> Detached Garage
		<input type="checkbox"/> Gazebo
		<input type="checkbox"/> ** Shipping Container (Seacan)
		<input type="checkbox"/> Personal Greenhouse/Nursery
		<input type="checkbox"/> Horse Shelter/Stable
		<input type="checkbox"/> Tent (covered)
		<input type="checkbox"/> Other (specify):
VARIANCE(s) REQUESTED (If applicable)		
Describe variances requested: BUILDING AREA RELAXED FROM 120m ² TO ± 278.7 m ² . HEIGHT RELAXED FROM 7.0m to ± 7.70m.		
Describe reasons for variances (location, storage needs, etc.): HEIGHT REQUIRED FOR MOTORHOME STORAGE. AREA REQUIRED FOR VEHICLE COLLECTION		
NOTE: Application must include a Site Plan identifying dimensions, area, and location of the building (including setbacks), floor plan(s), elevations, and requirements of the Development Permit Checklist.		
Accessory Buildings, Land Use Bylaw, C-8000-2020:		
* An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.		
** Where the Accessory Building is a Shipping Container it:		
a) Shall not be attached, in any way, to a principal building;		
b) Shall not be stacked in any Non-Industrial District; and		
c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.		

Applicant Signature

Date

MAR 19 / 2021



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ☒ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☒ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- ☒ **CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
 - ☒ Digital copy of non-financial instruments/caveats registered on title
- ☒ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☒ **COVER LETTER, shall include:**
 - ☒ Proposed land use(s) and scope of work on the subject property
 - ☒ Detailed rationale for any variances requested
 - ☒ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☒ **SITE PLAN, shall include:**
 - ☒ Legal description and municipal address
 - ☒ North arrow
 - ☒ Property dimensions (all sides)
 - ☒ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - ☒ Dimensions of all buildings/structures
 - ☒ Location and labels for existing/proposed approach(s)/access to property
 - ☒ Identify names of adjacent internal/municipal roads and highways
 - ☒ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - ☒ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - ☒ Identify site slopes greater than 15% and distances from structures
 - ☒ Location and labels for easements and/or rights-of-way on title
- ☒ **FLOOR PLANS/ELEVATIONS, shall include:**
 - ☒ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - ☒ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - ☒ Indicate type of building/structure on floor plans and elevations
- ☒ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☒ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): Accessory building with variance to height

Land Use District: R-CRD

Applicable ASP/CS/IDP/MSDP: Central Springbank ASP

Included within file: ☒ Information Sheet ☒ Parcel Summary ☒ Site Aerial ☒ Land Use Map Aerial ☒ Site Plan

NOTES:

Staff Signature: Steven Lam



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0020 792 479 618LK;A;10 201 068 399

LEGAL DESCRIPTION
PLAN 618LK
BLOCK A
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;24;10;N
ATS REFERENCE: 5;3;24;15;SW

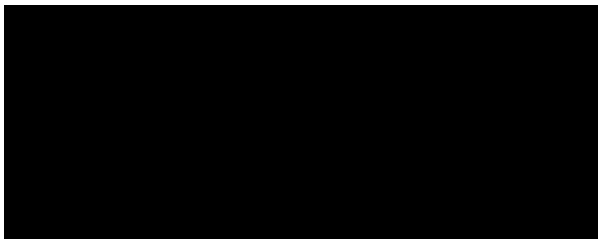
MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 181 242 542

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 068 399	08/04/2020	TRANSFER OF LAND	\$1,300,000	\$1,300,000

OWNERS

DANIEL AUSSANT



BRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5748LE .	11/01/1972	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

201 068 399

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

OF WAY 021161182)
(DATA UPDATED BY: CHANGE OF ADDRESS 091125986)
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 201116100)

1581LG . 12/01/1972 CAVEAT
CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
44.

6863LO . 15/12/1972 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
"20 FT STRIP"

741 108 189 26/11/1974 CAVEAT
CAVEATOR - MOUNTAIN RIVER ESTATES LTD.

751 052 840 02/06/1975 CAVEAT
CAVEATOR - MOUNTAIN RIVER ESTATES LTD.

201 068 400 08/04/2020 MORTGAGE
MORTGAGEE - EQUITABLE BANK.
30 ST. CLAIR AVENUE WEST, SUITE 700
TORONTO
ONTARIO M4V3A1
ORIGINAL PRINCIPAL AMOUNT: \$565,500

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF MARCH,
2021 AT 11:58 A.M.

ORDER NUMBER: 41258571

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County AB T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

LETTER OF AUTHORIZATION – PLANNING AND DEVELOPMENT SERVICES

I, (We) Daniel Aussant (print name) Owner 1

Lorrie Aussant (print name) Owner 2

being the owner(s) of: Lot: 10 Block: A Plan: 618 LK

Legal Description:

N/SW
NW/NE/SE/SW ¼ Section 10/15 Township 24/24 Range 3/3 West of 5/5 Meridian

give DOUGLAS GRHAM (print name of Applicant) permission

to act on my (our) behalf for the following application at the above-noted property (select one):

- ☒ Development Permit
- ☐ Subdivision
- ☐ Redesignation
- ☐ Local Plan

Owner 1 Signature

Owner 2 Signature

November 18/2020
Date Signed

MCDOWELL & ASSOCIATES RESIDENTIAL
INC. DESIGN

Rocky View County

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

Re: **197 Mountain River Estate – Development Variance Rationale**

To whom it may concern,

Our client is proposing to build an accessory building to be used as a workshop and garage for a motorhome and vehicle collection. We are requesting a variance to the building area from 120 sqm to 278.7 sqm, and to the building height from 7.0m to 7.70m.

The property is roughly 2 acres, oriented with the front facing East. The existing house is located toward the North side of the lot, and near the rear because of a 45m setback from the road. There is also a Right of Way running North – South near the middle of the lot. The proposed accessory building is located toward the South side of the lot, because of the existing house, and toward the rear because of the same restrictions as the house. The new building would be 6.65m from the South property line, at its closest and 9.93m at its furthest. This is 2-3 times further than the minimum 3.0m required. The building is 29.69m from the rear property (more than the 7.0m required), and 56.26m from the front (compared to the 45m required). Access to the building would be from a new driveway coming off the existing drive - starting near the front property line.

The relaxation to the building area is to provide secure, out of sight storage for a motorhome and collection of antique vehicles. The height relaxation is to provide adequate height for the 14' high door required for the motorhome.

The siting away from the South and West property lines is to preserve the existing, mature coniferous trees that line the property. Preserving the trees will block the view of the building from the neighbor's property. The ridge of the proposed building would be below the surrounding trees, which are over 30' tall. There is a large stand of trees in the front yard that would help shield the building from the main road. The existing views of the mountains to the West are coveted along this block, and are not affected anymore than the existing trees do.

Sincerely,



Douglas Graham

McDowell & Associates



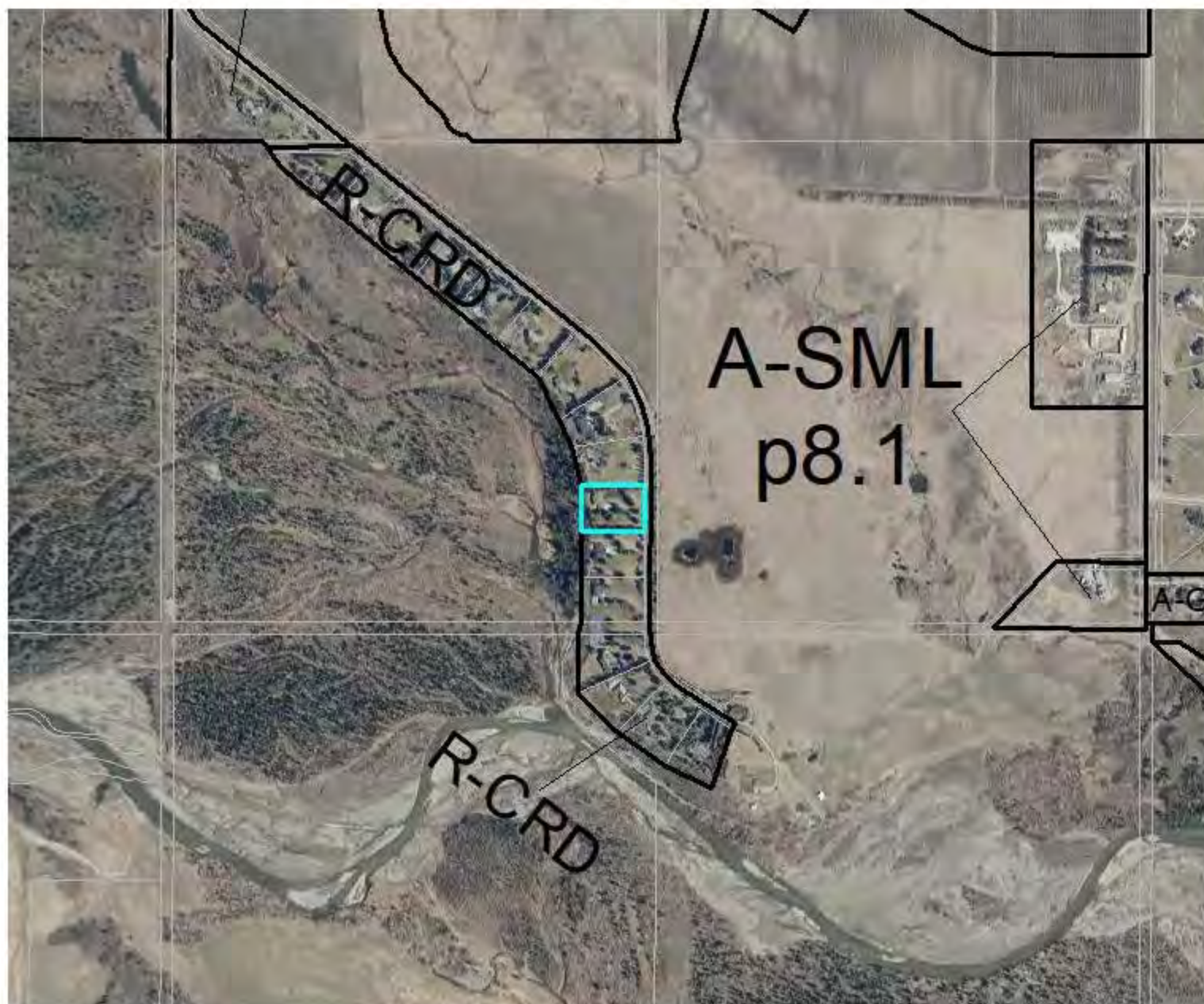




Photo 1. Existing house – proposed accessory building located to the left of the garage.



Photo 2. View looking West from behind house.



Photo 3. Looking from proposed accessory building location East towards the main road.



Photo 4. Looking from South neighbor's driveway North towards proposed accessory building location (beyond trees).



Photo 5. Looking from beside South neighbor's house, North towards proposed accessory building location, which would be beyond existing trees which are to remain.

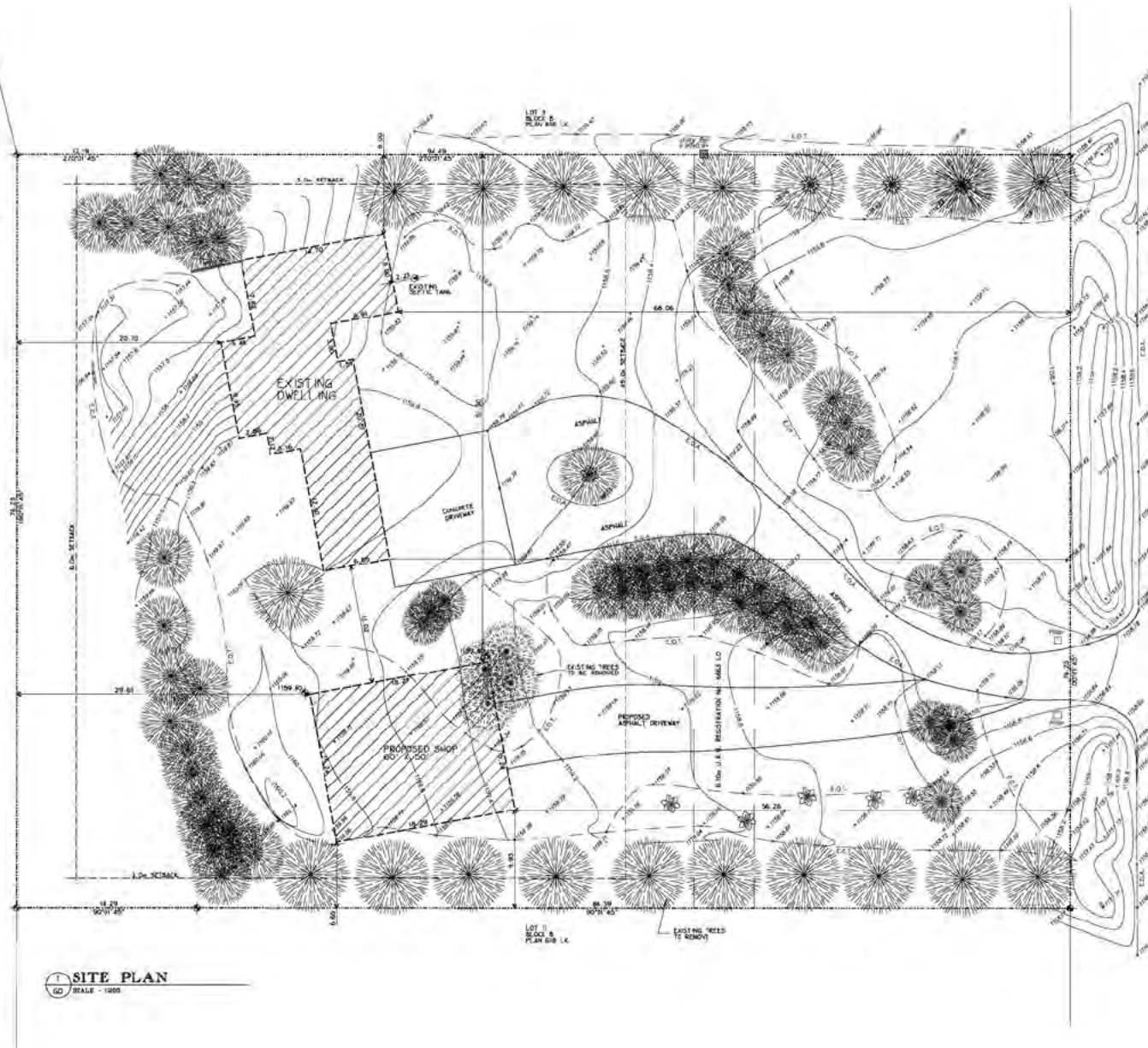
LEGAL DESCRIPTION

LOT: 10
BLK: 4
PLAN: 618 LK
ADDRESS: 197 MOUNTAIN RIVER ESTATES
LOT AREA: 8131.9 sqm
USEFUL AREA: 344.9 sqm
SHED AREA: 276.9 sqm



BLK 4
PLAN 618 LK

1 SITE PLAN SCALE - 1:200



ROADWAY
MOUNTAIN RIVER ESTATES
PLAN 618 LK

GENERAL NOTES

1. Except as otherwise shown, dimensions on these drawings are to MCDOWELL & ASSOC.
2. If the owner (STRUCTURAL, ARCHITECTURAL, or CIVIL/MECHANICAL) is provided with the drawings shown on these plans, approval of registered plans is required.
3. Submit two sets of these drawings to MCDOWELL & ASSOC. (one for construction).
4. It is the responsibility of the Contractor to verify and understand the existing conditions and plan of construction and scope of construction.

MCDOWELL & ASSOCIATES

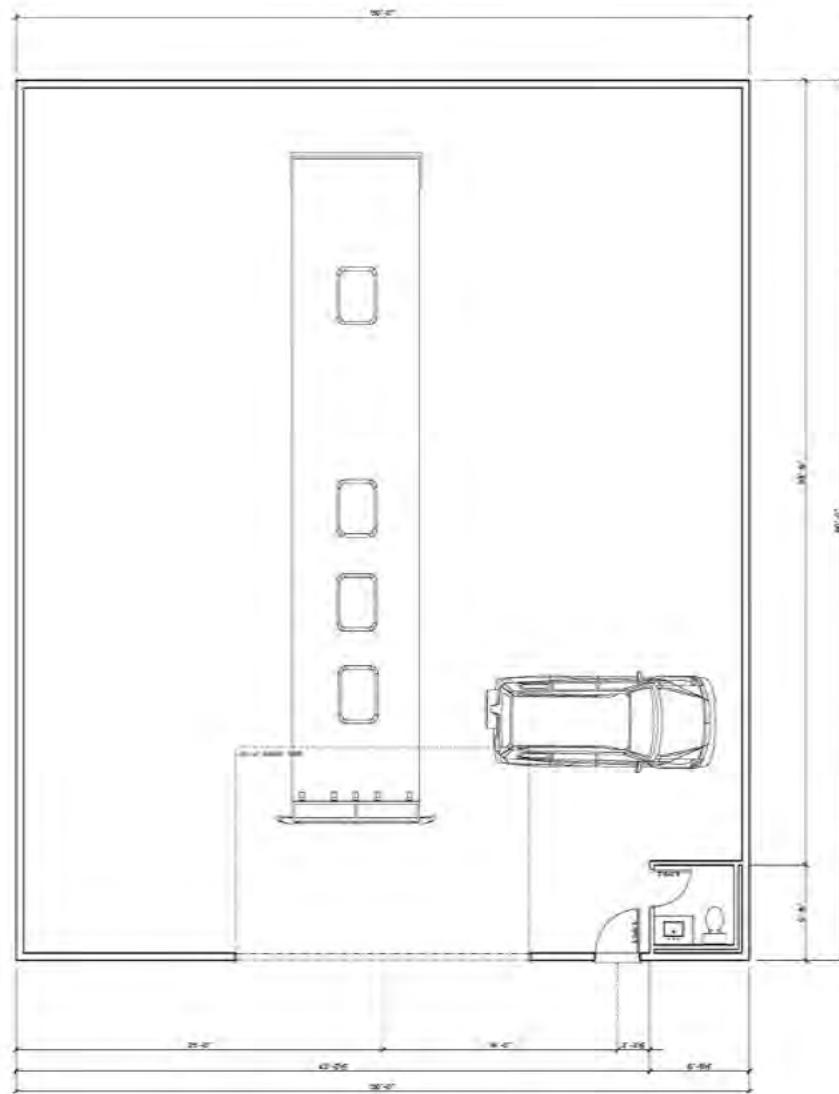
301 - 1711 AVENUE SW.
CALGARY, ALBERTA, CANADA
T2C 2P6
403.245.5651
@ INFO@MCDOWELLDESIGN.COM
WWW.MCDOWELLDISIGN.COM

WORKSHOP
197 MOUNTAIN RIVER ESTATES
ROCKY VIEW COUNTY, AB.

120-11
MAR 22 2021
D. GRAHAM

SITE PLAN

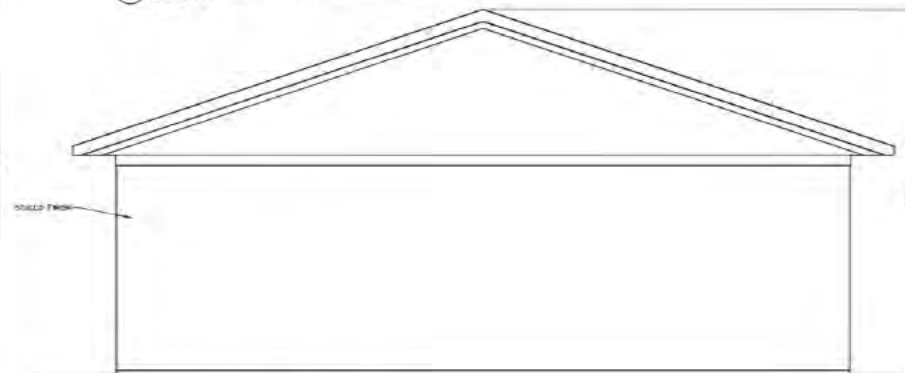
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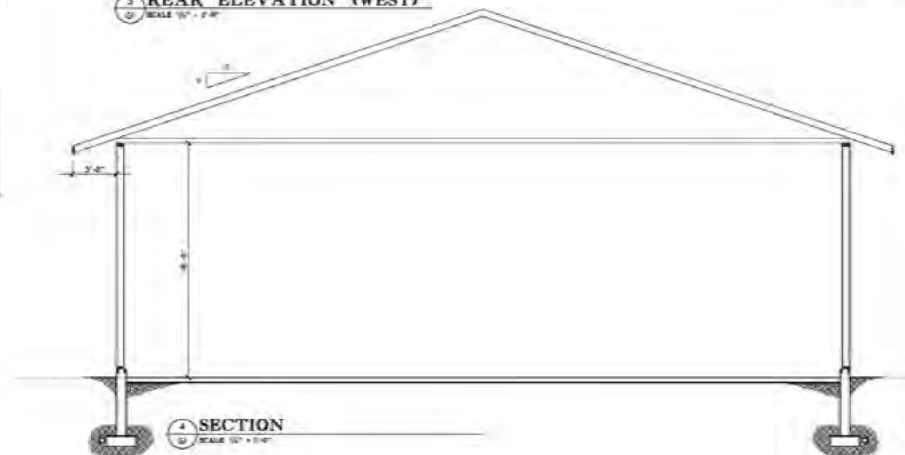
1 MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"
FLOOR AREA: 3200 sq ft (76.5 m²)
WORKSHOP/STORAGE/VEHICLE STORAGE



2 FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"



3 REAR ELEVATION (WEST)
SCALE 1/4" = 1'-0"



4 SECTION
SCALE 1/4" = 1'-0"

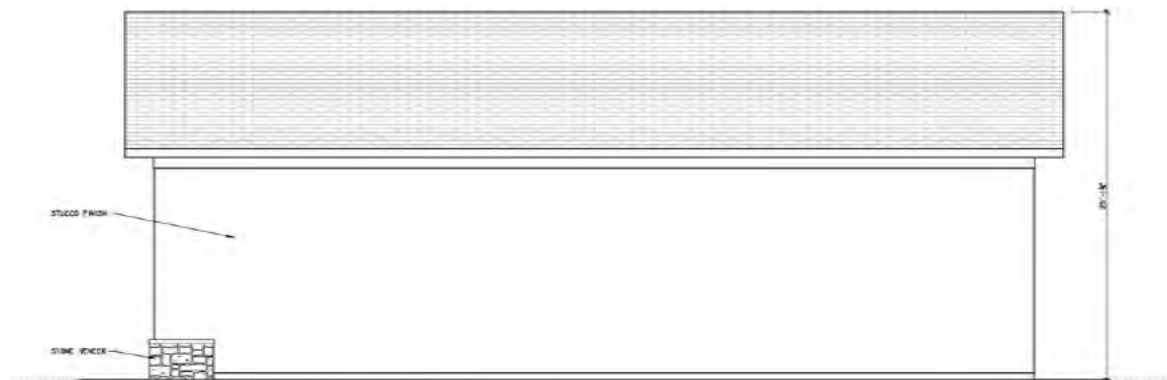
- GENERAL NOTES**
1. All work and materials shall be in accordance with the drawings of McDOWELL & ASSOCIATES.
 2. If the owner (STRUCTURAL, ARCHITECTURAL, or MECHANICAL) is notified that the work is shown on these plans, approval and required plans to proceed.
 3. Subject to any other drawings or specifications to McDOWELL & ASSOCIATES, prior to construction.
 4. It is the responsibility of the Contractor to verify and understand the owner drawings and plans to ensure the proper construction.

MCDOWELL & ASSOCIATES
301 - 103 17TH AVENUE S.W.
CALGARY, ALBERTA, CANADA
T2T 1B6
403.245.8361
@ MCDOWELLANDASSOCIATES.COM
WWW.MCDOWELLANDASSOCIATES.COM

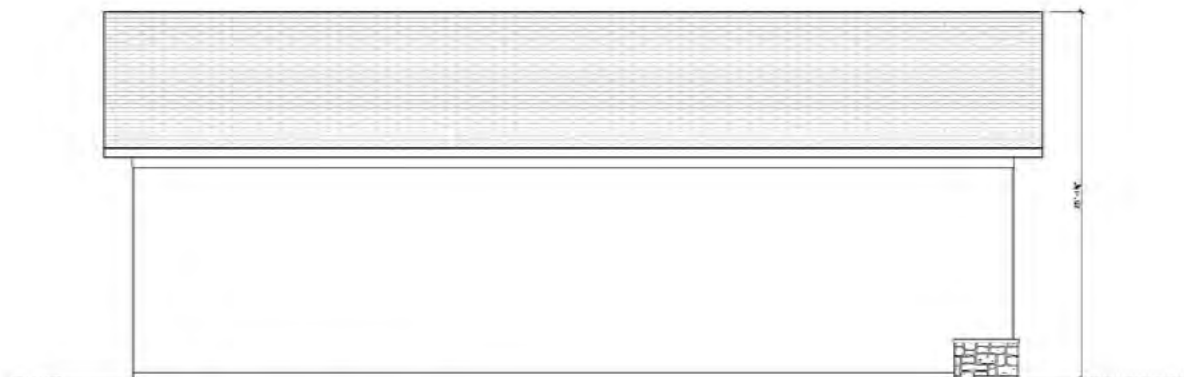
120-11
MAR 22, 2021
D. GRADANA

WORKSHOP
197 MOUNTAIN RIVER ESTATES
ROCKY VIEW COUNTY, AB.

SHOP PLAN & ELEVATIONS



1 RIGHT ELEVATION (NORTH)
SCALE 1/4" = 1'-0"



2 LEFT ELEVATION (SOUTH)
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. Review all drawings, notes & conditions on these drawings to MCDOWELL & ASSOC.
2. If the design (STRUCTURAL, ARCHITECTURAL, or MECHANICAL) is to be done by the owner, the owner is responsible for obtaining all necessary permits and approvals prior to construction.
3. Submit two sets of shop drawings to MCDOWELL & ASSOC. prior to construction.
4. It is the responsibility of the Contractor to study and understand the entire drawings set prior to commencing any stage of construction.

MCDOWELL & ASSOCIATES
ARCHITECTURAL
b i s i o n

301 - 933 17TH AVENUE S.W.
CALGARY, ALBERTA, CANADA
T2T 3H6
P 403.263.8361
F 403.263.8362
WWW.MCDOWELLDESIGN.COM

WORKSHOP
197 MOUNTAIN RIVER ESTATES
ROCKY VIEW COUNTY, AB.

120-11
MAR 22, 2021
D. GRAYHAM

LEFT & RIGHT
ELEVATIONS

G2



DEVELOPMENT PERMIT

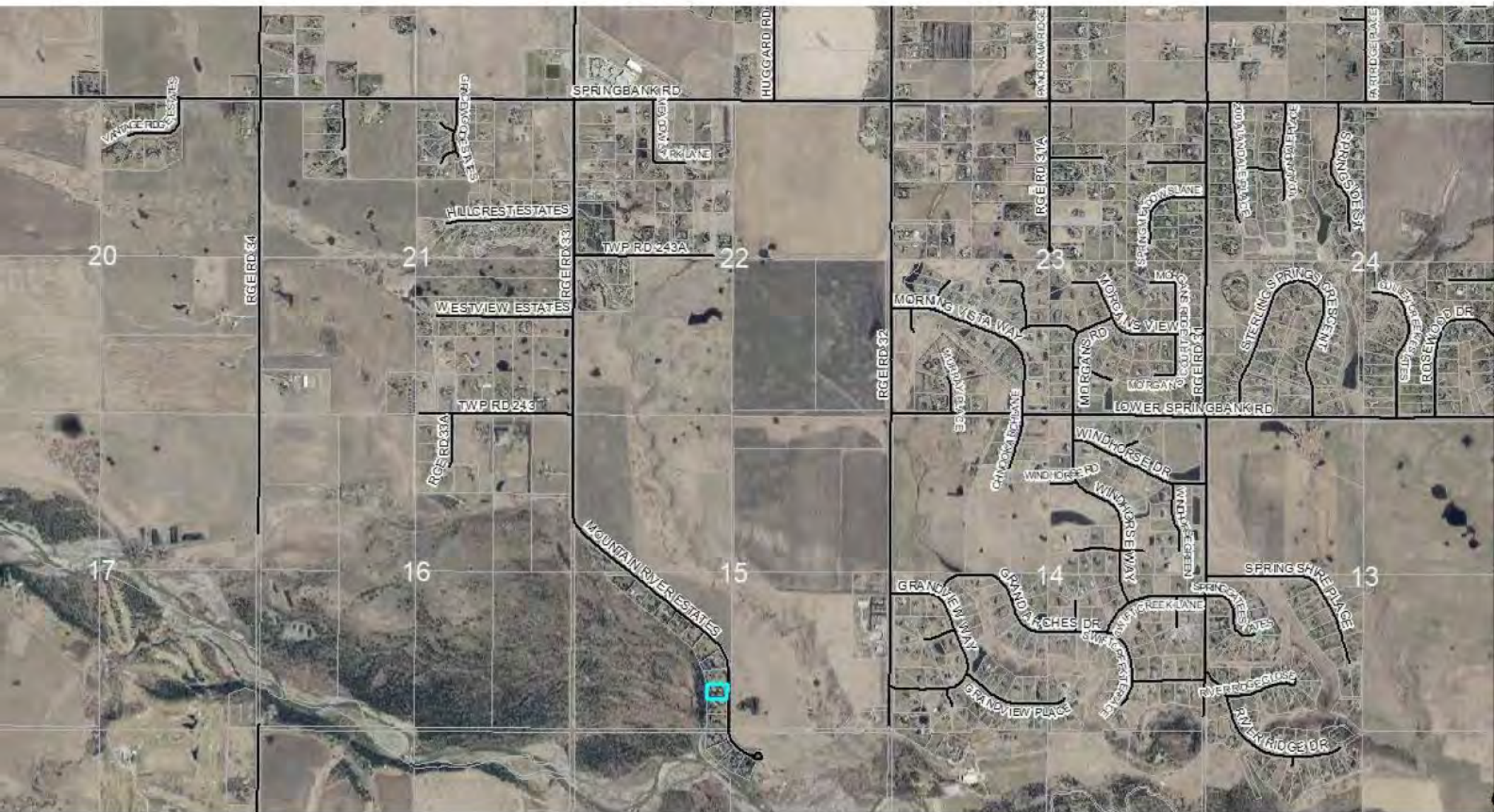
Inspection Report

APPLICATION DETAILS	
APPLICATION NO.	PRDP20211109
ROLL NO.	04715017
QUADRANT	NW
FILE MANAGER	Wayne Van Dijk
DATE REQUIRED	April 10, 2021

PARCEL/APPLICANT INFORMATION	
Applicant/Owner Name: Douglas Graham Mcdowell & Asso	
Telephone (Primary): (403) 245-8361	Telephone (Secondary):
Municipal Address/Legal Description: 197 MOUNTAIN RIVER ESTATES, Rocky View County AB / SW-15-24-03-05	
Land Use: R-CRD	Permission for Entrance Granted: <u>yes</u> (Yes or No)
INSPECTION INFORMATION	
Reason for Inspection: Accessory Building	
Specific Concerns: <ul style="list-style-type: none"> • site plan attached. Note screening and proposed building location • general site conditions • • 	
Inspector: Andy Wiebe	Date of Inspection: April 8, 2021, 1200 hrs
INFORMATION INCLUDED (indicate with "x")	
<input type="checkbox"/> Satellite Aerials – Zoomed In <input type="checkbox"/> Satellite Aerials – Zoomed Out <input type="checkbox"/> Site Plan <input type="checkbox"/> Application-Specific Information	
Observations:	
1. Construction has not commenced	
2. No materials on site	
3. No screening	
4. Site is tidy	

Andy Wiebe

Signature of Inspector







GENERAL NOTES

1. Report any discrepancies, errors, omissions on these drawings to McDOWELL & ASSOC.
2. If structural (STRUCTURAL, ARCHITECTURAL, or CIVIL/MECHANICAL) is modified after that which is shown on these plans, approvals are required prior to proceeding.
3. Submit two sets of shop drawings to McDOWELL & ASSOC. prior to construction.
4. It is the responsibility of the Contractor to notify and understand the written drawings at prior to commencing any stage of construction.

MCDOWELL & ASSOCIATES

301 • 933 17TH AVENUE SW.
CALGARY, ALBERTA, CANADA
T2T 3P6

☎ 403.245.8361
✉ INFO@MCDOWELLDESIGN.COM
🌐 WWW.MCDOWELLDISIGN.COM

WORKSHOP
197 MOUNTAIN RIVER ESTATES
ROCKY VIEW COUNTY, AB.

120-11
MAR 22, 2021
D. GRAHAM

SITE PLAN

GO











